

MEMORANDUM

TO: Consultants

FROM: Lowndes County Board of Supervisors, Lowndes County, MS

DATE: December 13, 2011

SUBJECT: Request For Proposals (RFP) Columbus AFB Land Use Study (JLUS)

Attached is a Request For Proposals Package for the Columbus AFB JLUS. The Package includes the following:

- RFP Submittal Information
- Project Deliverables
- Response Format
- RFP Schedule
- General Considerations and Federal Requirements
- Insurance Requirements

The following special instructions shall apply:

- Interested parties shall submit ten (10) hard copies and one PDF electronic copy of their Proposal that includes all information in the format outlined in the Request For Proposals.
- Proposals must be marked "RFP Columbus AFB Joint Land Use Study" and submitted prior to 4 PM, Wednesday, January 12, 2012 to:

MAILING and PHYSICAL ADDRESS

**Lowndes County Administration
1121 Main Street
Columbus, MS 39703
Fax: (662) 329-5870**

For any questions or additional information regarding this Request for Proposals, please contact:

**Mary Cates Permenter
(662) 242-0349
mpermenter@cldlink.org**

This study was prepared under contract with the Lowndes County Board of Supervisors, with financial support from the Office of Economic Adjustment, Department of Defense. The content does not reflect the views of the Office of Economic Adjustment.

COLUMBUS AIR FORCE BASE JOINT LAND USE STUDY

I. INTRODUCTION

The Lowndes County Board of Supervisors is soliciting Requests For Proposals (RFP) from interested consultant/consultant teams to conduct a Joint Land Use Study (JLUS) for Columbus Air Force Base, Columbus, MS. The study will encompass the base: as well as any residential, infrastructure, airspace and industrial encroachments. The areas of study will include those areas that fall within and between the Air Installation Compatible Use Zones. Limits of the noise contours will be determined by the 2011 Air Installation Compatible Use Zones (AICUZ) that is expected to be released in early 2012 and to include Airspace Imaginary Surfaces as described in UFC 3-260-1 Unified Facilities Criteria, section 3-13. The boundaries may be refined as the study progresses.

Study Area

The JLUS study area will include Columbus AFB and those areas specifically designated in the Accident Potential Zones and Noise Contours of the most recent AICUZ Study for Columbus AFB, which affects property located within the City of Columbus and Lowndes County. (See attached map – boundaries may be refined as study progresses.)

Respondents are advised that the Study will be funded by a federal grant. In connection with the performance of work under the contract, the successful respondent agrees to comply with the Fair Labor Standards Act, Equal Opportunity Employment Act and all other applicable Federal, State, and Local laws, regulations and Executive Orders.

II. REQUEST FOR PROPOSALS GENERAL PROVISIONS

Please submit Proposal as follows:

- A.** Consultants must submit ten (10) hard copies and one (1) electronic PDF format file of the Request For Proposals in the required format. Proposals must be received in the County Administrator's Office, 1121 Main Street by 4 P.M., Wednesday, January 12, 2012. No RFP will be accepted after this date and time.

Regardless of the delivery method the Consultant chooses (United States Postal Service, courier, hand delivery, or other) to submit their RFP, it is the Consultant's responsibility that the RFP is received and time stamped by the deadline specified.

- B.** Consultants should submit RFPs in a sealed envelope/box marked: "RFP Columbus AFB Joint Land Use Study (JLUS)". RFP's submitted will become the property of Lowndes County, MS and will not be returned.

The RFP must include a cover letter that provides all of the following information and in the sequence shown:

1. Identify the lead and sub-consultant(s).
 2. Identify the names, titles, telephone numbers, email addresses, and facsimile numbers of individuals who are available to be contacted by the Lowndes County Board of Supervisors or County Administrator concerning the RFP and for additional information.
 3. The RFP must be signed by an individual, identified by name and title, authorized to bind the Consultant to a contract.
- C.** The Lowndes County Board of Supervisors reserves the right to:
1. Waive any defect, irregularity, or informality in RFP procedures or in any response

to the RFP.

2. Reject any or all submittals.
 3. Cancel any portion or the entire RFP at any time.
 4. Re-issue the RFP.
 5. Extend the proposal submission deadline.
- B. Questions concerning this RFP should be addressed to:

Written questions may be submitted to the address above or by email to Mary Cates Permenter. Questions must be received no later than 4 p.m. on Monday, January 10, 2012. The Consultant shall confirm with Mrs. Permenter that questions have been received by calling (662) 242-0349.

III. EVALUATION AND SELECTION CRITERIA

The following procedure will be utilized for the selection of the consulting firm:

- Step 1** The cover letter and any attachments must be clear, brief, and respond to this RFP. The cover letter and any attachments must address the seven (7) Elements (Tasks) outlined in Exhibit A: Scope of Work. The JLUS Technical Advisory Group will verify that the Consultant has addressed the provisions specified in this RFP.
- Step 2** The JLUS Technical Advisory Group will review the written RFP responses to determine the most highly qualified providers based on demonstrated competence and qualifications. Step 2 will involve evaluating the RFP's according to the following criteria which are listed here with percentages of total score for each:

