

SANTA FE COUNTY

Growth Management Department

REQUEST FOR PROPOSALS



Creation of Management Plans for
Three Open Space Properties

RFP # 2015-0183-GM/MM

February 2015

TABLE OF CONTENTS

	PAGE NO.
I. ADVERTISEMENT.....	4
II. CONTRACT OBJECTIVES.....	5
A. PURPOSE OF THIS REQUEST FOR PROPOSAL.....	5
B. PROJECT BACKGROUND.....	8
C. SCOPE OF WORK.....	8
D. QUALIFICATIONS.....	8
E. INSURANCE REQUIREMENTS.....	8
F. PROCUREMENT MANAGER.....	9
G. DEFINITION OF TERMINOLOGY.....	10
III. CONDITIONS GOVERNING THE PROCUREMENT.....	12
A. SEQUENCE OF EVENTS.....	13
B. EXPLANATION OF EVENTS.....	13
1. Issue of RFP.....	13
2. Pre-Proposal Conference.....	13
3. Acknowledgement of Receipt Form Due.....	13
4. Deadline to Submit Additional Written Questions.....	13
5. Response to Written Questions.....	13
6. Submission of Proposals.....	14
7. Proposal Evaluation.....	14
8. Selection of Finalists (If Applicable).....	14
9. Best and Final Offers from Finalists (If Applicable).....	14
10. Oral Presentations by Finalists (If Applicable).....	15
11. Finalize Contract.....	15
12. Contract Award.....	15
13. Right to Protest.....	15
C. GENERAL REQUIREMENTS.....	16
1. Acceptance of Conditions Governing the Procurement.....	16
2. Incurring Cost.....	16
3. Prime Contractor Responsibility.....	16
4. Subcontractors.....	16
5. Amended Proposals.....	16
6. Offerors' Rights to Withdraw Proposal.....	16
7. Proposal Firm Offer.....	17
8. Disclosure of Proposed Contents.....	17
9. No Obligation.....	17
10. Termination.....	17
11. Sufficient Appropriation.....	18
12. Legal Review.....	18
13. Governing Law.....	18
14. Basis for Proposal.....	18
15. Contract Terms and Conditions.....	18

16. Contract Deviations	18
17. Offeror Qualifications	19
18. Right to Waive Minor Irregularities	19
19. Change in Contractor Representatives	19
20. Notice	19
21. County Rights	19
22. Right to Publish.....	19
23. Ownership of Proposals	20
24. Electronic Mail Address Required	20
25. Preferences in Procurement by Santa Fe County	20
26. Double Sided Documents	21
27. Living Wage	21
IV. RESPONSE FORMAT AND ORGANIZATION	21
A. NUMBER OF RESPONSES	21
B. NUMBER OF COPIES	21
C. PROPOSAL FORMAT	21
1. Proposal Organization.....	22
2. Letter of Transmittal	23
V. SPECIFICATIONS	24
A. INFORMATION.....	24
1. Time Frame.....	24
B. EVALUATION FACTORS	24
1. Specialized Planning and Technical Competence	24
2. Evidence of understanding Scope of Work	24
3. Capacity and Capability	24
4. Past Record of Performance.....	25
5. New Mexico Produced Work.....	25
6. Resident Business Preference	25
7. Resident Veteran Business Preference.....	25
8. Santa Fe County Business Preference.....	25
VI. EVALUATION OF PROPOSALS.....	26
A. EVALUATION SCORING	26
B. EVALUATION PROCESS.....	27
APPENDICES:	
A. ACKNOWLEDGMENT OF RECEIPT FORM	
B. CAMPAIGN DISCLOSURE STATEMENT	
C. VETERANS PREFERENCE CERTIFICATE	
D. SAMPLE CONTRACT	
E. SUPPORTING DOCUMENTS LISTING	

I. ADVERTISEMENT

Creation of Management Plans for Three Open Space Properties RFP # 2015-0183-GM/MM

Santa Fe County Planning Division is requesting proposals from qualified consultants specializing in environmental analysis and planning. Particular experience in both conservation and recreation management planning is recommended. All proposals submitted shall be valid for ninety (90) days subject to action by the County. Santa Fe County reserves the right to reject any and all proposals in part or in whole. A completed proposal shall be submitted in a sealed container indicating the proposal title and number along with the Offeror's name and address clearly marked on the outside of the container. **All proposals must be received by 10:00 AM MST on March 6, 2015 at the Santa Fe County Purchasing Division, 142 W. Palace Avenue (Second Floor), Santa Fe, NM 87501.** By submitting a proposal for the requested services each Offeror is certifying that their proposal complies with regulations and requirements stated within the Request for Proposals.

A Pre-Proposal Conference will be held on February 11, 2015 at 2:00 PM, MST at the Santa Fe County Project and Facilities Division located at 901 W. Alameda, Suite 20C, Santa Fe, New Mexico 87501. The Pre-Proposal Conference is MANDATORY.

EQUAL OPPORTUNITY EMPLOYMENT: All qualified Offerors will receive consideration of contract(s) without regard to race, color, religion, sex, national origin, ancestry, age, physical and mental handicap, serious mental condition, disability, spousal affiliation, sexual orientation or gender identity.

Request for proposals will be available by contacting Maricela Martinez, Procurement Specialist Senior, 142 W. Palace Avenue (Second Floor), Santa Fe, New Mexico 87501, by telephone at (505) 992-9864 or by email at mcmartinez@santafecountynm.gov or on our website at http://www.santafecountynm.gov/asd/current_bid_solicitations

PROPOSALS RECEIVED AFTER THE DATE AND TIME SPECIFIED ABOVE WILL NOT BE CONSIDERED AND WILL BE REJECTED BY SANTA FE COUNTY.

Santa Fe County
Purchasing Division
Publish: February 1 & 2, 2015

II. CONTRACT OBJECTIVES

A. PURPOSE OF THIS REQUEST FOR PROPOSAL

The purpose of the project is to create a strategic management plan for each property in accordance with the vision for the open space, evaluate the existing conditions and resources, set the management framework and maintenance priorities, and identify needed capital improvements.

B. PROJECT BACKGROUND

The Santa Fe County Open Space and Trails Program is seeking professional services for site specific management plans for three priority open space properties. In order to improve the maintenance of County-owned open space, trails and parks, in accordance with Sustainable Growth Management Plan (SGMP) Policy 22.10, detailed site-specific strategic management plans are needed.

LOS POTREROS OPEN SPACE

Los Potreros Open Space consists of three properties totaling 40 acres of irrigated land located in the Chimayó Traditional Community. The property is contiguous to the Rio Quemado, the Santa Cruz River, traditional acequias, and Bureau of Land Management lands. Los Potreros are the historic pastures surrounding the Santuario de Chimayo, which is designated as a National Historic Landmark. Santa Fe County purchased the property in two separate transactions; one in 2001 (17.4 acres) and the other in 2004 (22.6 acres) both transactions utilizing a total of \$873,700 of Open Space General Obligation Bond funding. The property was acquired by the County at the request of the Chimayó community in order to maintain the historic landscape and to preserve local cultural traditions associated with acequia agriculture. The vision for the property includes the following: protection of the scenic/aesthetic backdrop of the Santuario as a National Historic Landmark; perpetuation of traditional agricultural practices and continued operation of historic acequias; protection of critical access points to public land adjacent to Chimayó; and protection of critical environmental resources including the cottonwood bosque and wetlands along the Rio Quemado and Santa Cruz River.

Currently, the lower pasture of the property is leased to a tenant for grazing. The lease was determined by lottery open to all interested Santa Fe County residents, with a term of one year and the option to renew for up to three years total. The lessee is allowed to stock 10 animal units (1 cow/calf). The grazing schedule is dependent on the availability of water released from the Santa Cruz dam into the Santa Cruz River and diverted into the Los Cuevos Ditch.

Additionally, the Santa Fe County led Rio Quemado Watershed Project initiated in Summer of 2013 has recently been completed and provides technical information and

recommendations for future infrastructure improvements and environmental mitigations related to the Santa Cruz, Rio Quemado and irrigation structures.

To implement a variety of goals and objectives in the Chimayo Community Plan and the SGMP, completion of a Los Potreros Open Space Strategic Management Plan is needed. This effort will build on the momentum of the community planning process and will provide needed follow-up on the Rio Quemado Watershed Project.

