



Maricopa County Parks and Recreation

2411-005-LOI

REQUEST FOR EXPRESSIONS OF INTEREST FOR A PUBLIC PRIVATE PARTNERSHIP

FOR

OPERATION, MANAGEMENT, MAINTENANCE, AND IMPROVEMENTS

FOR THE EXISTING BUCKEYE HILLS SHOOTING COMPLEX,

OR ALTERNATE RECREATION OPPORTUNITY,

AT BUCKEYE HILLS REGIONAL PARK

To participate in this Request for Expressions of Interest ("LOI") Respondents (defined below) shall:

- Register through BidSync.com. To register with BidSync, please go to www.BidSync.com and click on the orange 'Register' link. There is no cost for the registration, and it will allow you to access all of the LOI information, LOI documents and receive LOI notifications. For assistance with registration, please contact BidSync Vendor Support Department via phone or email during regular business hours: 1-800-990-9339 or agencysupport@BidSync.com; and
- Submit questions electronically to www.BidSync.com per **Timeline** and **Comments and Questions** as outlined below; and
- Submit Response electronically via email to Maricopa County Parks and Recreation Department ("MCPRD") Contract Administrator, emily.miller@maricopa.gov, per **Timeline**, **Response Expectations**, and **Instructions** as outlined below.

Definitions

- Respondent means the entity seeking to provide the services required under the Agreement defined below.
- Response is the Respondent's reply to this LOI.
- Entity means a legal business entity licensed to do business in the State of Arizona.
- Selected Respondent means the Respondent selected to negotiate a Special Use Permit and/or a Use Management Agreement ("Agreement") with Maricopa County ("County"), which is the governing Agreement between the Selected Respondent and the County.
- Complex means all references to the existing public shooting range known as the Buckeye Hills Shooting Complex, d.b.a. General Joe Foss Shooting Complex at Buckeye Hills Regional Park, not including the adjacent shooting range operated by the Maricopa County Sheriff's Office.
- Alternate Recreation Opportunity means an alternate or additional recreation activity, as identified in the Master Plan (defined below), or a statement in the Response that it is not currently in the Master Plan.

Purpose

The purpose of this notice is to identify potential government or non-profit partners by their submitting an LOI to assist the MCPRD with the operation, management, maintenance, and improvements of the existing Complex or by proposing an Alternate Recreation Opportunity.

This LOI is for planning and evaluation purposes only. This LOI does not constitute a Request for Proposal, Invitation for Bid or Request for Quotation, and it is not to be construed as a commitment by the County or MCPRD to enter into a contract or other type of agreement. Moreover, neither the County nor MCPRD will pay for the information submitted in response to this LOI, nor will the County or MCPRD reimburse Respondents for costs incurred to prepare Responses.

Schedule of Events

LOI Issued:	November 17, 2023
Pre-Proposal Conference / Site Visit (See Below): (Site visit is recommended due to the complexity of the site conditions)	November 28, 2023, 1:00 p.m. Phoenix, Arizona Time
Closing date for questions:	December 5, 2023, 5:00 p.m. Phoenix, Arizona Time
Closing date for submission of Responses:	December 14, 2023, 10:00 a.m. Phoenix Arizona Time

Pre-Proposal Conference

Pre-Proposal Conference is currently scheduled for an onsite meeting at the Joe Foss Shooting Range, Buckeye Hills Regional Park, 26700 W. Buckeye Hills Drive, Buckeye, AZ 85326.

The Pre-Proposal Conference will start promptly at 1:00 p.m., Phoenix, Arizona time. Late arrivals may be admitted at the discretion of MCPRD Contract Administrator.

All Responses to this LOI become the property of the County and (other than pricing) will be held confidential, to the extent permissible by law. The County will not be held accountable if material from proposal Responses is obtained without the written consent of the Respondent by parties other than the County. If proprietary information is included in any Response, it should be clearly marked as such. The County will protect such data from public disclosure to the extent permitted under Arizona Public Records law.