A	<p>Qualifications and technical competence of the consulting firm in the types of work required to complete the task.</p> <p>Evaluations will be based on the information provided about the Consultant and its experience during the last five years performing work similar to that required for this project.</p> <p>Sub-Consultants: If the Consultant intends to use sub-consultants to assist in the work, information will be provided in the RFP that outlines responsibilities of each firm and their credentials within each activity area.</p> <p>References: Each RFP will provide Consultant and sub-consultant references which may be contacted to discuss performance on other similar work and projects completed within the last 5 years. These references should specify: Project name; description of work; contract value of work performed; name, address, and telephone number of project owner/representative who oversaw project performance; and dates (month/year) contract was issued and anticipated and actual completion dates.</p>	25%
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B	<p>Experience and qualifications of specific personnel assigned to the project on Joint Land Use Studies.</p> <p>The Consultant will not only be evaluated on information in the RFP that identifies similar projects for which it has been responsible, but also the qualifications of its individual staff members who have worked on those projects and who will also be working on this project.</p> <p>For each sub-consultant, similar work performed as well as the qualifications of those individual staff members who have performed that work and who will also be working with the Consultant will be taken into consideration.</p>	25%
C	<p>Understanding the project</p> <p>Project understanding will be evaluated based on responses given in the RFP related to the seven (7) Elements and Tasks in the Scope of Work in Exhibit A.</p>	25%
D	<p>Familiarity with Federal Laws & Accounting Procedures</p> <p>The Consultants must demonstrate successful completion of other Federal Grant funded projects in compliance with Federal Laws and Accounting Procedures.</p>	10%
E	<p>Cost</p> <p>Based on this step evaluation of the written responses to the RFP, the JLUS Technical Advisory Group will provide a recommendation of the highest ranked RFP responses to the JLUS Policy Committee. (See Exhibit F: RFP Schedule) The City will retain a number of the highest-rated Consultants for further considerations during interviews. These interviews will be the third step of the selection process. Chosen Consultants will be notified of the time and place for interviews. A tentative date can be found on in Exhibit F., depending on Consultant and Policy Committee availability.</p>	15%
		100%

Step 3. In Step 3, the firms determined to be qualified to complete the JLUS will be interviewed by phone or in person.

Step 4. In Step 4, a contract for services with the most highly qualified provider at determined in Steps 1, 2, and 3 will be negotiated. (See Exhibit for Consultant Selection Process)

Exhibits:

- A. Scope of Work and Timeline**
- B. Columbus ARF JLUS Study Area Profile**
- C. Response Format**
- D. Consultant Selection Process**
- E. Federal Requirements**
- F. Insurance Requirements**

Exhibit A: DELIVERABLES, COLUMBUS AFB JLUS

Deliverables (Consultant Deliverables in BOLD)

Phase I: Project Initiation

A. Policy Committee and Technical Working Group Formation

1. The Columbus City Council has appointed two Policy Committee members (Mayor Robert Smith and City Planner Christina Berry).
2. The Lowndes County Board of Supervisors, as the study sponsor, has appointed two members (Harry Sanders, President, Lowndes County Board of Supervisors and Supervisor John Holliman).
3. The Columbus AFB will appoint two non-voting members.
4. The Golden Triangle Regional Airport will appoint one member.
5. The JLUS staff will also include people appointed from Lowndes County and the City of Columbus. The staff will also include people from the Columbus-Lowndes Development LINK, the local economic development office. The Lowndes County Board of Supervisors has delegated economic development activity to the LINK. The LINK, as well as the City of Columbus, will provide oversight on the JLUS. The LINK will serve as the main point of contact for the JLUS.
6. The JLUS staff will organize and host a Policy Committee organizational meeting for the purpose of selecting members to serve on a Technical Working Group and to begin the RFP process. At this point, either the JLUS staff or Policy Committee will finalize the JLUS study area.
7. The Policy Committee with help from the JLUS staff will engage selected members to serve on the Technical Working Group (TWG). The TWG will be comprised of persons from certain organizations and groups. These stakeholders will also attend Policy Committee meetings. They can include state forestry and environmental departments, congressional representatives, and large private developers/business owners that are knowledgeable about:
 - Current and proposed development in the study area and county
 - Natural Resources and Agriculture
 - Economic Development
 - Regional Economic Development Association – North MS Industrial Development Authority
 - Citizen representation (Columbus/Lowndes County/Adjacent property owners)
 - Military operations-Columbus AFB
 - Airport Operations-Golden Triangle Regional Airport
 - Columbus and Lowndes County Staff

B. Select Consultant and Finalize Work Plan

1. The JLUS staff will schedule meetings of the Policy Committee for the purpose of creating and reviewing/publicizing the RFP and reviewing the applicants.
2. Select JLUS consultant.
3. Policy and Technical Working Group will meet with consultant to discuss and finalize work plan and stakeholder and public involvement events.

Deliverables

JLUS staff will provide and consultant will support:

Copies of meeting agendas and minutes

Copies of RFP

Final Work Plan

Final Stakeholder and Public Involvement Plan

Materials as needed for the Lowndes County website

Phase II: Public and Stakeholder Involvement

Throughout the preparation of the JLUS report, robust public and stakeholder involvement will be sought. Venues and methods of engagement will depend upon the target group and adjustments will be made to the involvement plan as needed to better insure full participation and input. The JLUS staff will be responsible for organization of meeting rooms, dissemination of information to the public and minutes or records of meetings. The Consultant will prepare agendas, presentation material, questionnaires, interview questions and will keep recordings and records of interviews.

Public and Private Participation (industrial developers, state and congressional representatives)

1. The first open public workshop will explain the JLUS purpose, process and expected results.
2. The second round of meetings will be conducted for the purpose of gathering comments from stakeholders regarding base operations, land use and other topics relevant to the study.
3. The draft plan will be presented to stakeholders by way of public meetings and hearings.
4. The Official Public Presentation of the JLUS draft will be at a Columbus City Council meeting and a Lowndes County Board of Supervisors meeting.

B. City and County Staff

All staff involved in land development, subdivision of land, and public works projects will have opportunities to give input through interviews, questionnaires and involvement in stakeholder and public meetings.

Certain staff will participate as members of committees and work groups.

C. Columbus Air Force Base Staff

All staff identified by the Base Commander will be interviewed and selected staff will participate as members of committees and work groups.

Deliverables

Consultant will provide Adobe documents/data for inclusion on existing webpages

Consultant will prepare agendas, presentation material, questionnaires, interview questions and will keep recordings and records of interviews

JLUS staff will provide and consultant will support:

Internal Contact/Distribution List

External Contact/Distribution List including real property owners, community groups, major employers in JLUS area and other groups to be involved in collection of data

Fact Sheets and Brochures

Key messages and “Frequently asked Questions”

Press releases and public information updates

Schedule of Public and Stakeholder meetings (place, time, agendas and type of meeting)

Copies of sign-in sheets from meetings, photographs of participants; list of comments and concerns

Minutes from all public meetings and hearings

Phase III: Data Collection, Inventory and Mapping

A. Research Current Conditions, Studies and Reports

a. Once the study area is defined, we will be examining areas outside the base, including the Golden Triangle Regional Airport and industrial/residential development near the base.