SAN PEDRO OPEN SPACE

The San Pedro Open Space consists of approximately 160 acres of vacant land located south of Golden, New Mexico, at the intersection of State Road 14 (Turquoise Trail Scenic Byway) and State Road 344. The property includes much of the historic mining town site of San Pedro (LA 139793) and is located, and adjacent to land owned and managed by the Bureau of Land Management (BLM). The property was purchased from the Campbell Farming Corporation with the cooperation of the Turquoise Trail Preservation Trust in 2011, utilizing Santa Fe County Open Space General Obligation Bond funding, in the amount of \$350,000. At the time of purchase, the seller agreed to donate 5% of the purchase price back to the Santa Fe County Open Space and Trails Program to support maintenance of open space properties and to provide a 100-foot access easement through adjacent private land to facilitate access to the property.

As stated in the memo to the Board of County Commissioners requesting approval of the purchase of the San Pedro Open Space, “The proposed use for the property is open space, public recreation, hiking, mountain bike and equestrian trails and a regional trailhead for south Santa Fe County. The acquisition would create an open space gateway at the southern end of the County along the Turquoise Trail and would eventually provide access to the adjacent 2200 acres of public BLM lands.” The vision for the San Pedro Open Space included protection of views from the Turquoise Trail National Scenic Byway (State Road 14), interpretation and public education about the history of the lands adjacent to the Turquoise Trail, and the improved access to adjacent BLM lands. The site is envisioned as having the potential to further the development of a regional trail network in the southern portion of Santa Fe County, with connections to neighboring Bernalillo County, with support of the East Mountains Regional Trail Coalition (EMRTC). The project received more than 50 letters of support from neighboring residents and continues to be regarded as a key open space property in southern Santa Fe County.

As of early 2014, the East Mountain Regional Trails Coalition (EMRTC) has been actively working with the BLM to plan a 5-mile recreational loop trail in the San Pedro Mountains. BLM has also recently designated the San Pedro Mountains as a Special Recreation Management Area, in which mining hazards will be mitigated for public safety and trails will be developed. Due to in part to this forward momentum, coupled with the identification of the need for fuel reduction on the property and receipt of New Mexico Association of Counties grant funding by Santa Fe County Wildland Fire staff,

there is an immediate need for the Santa Fe County Open Space and Trails Program to develop a strategic management plan for the property.

The purpose of the project is to produce a San Pedro Open Space Strategic Management Plan to refine the vision for the property and set the framework and strategies for maintenance and future capital improvements.

SANTA FE RIVER OPEN SPACE AT LA CIENEGUILLA

The Santa Fe River Open Space at La Cieneguilla consists of 150.1 acres in two contiguous parcels along Santa Fe County Road 56 and Calle Debra in La Cieneguilla. The property includes a segment of the Santa Fe River and floodplain to the southeast and undeveloped open land on the northwest part of the property. The Arroyo Calabasas bisects the property from north to south and drains into the Santa Fe River at the southern property boundary. The property is bounded to the west and south by Bureau of Land Management property and to the north and northwest by the former Santa Fe Horse Park and Polo Grounds. A developed residential neighborhood is adjacent to the southeast and accessed via Calle Debra. Bounded to the east is undeveloped land owned by the Santa Fe Municipal Airport. The Santa Fe River crosses this land and continues in a southwesterly direction across the southern boundary of the property. Also upstream from the undeveloped city land is the city's wastewater treatment plant.

The property was acquired by the Santa Fe County Open Space and Trails Program ("Program") from Santa Fe Land Partners, LP, in December 1999. The property was among the first acquired by the Program, utilizing funds from the 1998 Santa Fe County Open Space General Obligation Bond. When acquired, the property was envisioned as an open space preserve with passive recreational uses. The County's Santa Fe River Greenway Master Plan was completed in 2003 and only extends to the city's wastewater treatment plant a short distance upstream from the property. Conditions along the lower stretch differ sharply from the reaches above it, due to steady release of effluent from the wastewater treatment plant and to the change in character of the river from an urban to a rural setting. For these reasons, the Santa Fe River Greenway Master Plan strongly recommends an additional river planning process for the reach of river downstream from the wastewater treatment plant and does not specify whether or not the Santa Fe River Greenway Trail will be extended this far downriver.

Since the property was acquired, the issues surrounding its management and use have grown more complex, involving river restoration efforts upstream, wildlife management of a large population of beavers, drought conditions, flow restrictions and water delivery for irrigation purposes downstream. Additionally, concern around the safety of the bridge at Calle Debra, as well as a second bridge on County Road 56 further downstream, has brought new urgency to the need for attention to this area.

In response, the County, the City and the State have each passed policy initiatives supporting efforts to address these issues. The Santa Fe River Traditional Communities

Collaborative is a group of concerned residents, stakeholder organizations and land management agencies who continue to meet monthly to discuss strategies for management of the lower Santa Fe River.

C. SCOPE OF WORK

The project will consist of three integrated components. The first component will establish a final scope, approach and schedule and include a review and compilation of existing plans, technical reports, policies and regulations, a site tour and several meetings with County officials, staff and key stakeholders including community members. The second will focus on assessing existing conditions and a site specific inventory. The third component will involve developing the strategic management plan with a strong public outreach element that provides a strong vision, clear objectives and strategies for resource conservation, agricultural preservation, passive recreation and public access. It will also include, but is not limited to, the following components to guide policy decisions, capital improvements and the long term management and maintenance of the site:

- A detailed existing conditions and inventory report.
- A master plan that identifies, maps, prioritizes and estimates timing and costs for key projects.
- An analysis of potential funding mechanisms needed to fully implement the plan.
- A detailed maintenance plan which includes projected needs for labor and equipment.
- Working with County staff to review and compile background information and develop a final scope, approach and schedule, including a communication plan and calendar.
- Develop a Strategic Management Plan for each property that includes community outreach, a conceptual master plan, a funding analysis, and a maintenance plan.

D. QUALIFICATIONS

The consultant must specialize in environmental analysis, planning and feasibility, with particular experience in both conservation and recreation management planning. Work experience in and familiarity with Santa Fe County is preferred.

E. INSURANCE REQUIREMENTS

The insurance required of Offeror are listed below.

- a. General Conditions. Contractor shall submit evidence of insurance as is required herein. Policies of insurance shall be written by companies authorized to write such insurance in New Mexico.
- b. General Liability Insurance, Including Automobile. Contractor shall procure and maintain during the life of this Agreement a comprehensive general liability and automobile insurance policy with liability limits in amounts not less than \$1,050,000 combined single limits of liability for bodily injury, including death, and property damage for any one occurrence. Said policies of insurance shall include coverage for all operations performed for County by Contractor; coverage for the use of all owned, non-owned, hired automobiles, vehicles and other equipment, both on and off work; and contractual liability coverage under which this Agreement is an insured contract. County of Santa Fe shall be a named additional insured on the policy.
- c. Workers' Compensation Insurance. Contractor shall comply with the provisions of the Workers' Compensation Act.
- d. Professional Liability Insurance. The Contractor shall procure and maintain during the life of this Agreement Professional Liability Insurance.
- e. Increased Limits. If, during the life of this Agreement, the Legislature of the State of New Mexico increases the maximum limits of liability under the Tort Claims Act (NMSA 1978, Sections 41-4-1 through 41-4-29, as amended), Contractor shall increase the maximum limits of any insurance required herein.

F. PROCUREMENT MANAGER

The County has designated a Procurement Manager who is responsible for the conduct of this procurement whose name, address and telephone number is listed below. All deliveries via express carrier should be addressed as follows:

Maricela Martinez
 Santa Fe County Purchasing Division
 142 W. Palace Avenue (Second Floor)
 Santa Fe, New Mexico 87501
 Phone (505) 992-9864
 Fax (505) 989-3243
mcmartinez@santafecountynm.gov

Any inquiries or requests regarding this procurement should be submitted to the Procurement Manager in writing. Offerors may contact ONLY the Procurement Manager regarding the procurement. Other County employees do not have the authority to respond on behalf of the County.

G. DEFINITION OF TERMINOLOGY

This section contains definitions and abbreviations that are used throughout this procurement document.

“BCC” means the elected Board of County Commissioners.

“Close of Business” means 5:00 PM Mountain Standard Time or Mountain Daylight Time, whichever is in effect on the date given.

“Contract” or “Agreement” means a written agreement for the procurement of items of tangible personal property or services.

“Contractor” means a successful offeror who enters into a binding contract.

“County” means Santa Fe County.

“Determination” means the written documentation of a decision by the Procurement Manager including findings of fact supporting a decision. A determination becomes part of the procurement file.

“Desirable” the terms “may”, “can”, “should”, “preferably”, or “prefers” identify a desirable or discretionary item or factor (as opposed to “mandatory”).

“Evaluation Committee” means a body appointed by the County management to perform the evaluation of offeror proposals.

“Finalist” is defined as an offeror who meets all the mandatory specifications of this Request for Proposals and whose score on evaluation factors is sufficiently high to merit further consideration by the Evaluation Committee.