Background

The County is home to one of the nation's largest regional park systems, with over 122,000 acres of open space parks that include hundreds of miles of trails, campgrounds, nature centers, and the Desert Outdoor Center at Lake Pleasant Regional Park. Currently, MCPRD manages eight (8) regional parks, two (2) conservation/preserve areas, one (1) education center, two (2) concession parks, and one (1) regional park under development. MCPRD's attendance grew to 2,720,806 in 2022, an increase of over three-quarters of a million visitors since 2012.

The Buckeye Hills Shooting Park Plan (attached as Exhibit "A" and incorporated into this LOI) and site Master Development Plan Buckeye Hills Recreation Area ("Master Plan," excerpt map attached as Exhibit

"B" and incorporated into this LOI) provide and support activities that will enable MCPRD to continue to improve and/or expand the existing facilities, both consistent with the land use requirements outlined in the Master Plan (Website link for full Master Plan: [Buckeye_Hills_Recreation_Area_Master_Plan.pdf](http://maricopacountyparks.net/Buckeye_Hills_Recreation_Area_Master_Plan.pdf) (maricopacountyparks.net)).

Land where the Complex is located was patented by the United States Department of Interior's Bureau of Land Management ("BLM") to Maricopa County, pursuant to the Recreation and Public Purposes Act of 1969 as part of the Buckeye Hills Recreation Area, later changed to its current name, Buckeye Hills Regional Park. Buckeye Hills Regional Park map is attached as Exhibit "C" and incorporated into this LOI.

The Complex, located within Buckeye Hills Regional Park, has a physical address of 26700 W. Buckeye Hills Drive, Buckeye, AZ 85326. An aerial map is attached as Exhibit "D" and incorporated into this LOI.

Existing Development and Management Timeline

- In 2004, discussions began for the development of the public shooting range at Buckeye Hills Regional Park. The County's Facility Management Department developed the infrastructure. The construction of this state-of-the-art facility was completed in February 2008.
- From October 2008 through October 2012, the Complex operated under several Special Use Permits.
- In January 2011, while the operations and management of the Complex were under the Special Use Permit, the County released for publication a Request for Proposal for management, operation, maintenance, and improvements to the Complex.
- In October 2012, a Use Management Agreement was executed with Helzapoppin Rod and Gun Club, d.b.a. Buckeye Sportsman Club, to manage, operate, maintain, and improve the Complex. This agreement termed on December 31, 2016.
- In September 2016, the County released for publication an Expression of Interest for management operation, maintenance, and improvements to the Complex, however , the County did not enter into an agreement.
- In September 2017, a Special Use Permit was executed with the Arizona State Rifle and Pistol Association ("ASRPA") to manage, operate, maintain, and improve the Complex. This permit will term on December 31, 2023. Current sub-use agreements under the ASRPA permit are with law enforcement agencies, the City of Goodyear, and the City of Buckeye. These sub-use agreements will also term on December 31, 2023.

Operations

The Complex is open primarily to the general public and operational year-round. As availability permits, the Complex may also be used for law enforcement and military personnel training. The Complex may not be used for political, advocacy or legislative activities.

The Complex consists of the following facilities or amenities:

- An administration and retail building.
- Public training range (50-yards; 40 shooting lanes; 270 feet wide).
- Public multi-use range (200-yards; 40 shooting lanes; 430 feet wide) named "Ensign John C. Butler Rifle Range."
- Public Shotgun Range.
- Designated parking area.

- Public Archery Range (dismantled, currently not in use).
- Hunter Education Trail (dismantled, currently not in use).
- Electrical / solar combination system.
- Caretaker / RV host site.

After allowable expenses, any revenue collected from operating the facility by the Selected Respondent must be used on the Complex lands. This avoids the appearance of a windfall income or profit since the land was patented at a reduced cost to the County.

(Website link: <https://www.blm.gov/sites/blm.gov/files/Manual%202740%20-%20R%26PP.pdf>).

Current Attendance and Revenue charts are attached as Exhibit "E" and "F," respectively, and incorporated into this LOI.

The benefits to the Respondent of developing this Property include:

- Location.
- Established visitation.
- Land use.
- No property taxes.