- 1.** Obtain demographic information for county, city and study area including:
 - Existing population by place, tract data, and block data from 2010 U. S. Census
 - Historic and projected population from U. S. Census Bureau
 - Existing and historic information regarding housing units from U. S. Census Bureau and local sources
- 2.** Conduct field research to determine existing land use, tall structures and lighting within Clear Zone, APZ 1 and II
- 3.** Obtain tax map of study area showing lot sizes and land use based on tax assessor’s data
- 4.** Obtain adopted or proposed Comprehensive/Master Plans including recommendations for height and density of structures

5. Calculate existing densities within Clear Zone, APZ I and II
6. Collect building permit data and subdivision approval data for the past 5 years
7. Obtain building codes, fire codes, subdivision ordinances and other development related regulations and ordinances
8. Research topographical and environmental constraints within study area
9. Determine proposed infrastructure or community facility improvements within the study area as well as currently funded projects, and review long range plans and capital improvement plans to insure future development is compatible.
10. Determine transportation plans which would affect study area
11. Collect environmental data including floodplains, wetlands, and critical habitats
12. Determine Real estate practices and required disclosures
13. Obtain and examine existing studies/reports relevant to noise standards/guidelines and current and future Columbus AFB operations
14. Gather data relating to all FAA airspace associated with the Golden Triangle Regional Airport and the Columbus-Lowndes County Airport. Document the physical characteristic of all visual and instrument approaches published and planned for the airports.
15. Gather data relating to all FAA airspace associated with the Columbus Air Force Base. Document the physical characteristic of all visual and instrument approaches published and planned for the Base. Document all mission oriented local flight procedures.
16. Document all Special Use Airspace (Military Operations Areas, Restricted Areas, Warning Areas or Prohibited Areas) in Lowndes County.

B. Compile Data and Create Data Base and Maps

1. Compile demographic data and general information into database
2. Compile table of existing development standards/regulations identifying compatible and possibly incompatible standards
3. Create GIS map with layers including base map with tax parcels and lots, current land use, zoning within the city, environmental constraints, recent land development (past five years), and anticipated major new land development
4. Compile a data base, GIS and graphic depiction of all airspace areas documents in the data collection phase
5. Create map layer showing Accident Potential Zones I and II and noise contours
6. Create presentation map(s) illustrating points of concern

Deliverables

Consultant will provide:

Historic and current demographics, land use, field research data

Exhibits of relevant material captured in Databases

GIS maps in presentation scale and report size

Materials as needed to post on the Lowndes County website

Phase IV: Analysis and Recommendations

A. Evaluate Columbus Air Force Base

1. Review the impact of base growth objectives on air traffic patterns and volumes
2. Evaluate standard operating procedures for Columbus Air Force Base as to how they impact the surrounding communities and what may be done, if anything, to limit these impacts
3. Evaluate altitude, pattern speed, maneuvers and hours of operations
4. Document and formalize process for continuing dialogue between Air Force officials, local government, and concerned citizens
5. Evaluate the impact to public roadways resulting from base growth objectives and standard operating procedures relating to vehicles entering or leaving the base
6. Evaluate the impacts of a potential increase in vehicle traffic (truck and automobile) on existing gates
7. Evaluate state requirements regarding property disclosures and compare with actual practices in the area

B. Evaluate Land Use, Airspace, and Base Operations

1. Classify existing and future land uses and airspace capacity located in Study Area in terms of general compatibility with air operations
2. Identify conflicts and determine potential impacts on air operations
3. Overlay noise and accident potential zone map on existing land use map
4. Evaluate existing development controls and determine to what extent they may reduce potential future conflicts
5. Evaluate long range plans and determine future compatibility
6. Prepare map showing preferred land uses to mitigate possible conflicts within noise contours and accident potential zones

C. Recommendations

1. Coordinate recommendations with base with any additional meetings
2. Prepare list of identified issues with possible mitigation strategy for each and identify responsible party for implementation
3. Quantify the relative costs of implementing preferred strategy including financial costs, community relations, and the possible deleterious effect on mission or operations of each facility

4. Prepare specific recommendations for land use control, changes to infrastructure and air space recommendations
5. Draft specific language for Zoning Ordinances, local and county regulations pertaining to land uses, density and height of structures, lighting, and other identified issues

Deliverables

Consultant will provide:

Materials as needed to post on the Lowndes County website

GIS maps of installation-provided noise contour and accident potential zones in relation to existing and/or proposed land uses

Table to include conflicts with air operations and civilian concerns regarding existing and expanded base missions due to exponential industrial and residential growth in the area

Study analysis of civilian airport use and conflicts with the military operations

Land use analysis and assessment of Air Installation Compatible Use Zone Study

Description of identified issues regarding communications between entities and agencies with recommendations for improvement

Columbus AFB will provide description of Columbus AFB growth objectives, mission, and procedures

Columbus AFB will provide 2011 AICUZ information

Phase V: Preparation of JLUS Report

- A. Prepare preliminary JLUS draft report utilizing research, stakeholder and public input and recommendations.
 1. Conduct Technical Working Group meeting to review JLUS draft
 2. Make revisions to draft based on Technical Working Group recommendations
 3. Present revised draft to Policy Committee.
 4. Make final revisions prior to public and stakeholder review
 5. Conduct 2-3 public forums to allow public review of draft report
 6. Record comments and report these to Technical Working Group and Policy Committee for final revisions prior to presentations to elected officials
- B. Conduct Public Workshop with elected officials
 1. Coordinate public workshop with Columbus City Council and Lowndes County Board of Supervisors
 2. Each governmental entity will follow standard procedure for public meetings and record public comments will be recorded
- C. Prepare final JLUS draft report including recommendations from Columbus City Council, Lowndes County Board of Supervisors, and Columbus AFB with record of public comments

1. Present “Official Public Presentation” of JLUS Final Draft to Columbus City Council and Lowndes County Board of Supervisors
2. City Clerk will follow standard procedure and record presentation; Columbus City Council and Lowndes County Board of Supervisors to make an official motion to accept the JLUS Final Draft.
3. Distribute three hard copies and three CDs of JLUS Final Draft to DOD/OEA and attach JLUS under deliverable Tab in OEA e-grants.