“Mandatory” the terms “must”, “shall”, “will”, “is required”, or “are required”, identify a mandatory item or factor (as opposed to “desirable”). Failure to meet a mandatory item or factor will result in the rejection of the offeror’s proposal.

“Offeror” is any person, corporation, or partnership who chooses to submit a proposal.

“Procurement Manager” means the person or designee authorized by the County to manage or administer a procurement requiring the evaluation of competitive sealed proposals.

“Purchasing Division” means the Santa Fe County Purchasing Division, Administrative Services Department.

“Request for Proposals” or “RFP” means all documents, including those attached or incorporated by reference, used for soliciting proposals.

“Responsible Offeror” means an offeror who submits a responsive proposal and who has furnished, when required, information and data to prove that his financial resources, production or service facilities, personnel, service reputation and experience are adequate to make satisfactory delivery of the services or items of tangible personal property described in the proposal.

“Responsive Offer” or “Responsive Proposal” means an offer or proposal which conforms in all material respects to the requirements set forth in the request for proposals. Material respects of a request for proposals include, but are not limited to, price, quality, quantity or delivery requirements.

III. CONDITIONS GOVERNING THE PROCUREMENT

This section of the RFP contains the schedule for the procurement, describes the major procurement events and the conditions governing the procurement.

A. SEQUENCE OF EVENTS

The Procurement Manager will make every effort to adhere the following schedule:

	<u>Action</u>	<u>Responsibility</u>	<u>Date</u>
1.	Issue of RFP	Purchasing Division	Feb 1 & 2, 2015
2.	Pre-Proposal Conference (MANDATORY)	Owner/Purchasing Offerors	Feb 11, 2015
3.	Acknowledgement Form Due	Offerors	Feb 11, 2015
4.	Deadline to Submit Additional Questions	Offerors	Feb 18, 2015
5.	Response to Written Questions	Purchasing Division	Feb 20, 2015
6.	Submission of Proposal 10:00 AM, MST	Offerors	March 6, 2015
7.	Proposal Evaluation	Evaluation Committee	March 9, 2015 thru March 13, 2015
8.	Selection of Finalists (If Applicable)	Evaluation Committee	March
9.	Best and Final Offers from Finalists (If Applicable)	Offeror	March
10.	Oral Presentation by Finalists (If Applicable)	Offeror	March
12.	Finalize Contract	County, Offeror	March
13.	Contract Award	Purchasing Division	March

Note: If the Planning Evaluation Committee makes a selection at the Selection of Finalists, events 8-10 will not apply

B. EXPLANATION OF EVENTS

The following paragraphs describe the activities listed in the sequence of events shown in Section III, Paragraph A.

1. Issue RFP

This RFP is being issued by the Santa Fe County Growth Management Department and the Purchasing Division.

2. A Pre-Proposal Conference is scheduled on the date indicated in the "Sequence of Events" at Section III.A. Questions may be submitted at the Pre-Proposal Conference and after, up until the date indicated in the "Sequence of Events" at Section III.A. A public log will be kept of the names of potential offerors that attended the Pre-Proposal Conference. The Pre-Proposal Conference will accommodate interested parties that cannot be physically present through teleconference.

3. Acknowledgement of Receipt Form Due

A potential Offeror should hand-deliver, or return by facsimile or e-mail the "Acknowledgement of Receipt Form" provided as Appendix A to have its name and firm placed on the procurement distribution list. The form should be signed by an authorized representative of the organization, dated and returned by close of business on the date indicated in the "Sequence of Events" at Section III.A.

The procurement distribution list will be used for the distribution of written responses to questions and any RFP addendums.

4. Deadline to Submit Additional Written Questions

Potential Offerors may submit written questions regarding this RFP until the close of business on the date indicated in the "Sequence of Events" at Section III.A. All written questions must be addressed to the Procurement Manager, listed in Section II, Paragraph E and sent via facsimile or e-mail. **Any contact with any other County staff member other than the Procurement Manager named in this solicitation will be grounds for rejection of a proposal.**

5. Response to Written Questions

Written responses to written questions and any RFP addenda will be distributed on the date indicated in the "Sequence of Events" at Section III.A, to all potential Offerors whose names appear on the procurement distribution list.

Additional written requests for clarification of distributed answers or addenda must be received by the Procurement Manager no later than one (1) day after the answers or addenda were issued.

6. Submission of Proposal

ALL OFFEROR PROPOSALS MUST BE RECEIVED FOR REVIEW AND EVALUATION BY THE PROCUREMENT MANAGER OR DESIGNEE NO LATER THAN 10:00 A.M. (MOUNTAIN STANDARD TIME) ON MARCH 6, 2015. Proposals received after this deadline will not be accepted. The date and time of receipt will be recorded on each proposal. Proposals must be addressed and delivered to the Procurement Manager at the address listed in Section II, F. Proposals must be sealed and labeled on the outside of the package to clearly indicate that they are in response to the County's Request for Proposals #2015-0183-GM/MM and refer to the RFP number. Proposals submitted by facsimile or other electronic means will not be accepted.

Proposals must be delivered to:

Maricela Martinez, Procurement Specialist Senior
 Santa Fe County Purchasing Division
 142 W. Palace Avenue (Second Floor)
 Santa Fe, New Mexico 87501

A public log will be kept of the names of all offeror organizations that submitted proposals. Pursuant to NMSA 1978, Section 13-1-116, the contents of any proposal shall not be disclosed to competing offerors prior to contract award.

7. Proposal Evaluation

The evaluation of proposals will be performed by an Evaluation Committee appointed by the Procurement Manager. This process will take place during the timeframe indicated in the "Sequence of Events" at III.A. During this time, the Procurement Manager may initiate discussions with Offerors who submit responsive or potentially responsive proposals for the purpose of clarifying aspects of the proposals, but proposals may be accepted and evaluated without such discussion. Discussions SHALL NOT be initiated by the Offerors.

8. Selection of Finalists (If Applicable)

The Evaluation Committee may select and the Procurement Manager may notify the Finalist Offerors on the date indicated in the "Sequence of Events" at Section III.A. Only Finalists will be invited to participate in the subsequent steps of the procurement if the Finalist process is used.

9. Best and Final Offers from Finalists (If Applicable)

Finalist Offerors may be asked to submit revisions to their proposals for the purpose of obtaining best and final offers by the date indicated in the "Sequence of Events" at Section III.A.

10. Oral Presentation by Finalists (If Applicable)

Finalist Offerors may be required to present their proposals to the Evaluation Committee. The Procurement Manager will schedule the time for each Offeror presentation. All Offeror presentations will be held at the Santa Fe County Purchasing Division, 142 W. Palace Avenue (Second Floor), Santa Fe, New Mexico. Each presentation will be limited to one (1) hour in duration.

11. Finalize Contract

The contract will be finalized with the most advantageous Offeror during the timeframe indicated in the "Sequence of Events" at Section III.A. In the event that mutually agreeable terms cannot be reached within the time specified, the County reserves the right to finalize a contract with the next most advantageous Offeror without undertaking a new procurement process.

12. Contract Award

The County anticipates awarding the contract on the date in the "Sequence of Events" at Section III.A. These dates are subject to change at the discretion of the Santa Fe County Purchasing Manager.

The contract shall be awarded to the Offeror or Offerors whose proposal(s) is/are most advantageous to the County, taking into consideration the evaluation factors set forth in the RFP. The most advantageous proposal(s) may or may not have received the most points.

13. Right to Protest

Any protest by an Offeror must be timely and in conformance with NMSA 1978, Section 13-1-172 and applicable procurement regulations. Protests must be written and must include the name and address of the protestor and the request for proposals number. It must also contain a statement of grounds for protest including appropriate supporting exhibits. The protests must be delivered to the Santa Fe County Purchasing Division:

Santa Fe County
Attn: Procurement Office
P.O. Box 276
Santa Fe, New Mexico 87504

Protests will not be accepted by facsimile or other electronic means. Protests received after the deadline will not be accepted.

C. GENERAL REQUIREMENTS

This procurement will be conducted in accordance with Chapter 13, NMSA 1978, and NMAC 1.4.1, to the extent not in conflict with the Santa Fe County Procurement Regulations.

1. Acceptance of Conditions Governing the Procurement

Offerors must indicate their acceptance of the Conditions Governing the Procurement section in the letter of transmittal. Submission of a proposal constitutes acceptance of the contract template attached hereto as Appendix C.

2. Incurring Cost

Any cost incurred by the offeror in preparation, transmittal, presentation of any proposal or material submitted in response to this RFP shall be borne solely by the offeror.

3. Prime Contractor Responsibility

Any contract that may result from this RFP shall specify that the prime contractor is solely responsible for fulfillment of the contract with the County. The County will make contract payments to only the prime contractor.

