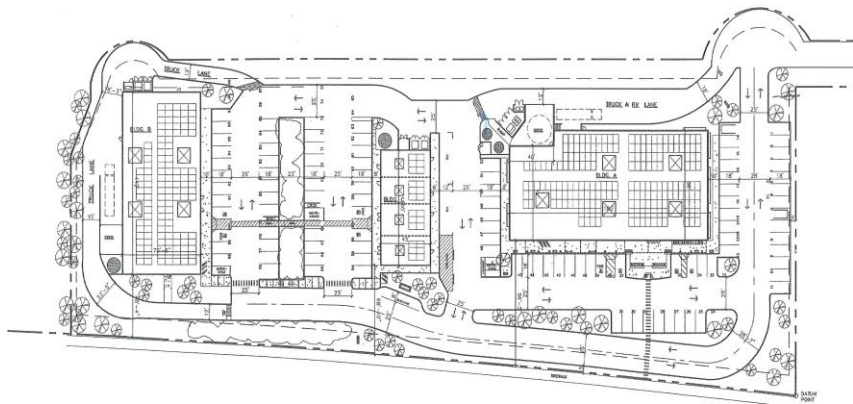




City of Fort Bragg Request for Proposals

Environmental Impact Report for the Hare Creek Center



Written Questions Deadline: January 29, 2016

Written questions should be directed to Marie Jones,
Community Development Director, at mjones@fortbragg.com

Proposals Due: 5:00 p.m., February 19, 2016

Interviews: Tuesday, March 4, 2016

Introduction

The City of Fort Bragg is seeking proposals from qualified environmental consulting firms interested in contracting with the City of Fort Bragg to prepare a project-level Environmental Impact Report (EIR) for the proposed Hare Creek Center shopping facility. The project will consist of the following:

A new shopping center anchored by Grocery Outlet consisting of three buildings, including: Building A at 15,000 square feet, Building B at 10,000 square feet and Building C at 4,500 square feet, for a total of 29,500 square feet of retail space. Associated development includes a new access road, a new 99 space parking lot, loading zones, pedestrian improvements, rain water storage tanks, utility connections, drainage improvements, utilities, signage and landscaping.

Project Location

The City of Fort Bragg, population 7,030, is a quaint Northern California coastal community, located 150 miles north of San Francisco, with strong ties to its surrounding environment, and an authentic, vibrant downtown commercial district. Fort Bragg serves as the primary commercial center for Mendocino County's coastal communities. The local economy was historically linked to resource-related industries including lumber, agriculture, and fishing; however, these industries, reflecting a national trend in many rural areas, have been in decline for years. Tourism, recreation-based businesses, and some light manufacturing are now the primary source of economic activity.

Project Area Description

The proposed project site consists of approximately four total acres of land located in the Coastal Zone on the west side of Highway 1. The site itself consists primarily of gently sloping grasslands. The site is bordered to the north by a Mini-golf Course & Hotel– Highway Visitor Commercial (CH), to the east by a Shopping Center(?) with General Commercial (CG) zoning, to the south by undeveloped land which is zoned Very High Density Residential (RVH) and to the west by vacant land and a Community College.

Direction	Use	Zoning
North	Hotel and mini-golf	Highway Visitor Commercial
South	Vacant	Very High Density Residential
East (across Highway 1)	Retail – shopping center	General Commercial
West	Community College	Public Facilities

Project History

Over the years, the applicant has submitted a variety of proposals for the development of portions of the Hare Creek Parcel including the following:

In 2013, the applicant submitted a project which had a very similar development program but a different site plan and grading schedule from the 2015 proposed project. The City completed an MND for this proposed project and received an important and last minute letter from the Coastal Commission that required a redesign of the project to reduce the amount of grading associated with the development. Additionally, due to significant opposition to the project, Fort Bragg City Council directed staff to prepare an EIR for a revised submittal which would address Coastal Commission staff concerns regarding the level of grading of the site.

In 2011, the applicant submitted a Local Coastal Program amendment permit (LCP 1-11) and a Zoning Amendment (1-10) to amend the Coastal General Plan, Coastal Land Use & Development Code, and Local Coastal Program to rezone the Patton/Carlson property located immediately west of Highway 1 at Highway 20. The 18.5-acre property is currently designated Highway Visitor Commercial (CH) and High Density Residential

(RH). The amendments would have reduced permitted residential density on the southern portion of the property adjacent to the Hare Creek from High Density Residential to Low Density residential. The application was withdrawn on June 5, 2012 in order to proceed with development on the site consistent with existing zoning.