Deliverables

Consultant will provide:

Materials as needed to post on the Lowndes County Website

Copy of preliminary draft of JLUS for each member of Policy Committee, Technical Working Group and JLUS staff one (1) week prior to review meetings

Itemized list and exhibits showing revision to preliminary draft for each member of Technical Working Group and JLUS staff

Copy of final draft of JLUS for each member of Policy Committee one (1) week prior to final review meeting

Copy of final draft for Columbus City Council, Lowndes County Board of Supervisors and JLUS staff one (1) week prior to public presentation;

Twenty (20) hard copies and ten (10) CD copies of Final Draft with notation on the cover page stating:

This study was prepared under contract with the Lowndes County Board of Supervisors, with financial support from the Office of Economic Adjustment, Department of Defense. The content does not necessarily reflect the views of the Office of Economic Adjustment.

JLUS staff will update county website to include pamphlet and meeting times and the final JLUS draft

Project Timeline

- Month 1** Policy Committee develops RFP and appoints the Technical Working Group
Begin RFP process to retain JLUS consultant services
- Month 2** Award bid for JLUS consultant
Consultant begins Technical Advisory Group/public meetings
Consultant continues data collection and analysis based on the Columbus AFB noise contours and other operational data
- Month 5** Complete initial Data Collection Phase – Technical Advisory
Group in coordination with the JLUS consultant finalizes a field verification of the JLUS study area and associated research
- Month 9** Complete initial analysis based in field verifications and finalize recommendations
- Month 11** Interim JLUS recommendations approved by the Policy Committee
- Month 13** Completion of interim JLUS draft; approval of draft; submission of Interim JLUS draft to OEA
- Month 15** Print Final JLUS and pass a motion to accept the JLUS. Discuss and plan for implementation of recommendations

Exhibit B: COLUMBUS AIR FORCE BASE JLUS STUDY AREA PROFILE

Statement of Need

Lowndes County and the City of Columbus need technical and financial assistance from the Department of Defense, Office of Economic Adjustment to conduct a Joint Land Use Study (JLUS). The local jurisdiction recognizes the importance of maintaining the mission capability of Columbus Air Force Base (CAFB) by protecting it from future incompatible development such as residential, infrastructure, airspace, and industrial encroachment.

Managing encroachment issues on the Columbus Installation has always been a priority for Columbus AFB and the surrounding community agrees that a JLUS is important to preserve long-term land use compatibility between them and the Installation and to better protect the health, safety and welfare of surrounding communities and the civilian and military community at Columbus AFB. Columbus AFB and the local county and city government can collaborate on compatible land use, while ensuring the continued presence of the military. There is a need to formalize the planning process in coordination with Columbus AFB.

Installation Location

Columbus AFB is located approximately 60 miles west of Tuscaloosa, AL; 125 miles northeast of Jackson, MS; 125 miles southeast of Memphis, TN. The area is accessible by a state highway and road system, the Golden Triangle Regional Airport, and interstate bus service. Columbus AFB is located approximately 10 miles north of downtown Columbus, MS. The city of Columbus is approximately 10 miles from the Alabama state line on US Highways 45 and 82.

Installation History

Columbus AFB was established in 1941 as Air Corps Advanced Flying School, Columbus, MS. On January 13, 1942, 100 enlisted men arrived to form the first skeleton organization on the base. Columbus AFB has been training Air Force pilots since World War II, and that mission continues today. The base closed after the war and remained inactive until 1951 when it was reopened as a contract flying school to train pilots during the Korean War. Four years later, the base was transferred from Air Training Command to Strategic Air Command.

In 1969, Columbus resumed the mission for which it originally activated – training pilots, and has continued to do so for 40 years. The host unit at Columbus is the 14th Flying Training Wing (14 FTW) assigned to the Nineteenth Air Force, Air Education and Training Command (AETC).

Installation Mission

The 14th Flying Training Wing conducts Specialized Undergraduate Pilot Training (SUPT) in the T-6A Texan II turboprop, the T-38C Talon and the T-1A Jayhawk jet aircraft. The 14 FTW flies an average of 280 sorties daily from three parallel runways utilizing 34,000 square miles of airspace. Columbus AFB air traffic control facilities were the busiest in the Air Force FY09 supporting this robust training mission.

The 14 FTW conducts training in three separate phases of pilot training beginning with basic aircraft control including takeoff, landing aerobatics and how to use aircraft instruments to fly and navigate in all types of weather throughout the southeast United States. Additionally, the 14 FTW trains post-SUPT graduate students and combat system officers with fighter aircraft assignments in the Introduction to Fighter Fundamentals flying course. This course teaches advanced aircraft handling, tactical navigation and fluid maneuvering.

A unique aspect of flying training at Columbus AFB is the 14 FTW has more students in flying training from different countries than any other base in the Air Force. Each student pilot at Columbus AFB flies nearly 200 hours during a 54-week period. During flying training, each student also completes 300 hours of flight-related classroom instruction.

The 14 FTW trains approximately 400 student pilots each year while deploying Airmen around the world

to support overseas contingency operations. Columbus AFB is a dynamic installation that serves as a key SUPT base within AETC. It is one of the busiest training bases in the world, averaging roughly 90,000 flight hours per year in T-6A, T-38, and T-1A jet trainers.

Columbus AFB takes advantage of superior operational airspace, three parallel runways, and a fourth auxiliary runway 30 miles away. Columbus AFB takes pride in "Producing Pilots, Advancing Airmen and Feeding the Fight," and since 1970 has trained one-third of all Air Force pilots, or an average of about 300 pilots per year.

Installation Profile

Columbus AFB has three on-base runways, one of which is the 12,000 by 300 foot center runway, and one runway at the Auxiliary Field at Shuqualak, MS. The base is located on 4,919 acres including easements and right-of-way for runway approach and the drainage ways off base. There are 158 buildings (1,574,109 square feet) and 453 family housing units.

