



Request for Qualifications

Wildland-Urban Interface (WUI) Fuel Management Planning Consultant

Released June 14, 2019

Executive Summary:

The Santa Lucia Preserve is a 20,000-acre conservation community located in Carmel, California, with ~300 residential lots and over 18,000 acres of permanently protected open space. Each property includes a ½ acre to 10-acre building envelope, with the remainder of the land placed under a conservation easement which permanently protects ecological, scenic, cultural and watershed resources. To ensure landowners' fuel management activities are consistent with the conservation easement and meet or exceed state guidelines for defensible space, customized fuel management plans are prepared for each lot which are responsive to its unique topographic and ecological conditions. Each lot-specific plan provides prescriptions for fuel treatments and is updated every 5 years. The Conservancy is preparing a list of fuel management experts meeting specific qualifications to prepare lot-specific fuel management plans for Preserve landowners. The complete RFQ can be found at (<https://slconservancy.org/career-opportunities/>).

Overview:

The Santa Lucia Preserve, located in Carmel, California, is a 20,000-acre privately owned protected area which includes ~300 residential sites, a golf course and other recreational facilities, and over 18,000-acres of permanently protected, highly diverse natural lands. Each residential parcel includes a building envelope, called the 'Homeland,' and surrounding property held under conservation easement, called the 'Openlands.' Activities with potential to impact sensitive ecological, cultural, scenic and watershed resources are restricted in the Openlands. Lot sizes range from ~1 acre to over 100 acres.

The Santa Lucia Conservancy is a non-profit land trust which works with The Santa Lucia Preserve community to ensure the health of its natural lands. The Conservancy is responsible for administering the conservation easements within the Openlands, which collectively represent 8,000 acres, and owns over 10,000 acres of natural land within the community. Within the protective framework of the easements, designated activities such as fuel management are permitted subject to reasonable resource protections.

In line with requirements of the conservation easements and state requirements for vegetation management, Preserve-wide Fuel Management Standards (located at <https://slconservancy.org/the-santa-lucia-preserve-fuel-management-standards/>) were updated in 2018, which provide general prescriptions for fuel treatments on The Preserve. Consistent with these Standards, each home within The Preserve is also required to have a

customized, lot-specific fuel management plan to create defensible space in a manner that is both consistent with state guidelines and reasonably protective of wildlife, habitat, watershed, viewshed and privacy values. Each fuel management plan provides detailed prescriptions for vegetation treatments and is updated every 5 years or as needed to respond to changed conditions.

Scope of Services:

The Conservancy is assembling a list of fuel management experts meeting qualifications set forth below, which the Conservancy can provide to Preserve landowners to prepare lot-specific residential fuel management plans. Each plan must meet the following requirements in order to be approved by the Conservancy:

1. An analysis and description of the existing lot-specific fire hazards, based on a site visit and understanding of local conditions, associated with natural factors such as topography, prevailing winds, and existing vegetation conditions as well as anthropogenic factors such as nearby roads and structures.
2. A description of the existing/approved infrastructure and uses on the subject lot, including structures, landscaping, driveways, roads, equestrian facilities and previous vegetation modifications, if any.
3. A set of maps accurately depicting predicted flame lengths within the fuel management treatment areas which depict the entire lot and portions of adjacent lots as needed to place the fire risk of structures in context with adjacent environmental conditions. Maps shall be produced for both pre-treatment and anticipated post-treatment conditions.
4. A map depicting the fuel management area(s) on an aerial photo base-map which details the locations of the lot-specific fuel management zones, the locations of protected Openlands that fall within or immediately proximate to the fuel management zone, and noting sensitive areas such as wetlands, streams, rare plants or cultural/ archaeological sites to be avoided or treated differently. Consultants shall request resource information from the Conservancy prior to conducting analyses, which shall be provided promptly and free of charge.
5. A list of lot-specific treatment requirements within each fuel management zone.
6. A list of lot-specific recommendations for implementing treatments, including sufficient information to provide clear instructions to contractors performing the fuel management work.
7. Photos that document fuel types present on the lot and current vegetation conditions, as well as images needed to support specific treatment recommendations (for example, depicting sensitive habitat to be retained).