4. Subcontractors

Use of subcontractors must be clearly explained in the proposal, and major subcontractors must be identified by name. The prime contractor shall be wholly responsible for the entire performance whether or not subcontractors are used.

5. Amended Proposals

An offeror may submit an amended proposal before the deadline for receipt of proposals. Such amended proposals must be complete replacements for a previously submitted proposal and must be clearly identified as such in the transmittal letter. County personnel will not merge, collate, or assemble proposal materials.

6. Offerors' Rights to Withdraw Proposal

Offerors will be allowed to withdraw their proposals at any time prior to the deadline for receipt of proposals. The offeror must submit a written withdrawal request signed by the offeror's duly authorized representative addressed to the Procurement Manager. The approval or denial of withdrawal requests received after the deadline for receipt of the proposals is governed by the applicable procurement regulations.

7. Proposal Offer Firm

Responses to this RFP, including proposal prices, will be considered firm for ninety (90) days after the due date for receipt of proposals or ninety (90) days after receipt of a best and final offer if one is submitted.

8. Disclosure of Proposal Contents

The proposals will be kept confidential until a contract is awarded. At that time, all proposals and documents pertaining to the proposals will be open to the public, except for the material that is proprietary or confidential. The Procurement Manager will not disclose or make public any pages of a proposal on which the offeror has stamped or imprinted "proprietary" or "confidential" subject to the following requirements.

Proprietary or confidential data shall be readily separable from the proposal in order to facilitate eventual public inspection of the non-confidential portion of the proposal. Confidential data is normally restricted to confidential financial information concerning the offeror's organization and data that qualifies as a trade secret in accordance with the Uniform Trade Secrets Act, 57-3A-1 to 57-3A-7, NMSA 1978. The price of products offered or the cost of services proposed shall not be designated as proprietary or confidential information.

If a request is received for disclosure of data for which an offeror has made a written request for confidentiality, the Santa Fe County Procurement Manger shall examine the offeror's request and make a written determination that specifies which portions of the proposal should be disclosed. Unless the offeror takes legal action to prevent the disclosure, the proposal will be so disclosed. The proposal shall be open to public inspection subject to any continuing prohibition on the disclosure of confidential data.

9. No Obligation

This procurement in no manner obligates Santa Fe County or any of its departments to the use of any proposed professional services until a valid written contract is awarded and approved by the appropriate authorities.

10. Termination

This RFP may be canceled at any time and any and all proposals may be rejected in whole or in part when the County determines such action to be in the best interest of the County

11. Sufficient Appropriation

Any contract awarded as a result of this RFP process may be terminated if sufficient appropriations or authorizations do not exist. Such termination will be effected by sending written notice to the contractor. The County's decision as to whether sufficient appropriations and authorizations are available will be accepted by the contractor as final.

12. Legal Review

The County requires that all offerors agree to be bound by the General Requirements contained in this RFP. Any offeror concerns must be promptly brought to the attention of the Procurement Manager.

13. Governing Law

This procurement and any agreement with offerors that may result shall be governed by the substantive laws of the State of New Mexico without regard to its choice of law provisions.

14. Basis for Proposal

Only information supplied by the County in writing through the Procurement Manager or in this RFP should be used as the basis for the preparation of offeror proposals.

15. Contract Terms and Conditions

The contract between the County and the Contractor will follow the format specified by the County and contain the terms and conditions set forth in Appendix C. However, the County reserves the right to negotiate with a successful offeror provisions in addition to those contained in this RFP.

Should an offeror object to any of the County's terms and conditions, as contained in this Section or in Appendix C, that offeror must propose specific alternative language. The County may or may not accept the alternative language. General references to the offeror's terms and conditions or attempts at complete substitutions are not acceptable to the County and will result in disqualification of the offeror's proposal.

Offerors must provide a brief discussion of the purpose and impact, if any, of each proposed change followed by the specific proposed alternate wording.

16. Contract Deviations

Any additional terms and conditions, which may be the subject of

negotiation, will be discussed only between the County and the selected offeror and shall not be deemed an opportunity to amend the offeror's proposal.

17. Offeror Qualifications

The Evaluation Committee may make such investigations as necessary to determine the ability of the offeror to adhere to the requirements specified within this RFP. The Evaluation Committee will reject the proposal of any offeror who is not a responsible offeror or fails to submit a responsive offer as defined in Sections 13-1-83 and 13-1-85 NMSA, 1978, subject to Procurement Manager approval.

18. Right to Waive Minor Irregularities

The Evaluation Committee reserves the right to waive minor irregularities. The Evaluation Committee also reserves the right to waive mandatory requirements provided that all of the otherwise responsive proposals failed to meet the mandatory requirements and/or doing so does not otherwise materially affect the procurement. This right is at the sole discretion of the Evaluation Committee, subject to Procurement Manager approval.

19. Change in Contractor Representatives

The County reserves the right to require a change in contractor representatives if the assigned representatives are not, in the opinion of the County, meeting its needs adequately. Any change in contractor representative must receive prior County approval.

20. Notice

The Procurement Code, Sections 13-1-28 through 13-1-199, NMSA 1978, imposes civil and misdemeanor criminal penalties for its violation. In addition, the New Mexico criminal statutes impose felony penalties for bribes, gratuities and kick-backs.

21. County Rights

The County reserves the right to accept all or a portion of an offeror's proposal.

22. Right to Publish

Throughout the duration of this procurement process and contract term, potential offerors and contractors must secure from the County written approval prior to the release of any information that pertains to the potential work or activities covered by this procurement or the subsequent contract. Failure to adhere to this requirement may result in disqualification of the offeror's proposal or termination of the contract.

23. Ownership of Proposals

All documents submitted in response to this Request for Proposals shall become the property of the County. However, any technical or user documentation submitted with the proposals of non-selected offerors shall be returned after the expiration of the protest period.

24. Electronic Mail Address Recommended

A large part of the communication regarding this procurement will be conducted by electronic mail (e-mail). It is recommended that Offeror should have a valid e-mail address to receive this correspondence.

25. Preferences in Procurement by Santa Fe CountyA. *New Mexico In-state Preference.*

New Mexico law, Section 13-1-21 NMSA 1978, provides a preference in the award of a public works contract for an “**in-state resident business**”. Application of a resident business preference for any Offeror requires the Offeror to provide a copy of a valid and current certificate as a resident business. Certificates are issued by the state taxation and revenue department.

If an Offeror submits with its proposal a copy of a valid and current in-state resident business certificate, 5% of the total weight of all evaluation factors used in the evaluation of proposals may be awarded or added to the Offerors score.

Certification by the department of taxation and revenue for the resident contractor takes into consideration such activities as the business or contractor’s payment of property taxes or rent in the state and payment of unemployment insurance on employees who are residents of the state.

OR

B. *New Mexico Resident Veteran Preference.*

New Mexico law, Section 13-1-22 NMSA 1978, provides a preference in the award of a public works contract for a “**resident veteran business**”. Certification by the department of taxation and revenue for the resident veteran business requires the Offeror to provide evidence of annual revenue and other evidence of veteran status.

An Offeror who wants the veteran contractor preference to be applied to its proposal is required to submit with its proposal the certification from

the NM Department of Taxation and Revenue and the sworn affidavit attached hereto as Appendix C.

If an Offeror submits with its proposal a copy of a valid and current veteran resident business certificate, 10%, 8% or 7% of the total weight of all the evaluation factors used in the evaluation of proposals may be awarded or added to the Offeror's score, depending on the business' annual revenue.

The resident business preference is not cumulative with the resident veteran business preference.

AND

C. *Santa Fe County Preference*

Santa Fe County Ordinance 2012-4 provides for a **County preference** for a "Santa Fe County business." Application of the County preference in procurement requires an Offeror to obtain and provide a Santa Fe County Business Certificate issued by the Santa Fe County Procurement Manager. Certification by the Procurement Manager takes into consideration the business' corporate standing in the state, business licensure or registration, the duration of the business' primary office location and the payment of taxes.

If an Offeror submits with its proposal a copy of its Santa Fe County Business Certificate issued by the Purchasing Manager, 5% of the total weight of all the evaluation factors used in the evaluation of proposals may be awarded to the Offerors score.

The in-state, veteran or County preferences do not apply to procurement of services or goods involving federal funds or federal grant funds.

26. Double-Sided Documents

All submitted bids/proposal documents shall be double-sided, pursuant to Santa Fe County Resolution 2013-7, Adopting Sustainable Resource Management Principles, Section 2. A. Waste Reduction and Reuse..."all documents are to be double-sided, including those that are generated by outside entities using County funds and by consultants and contractors doing business with the County".

27. Living Wage

Contractor shall comply with the requirements of Santa Fe County Ordinance No. 2014-1 (Establishing a Living Wage).