There are 94 rooms in two UEQ facilities, and 234 rooms in six UOQ facilities. Lodging has four facilities: there are 50 VQ suites, 20 TLFs with 6 being pet friendly, and 3 distinguished visitor suites. There are 228 assigned aircraft, 14 cockpit simulators, and 15 other trainers used for training at Columbus AFB. There are 1,494 active duty personnel and 2,060 military dependents living on-base. There are 2,110 civilian employees and military retirees in the area number 5,608.

In FY09, Columbus AFB had an economic impact of over \$287 million on the 50-mile commuting radius and counties within the 50-mile unit.

CITY OF COLUMBUS/LOWNDES COUNTY, MS

Location

Columbus is situated in Northeast Mississippi on the Tennessee-Tombigbee Waterway, 10 miles west of the Alabama state line. Transportation is provided by US Highways 82 and 45, the Golden Triangle Regional Airport (GTRA), six railroads and the Tennessee-Tombigbee Waterway.

Highways

The Mississippi Department of Transportation's \$1.6 billion four-lane highway program is underway and some plans are nearing completion. Such major construction will assure expedient highway transportation for Northeast MS. US Highway 82 runs east and west through Columbus, while US Highway 45 runs from Tennessee to the Gulf Coast. Both are four-lane highways built to interstate standards. MS Highways 12, 50, 69 and 373 also serve the area. Of the 18 motor freight carriers serving the Golden Triangle, ten have terminal facilities in Lowndes County.

Additionally, Highway 45 is currently over the original design capacity and is highly commercialized on both sides. A four-lane urban expressway has been offered as an alternate route. The route would bypass approximately 8 miles of Hwy 45, starting at the north entrance of Columbus AFB and tying in at the Highway 82 and Main Street interchange. This bypass would eliminate significant truck traffic on the highly commercialized section of Highway 45, open additional land for development and provide direct access to the Lowndes County Port and Columbus AFB.

Funding has been requested in the amount of \$90 million for the total project. To date, \$7.75 million has been appropriated through the 2004, 2005 and 2006 Omnibus Appropriations Bill and the SAFETEA-LU Transportation Reauthorization Act.

Ports

America's newest inland waterway system, the Tennessee-Tombigbee Waterway, is a cost-efficient and safe method of transportation by barge. The 234-mile long waterway, said to be the most ambitious project ever undertaken by the US Army Corps of Engineers, connects 16,000 miles to inland waterways to the Gulf of Mexico. The northern terminus is the Tennessee River, while the southern terminus is the

Port of Mobile, Alabama. Columbus is the largest town on the waterway. The Riverside Industrial Park is the site of the Lowndes County East Bank Port, and the new West Bank Port opened in 2007.

Railways

Rail transportation is a good choice for companies choosing to locate in Lowndes County, for Columbus is served by six railroads. They are the Burlington Northern, Columbus and Greenville Railway Company, Golden Triangle, Kansas City Southern, Norfolk Southern, and Luxapalila Valley Railroad Company.

Airports

The state's third largest airport, the Golden Triangle Regional Airport (GTRA), calls Columbus and Lowndes County home. Located fifteen miles from Columbus, Atlantic Southwest Airlines, the Delta Connection, offers daily flights to Atlanta. With a fixed base operator on the premises, GTRA provides a charter service of fueling and maintenance for corporate aircraft.

Requests by the Columbus AFB and some local industries to extend the runway to 8,000 feet will greatly enhance the ability of the airport to meet the needs of business and the military as T-38s require a minimum 8,000 feet runway for safe operation. The recent extension of GTR's runway to 8,001 feet will greatly enhance the ability of the airport to meet the needs of business and the military as T-38s require a minimum 8,000 feet runway for safe operation. Aurora Flight Sciences will need the longer runway in the future to transport the 150 feet long wing that will be manufactured at their GTRA facility for the Orion aircraft. Stark Aerospace, a subsidiary of Israeli Aerospace Industries is competing for contracts that will require 8,000 feet of runway minimum. Columbus AFB currently uses GTRA for pattern and landing training for T-1, T-6 and T-38 aircraft. **Through various federal appropriations, GTRA has secured funding necessary to complete the work and the expansion has been completed.**

The Lowndes County Airport, located in East Columbus, provides general aviation services to private and corporate planes. Local air freight service is provided through United Parcel Service, Federal Express, Purolator, Cooper Air Freight, and the three commercial carriers. In addition, with the expansion of Stark Aerospace, UAV testing will require the coordination of airspace used by the military and airport.

Utilities

Gas is provided by Caledonia Natural Gas District, Columbus Butane Gas Company, Dowdle Butane Gas Company and Atmos Energy. Water is provided by Columbus Light and Water. Columbus Light and Water meets and exceeds all State and EPA standards imposed upon utilities, which provide drinking water.

Surrounding communities have their own associations. They are Caledonia Water and Sewage, East Lowndes Water Association, Prairie Land Water Association, and South Lowndes Water Association. Also, Columbus Light and Water Department is a division of the city and serves 13,000 electric customers and 10,300 water customers. Services are provided by 80 employees.

Power is supplied by TVA and 4-County Electric Power Association serves electricity customers outside the Columbus city limits. In its four-county service area, the EPA serves more than 40,000 customers. Services are provided by 175 employees and power is supplied by TVA.

Community Growth and Development

In the past six years, Lowndes County has seen \$4 billion in investments and around 6,000 newly created jobs with an average salary of \$50,642.

The Golden Triangle Industrial Aerospace Park (formerly the Golden Triangle Industrial Park) has 6,500 acres of owned or controlled land. The Park also has \$140 million invested in water, sewer, electric, gas and road improvements.

Some of the highlighted developments include Stark Aerospace, American Eurocopter, Aurora Flight Sciences, Severstal Steel Mill and Paccar.