For Alternate Recreation Opportunities, the Selected Respondent, at their expense, shall also be responsible for:

- The completion of all applicable environmental or cultural studies or assessments; and
- Obtaining all applicable permits and licenses; and
- Conducting any environmental mitigation that may be required for new development; and
- If an Alternate Recreation Opportunity is not currently in the Master Plan, all expenses for Buckeye Hills Regional Park Master Plan minor amendment to include, but not limited to, the coordination of public meetings.

Comments and Questions:

Respondents may submit questions using the solicitation's BidSync Q&A tab (www.BidSync.com) prior to the closing deadline for questions (see Timeline above). The deadline for questions is five (5) business days after the Pre-Proposal Conference. All questions and answers shall be posted to www.BidSync.com under the Q&A's tab for the solicitation and must be received by the end of the business, 5:00 PM Phoenix, Arizona time.

It is the Respondent's responsibility to monitor the www.BidSync.com for the release of any additional documents and amendments (if any). Respondents will be responsible for downloading their copy of the documents and amendments, if any.

All administrative inquiries concerning information contained herein shall be addressed, preferably by email, to:

Emily Miller, Contract Administrator
 Maricopa County Parks & Recreation Dept.
 41835 N. Castle Hot Springs Rd.
 Unit Operations Center
 Morristown, AZ 85342
 Email: emily.miller@maricopa.gov
 Phone: 602-506-9511

Response Expectations

MCPRD requires potential partner(s) to be fully responsible for the operations, management, maintenance, and financing of future improvements of the Complex and/or Alternate Recreation Opportunities. To be considered, the LOI must include:

1. A narrative addressing all aspects of the Response. At a minimum, items to be discussed in detail are:
 - A. Proposed management and operational plan of the Complex to include, but not limited to, the process of implementing:
 - 1) Range operations plan.
 - 2) Range safety plan.
 - 3) The existing environmental stewardship plan may be modified as required to meet current environmental standards.
 - 4) Maintenance plan and preventative maintenance plan.
 - 5) Capital improvement plan.
 - 6) Emergency evacuation plan.
 - B. Special considerations for acceptance of your proposal, i.e., experience, administration, safety, etc.
 - C. Additional improvements that the Respondent desires to complete.
 - 1) Proposed development, operation, management, and maintenance of the Complex to include safety considerations and demonstrations of the Respondent's knowledge and experience in range operations.
 - 2) Approach, construction timelines, and priorities regarding such additional improvements.
 - 3) Proposed method of financing of the development costs to successfully achieve proposed improvements to the Complex.
 - 4) Assurance the proposed financing is readily available upon request of the County.
 - D. Alternate Recreation Opportunities (if applicable).
 - 1) Proposed development, operation, management, maintenance, and infrastructure improvements for the Alternate Recreation Opportunity to include safety considerations and demonstrate the Respondent's knowledge and experience in proposed operations.
 - 2) Approach, construction timelines, and priorities regarding Alternate Recreation Opportunity development.
 - 3) Proposed method of financing of the development costs to successfully achieve proposed development of the Alternate Recreation Opportunity.
 - 4) Assurance the proposed financing is readily available upon request of the County.
2. Elaborate on Respondent's experience with the planning and permitting process as it pertains to Maricopa County, BLM, United States Army Corps of Engineers, and the Town of Buckeye.
3. Profile of Respondent, including verification and documentation that the Respondent represents a non-profit or government agency.
4. A five (5) year pro forma that identifies the Respondent's revenue and expense predictions, including management fees and percentage to the County for administrative fees that will be used to offset County expenses that will be applied towards maintenance responsibilities within the Buckeye Hills Regional Park.

5. The full legal name and experience for similar projects successfully implemented by Respondent.

Instructions

Respondents shall submit their Response electronically via email to MCPRD Contract Administrator, emily.miller@maricopa.gov, by 2:00 p.m. on December 14, 2023, with reference to "Serial #2411-005-LOI" Request for Expressions of Interest For A Public-Private Partnership for Operation, Management, Maintenance, and Improvements for the Existing Buckeye Hills Shooting Complex, or Alternate Recreation Opportunity, at Buckeye Hills Regional Park."

LATE RESPONSES SHALL NOT BE CONSIDERED. A Respondent responding to this notice should ensure that its Response is complete and sufficiently detailed to allow the MCPRD to determine the organization's qualifications and capability to perform the work. Font should be Times New Roman, size 12. Lengthy Responses are discouraged.