IV. RESPONSE FORMAT AND ORGANIZATION

A. NUMBER OF RESPONSES

Offerors shall submit only one proposal in response to this RFP.

B. NUMBER OF COPIES

Offerors shall deliver one (1) original and five (5) identical copies of their proposal to the location specified in Section II, Paragraph E on or before the closing date and time for receipt of proposals.

C. PROPOSAL FORMAT

All proposals shall be limited to twenty (20) pages, with exception to professional licenses and certifications, which shall be added as appendices. The document shall be typewritten on standard 8 1/2 x 11 paper, with a font no smaller than 12 pt. pitch, with nominal 1" margins and normal line spacing. Proposals shall be placed within a binder with tabs delineating each section.

1. Proposal Organization

The proposal must be organized and indexed in the following format and must contain, as a minimum, all listed items in the sequence indicated.

- a) Letter of Transmittal
- b) Table of Contents
- c) Proposal Summary (optional)
- d) Response to Mandatory Specifications – Evaluation Factors
- e) Copies of Licensure

Within each section of their proposal, offerors should address the items in the order in which they appear in this RFP. All forms provided in the RFP must be thoroughly completed and included in the appropriate section of the proposal.

Any proposal that does not adhere to these requirements may be deemed non-responsive and rejected on that basis.

The proposal summary may be included by offerors to provide the Evaluation Committee with an overview of the technical and business features of the proposal; however, this material will not be used in the evaluation process unless specifically referenced from other portions of the offeror's proposal.

Offerors may attach other materials that they feel may improve the quality of their responses. However, these materials should be included as items in a separate appendix.

2. Letter of Transmittal

Each proposal must be accompanied by a letter of transmittal. The letter of transmittal MUST:

- a) Identify the submitting organization;
- b) Identify the name and title of the person authorized by the organization to contractually obligate the organization;
- c) Identify the name, title and telephone number of the person authorized to negotiate the contract on behalf of the organization;
- d) Identify the names, titles and telephone numbers of persons to be contacted for clarification;
- e) Explicitly indicate Acceptance of the Conditions Governing the Procurement stated in Section III, Paragraph C.1;
- f) Be signed by the person authorized to contractually obligate the organization; and
- g) Acknowledge receipt of any and all amendments to this RFP.

V. SPECIFICATIONS

Offerors should respond in the form of a thorough narrative to each mandatory specification. The narratives along with required supporting materials will be evaluated and awarded points accordingly.

A. INFORMATION

Time Frame

The contract is scheduled to begin in or around April 2015. Santa Fe County intends on awarding a contract with an initial term of one (1) year with the option to renew in one (1) year increments, not to exceed four years.

B. EVALUATION FACTORS

A brief explanation of each mandatory specification is listed below. Offerors are encouraged to fully address each category completely, as points are assigned for responses to each.

1. Specialized Planning and Technical Competence

- Provide information about the Offeror's specific technical experience with similar conservation and recreation management planning that demonstrates competence to successfully complete the tasks requested in this RFP;
- Indicate the relevance of previous projects to the scope of work described in this RFP; including any specialized expertise.

2. Evidence of understanding Scope of Work

- Provide a proposed approach to developing Strategic Management Plans, including specific tasks and a description of the level of effort that will be dedicated to each task.
- Describe the Offeror's familiarity with the County in relation to the Open Space properties in La Cieneguilla, Los Potreros and San Pedro;
- Provide information regarding key project elements and goals as outlined in the scope of work;
- Describe any challenges that may arise that could affect the project development such as environmental conditions, location, site or other factors.

3. Capacity and Capability

- Provide information about the businesses past capability that demonstrates the ability to provide sufficient professional planning competence, including

meeting budgets, time schedules, deadlines, project requirements and accommodate cost considerations;

- Indicate key personnel to be assigned to perform the work, their qualifications specific roles, experience, background and current work load.

4. Past Record of Performance

- Demonstrate through contracts and other agreements with government agencies or private industry with respect to such factors as control of costs, quality of work and ability to meet schedules.
- Describe any particular issues you have encountered in past projects and how the Offeror addressed and resolved the issues.
- Provide a minimum of three (3) land planning contracts where the Offeror provided planning services with project title, owner point of contact, and telephone number.

5. New Mexico Produced Work

- It is in the County's best interest to support in-state businesses. Indicate the volume of work to be produced in New Mexico by a New Mexico firm or firms. Identify any out-of-state consultant(s) or business relationships that will be involved on the project and the extent of services to be provided by that firm or firms.

6. If Offeror's proposal contains a valid certificate as an In-state Resident Contractor the preference in accordance with Sections 13-4-2 NMSA 1978 will be applied.
7. If Offeror's proposal contains a valid certificate as a Resident Veteran Contractor, the preference in accordance with Sections 13-4-2 and 13-1-22 NMSA 1978 will be applied.
8. If Offeror's proposal contains a valid certificate as a Santa Fe County Business, the preference in accordance with Santa Fe County Ordinance #2012-4 will be applied.

VI. EVALUATION OF PROPOSALS

A. EVALUATION SCORING

The County will evaluate responsive proposals and assign a score in each category, not to exceed the maximum allowed score for that category, as determined through the Offeror’s attention to the criteria detailed in the following sections. The amount of discussion to be applied to each listed topic is an individual choice of the Offeror, however, discussion should be detailed enough to inform and educate evaluators.

Proposals will be scored based upon a comparison of the information submitted by each Offeror against the evaluation criteria outlined below.

- 1. Specialized Planning and Technical competence **250 points**
- 2. Evidence of Understanding **300 points**
- 3. Capacity and Capability..... **250 points**
- 4. Past record of performance..... **100 points**
- 5. New Mexico Produced Work..... **100 points**

- TOTAL POINTS..... 1000 points**

PREFERENCES

If a proposal contains In-State Resident Contractor Certificate or Resident Veterans Contractor Certificate and/or Santa Fe County Business Certificate, the applicable preference will be applied.

- 6. Proposal contains a valid N.M. Resident Contractor Certificate.....**50 points**
- OR**
- 7. Proposal contains valid Resident Veteran Contractor Certificate.....**70, 80 or 100 points**
- AND**
- 8. Proposal contains a valid Santa Fe County Business Certificate.....**50 points**

B. EVALUATION PROCESS

The evaluation process will follow the steps listed below:

1. All Offeror proposals will be reviewed for compliance with the mandatory specifications stated within the RFP. Proposals deemed non-responsive will be eliminated from further consideration.
2. The Procurement Manager may contact the Offeror for clarification of the response as specified in Section III, Paragraph B.7.
3. The Evaluation Committee may use other sources of information to perform the evaluation as specified in Section III, Paragraph C.18.
4. Responsive proposals will be evaluated on the factors in Section V that have been assigned a point value. The responsible Offerors with the highest scores will be selected as finalist Offerors based upon the proposals submitted. Finalist Offerors who are asked or choose to submit revised proposals for the purpose of obtaining best and final offers will have their points recalculated accordingly. The responsible Offeror whose proposal is most advantageous to the County, taking into consideration the evaluation factors in Section VI, will be recommended for contract award as specified in Section III, Paragraph B.12. Please note, however, that a serious deficiency in the response to any one factor may be grounds for rejection regardless of overall score.

APPENDIX A

ACKNOWLEDGEMENT OF RECEIPT FORM

**CREATION OF MANAGEMENT PLANS FOR OPEN SPACE PROPERTIES
RFP# 2015-0183-GM/MM**

In acknowledgement of receipt of this Request for Proposal the undersigned agrees that he/she has received a complete copy, beginning with the title page and table of contents, and ending with Appendix E.

The acknowledgement of receipt should be signed and returned to the Procurement Manager no later than close of business on **February 11, 2015**. Only potential offerors who elect to return this form completed with the indicated intention of submitting a proposal will receive copies of all offeror written questions and the County's written responses to those questions as well as RFP amendments, if any are issued.

FIRM: _____

REPRESENTED BY: _____

TITLE: _____ PHONE NO.: _____

E-MAIL: _____ FAX NO.: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

SIGNATURE: _____ DATE: _____

This name and address will be used for all correspondence related to the Request for Proposal.

Firm does/does not (**circle one**) intend to respond to this Request for Proposals.

