



# Pinellas County

## Staff Report

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File #: 23-1629A, Version: 1

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### **Subject:**

Ranking of firms and agreement with 3B Cattle LLC for land management services on the Cross Bar and Al Bar Ranch property located in Pasco County, FL.

### **Recommended Action:**

Approval of the ranking of firms and agreement with 3B Cattle LLC (3B) for land management services on the Cross Bar and Al Bar Ranch property located in Pasco County, FL.

- This contract is for land management services on the Cross Bar and Al Bar Ranch property, including tasks related to ecosystem management and forestry management.
- Contractor responsibilities include 24-hour site security, fire line maintenance, wildfire suppression, gate and fence maintenance, infrastructure and building maintenance, road grading and upkeep, mowing, tree/debris clearing, nuisance wildlife control, and assistance to County and third-party personnel, as needed.
- Contractor is provided residential homes and barn spaces for their use under the agreement, including 1,600 acres of pasture land.
- This contract is effective for a period of sixty months from March 17, 2024, with a total not-to-exceed contract value of \$1,690,280.64. There is provision for four, sixty-month extensions.
- This contract replaces the current contract currently held by 3B, with a decrease of \$9,598.60 or 2.76%.
- Three firms submitted proposals; 3B was evaluated as the highest-ranked firm and is recommended for award by the Utilities Department.
- This is sufficiently budgeted for in the Fiscal Year 2024 Adopted Budget.
- Expenses will be made from Utilities Operating Budget and funding will be derived from the Water Revenue and Operating Fund.

Contract No. 23-1018-RFP in the total not to exceed amount of \$1,690,280.64, effective for sixty months from March 17, 2024; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

### **Strategic Plan:**

Practice Superior Environmental Stewardship

3.1 Implement green technologies and practices where practical

3.2 Preserve and manage environmental lands, beaches, parks, and historical assets

3.3 Protect and improve the quality of our water, air, and other natural resources

Deliver First Class Services to the Public and Our Customers

5.2 Be responsible stewards of the public's resources

### **Summary:**

This contract provides for land management services on the Cross Bar and Al Bar Ranch property, including tasks related to ecosystem management and forestry management.

Requirements include site security, fire line maintenance, wildfire suppression, gate and fence maintenance, infrastructure and building maintenance, road upkeep, mowing, tree/debris clearing, nuisance wildlife control, and assistance to County and third-party personnel, as needed. Four on site residences and two barns will be provided for use by the land manager and employees, as well as 1600 acres of pastureland.

**Background Information:**

On August 4, 2023, Purchasing and Risk Management, on behalf of Utilities, issued a request for proposal for land management services. Three proposals were received with award recommendation to 3B as the highest ranked firm. Final negotiated agreement with all accepted terms and conditions was completed on January 30, 2024.

Pinellas County owns approximately 12,381 acres inclusive of the Cross Bar / Al Bar Ranch in north central Pasco County. The Cross Bar Ranch is currently utilized as a regional well field operated by Tampa Bay Water (TBW). A mixed-use Ecosystem Management Plan is currently being implemented which balances water supply operations and resource protection, silviculture, agricultural operations, protection of wildlife, and habitat restoration activities.

**Fiscal Impact:**

Five (5) year expenditure not to exceed: \$1,690,280.64.

This is sufficiently budgeted for in the FY24 Adopted Budget.

Expenses will be made from Utilities Operating Budget and funding will be derived from the Water Revenue and Operating Fund.

**Staff Member Responsible:**

Jeremy Waugh, Director, Utilities

Merry Celeste, Division Director Purchasing & Risk, Administrative Services

Joe Lauro, Director, Administrative Services

**Partners:**

N/A

**Attachments:**

Agreement

Rankings Spreadsheet