This area is located next to the Golden Triangle Regional Airport and because of the growth of the industrial site, public and private entities are using the airspace to test the UAV's and helicopters. Due to the industrial and residential growth in the area, the impact on the airspace, coupled with the impact on the roads and highways needs to be addressed in this study. The JLUS will allow the community to address the need to coordinate the sharing of the airspace while supporting the military mission and increasing the local aerospace industry.

Stark Aerospace is an Israeli based company and manufacturer of Unmanned Aerial Systems (drones) use for Homeland Security missions. The surveillance equipment used on these systems is also manufactured here. The company was a \$41 million investment with an average salary of \$40,000 per year.

American Eurocopter is a French based company and manufacturer of helicopters mainly used by the military and law enforcement. They provided a \$54 million investment with an average salary of \$50,000 per year.

The Aurora Flight Sciences of Mississippi (AMS) operation fabricates composite aerostructures. AMS provides airframe design, assembly and integration of the high performance Orion HALL Unmanned Aircraft System (UAS), GoldenEye 80, and other Aurora projects. AMS was a \$17.5 million investment and has an average salary of \$40,000 per year.

Severstal uses an electric air furnace to melt scrap metal and produced rolled steel coils for automotive, agriculture, appliances, building and construction, pipe and tube, and service center companies. The product is shipped by truck, train and barge in coils weighing 12,000-58,000 pounds. Severstal was a \$1 billion investment and has an average salary of \$70,000 per year.

Paccar engine plant is the parent company of Kenworth and Peterbilt trucks. The Columbus facility manufactures diesel engines for their trucks built in North America. Paccar was a \$400 million investment and has an average salary of \$40,000-\$50,000 per year.

Community Efforts

The Lowndes County Board of Supervisors will be the study sponsor and fiscal agent, and the Columbus-Lowndes Development LINK (the LINK) will oversee the Joint Land Use Study process and grant performance. The LINK was formed through the merger of the Columbus-Lowndes Chamber of Commerce and the Columbus-Lowndes Economic Development Association (CLEDA). Since its formation, CLEDA was charged with providing economic development recruitment, business expansion and retention, and marketing for Lowndes County. With the organization of the LINK, these responsibilities transferred to the LINK's economic development division, as defined in the organizational by-laws. Lowndes County and its subsidiaries provide more than 40 percent of the LINK's total annual funding.

Both the Lowndes County Board of Supervisors and Columbus City Council have unanimously passed motions to work with CAFB on the JLUS. Both have agreed to support staff time, in-kind donations and all necessary personnel needs. In the past, Columbus AFB, Lowndes County and the City of Columbus have coordinated on numerous local and regional development issues. Most recently, the county, city and Columbus AFB coordinated their efforts to secure a runway extension at Golden Triangle Regional Airport (see **Airports** section).

Currently, a joint resolution is being drafted by the City and County Attorney to be passed by the Lowndes County Board of Supervisors and the Columbus City Council to show their commitment to the JLUS.

Goals and Objectives

Currently, Columbus AFB has noted three main encroachment concerns. These concerns are to prevent future incompatible development, especially residential. According to the 2004 AICUZ study, there is 233 acres of incompatible development. Secondly, Columbus AFB would like to ensure that the new Highway 45 bypass does not create incompatible future development. Lastly, Columbus AFB would like to ensure any new industrial development is compatible (see **Community Growth and Development** section).

The current AICUZ study is over six years old and the new study will utilize the most recent aircraft noise data completed in 2011. Columbus AFB expects to have the new AICUZ study completed in February 2012. The new AICUZ coupled with the exponential growth in the area will allow Columbus AFB to better prepare for the future. The study area will include all areas within the noise contours.

The two primary goals of the JLUS are to protect the health, safety and welfare of citizens living and working near Columbus AFB, and second to protect the operational and training mission of the base. These goals can be accomplished through improved understanding of the flight and other operations at the base and through improved local land use and airspace planning. The JLUS will be used to make recommendations for changes to regulatory and non-regulatory policies regarding compatible land uses and airspace capacity around Columbus AFB, allowing the community to better manage encroachments near Columbus AFB.

The JLUS will be a comprehensive analysis of current and potential encroachments that may negatively impact Columbus AFB and the local community. The JLUS will identify actions that could and should be taken jointly by the community and the installations to solve existing encroachment problems and to prevent new ones.

The JLUS will be a cooperative land use planning effort between the military and the surrounding community. By working together, mutually acceptable growth management strategies can be developed to avoid conflicts between Columbus AFB's mission and the county and city's desired growth patterns and quality of life.

Program Benefits

The county's strategy is to initiate the JLUS based on AICUZ and other flight operations data and develop interim recommendations for Policy Committee approval and possible implementations. The goal is to address the encroachment concerns then continue the JLUS analysis and recommendations when information becomes available.

The final draft of the JLUS will establish a plan to encourage compatible development to avoid encroachment that could jeopardize the military missions and that could negatively affect the quality of life for residents of the area. The JLUS will integrate the local jurisdiction's comprehensive plans with the installation's plans and recommend implementation strategies for mitigating existing and future encroachments and existing impacts to the surrounding community.

The JLUS will enhance available data for the study area, create awareness of the impact of actual land development and land development regulations on Columbus AFB operations and improve communications, positive relations and coordination between the county and Columbus AFB.

In the past six years, Lowndes County has had around \$4 billion of development and growth. Additionally, Lowndes County has secured close to \$40 million in federal appropriations, grants and loans to provide for infrastructure improvements to support existing and future economic development. Lowndes County and the City of Columbus want to be certain that all current and future development is coordinated with Columbus AFB to support the mission as well as community development.

Lowndes County and the City of Columbus will examine the study area. Graphics to be produced will acknowledge actual development densities, quantify incompatible use and identify other uses of land that may adversely effect base operations. The JLUS will identify existing conditions and regulations and outline the potential future impacts to and from military operations based on the current

environment. The JLUS will make recommendations to maximize compatibility of current uses and future developments.

The JLUS process and resulting study will hopefully guide local jurisdictions in the application of planning and development of controls in support of the ongoing military mission. Each JLUS Policy Committee member will be asked to commit a good-faith effort to implement the recommendations.

