

REVISED 3/27/2017
REQUEST FOR PROPOSALS
FOR
ENVIRONMENTAL/HAZARDOUS MATERIALS CONSULTING SERVICES
FOR ALAMEDA POINT

March 27, 2017

Due Date: April 20, 2017

I. Background

Alameda Point consists of approximately 878 acres encompassing the majority of the former Naval Air Station Alameda (NAS Alameda), generally located west of Main Street in the City of Alameda, California. The Oakland/Alameda Estuary defines the northern edge of the site and San Francisco Bay defines its southern and western edges. The property is currently occupied by over five million square feet of former Navy buildings; former airplane runways, taxiways, and staging areas; and water and maritime uses within what is referred to as the Seaplane Lagoon. The base was decommissioned in 1997. To date, 546 acres of the 878 acres of Alameda Point have been conveyed to the City. The federal government continues to own that balance. Attachment A shows the overall Navy conveyance schedule. Alameda Point is planned for a mixed-use, transit-oriented development consisting of 1,425 housing units, 5.5 million square feet of commercial space, over 300 acres of parks and open space, and a new ferry terminal. Links to upcoming developments at Alameda Point can be found at the following links: Site A- (<https://alamedaca.gov/alameda-point/site-development>) and Main Street -Neighborhood. <https://alamedaca.gov/alameda-point/main-street-neighborhood-rebuilding-efforts>. In addition, the Alameda Point Zoning Ordinance Map and the Alameda Point Master Infrastructure Plan are available at the following links: https://alamedaca.gov/sites/default/files/department-files/2014-03-17/ap_zoningmap_02052014.pdf and <https://alamedaca.gov/alameda-point/approved-master-infrastructure-plan>

Alameda Point is a federal "Superfund" site due to contamination in soil, groundwater, and soil gas associated with the Navy's past use of the property and is comprised of 300 petroleum sites and 34 federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) installation restoration sites, many of which have been remediated and closed (Attachment B). There are also petroleum site, many that have been closed. Attachment C is a map of current open petroleum sites. Since just before the base's decommissioning, the City of Alameda has consulted with Russell Resources, Inc. to provide environmental consulting services regarding the Navy's remediation of the former NAS Alameda, conveyance of land from the Navy to the City, and new development.

II. Role of the Consultant

The City is looking for a highly qualified individual (“Consultant”) to work closely with the City’s Base Reuse Department and serve as the strategic advisor, project manager, and primary point of contact for all hazardous materials issues related to Alameda Point clean-up, conveyance, development, and other related technical work. The Consultant can be part of a firm or an independent consultancy, but must be the dedicated advisor, point person and manager to the City for the proposed scope of work (Attachment F) at Alameda Point. The Consultant will serve as a strategic advisor and be required to acquire the knowledge and history of issues at Alameda Point to interact effectively with the Navy, environmental regulators, the City Council, community, developers, potential investors, and staff on numerous and diverse hazardous materials issues. In summary, the Consultant is expected to:

- Become the expert on all historic and current environmental and hazardous materials issues at Alameda Point;
- Be an active participant in all aspects of the Navy’s clean-up and conveyance process and schedule;
- Represent the City as its key resource at meetings with the Navy, environmental regulators, City Council, and City staff;
- Review and prepare technical and other relevant documents for City review;
- Serve as the City’s strategic advisor in evaluating and negotiating environmental matters in development proposals; and
- Provide other relevant consulting services, as directed by the City.

III. Submittal Requirements

The City is requesting **4 hard copies and one pdf copy** of the proposal, which must contain the following information:

1. Letter of Interest and Approach (2-page maximum): Please include a letter expressing the Consultant’s interest in being considered for the project. Include a statement regarding the Consultant’s ability to dedicate time, support staff, and resources to this effort during the period from May 2017 through April 2018. The letter of interest must include a commitment to the availability of the Consultant and all key support staff during the period, which is currently estimated at approximately 50 hours per month on average.

As part of the letter, please also describe your understanding of the proposed work and of Alameda Point, your approach to gaining the knowledge and experience about the history of issues, and how you will efficiently leverage all of the past work that has been conducted to approach new challenging issues.

2. Strategic Advisor/Project Manager Experience (5-page maximum): Please include information about the specific relevant experience for the Consultant, who would be the Strategic Advisor/Project Manager and serve as the principal contact for the scope of work.

Please include information describing the experience of the Strategic Advisor/Project Manager with large, complex environmental projects, including any experience with CERCLA sites and interaction with federal and state regulators. Please provide references for each example cited including phone number and email address of contacts.

3. Scope and Budget (3-page maximum): Based on the Proposed Scope of Work in Attachment D, please provide billing rates and a budget consistent with a 12-month schedule of work.
4. Comments/Questions on the City Standard Consultant Agreement: The City standard consultant agreement is attached for your consideration (see Attachment E, "City Standard Consultant Agreement"). If the Consultant has any questions/concerns related to any provisions of the standard form contract, they must be submitted in writing with your response to this Request for Proposals.

IV. Submittal Instructions

Responses should be submitted by mail or in person by **2:00 PM on Thursday, April 20, 2017** to:

Michelle Giles
Redevelopment Project Manager - Base Reuse
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Submittals shall be clearly marked on the outside cover or envelope "Response to Request for Proposals: Alameda Point Environmental Consulting Services."

Interviews of selected consultants are tentatively scheduled for the week of April 24th.

V. Selection Process

Based upon the submitted proposals, the selection team will select a preferred Consultant. The City intends to complete the contract with the selected Consultant in a timely manner so that the Consultant can commence work in May 2017.

The final selection will be based upon the following criteria:

- A. The Consultant's experience and results with similar projects and demonstrated expertise outlined in Section II, Role of the Consultant, of this Request for Proposals. (60%)

- B. The Consultant's demonstrated understanding of the role of the Consultant, proposed scope, and the historic and on-going environmental issues at Alameda Point and the approach to addressing them. (20%)
- C. The Consultant's proposed budget amount for 12-month schedule. (15%)
- D. The Consultant's ability to meet the City's standard contract requirements. (5%)

The City will not discriminate against any interested firm or individual on the grounds of race, creed, color, sex, age, disability or national origin in the contract award. The City reserves the right to reject any and all proposals at its discretion, including not awarding the contract to any firm.

Questions

Michelle Giles, Redevelopment Project Manager – Base Reuse Department
mgiles@alamedaca.gov, is available to answer questions and respond to requests for additional information. All questions must be submitted in writing.

Attachments

- Attachment A: Alameda Point Navy Conveyance Schedule
- Attachment B: Alameda Point Map of CERCLA Installation Restoration Sites
- Attachment C: Open Petroleum Sites as of January 2017
- Attachment D: Proposed Scope of Work
- Attachment E: City Standard Consultant Agreement

All attachments are available in the Drop Box link below:

<https://www.dropbox.com/sh/nj7jru8uau7s567/AACYrmnMVH-F5Q9ukh7ZIFQ5a?dl=0>