Maricela Martinez
Santa Fe County Purchasing Division
142 W. Palace Avenue (Second Floor)
Santa Fe, New Mexico 87501
(505) 992-9864
(505) 989-3243
mcmartinez@santafecountynm.gov

APPENDIX B

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Pursuant to the Procurement Code, Sections 13-1-28, et seq., NMSA 1978 and NMSA 1978, § 13-1-191.1 (2006), as amended by Laws of 2007, Chapter 234, any prospective contractor seeking to enter into a contract with any state agency or local public body **for professional services, a design and build project delivery system, or the design and installation of measures the primary purpose of which is to conserve natural resources** must file this form with that state agency or local public body. This form must be filed even if the contract qualifies as a small purchase or a sole source contract. The prospective contractor must disclose whether they, a family member or a representative of the prospective contractor has made a campaign contribution to an applicable public official of the state or a local public body during the two years prior to the date on which the contractor submits a proposal or, in the case of a sole source or small purchase contract, the two years prior to the date the contractor signs the contract, if the aggregate total of contributions given by the prospective contractor, a family member or a representative of the prospective contractor to the public official exceeds two hundred and fifty dollars (\$250) over the two year period.

Furthermore, the state agency or local public body may cancel a solicitation or proposed award for a proposed contract pursuant to Section 13-1-181 NMSA 1978 or a contract that is executed may be ratified or terminated pursuant to Section 13-1-182 NMSA 1978 of the Procurement Code if: 1) a prospective contractor, a family member of the prospective contractor, or a representative of the prospective contractor gives a campaign contribution or other thing of value to an applicable public official or the applicable public official's employees during the pendency of the procurement process or 2) a prospective contractor fails to submit a fully completed disclosure statement pursuant to the law.

The state agency or local public body that procures the services or items of tangible personal property shall indicate on the form the name or names of every applicable public official, if any, for which disclosure is required by a prospective contractor.

THIS FORM MUST BE INCLUDED IN THE REQUEST FOR PROPOSALS AND MUST BE FILED BY ANY PROSPECTIVE CONTRACTOR WHETHER OR NOT THEY, THEIR FAMILY MEMBER, OR THEIR REPRESENTATIVE HAS MADE ANY CONTRIBUTIONS SUBJECT TO DISCLOSURE.

The following definitions apply:

“Applicable public official” means a person elected to an office or a person appointed to complete a term of an elected office, who has the authority to award or influence the award of the contract for which the prospective contractor is submitting a competitive sealed proposal or who has the authority to negotiate a sole source or small purchase contract that may be awarded without submission of a sealed competitive proposal.

“**Campaign Contribution**” means a gift, subscription, loan, advance or deposit of money or other thing of value, including the estimated value of an in-kind contribution, that is made to or received by an applicable public official or any person authorized to raise, collect or expend contributions on that official’s behalf for the purpose of electing the official to statewide or local office. “Campaign Contribution” includes the payment of a debt incurred in an election campaign, but does not include the value of services provided without compensation or unreimbursed travel or other personal expenses of individuals who volunteer a portion or all of their time on behalf of a candidate or political committee, nor does it include the administrative or solicitation expenses of a political committee that are paid by an organization that sponsors the committee.

“**Family member**” means spouse, father, mother, child, father-in-law, mother-in-law, daughter-in-law or son-in-law of (a) a prospective contractor, if the prospective contractor is a natural person; or (b) an owner of a prospective contractor.

“**Pendency of the procurement process**” means the time period commencing with the public notice of the request for proposals and ending with the award of the contract or the cancellation of the request for proposals.

“**Prospective contractor**” means a person or business that is subject to the competitive sealed proposal process set forth in the Procurement Code or is not required to submit a competitive sealed proposal because that person or business qualifies for a sole source or a small purchase contract.

“**Representative of a prospective contractor**” means an officer or director of a corporation, a member or manager of a limited liability corporation, a partner of a partnership or a trustee of a trust of the prospective contractor.

Name(s) of Applicable Public Official(s) if any: _____
(Completed by State Agency or Local Public Body)

DISCLOSURE OF CONTRIBUTIONS BY PROSPECTIVE CONTRACTOR:

Contribution Made By: _____

Relation to Prospective Contractor: _____

Date Contribution(s) Made: _____

Amount(s) of Contribution(s) _____

Nature of Contribution(s) _____

Purpose of Contribution(s) _____

(Attach extra pages if necessary)

Signature Date

Title (position)

--OR--

NO CONTRIBUTIONS IN THE AGGREGATE TOTAL OVER TWO HUNDRED FIFTY DOLLARS (\$250) WERE MADE to an applicable public official by me, a family member or representative.

Signature Date

Title (Position)

APPENDIX C

RESIDENT VETERANS PREFERENCE CERTIFICATION

_____ (NAME OF CONTRACTOR) hereby certifies the following in regard to application of the resident veterans' preference to this procurement.

Please check one box only:

I declare under penalty of perjury that my business prior year revenue starting January 1 ending December 31 is less than \$1M allowing me the 10% preference discount on this solicitation. I understand that knowingly giving false or misleading information about this fact constitutes a crime.

I declare under penalty of perjury that my business prior year revenue starting January 1 ending December 31 is more than \$1M but less than \$5M allowing me the 8% preference discount on this solicitation. I understand that knowingly giving false or misleading information about this fact constitutes a crime.

I declare under penalty of perjury that my business prior year revenue starting January 1 ending December 31 is more than \$5M allowing me the 7% preference discount on this solicitation. I understand that knowingly giving false or misleading information about this fact constitutes a crime.

I agree to submit a report or reports to the State Purchasing Division of the General Services Department declaring under penalty of perjury that during the last calendar year starting January 1 and ending on December 31, the following to be true and accurate:

In conjunction with this procurement and the requirements of this business application for a Resident Veteran Business Preference/Resident Veteran Contractor Preference under Sections 13-1-21 or 13-1-22 NMSA 1978, which awarded a contract which was on the basis of having such veterans preference, I agree to report to the State Purchasing Division of the General Services Department the awarded amount involved. I will indicate in the report the award amount as a purchase from a public body or as a public works contract from a public body as the case may be.

I understand that knowingly giving false or misleading information on this report constitutes a crime.

I declare under penalty of perjury that this statement is true to the best of my knowledge. I understand that giving false or misleading statements about material fact regarding this matter constitutes a crime.

(Signature of Business Representative)*

(Date)

*Must be an authorized signatory of the Business.

The representations made by checking the boxes constitutes a material representation by the business. Any finding that the statements are incorrect may result in denial of an award or un-award of the procurement involved.

SIGNED AND SEALED THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC

My Commission Expires:

APPENDIX D
PROFESSIONAL SERVICE AGREEMENT
BETWEEN SANTA FE COUNTY AND _____
FOR THE CREATION OF SITE SPECIFIC STRATEGIC
MANAGEMENT PLANS FOR OPEN SPACE

THIS AGREEMENT is made and entered into this _____ day of _____ 2015, by and between **SANTA FE COUNTY**, hereinafter referred to as the “County” and _____, whose principal place of business is located at _____, hereinafter referred to as the “Contractor”.

WHEREAS, the Santa Fe County Open Space and Trails Program, is required to improve and maintain County-owned open space, trails and parks; and

WHEREAS, the Santa Fe County Open Space and Trails Program is requesting to hire professional services to create site specific strategic management plans for three priority open space properties; and

WHEREAS, pursuant to NMSA 1978, Sections 13-1-112 and 13-1-117, competitive, sealed proposals were solicited via a formal Request for Proposals (RFP) No. 2015-0183-GM/MM for the creation of site specific strategic management plans for three open space properties; and

WHEREAS, based upon the evaluation criteria established within the RFP for the purposes of selecting the most qualified offeror, the County has determined the Contractor as the most responsive and highly rated offeror; and

WHEREAS, the County requires the services of the Contractor and the Contractor is willing to provide these services and both parties wish to enter into this Agreement.

NOW, THEREFORE, it is agreed between the parties:

1. **SCOPE OF WORK**

The Contractor shall:

1. Provide strong vision, clear objectives and strategies for resource conservation, agricultural preservation, passive recreation and public access;
2. Provide a detailed assessment on existing conditions and a site specific inventory report;
3. Provide a master plan that identifies, maps, prioritizes and estimates timing and costs for key projects;

4. Provide an analysis of potential funding mechanisms needed to fully implement the plan;
5. Provide a detailed maintenance plan which includes projected needs for labor and equipment;
6. Work with County staff to review and compile background information and develop a final scope, approach and schedule including a community plan and calendar;
7. Develop a Strategic Management Plan for each property that includes community outreach, a conceptual master plan, a funding analysis, and a maintenance plan.

2. ADDITIONAL SERVICES

A. The parties agree that all tasks set forth in Section 1 (Scope of Work), of this Agreement shall be completed in full, to the satisfaction of the County, in accordance with professional standards and for the amount set forth in Section 3 (Compensation, Invoicing and Set-off), of this Agreement, and for no other cost, amount, fee or expense.

B. The County may from time to time request changes in the scope of work to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor's compensation, which are mutually agreed upon by and between the County and the Contractor, shall be incorporated in a written amendment to this Agreement.