Responses will be evaluated based on the capability to achieve the desired result, and if only one (1) Response is determined to be qualified, County may, at its discretion, decide to continue negotiations with a single source or at that time, or at any time, may discontinue the LOI process. If multiple Respondents are determined to be qualified, County may further evaluate the interested parties, and request additional information. MCPRD reserves the right to conduct follow-up interviews with Respondents to clarify Responses, if needed.


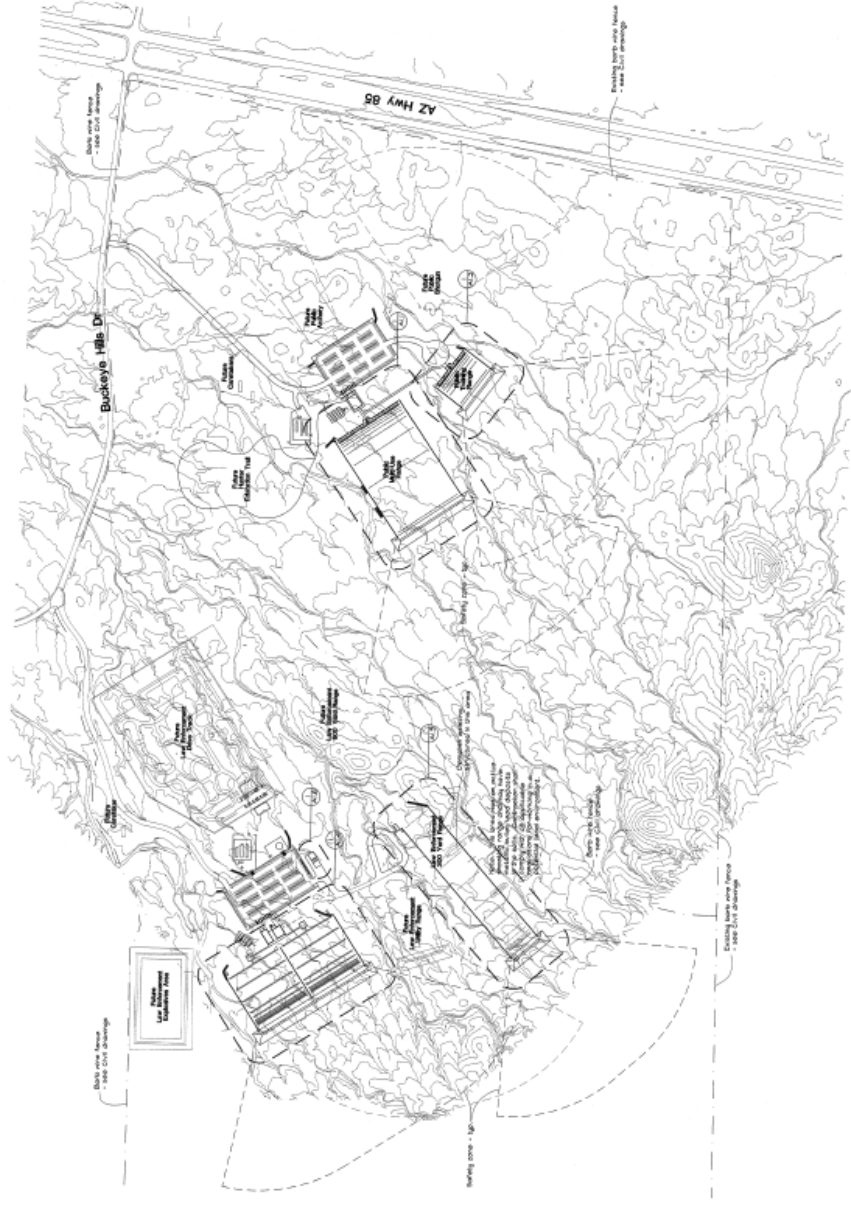
EXHIBIT A BUCKEYE HILLS SHOOTING PARK PLAN (Not to Scale)

15 Mar 07

Buckeye Hills Shooting Park
Architectural Site Plan

Buckeye Hills Shooting Park
26700 West Buckeye Hills Drive
Buckeye, AZ 85326

Kramer
ARCHITECTURAL SITE PLANNING

Architectural Site Plan
Scale: 1" = 200'

North arrow pointing up with 'NORTH' label.