Qualifications:

Qualified consultants must have demonstrated experience/expertise in wildlands fire behavior, California fire ecology, creation of defensible space in residential and ex-urban

settings, and sensitive habitat protection. Qualified consultants shall meet the following criteria or demonstrate comparable credentials/experience as noted below:

1. The demonstrated ability to correctly prepare spatially-explicit fire behavior analyses, using industry-standard software (FlamMap and or FARSITE).
2. The ability to accurately map buildings, Homelands/Openlands area boundaries and fuel management zones to scale so that those who need to implement the plan can determine distances, and to depict the relationship of anticipated flame lengths to building footprint(s).
3. Expertise in ecologically based fire science and management, with demonstrated experience and/or training in the following areas:
 - Fire Science & Management
 - Fire Ecology
 - General Ecology/Sensitive Habitat Protection in California Ecosystems
 - Mapping & Analysis (including using remote sensing, GIS, and fire behavior analyses, using industry-standard software)

Certification as a Wildland Fire Manager or Wildland Fire Ecologist from the Association of Fire Ecology (AFE) is considered sufficient to meet this criterion. Wildland Urban Interface Inspector certification by the National Fire Prevention Association alone does not meet this criterion but may be qualifying in combination with fire ecology and fire science training and/or experience. Comparable credentials/experience will be considered on a case by case basis and requires approval by the Conservancy Board of Directors and the Monterey County Regional Fire District Fire Chief.

4. Completion of Lot-Specific Fuel Management Plans that fully meet The Preserve-wide Fuel Management Standards requirements consistently and timely, in a manner that facilitates effective, ecologically appropriate and cost-effective fuel management treatments.
5. Demonstration that the consultant is qualified and willing to perform the described services as an independent contractor. The proposal shall contain statements confirming: (a) the consultant can lawfully work in the United States; (b) the consultant shall obtain, at its own expense, any permits or licenses required for services described in this RFQ; (c) the consultant shall carry appropriate workers' compensation, hazard and liability insurance coverage written on an occurrence basis, with a minimum of \$1,000,000 per occurrence, and (d) consultant shall comply with all statutes, laws, ordinances, rules, regulations, court orders, and other governmental requirements of the United States, the State of California, and any other jurisdiction(s) in which the consultant is organized or authorized to do business (in each case, an "Applicable Law"). Consultant shall not take or recommend any actions that might cause the Conservancy or any landowner to be in violation of any Applicable Laws. Consultants selected for this list shall be required to indemnify, defend and hold the Conservancy harmless from and against any and all

liabilities, claims, demands, damages, losses, or expenses arising to any extent out of the preparation of Lot-Specific Fuel Management Plans.

Submittal Requirements:

Please prepare and organize your Statement of Qualification (SOQ) based on the required qualifications and proposal elements provided. Any other information you would like to include should be placed in a separated section at the back of your SOQ. Please note that each packet proposal is limited to 12 pages maximum single sided (excluding resumes) and should be submitted on 8 ½ x 11 paper, in a minimum 11-point font.

The requirements of this section are mandatory. Any proposal submitted without responding to the following will be deemed incomplete and will not be considered.

1. **Introductory Letter:** Provide a cover letter which includes a short description of previous experience, name and business address, name, title, and mailing address of principle consultant, and a clear concise response as to why the Santa Lucia Conservancy should consider you for this list of qualified consultants.
2. **Consultant/Firm Profile:** The SOQ shall include a brief profile of the consultant or team and should include an overview of area(s) of expertise. Include a resume for each individual participating in this work, including specific, detailed information regarding the minimum qualifications noted in #3 above. Provide any additional specific information and/or materials required to demonstrate the ability to meet qualifications (#1-5) above. Cite past work that demonstrates capabilities and expertise of the consultant(s) to perform the work. A sample of one or more relevant reports and/or plans may be submitted, if available.
3. **Availability:** creating detailed, site specific fuel management plans will require on-site analysis. Please comment on your availability to conduct such site visits, and what your estimated ‘turn around’ time for a report may be.
4. **References:** List 3 recent professional references, with current contact information, who are familiar with your work.
5. **Cost proposal:** Provide a fee schedule for the requested services. Either time and materials or a flat rate approach for reports will be considered.

Response Deadline and Submittal Information:

Statements of Qualification are due by July 15, 2019, and should be addressed to Lindsay Cope, Conservation Program Manager. SOQ packets can be submitted electronically (preferred), at lcope@slconservancy.org or by regular mail to the Santa Lucia Conservancy, c/o Lindsay Cope, 26700 Rancho San Carlos Road, Carmel, CA 93923. Please include “Fuel Management Consultant” in the subject line.

Questions can be addressed to Lindsay Cope, Conservation Program Manager, at the Santa Lucia Conservancy at the email address above or at 831-626-8595 ext. 103.