In 2007, the applicant submitted an application to develop 70 units of multi-family housing, 33 single-family residential units, two office buildings (totaling 10,000 SF), a 140-seat restaurant, and a gas station with a minimart on this parcel and the adjoining parcels of the entire vacant 18 acre site. This application was withdrawn because the circulation plan for the development relied on direct Highway 1 access across the intersection from Highway 20. However this access is not allowed by Caltrans because Caltrans policy provides for only two access points on the west side of Highway 1 between the Hare Creek and Noyo River bridges and these two accesses already exist.

In 2004, the applicant submitted an application for a major subdivision, general plan amendment and rezone to develop: a Highway 20 extension road onto the site; a gas station/mini-mart, a 4,022 SF restaurant, an 11,192 SF office building, and 91 one- and two-story multi-family units. A letter was sent to the applicant on March 28, 2004 listing a variety of studies that would need to be completed in order to process the application. The project application was not processed. It is not clear from the file whether the application was withdrawn or deemed withdrawn due to the incomplete application.

In 2000, the applicant applied for and received approval for a Scenic Corridor Review (SCR 10-00) permit to remove all scotch broom and six Monterey Pine trees from the property at 1250 Del Mar Drive.

Project Management

The work of the environmental review team will be managed by the City. The EIR team will be under contract with the City of Fort Bragg. The City will act as the lead agency for the environmental review associated with the project entitlements. The EIR contractor will subcontract and manage the work of subcontractors for the preparation of necessary resource and background reports.

Project Timeline

The consultant solicitation process will culminate in the selection of an EIR team in March 2016. Technical work is expected to begin immediately thereafter. The environmental review process and the public hearings required to certify the Environmental Impact Report and consider the planning documents for approval will occur over a six to 12 month timeframe. A conceptual schedule for the environmental review is included below:

1. March 2016 – finalize contract and scope of work
2. April 2016 – complete initial study and scoping with public agencies and public
3. June/July 2016 – complete background and resource studies
4. August/Sept 2016 – Complete Administrative Draft the Draft EIR
5. Nov 2016 – Circulate Draft EIR for Comments
6. January/February 2017 – Submit Final EIR

Environmental Review Framework (Program Level EIR)

Existing Technical Studies

A number of environmental studies have already been conducted for project. Following is a list of technical information that is currently available. The consultant will be required to review all relevant background materials, including the technical documents. Data contained therein shall be used to identify outstanding issues that require further analysis, and the technical information shall be utilized during preparation of the EIR.

1. WRA, *Coastal Act Compliance Report for Hare Creek Center*, March, 2014
2. Urbemis, *Combined Annual Emissions Report*, July 30, 2014
3. Nolan Associates, *Groundwater Recharge and Water Balance Evaluation*, August 23, 1995
4. Krazan & Associates, *Geotechnical Engineering Investigation*, April 10, 1995
5. GHD, *Hare Creek Commercial Center Project Traffic Impact Study Report*, March 2014
6. KASL Consulting Engineers. *Water Model Study for 1250 Del Mar Drive Proposed Retail Shopping Center*, Oct 2014
7. Archaeological Resource Service, *Cultural Resources Evaluation*, May 4, 1994
8. City of Fort Bragg, *Mitigated Negative Declaration for Hare Creek Center*, 2014
9. City of Fort Bragg, *Agenda Item Summary report for Coastal Development Permit (CDP 8-13), Design Review (DR 7-13), Use Permit (USP 5-13) and Lot Line Adjustment (LLA 3-2014)*, 2014

These documents will be available for review at the project pre-bid meeting or can be emailed to you upon request. Additionally, the City has a number of non-site specific documents which will be important for the complete analysis of this project including:

1. *Municipal Services Review*, City of Fort Bragg, 2008
2. *Storm Drainage Master Plan*, Winzler & Kelly, 2004
3. *Public Facilities Master Plan*, 2007
4. *Water System Study and Master Plan*, City of Fort Bragg, 1986,
5. *Bicycle Master Plan*, City of Fort Bragg, forthcoming 2009
6. *Coastal General Plan*, City of Fort Bragg, 2008
7. *Coastal Land Use and Development Code*, City of Fort Bragg, 2008
8. *City of Fort Bragg Green House Gas Inventory*, City of Fort Bragg, 2008
9. *Climate Action Plan*, City of Fort Bragg, forthcoming 2009

Needed Technical Studies

Some of the technical studies may be too old and outdated to provide adequate information for the EIR. Staff recommends that the EIR team contract to have the following studies updated or completely redone, as needed:

1. New Geotechnical Report which evaluates current conditions at the site, and addresses potential impacts associated with proposed grading and site development.
2. New Cultural Resources Evaluation Report to ensure compliance with current standards.

