Introduction

Clark County Public Works, Parks & Lands Division is requesting qualifications for consultants to complete concept planning in preparation for the Camp Bonneville Master Plan. This request for qualifications (RFQ) begins a competitive process for eventual development of the master plan.

Project Background

Description of Camp Bonneville

The 3,840-acre Camp Bonneville Military Reservation (CBMR) site is located northeast of Vancouver, Washington, in the southeastern region of Clark County. The address is 23201 NE Pluss Road, Vancouver, WA 98682. The property is approximately three miles northeast of the corporate limits of the City of Vancouver, Washington and approximately seven miles north of the Columbia River. The CBMR is located along the western foothills of the Cascade Mountain Range.

The mission of CBMR has been to provide a training camp for active, reserve, and guard units of the United States Army, Navy, Marine Corps, and Coast Guard. Training exercises generally included weapons training with small arms, assault weapons, and field and air defense artillery. The camp was operated between 1909 and 1995. The Property was closed in 1995 by the Base Realignment and Closure (BRAC) commission and transferred to Clark County in 2006.

Clark County is working with the U.S. Army and the Washington State Department of Ecology to clean up the site so a portion of it ultimately can be used by the public. The work includes searching for and removing munitions or explosives of concern left over from decades of military training.

A reuse plan was developed in September 1998 and updated in February 2003 and November 2005 as part of the process to transfer the property to Clark County. The plan is available on the county's website, https://www.clark.wa.gov/sites/default/files/dept/files/public-works/Camp_Bonneville/CampBonnevilleReusePlan.pdf

Clark County will maintain consistency between master planning and both the Camp Bonneville Reuse Plan and early transfer agreement with the Army while also exploring ways to preserve the Army's historic use of the property through educational opportunities.

Scope of Work

Clark County is seeking qualified firms to develop concept-level planning proposals to support master planning for re-use of the Camp Bonneville Military Reservation as a regional park. Clark County will select up to five (5) consulting firms to develop concept plans and will provide $20,000 in a professional services agreement to each selected firm.

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Concept-level planning proposals will need to be consistent with the Camp Bonneville Re-use Plan, early transfer agreement with the Army, various deed restrictions, conservation conveyance of the property, and other requirements. Planning proposals will need to emphasize ideas for public private partnerships and financial sustainability for future development and operations of the property as a regional park. Concepts should highlight outdoor recreation elements consistent with and identified as a regional need in the county's Parks, Recreation and Open Space Plan https://www.clark.wa.gov/public-works/comprehensive-parks-plan. Consulting firms may be asked to present concept plans to Clark County Council and various community groups.

Concept plans will be used by Clark County to select a qualified firm for formal master plan development and land use permitting for Camp Bonneville.

Desired Qualifications

Each firm's statement of qualifications should address the following desired qualifications:

1. Experience – Specialized experience and technical competence of the consultant team, considering the types of conceptual development problems that may be encountered and the potential complexity of this Project. Identify recent experience and expertise with development projects of a similar type, including:
    - Experience in parks and recreation master planning;
    - Experience developing public private partnerships;
    - Private self-funding recreation areas or facilities;
    - Familiarity with deed restrictions resulting from conveyance of surplus military property, MTCA and CERCLA;
    - Experience with various county permitting agencies, police, fire, etc.;
    - Experience working through large public participation processes.

2. Disciplines – describe the firm's capabilities in the following disciplines:
    - Project management
    - Landscape design
    - Recreation resource management
    - Transportation analysis
    - Parking facilities
    - Architectural design and efficiencies
    - Engineering (geo-technical, civil, structural, mechanical, electrical)
    - Financial planning/public private partnerships
    - Public participation

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