Public Participation and Education

All JLUS Policy Committee meetings will be noticed and open to the public. Public participation will be elicited through a series of workshops. The initial workshops will serve as public education forums where the community will review data regarding the community an opportunity to convey additional input that may be incorporated into the final draft of the JLUS.

The interim and final draft reports will be presented to the Lowndes County Board of Supervisors and Columbus City Council during a public hearing where citizens are given the opportunity to direct written and/or verbal comments. All meeting notices, minutes and draft documents will be placed on the Lowndes County website. The site will include an address for questions and comments.

Exhibit C: RESPONSE FORMAT FOR JLUS PROPOSAL

Consultants/consultant teams (Consultant) interested in performing planning services for the project included in this RFP (identified in Exhibit "A") are required to submit ten (10) copies of the RFP in response to the RFP in the following format, utilizing numbered tabs for each of the sections.

Table of Contents

Section 1. Letter of Interest from Authorized Consultant Representative

- Identify the Consultant as the lead planning professional and any proposed sub-consultants which will be included on the Project "teams" by category.
- Identify the names, titles, telephone numbers, facsimile numbers, and email addresses of individuals who are available to be contacted by the City concerning the RFQ and for additional information.
- The RFQ must be signed by an individual, identified by name and title, who is authorized to bind the Consultant to a contract.

Section 2. Executive Summary

Respondent shall include a one-to-two page Executive Summary for the Request for Proposal (RFP). The summary shall include a statement of the work to be accomplished and how Consultant proposes to accomplish and perform each specific Scope of Work Element.

Section 3. Experience and Qualifications

Respondent shall include a narrative document that covers all items in the RFQ Section III Evaluation and Selection Criteria as follows:

- Experience of the prime firm
- Experience and qualifications of key personnel and sub-consultants
- Project approach/management plan
- Local and historically underutilized business participation
- This section is limited to twenty-five (25) pages not including forms and attachments.

Section 4. Team Organizational Chart and Resumes

Respondent shall include a Team Organizational Chart and provide resumes (no more than 2 pages each) of the Consultant Team.

Section 5. References

Respondent shall include Consultant and sub-consultant references which the City may contact to discuss performance on other similar work. This section can include up to a maximum of five (5) letters of recommendation. These references should specify:

- Project Name

- Description of work and how this prior experience relates to this Project
- Total contract value of work performed; total project budget Name, address, and telephone number of project owner/representative who oversaw project performance
- Dates (month/year) contract was issued and actually completed

Section 6. Cost Information

Respondent shall estimate costs by providing a cost for:

- Cost for completing each task

Exhibit D: CONSULTANT SELECTION PROCESS

- _____ Acceptance of the Department of Defense Office of Economic Adjustment Grant
- _____ Joint Land Use Policy Committee meeting
- _____ Request for Proposals advertised to potential consultants with a four week deadline for submittal of proposals
- _____ RFP deadline
- _____ Consultant responses are distributed to the Technical Advisory Group (TAG) for review and ranking
- _____ Technical Advisory Group meets to develop a short list recommendation of 3 consultants; Short list of consultants are contacted to tentatively save the date for a Policy Committee meeting _____
- _____ Policy Committee conducts interviews with the short list of consultants. Policy Committee votes to recommend a consultant for final approval by City Council.
- _____ Consultant and staff develop proposed contract and final scope of work with concurrence from OEA PM
- _____ Approval of contract for hiring a JLUS consultant

Exhibit E: GENERAL CONSIDERATIONS AND FEDERAL REQUIREMENTS

Answer questions below if the information has not already been provided in the Consultant's RFP responses. If the information has been provided then indicate the page number in the RFP where the information is listed.

1. Firm name, address, phone number, and person to contact regarding the SOQ;
2. A biographical sketch of those principal staff members who will be directly involved in providing the proposed services;
3. A summary of similar services provided to other clients;
4. A list of specific Joint Land Use Studies for which comparable services were provided and for which federal aid grants were received, including the demonstrated ability to complete projects on time and within budgetary constraints;
5. Indicate the specific office location of the principal staff member who will be involved in providing the services;
6. Reference list of similar sponsors that have worked with the consultant in the past three (3) years;
7. Statement regarding compliance with Disadvantaged Business Enterprise (DBE) Programs, goals and outreach efforts; and
8. List of projects now underway and a statement regarding the availability of its staff to concentrate on airport interests and concerns, including a customer service philosophy.

Disadvantaged Business Enterprise (DBE) Requirements

Respondents are hereby notified that in regard to any contract entered into pursuant to this SOQ, Disadvantaged Business Enterprises (DBEs) will be afforded equal opportunities to submit SOQs and will not be discriminated against on the grounds of race, color, sex, disability, or national origin in consideration of an award.

A DBE is defined as a small business concern which is at least 51 % owned and controlled by one or more socially and economically disadvantaged individuals, or in the case of any publicly owned business, at least 51 % of the stock of which is owned by one or more socially and economically disadvantaged individuals. Socially and economically disadvantaged include Women, Black Americans, Hispanic Americans, Native Americans, Asian-Pacific Americans, and Asian-Indian Americans.

Exhibit F: INSURANCE REQUIREMENTS

Contract Administration and Negotiation

The Office of the Administrator, Lowndes County, will serve as the contract administrative entity for contracts awarded through this RFP. The Administrators Office may require Best & Final Offerors selected to participate in negotiations, to make technical revisions or other revisions to their proposals prior to contract finalization.

Documents Required of Selected Offerors

Before contract negotiations are finalized, selected applicants will be required to provide the following information to the Lowndes County Administrator's Office. This information below shall be submitted with your proposal.