3. COMPENSATION, INVOICING AND SET-OFF

A. In consideration of its obligations under this Agreement the Contractor shall be compensated as follows:

- 1) The total amount payable to the Contractor under this Agreement shall not exceed one hundred fifty thousand dollars (\$150,000.00) inclusive of New Mexico gross receipts tax. Any New Mexico gross receipts tax levied on the amounts payable under this Agreement shall be paid by the County to the Contractor.
- 2) This amount is a maximum and not a guarantee that the work assigned to be performed by Contractor under this Agreement shall equal the amount stated herein. The parties do not intend for the Contractor to continue to provide services without compensation when the total compensation amount is reached. The County will notify the Contractor when the services provided under this Agreement reach the total compensation amount. In no event will the Contractor be paid for services provided in excess of the total compensation amount without this Agreement being amended in writing.

B. The Contractor shall submit a written request for payment to the County when payment is due under this Agreement. Upon the County's receipt of the written request, the County shall issue a written certification of complete or partial acceptance or rejection of the contractual items or services for which payment is sought. The Contractor acknowledges and agrees that the County may not make any payment hereunder unless and until it has issued a written certification accepting the contractual items or services. Within thirty (30) days of the issuance of a written certification accepting the contractual items or services, the County shall tender payment for the accepted items or services. In the event the County fails to tender payment within thirty (30) days of the written certification accepting the items or services, the County shall pay late payment charges of one and one-half percent (1.5%) per month, until the amount due is paid in full.

C. In the event the Contractor breaches this Agreement, the County may, without penalty, withhold any payments due the Contractor for the purpose of set-off until such time as the County determines the exact amount of damages it suffered as a result of the breach.

D. Payment under this Agreement shall not foreclose the right of the County to recover excessive or illegal payment.

4. EFFECTIVE DATE AND TERM

This Agreement shall, upon due execution by all parties, become effective as of the date first written above and shall terminate one (1) year later, unless earlier terminated pursuant to Section 5 (Termination) or Section 6 (Appropriations and Authorizations). The County has the option to extend the contract at the same price, terms and conditions for three (3) additional years in one (1) year increments. In no event, shall this contract exceed four (4) years. The County may exercise this option by submitting a written notice to Contractor that the Agreement will be extended an additional year. The notice must be submitted to Contractor at least sixty (60) days prior to expiration of the initial Agreement.

5. TERMINATION

A. Termination of Agreement for Cause. Either party may terminate the Agreement based upon any material breach of this Agreement by the other party. The non-breaching party shall give the breaching party written notice of termination specifying the grounds for the termination. The termination shall be effective thirty (30) days from the breaching party's receipt of the notice of termination, during which time the breaching party shall have the right to cure the breach. If, however, the breach cannot with due diligence be cured within thirty (30) days, the breaching party shall have a reasonable time to cure the breach, provided that, within thirty (30) days of its receipt of the written notice of termination, the breaching party began to cure the breach and advised the non-breaching party in writing that it intended to cure.

B. Termination for Convenience of the County. The County may, in its discretion, terminate this Agreement at any time for any reason by giving the Contractor written notice of termination. The notice shall specify the effective date of termination, which shall not be less than fifteen (15) days from the Contractor's receipt of the notice. The County shall pay the Contractor for acceptable work, determined in accordance with the specifications and standards

set forth in this Agreement, performed before the effective date of termination but shall not be liable for any work performed after the effective date of termination.

6. APPROPRIATIONS AND AUTHORIZATIONS

This Agreement is contingent upon sufficient appropriations and authorizations being made for performance of this Agreement by the Board of County Commissioners of the County and/or, if state funds are involved, the Legislature of the State of New Mexico. If sufficient appropriations and authorizations are not made in this or future fiscal years, this Agreement shall terminate upon written notice by the County to the Contractor. Such termination shall be without penalty to the County, and the County shall have no duty to reimburse the Contractor for expenditures made in the performance of this Agreement. The County is expressly not committed to expenditure of any funds until such time as they are programmed, budgeted, encumbered and approved for expenditure by the County. The County's decision as to whether sufficient appropriations and authorizations have been made for the fulfillment of this Agreement shall be final and not subject to challenge by the Contractor in any way or forum, including a lawsuit.

7. INDEPENDENT CONTRACTOR

The Contractor and its agents and employees are independent contractors and are not employees or agents of the County. Accordingly, the Contractor and its agents and employees shall not accrue leave, participate in retirement plans, insurance plans, or liability bonding, use County vehicles, or participate in any other benefits afforded to employees of the County. Except as may be expressly authorized elsewhere in this Agreement, the Contractor has no authority to bind, represent, or otherwise act on behalf of the County and agrees not to purport to do so.

8. ASSIGNMENT

The Contractor shall not assign or transfer any interest in this Agreement or assign any claims for money due or to become due under this Agreement without the advance written approval of the County. Any attempted assignment or transfer without the County's advance written approval shall be null and void and without any legal effect.

9. SUBCONTRACTING

The Contractor shall not subcontract or delegate any portion of the services to be performed under this Agreement without the advance written approval of the County. Any attempted subcontracting or delegating without the County's advance written approval shall be null and void and without any legal effect.

10. PERSONNEL

A. All work performed under this Agreement shall be performed by the Contractor or

under its supervision.

B. The Contractor represents that it has, or will secure at its own expense, all personnel required to discharge its obligations under this Agreement. Such personnel (i) shall not be employees of or have any contractual relationships with the County and (ii) shall be fully qualified and licensed or otherwise authorized or permitted under federal, state, and local law to perform such work.

11. RELEASE

Upon its receipt of all payments due under this Agreement, the Contractor releases the County, its elected officials, officers, agents and employees from all liabilities, claims, and obligations whatsoever arising from or under or relating to this Agreement.

12. CONFIDENTIALITY

Any confidential information provided to or developed by the Contractor in the performance of this Agreement shall be kept confidential and shall not be made available to any individual or organization by the Contractor without the prior written approval of the County.

13. PUBLICATION, REPRODUCTION, AND USE OF MATERIAL; COPYRIGHT

A. The County has the unrestricted right to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data, or other material prepared under or pursuant to this Agreement.

B. The Contractor acknowledges and agrees that any material produced in whole or in part under or pursuant to this Agreement is a work made for hire. Accordingly, to the extent that any such material is copyrightable in the United States or in any other country, the County shall own any such copyright.

14. CONFLICT OF INTEREST

The Contractor represents that it has no and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of its obligations under this Agreement.

15. NO ORAL MODIFICATIONS; WRITTEN AMENDMENTS REQUIRED

This Agreement may not be modified, altered, changed, or amended orally but, rather, only by an instrument in writing executed by the parties hereto. The Contractor specifically acknowledges and agrees that the County shall not be responsible for any changes to Section 1 (Scope of Work), of this Agreement unless such changes are set forth in a duly executed written amendment to this Agreement.

16. ENTIRE AGREEMENT; INTEGRATION

This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such agreements, covenants and understandings have been merged into this written Agreement. No prior or contemporaneous agreement, covenant or understandings, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.

17. NOTICE OF PENALTIES

The Procurement Code, NMSA 1978, Sections 13-1-28 through 13-1-199, imposes civil and criminal penalties for its violation. In addition, New Mexico criminal statutes impose felony penalties for bribes, gratuities, and kickbacks.

18. EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

A. The Contractor agrees to abide by all federal, state, and local laws, ordinances, and rules and regulations pertaining to equal employment opportunity and unlawful discrimination. Without in any way limiting the foregoing general obligation, the Contractor specifically agrees not to discriminate against any person with regard to employment with the Contractor or participation in any program or activity offered pursuant to this Agreement on the grounds of race, age, religion, color, national origin, ancestry, sex, physical or mental handicap, serious medical condition, spousal affiliation, sexual orientation, or gender identity.

B. The Contractor acknowledges and agrees that failure to comply with this Section shall constitute a material breach of this Agreement.

19. COMPLIANCE WITH APPLICABLE LAW; CHOICE OF LAW

A. In performing its obligations hereunder, the Contractor shall comply with all applicable laws, ordinances, and regulations.

B. Contractor shall comply with the requirements of Santa Fe County Ordinance 2014-1 (Establishing a Living Wage).

C. This Agreement shall be construed in accordance with the substantive laws of the State of New Mexico, without regard to its choice of law rules. Contractor and the County agree that the exclusive forum for any litigation between them arising out of or related to this Agreement shall be federal and state district courts of New Mexico, located in Santa Fe County.