3. Update of the Groundwater Recharge and Water Balance Evaluation Study to correspond to the proposed project specific development and current standards.
4. A drainage study that evaluates the potential impacts of the proposed project on storm water run-off.
5. A water supply study to ensure that the City has adequate water resources to serve the proposed development in a severe drought.

Other technical studies may also be needed.

Major Issues to be Addressed by the EIR

Through the MND process for this project City staff has identified the following key areas that will need analysis:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input checked="" type="checkbox"/> Greenhouse Gas Emissions |

Through the MND process, staff found that the potential environmental impacts were all mitigatable. For the revised project, staff anticipates that the following topics will require additional analysis:

1. Impacts of the project on visual resources and aesthetics, given new design and site configuration;
2. Impacts of the project on the City's water delivery system in a severe drought;
3. Impacts of the project on the hydrology of Todd's Point, given new hydrological analysis;
4. Impacts of the project on cultural resources, given new archaeology analysis; and
5. Conformance of the project with specific policies in the Coastal Land Use and Development Code (CLUDC) and Coastal General Plan given new site configuration.

Scope of Work

This contract will include the following major tasks, some of which are detailed in the following sections:

1. Project Kick off Meeting
2. Review Project Description, Prepare Initial Study, Issue Notice of Preparation (NOP)
3. Evaluation of existing technical information
4. Evaluation of environmental issues and identification of additional required technical information
5. Incorporation of technical information into the required environmental documentation
6. Consultation with State agencies in cooperation with City
7. Scoping sessions with the public
8. Prepare Administrative Draft EIR pursuant to the California Environmental Quality Act
9. Respond to internal review of Administrative Draft EIR
10. Prepare and circulate Draft EIR
11. Notice and hold public hearing on Draft EIR (Joint City Council/Planning Commission meeting)
12. Prepare administrative draft of response to comments and draft responses sent to public agencies ten days before hearing
13. Internal Review of administrative draft of Final EIR
14. Prepare Final EIR and Response to Comments

15. Prepare CEQA resolution and required findings
16. Prepare Statement of Overriding Considerations
17. Participation and presentation of findings in meetings with Fort Bragg City staff, Fort Bragg City Council, Planning Commission, the public, and the California Coastal Commission.

1. Project Management & Kickoff

A. Project Kick off.

- The consultant will meet with City staff to review the scope of work and timeline, and tour the site.
- At the project kick-off meeting, the Consultant will be provided with a complete set of all technical information.

B. Coordination. Consult, communicate, and meet with the staff as often as necessary to verify, refine, and complete the project requirements and review the progress of the project. Initiate consultation with responsible agencies and other involved local, state, federal agencies. The consultant shall develop and maintain a project schedule and provide verbal status reports via conference calls on a monthly basis.

2. Prepare and Distribute the Notice of Preparation (NOP)

The selected consultant will be asked to review the project description, identify any additional needs, and prepare the draft NOP, including an environmental scoping study that describes the topics to be analyzed in the EIR. (The City of Fort Bragg will be responsible for circulation of the Notice of Preparation to the appropriate local, State, and Federal agencies.)

3. Evaluate Existing Technical Studies and Incorporate them into the Environmental Review

The consultant will review all pertinent documents and existing studies in order to analyze potential project impacts.

Based on an evaluation of the existing technical documents and complete project description and the consultant team's recommendations, the consultant will contract with appropriate experts to complete additional technical studies. At this time, the City recognizes that the following additional technical studies may be required:

1. New/revised Geotechnical Report which evaluates current conditions at the site, and addresses potential impacts associated with proposed grading and site development.
2. New Cultural Resources Evaluation Report to ensure compliance with current standards.
3. New/Update of the Groundwater Recharge and Water Balance Evaluation Study to correspond to the proposed project specific development and current standards.
4. New drainage study that evaluates the potential impacts of the proposed project on storm water run-off.
5. New/Revised water supply study to ensure that the City has adequate water resources to serve the proposed development in a severe drought.