1. Federal Tax ID Number
2. Current Financial Statement
3. Liability Insurance

Insurance

Without limiting the right to obtain indemnification from the selected consultant firm (Hereinafter "CONTRACTOR") or any third parties, CONTRACTOR, at its sole expense, shall maintain in full force and affect the following insurance policies throughout the term of the contract:

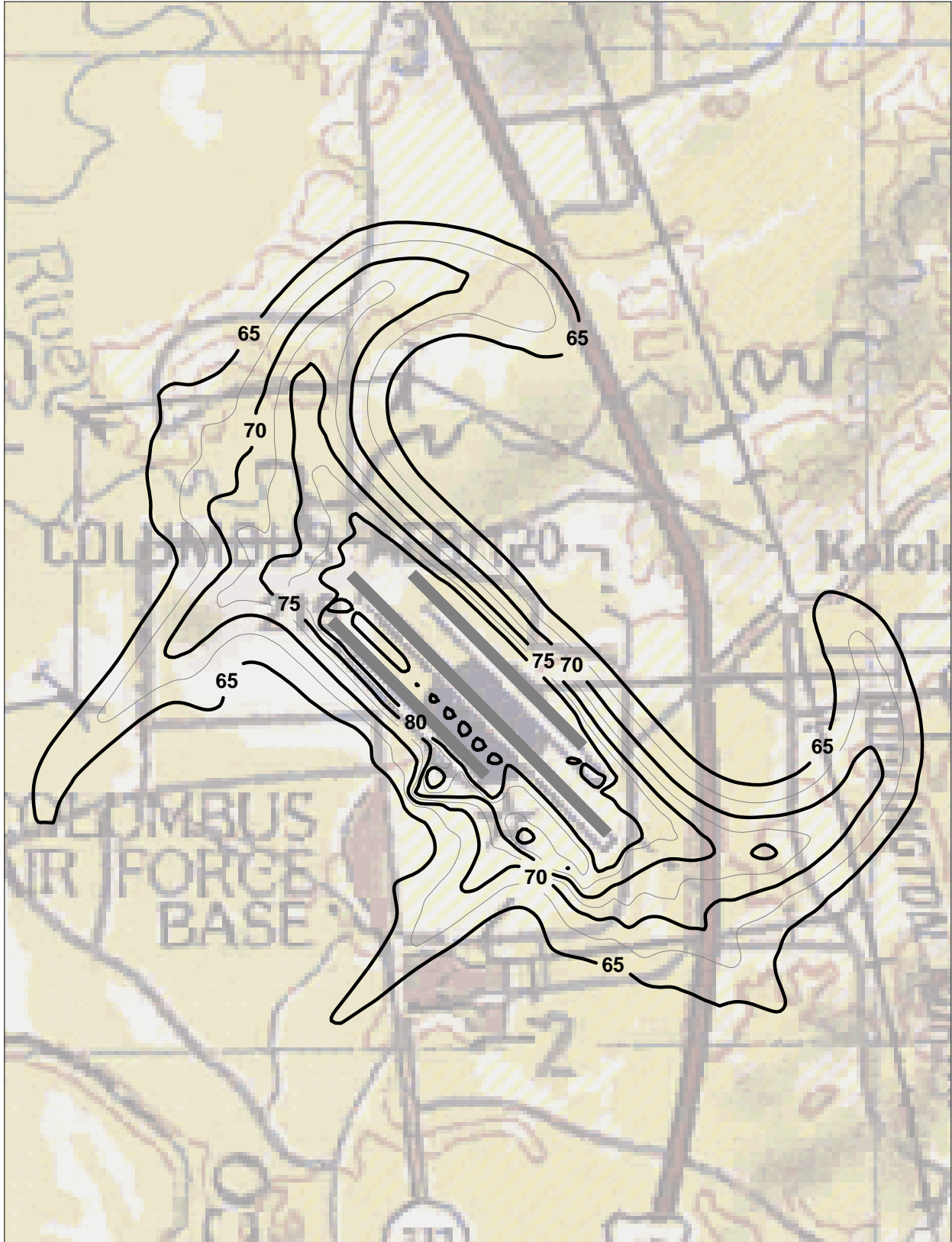
- a. Comprehensive general liability insurance with coverage of not less than \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. Comprehensive general liability insurance policies shall name their officers, agents, and employees, individually and collectively, as additional insured, but only insofar as the operations under the terms of the contract are concerned. Such coverage for additional insured shall apply as primary insurance or self-insurance and any other insurance, maintained by Lowndes County, their officers, agents, and employees, shall be given excess only and not contributing with insurance provided under the CONTRACTOR'S policies herein.
- b. Comprehensive automobile liability insurance with limits for bodily injury of not less than \$25,000 per person, \$250,000 per accident and for property damages of not less than \$50,000, or such coverage with a combined single limit of \$250,000.
- c. Professional liability insurance of at least \$1,000,000.
- d. Worker's compensation insurance as required by law.
This insurance shall not be canceled or changed without a minimum of thirty (30) days advance written notice given to Lowndes County. CONTRACTOR shall provide certification of said insurance to Lowndes County within twenty-one (21) days of the date of the execution of the contract. Such certification shall show, to Lowndes County's satisfaction, that such insurance coverages have been obtained and are in full force; that Lowndes County, their officers, agents, and employees will not be responsible for any premiums on the policies; that as and if required such insurance names Lowndes County, their officers, agents and employees individually and collectively as additional insured (comprehensive and general liability only), but only insofar as the operations under the contract are concerned, that such coverage for additional insured shall apply as primary insurance and any other

insurance, or self insurance, maintained by Lowndes County, their officer, agents, and employees, shall be excess only and not contributing with insurance provided under the CONTRACTOR's policies herein; and that this insurance shall not be canceled or changed without a minimum of thirty (30) days advance, written notice given to Lowndes County. In the event CONTRACTOR fails to keep in effect at all times insurance coverage as herein provided, Lowndes County may, in addition to other remedies it may have, suspend or terminate the contract upon the occurrence of such event.

Documents Required of Selected Offerors

Before contract negotiations are finalized, selected applicants will be required to provide the following information to Lowndes County. This information below shall be submitted with your proposal.

1. Federal Tax ID Number
2. Current Financial Statement
3. Liability Insurance, Minimum \$1,000,000 with Lowndes County as additional insured. Certificates must be provided.



DNL, Noisemap Case "Columbus AFB MS - 2011 Update", Scenario "Baseline"
This plot of "CBM 2012 AICUZ update - Baseline.grd" was created at 3:19 PM on November 29, 2011