20. RECORDS AND INSPECTIONS

A. To the extent its books and records relate to (i) its performance of this Agreement or any subcontract entered into pursuant to it or (ii) cost or pricing data (if any) set forth in this Agreement or that was required to be submitted to the County as part of the procurement process, the Contractor agrees to (i) maintain such books and records during the term of this Agreement and for a period of six (6) years from the date of final payment under this Agreement; (ii) allow the County or its designee to audit such books and records at reasonable times and upon reasonable notice; and (iii) to keep such books and records in accordance with generally accepted accounting principles (GAAP).

B. To the extent its books and records relate to (i) its performance of this Agreement or any subcontract entered into pursuant to it or (ii) cost or pricing data (if any) set forth in this Agreement or that was required to be submitted to County as part of the procurement process, the Contractor also agrees to require any subcontractor it may hire to perform its obligations under this Agreement to (i) maintain such books and records during the term of this Agreement and for a period of six (6) years from the date of final payment under the subcontract; (ii) to allow the County or its designee to audit such books and records at reasonable times and upon reasonable notice; and (iii) to keep such books and records in accordance with GAAP.

21. INDEMNIFICATION

A. The Contractor shall defend, indemnify, and hold harmless the County and its elected officials, agents, and employees from any losses, liabilities, damages, demands, suits, causes of action, judgments, costs or expenses (including but not limited to court costs and attorneys' fees) resulting from or directly or indirectly arising out of the Contractor's performance or non-performance of its obligations under this Agreement, including but not limited to the Contractor's breach of any representation or warranty made herein.

B. The Contractor agrees that the County shall have the right to control and participate in the defense of any such demand, suit, or cause of action concerning matters that relate to the County and that such suit will not be settled without the County's consent, such consent not to be unreasonably withheld. If a conflict exists between the interests of the County and the Contractor in such demand, suit, or cause of action, the County may retain its own counsel to represent the County's interest.

C. The Contractor's obligations under this section shall not be limited by the provisions of any insurance policy the Contractor is required to maintain under this Agreement.

22. SEVERABILITY

If any term or condition of this Agreement shall be held invalid or non-enforceable by any court of competent jurisdiction, the remainder of this Agreement shall not be affected and shall be valid and enforceable to the fullest extent of the law.

23. NOTICES

Any notice required to be given to either party by this Agreement shall be in writing and shall be delivered in person, by courier service or by U.S. mail, either first class or certified, return receipt requested, postage prepaid, as follows:

To the County: Santa Fe County
 Office of the County Attorney
 102 Grant Avenue
 Santa Fe, New Mexico 87501

To the Contractor:

24. CONTRACTOR’S REPRESENTATIONS AND WARRANTIES

The Contractor hereby represents and warrants that:

A. This Agreement has been duly authorized by the Contractor, the person executing this Agreement has authority to do so, and, once executed by the Contractor, this Agreement shall constitute a binding obligation of the Contractor.

B. This Agreement and Contractor’s obligations hereunder do not conflict with Contractor’s corporate agreement or any statement filed with the New Mexico Secretary of State on Contractor’s behalf.

C. Contractor is legally registered and is properly licensed by the State of New Mexico to provide the services anticipated by this Agreement and shall maintain such registration and licensure in good standing throughout the duration of the Agreement.

25. FACSIMILE SIGNATURES

The parties hereto agree that a facsimile signature has the same force and effect as an original for all purposes.

26. NO THIRD-PARTY BENEFICIARIES

This Agreement was not intended to and does not create any rights in any persons not a party hereto.

27. INSURANCE

A. General Conditions. The Contractor shall submit evidence of insurance as is required herein. Policies of insurance shall be written by companies authorized to write such insurance in New Mexico.

B. General Liability Insurance, Including Automobile. The Contractor shall procure and maintain during the life of this Agreement a comprehensive general liability and automobile insurance policy with liability limits in amounts not less than \$1,000,000.00 combined single limits of liability for bodily injury, including death, and property damage for any one occurrence. Said policies of insurance shall include coverage for all operations performed for the County by the Contractor; coverage for the use of all owned, non-owned, hired automobiles, vehicles and other equipment, both on and off work; and contractual liability coverage under which this Agreement is an insured contract. Santa Fe County shall be a named additional insured on the policy.

C. Increased Limits. If, during the life of this Agreement, the Legislature of the State of New Mexico increases the maximum limits of liability under the Tort Claims Act (NMSA 1978, Sections 41-4-1 through 41-4-29, as amended), the Contractor shall increase the maximum limits of any insurance required herein.

28. PERMITS, FEES, AND LICENSES

Contractor shall procure all permits and licenses, pay all charges, fees, and royalties, and give all notices necessary and incidental to the due and lawful performance of its obligations hereunder.

29. NEW MEXICO TORT CLAIMS ACT

No provision of this Agreement modifies or waives any sovereign immunity or limitation of liability enjoyed by County or its “public employees” at common law or under the New Mexico Tort Claims Act, NMSA 1978, Section 41-4-1, et seq.

30. CAMPAIGN CONTRIBUTION DISCLOSURE FORM

The Contractor agrees to compute and submit simultaneous with execution of this Agreement a Campaign Contribution Disclosure Form approved by the County.

31. APPOINTMENT OF AGENT FOR SERVICE OF PROCESS,

The Contractor hereby irrevocably appoints Robert D. Gorman, 1201 Lomas Blvd. NW, Suite A, Albuquerque, N.M. 87102, as its agent upon whom process and writs in any action or proceeding arising out of or related to this Agreement may be served. The Contractor acknowledges and agrees that service upon its designated agent shall have the same effect as though the Contractor were actually and personally served within the state of New Mexico.

32. SURVIVAL

The provisions of following paragraphs shall survive termination of this Contract; INDEMNIFICATION; RECORDS AND INSPECTION; RELEASE, CONFIDENTIALITY, PUBLICATION, REPRODUCTION, AND USE OF MATERIAL; COPYRIGHT; COMPLIANCE WITH APPLICABLE LAW; CHOICE OF LAW; NO THIRD-PARTY BENEFICIARIES; SURVIVAL.

IN WITNESS WHEREOF, the parties have duly executed this Amendment to the Agreement as of the date first written above.

SANTA FE COUNTY

Katherine Miller
Santa Fe County Manager

Date _____

APPROVED AS TO FORM

Gregory S. Shaffer
Santa Fe County Attorney

Date _____

FINANCE DEPARTMENT

Teresa C. Martinez
Santa Fe County Finance Director

Date _____

CONTRACTOR:

(Signature)

Date _____

(Print Name)

(Print Title)

APPENDIX E SUPPORTING DOCUMENTS LIST

- Santa Fe County, Sustainable Growth Management Plan (2010)
- Bureau of Land Management, Taos Resource Management Plan (2012)
- Santa Fe County, Land Development Code (1996-10)

Santa Fe River at La Cieneguilla

- Santa Fe County, Santa Fe River Greenway Master Plan (2003)
- Souder, Miller & Associates, Phase I Environmental Site Assessment, Santa Fe Land Partners, Tracts 1 and 2, La Cienega, Santa Fe County, New Mexico (1999)
- Santa Fe Watershed Association, Developing a Master Plan for the Santa Fe River in Santa Fe County (2003)
- Santa Fe Watershed Association, Santa Fe River Watershed Restoration Action Strategy (2002)
- City of Santa Fe, River Corridor Master Plan (1995)
- City of Santa Fe, Reclaimed Wastewater Resource Plan (2013)
- City of Santa Fe, Santa Fe River Studies (2009) (series of 6 studies created to assist in Santa Fe River management decisions)
- Bureau of Land Management, Santa Fe River Canyon Riparian Forest Restoration Project Proposed Action, Alternatives and Preliminary Effects Analysis (2010)
- Natural Heritage New Mexico, UNM, Santa Fe River Riparian Vegetation Monitoring Report (2006)
- New Mexico Forestry Division, Riparian Vegetation on the Santa Fe River at Cañon, Santa Fe County, New Mexico, Survey Report (2013)
- WildEarth Guardians, Assessing Beaver Habitat on Federal Lands in New Mexico (2013)
- Worcester Polytechnic Institute, Beaver Instinct: Nature's Contribution to the Restoration of the Santa Fe River Ecosystem (2011)
- American Rivers, America's Most Endangered Rivers of 2007 Report (2007)

San Pedro Open Space

- Santa Fe County, San Pedro Neighborhood Community Plan (2001)
- Santa Fe County, Environmental Site Assessment for the property (2010)
- Cultural Resources in the San Pedro Mountains and Vicinity: A Summary (2007)

Los Potreros Open Space

- Santa Fe County, Chimayo Community Plan (draft)
- New Mexico Historic Preservation Division, Chimayo Preservation Plan (2013)
- Santa Fe County, Community Wildfire Protection Plan
- Santa Fe County, Rio Quemado Watershed Project, Design Drawings (2014)