4. Technical Evaluation of Issues Identified & Identification of Additional Technical Information.

The consultant shall evaluate all factual information necessary to complete the analyses of issues of concern. The process may include fieldwork, interviews and meetings, map and exhibit preparation. Identification of additional technical information, if needed, to prepare environmental document, including additional botanical, avian, and marine mammal surveys, as well as cultural and archaeological surveys

5. Incorporation of Technical Information into Environmental Review

The consultant team will incorporate the technical information into the environmental review. This incorporation will make every effort to analyze the relevance of the data in the main body of the document and incorporate actual data itself by reference or in an appendix.

6. Consultation with State Agencies in Cooperation with City

The consultant team will likely need to undertake initial consultations with the following agencies in order to obtain early input and address initial agency concerns:

- i. State Water Resources Control Board
- ii. Coastal Commission
- iii. North Coast Regional Water Quality Control Board
- iv. State Historic Preservation Office
- v. Caltrans

7. Public Scoping Session

Participate in a public scoping meeting. Because of the extensive public interest in the project, the City will hold at least one public meeting to receive comments from the public on the proposed scope of the EIR. The consultant will be responsible for developing and presenting materials and information. The consultant will prepare a written summary of environmental issues raised at the scoping meetings. Additional scoping meetings with staff, public agencies, and the project proponents may be conducted at the discretion of the consultant.

8. Prepare Administrative Draft EIR

Prepare and submit an electronic version that can be easily circulated and edited, and three hard copies of an Administrative Draft EIR (ADEIR) to the City of Fort Bragg for review. The ADEIR will include an executive summary and a summary table of impacts and mitigation measures to facilitate comparison of impacts among the alternatives.

Contents of Administrative Draft EIR -The EIR shall be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), California Public Resources Code Sections 21000 *et sequitur*, and CEQA Guidelines, Title 14, California Code of Regulations 15000 *et seq.* The document shall include all of the required elements of an EIR, including, but not limited to:

Cover Sheet

Title Sheet

Purpose, scope and contents of the EIR

Compliance with CEQA requirements for distribution, notification, and public comment

Summary of proposed actions and consequences

- Significant effects
- Areas of controversy
- Resolution of issues through alternatives and mitigation

Table of Contents

Chapter 1 – Proposed Project/Program Description

- Introduction
- Project Objectives
- Project Description
- Intended uses of EIR
- Agencies to review EIR
 - Conformance with plans and policies
 - Permits and approvals needed

- Other environmental review and consultation required
- List of all project decisions subject to CEQA

Chapter 2 – Environmental Impact Analysis Section shall focus on significant impacts, which may include any of the following (**bold** indicates sections with impacts likely to require mitigations):

- Geology, Soils, Seismic, Tsunami, Topography
- **Hydrology**, Floodplain
- Climate change/Greenhouse Gas
- Natural Communities
 - Wetlands and Other Waters, Aquatic Species
 - Terrestrial, avian, and marine mammals
- **Cultural Resources**
- **Land Use, Consistency with State, Regional, and Local Plans and Programs**
- Parks and Recreational Facilities
- **Economic and Social Effects**
 - **Community Character and Cohesion**
 - **Impact of the Project on the Physical Character of the Central Business District**
- Wastewater collection, treatment and disposal
- **Water** rights, **storage**, treatment and **distribution**
- **Water Quality and Stormwater Runoff/Management**
- Fire protection and emergency response
- Traffic and Transportation/Pedestrian and Bicycle Facilities
- **Visual/Aesthetics**
- Hazardous Waste/Materials
- **Air Quality**
- **Noise (and vibration, if applicable)**
- Energy, Climate Change & Sustainability

Growth Inducing Impacts

Discussion of Cumulative Impacts

Significant irreversible environmental changes

Consideration and Discussion of Alternatives to the proposed project

APPENDICES

- CEQA Checklist and NOP
- Glossary of Technical Terms
- Technical Studies
- Bibliography
- Persons contacts
- Report Preparers

9. Respond to Internal Review of Administrative DEIR

An electronic copy (in Microsoft Word) plus a printed version of the screen-check Draft Environmental Impact Report sections shall be submitted to the City for review. City Staff will consolidate comments and prepare one set of City Staff comments for incorporation into the DEIR. The consultant will meet with City staff to discuss each section as necessary. City staff modifications must be incorporated into the DEIR. The first required screen-check section will consist of the draft Table of Contents, Project Description, and Environmental Setting. The precise time schedule for screen-checks shall be determined after the project schedule is finalized. The consultant shall inform the City of any circumstances arising that may delay or change the contracted work program.