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EXHIBIT C
BUCKEYE HILL REGIONAL PARK MAP

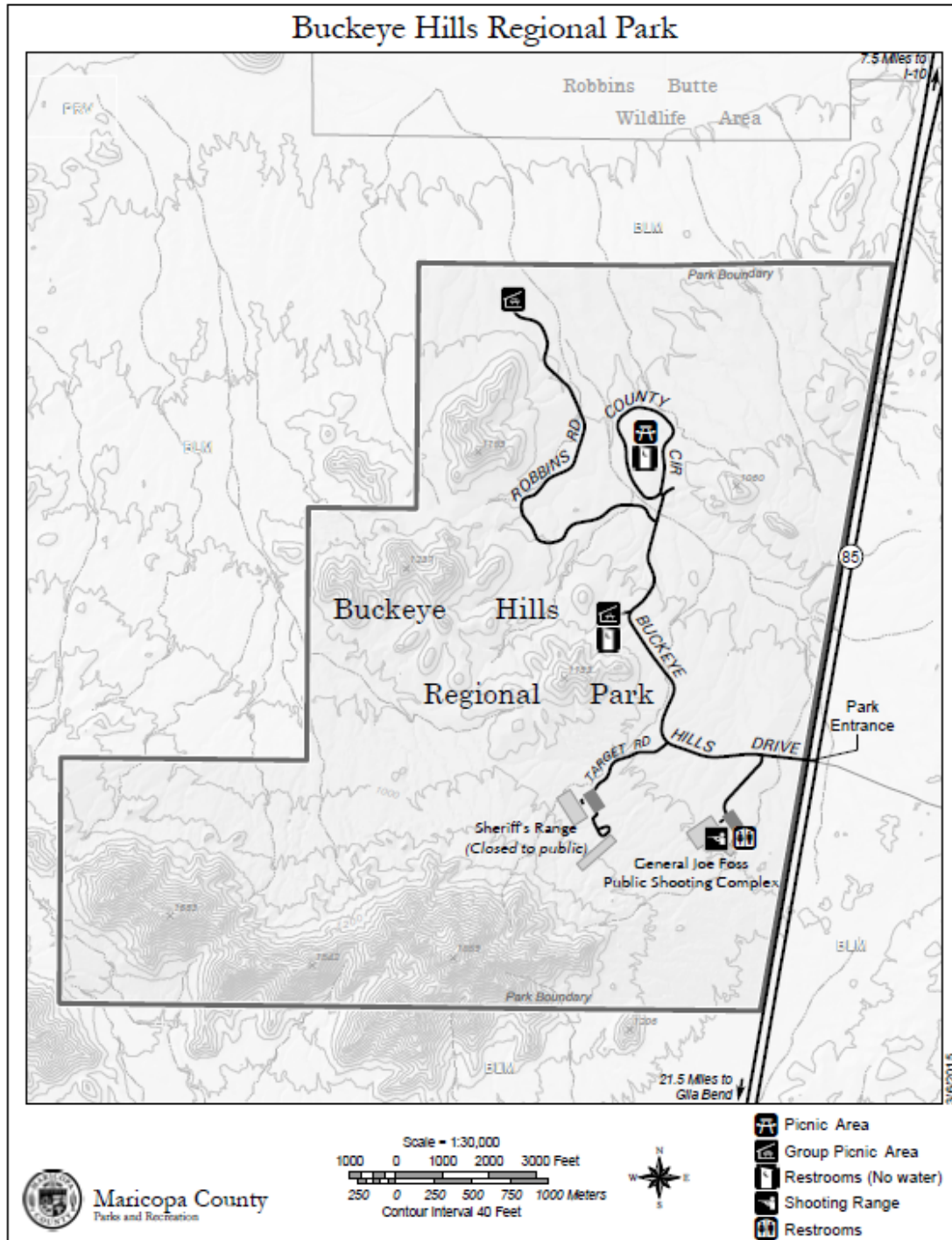
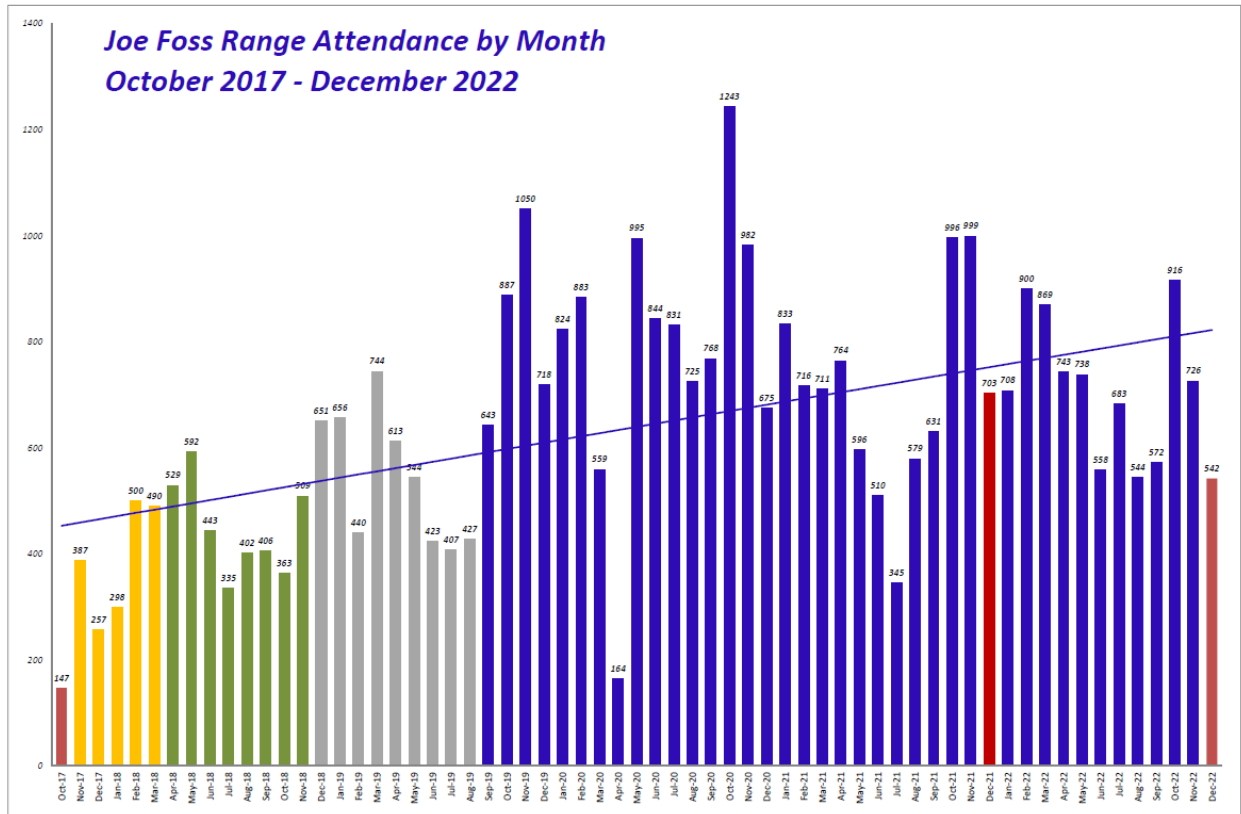


EXHIBIT D
AERIAL MAP OF COMPLEX



EXHIBIT E
ATTENDANCE AND REVENUE



YTD	Revenues	% Chg.	Expenses	% Chg.	Net Income	% Chg.	Inc % Rev
2019	\$ 60,824.68	---	\$ 24,082.63	---	\$ 36,742.05	---	60.4%
2020	\$ 72,988.59	20.0%	\$ 27,709.31	15.1%	\$ 45,279.28	23.2%	62.0%
2021	\$ 75,819.75	3.9%	\$ 34,601.73	24.9%	\$ 41,218.02	-9.0%	54.4%
2022	\$ 84,934.58	12.0%	\$ 41,318.18	19.4%	\$ 43,616.40	5.8%	51.4%