Administrative DEIR- An electronic copy (in Microsoft Word) plus a printed version of the Administrative DEIR shall be submitted to the City. A post-administrative DEIR submission meeting/conference call may be held to discuss the draft and any required modifications.

10. Prepare and Circulate Administrative Draft EIR

Following City review, the consultant will revise the Administrative Draft EIR based upon City direction. The consultant will be responsible for production of one compact disc with all word processing and graphic files of the Draft EIR and 15 discs of the Draft EIR which will be distributed as follows: five copies of the Draft EIR to local and State Agencies, one copy to the State Clearinghouse, and three copies to the City. Two hard copies shall be submitted to the City. A Microsoft Word version of the text shall be provided with the Draft EIR. A photo-ready copy (PDF) of the final document, including all technical appendices shall also be provided. The Draft EIR will be distributed by the City. Public Noticing and hearing responsibilities will be undertaken by City staff.

11. Notice and hold public hearing on Draft EIR (Joint City Council/Planning Commission meeting)

12. Prepare administrative draft of response to comments and draft responses sent to public agencies ten days before hearing. Based on the past level of interest in this project, the City anticipates receiving 100 to 200 comment letters on the Draft EIR. Many of the comment letters are likely to cover similar concerns.

13. Hold public hearing. The consultant shall be present at the public hearing.

14. Provide an administrative draft of Final EIR for City review. Following the close of the DEIR comment period, the consultant will prepare an administrative draft Final EIR in the form of response to comments/errata document. This document will be circulated to City Staff for internal review.

15. Prepare Final EIR

The final EIR will be prepared including responding to City comments. A Microsoft Word version of the text shall be provided for the Final EIR. A photo-ready copy of final document, including all technical appendices, shall also be provided. The Final EIR will be distributed by the City. Public noticing and hearing responsibilities will be undertaken by City staff. The Final EIR will include as a minimum, the following:

1. A list of all persons, organizations, and public agencies commenting;
2. The Draft EIR;
3. Copies of all written comments received on the Draft EIR;
4. Responses to all environmental issues raised in the review process; and
5. Revisions to the Draft EIR based on the responses.

16. Prepare required findings

The consultant will prepare the findings required by CEQA for certification of the Final EIR.

Preferred Consultant Skills and Experience

The primary services offered by the selected firm shall be environmental consulting. A background in environmental planning is preferred. Specifically, the City is looking for a consultant team with:

- A project manager with direct experience completing EIRs for projects within the California Coastal Zone.
- Team members with a successful track record of preparing EIRs that satisfy local, regional, and state environmental laws and regulatory agencies.

Project Deliverables:

- a) Facilitate project discussion at scoping meeting
- b) Potential Reports and Studies:
 - New/revised Geotechnical Report
 - New Cultural Resources Evaluation Report
 - New/Update of the Groundwater Recharge and Water Balance Evaluation Study
 - Drainage study
 - New/Revised water supply study
- c) Screen-check Draft Environmental Impact Report
- d) Administrative DEIR
- e) Draft EIR
- f) Draft Response to Comments and Statement of Overriding Considerations
- g) Final EIR
- h) Findings
- i) Ongoing progress meetings

Electronic copies of all deliverables are required on CD and one photo-ready hard copy as follows:

- All technical reports conducted by the consultant (all created maps should also be delivered in AutoCAD format)
- One (1) original of the screen-check Draft EIR
- Two (2) original of the Administrative Draft EIR, including all technical appendices
- Two (2) original of the Draft EIR, including all technical appendices
- One (1) original of the Final EIR, including all technical appendices

RFP Schedule

Deadline for Written Questions	January 29, 2016
Response to Questions Posted	February 3, 2016
Proposals due	February 19, 2016
Interviews	March 4, 2016

Written questions will be accepted through January 29, 2016 and should be directed to:

Marie Jones
Community Development Director
Community Development Department
City of Fort Bragg
416 North Franklin Street
Fort Bragg, CA 95437
E-mail: mjones@fortbragg.com

All written questions will be answered and posted on the City Clerk's City's website on an ongoing basis, with all final questions to be posted on February 3, 2016.

Please check the following link to review other addenda to the RFP:

<http://city.fortbragg.com/151/Requests-for-Proposals-Bids>

Oral questions will not be taken or answered.

PROPOSAL SUBMITTAL REQUIREMENTS

1. Proposers should send 4 copies of the completed proposals and cost bid so that they are received by the City no later than 5:00 p.m. on February 19, 2016:
City of Fort Bragg
Attention: June Lemos, City Clerk
416 North Franklin Street
Fort Bragg, CA 95437
2. Format: Proposal should be 8 ½ x 11 inches, printed two-sided on recycled and recyclable paper and recycled covers with removable bindings, bound in a single document and organized in sections following the order specified under contents.
3. Contents: Proposal shall contain the following information, in the following order
 - A. Firm Description
Provide a description of your firm and list relevant information about capabilities, size, rate of services, and length of time in existence.
 - B. Relevant Experience
The consultant team should have experience in environmental consulting, CEQA and completing EIRs. Experience with the coastal act is useful. The detail of relevant project experience should highlight projects on which the proposed team members have worked. Please only list projects that were completed by the proposed team members in your proposal, and include a list of the team members that worked on the project, and their role in the project.
 - C. Key Personnel Qualifications
Identify key personnel who would work on the project, their respective roles, and a synopsis of relevant experience. The project manager should have proven experience in preparing EIRs.
 - D. References
List of at least three public agencies or clients for whom similar work has been performed by project team members, with the name, title and phone number of a contact person. References must be for projects worked on by team members on the proposed team.
 - E. Project Understanding, Approach, and Scope of Work
Please provide an overview of your project understanding and approach. Include a detailed scope of work including all tasks associated with the project, including how you propose to complete each task. Please use the information provided in the RFP and the proposed scope of work identified by the City herein. Feel free to elaborate and provide additional tasks you think might be necessary, however list them as optional tasks and include them in the overall budget as separate line items. Please list all additional studies as separate cost items.
 - F. Budget and Schedule of Charges
Provide a "Not to Exceed" project budget that details hours and personnel by task. Include also all travel reimbursement and other costs by task. For components for which it is difficult to define the scope of work (such as consultation with resource agencies and response to comments), please provide an hourly rate only. Please provide a separate budget for optional tasks.
 - G. Work Schedule
Provide time schedule for completion of work.
 - H. Sample Work Product

Please provide one digital copy of an EIR and associated technical documents prepared by the proposed project manager and key staff and preferably prepared for a public agency for a similar type of project. The sample work product should be provided electronically on a disk (CD) or a thumb drive.

I. Insurance

The individual or firm receiving the contract shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant, his agents, representatives, employees or subcontracts as set forth in Section 11 of Attachment 3 which is attached hereto and incorporated by reference herein. The cost of such insurance shall be included in the consultant's proposal.

J. Consultant Agreement

The City's standard consultant services agreement is attached as Attachment 3. Please identify if your firm would have any issues with the provisions of the City's standard consulting services agreement.

EVALUATION CRITERIA

Proposals will be evaluated on the basis of the following criteria:

- Qualifications and experience of key individuals, including the Project Manager and key analysts (30%)
- Capabilities and resources of the firm (10%)
- Project understating and detailed scope of work (25%)
- Work sample and demonstrated ability to produce an effective quality document that has an excellent summary, a minimum of authors and styles, effective, cogent and well distilled data analysis, focus on relevant issues, excellent graphics, well explained and articulated decisions, and quality control. (10%)
- Cost and schedule for completion of work (20%)
- Preference for consultant teams that include a local (Mendocino Coast) subcontractor or prime contractor on the project team (5%).

The above selection criteria are provided to assist proposers and are not meant to limit other considerations that may become apparent during the course of the selection process. Proposals will be reviewed and evaluated by staff of the City of Fort Bragg and a recommendation for award of contract will be presented to the Fort Bragg City Council.

OTHER CONSIDERATIONS

The City of Fort Bragg reserves the right to reject any and all proposals. This Request for Proposals does not commit the City to award a contract, pay any costs incurred in the preparation of proposals, or to procure or contract for supplies or services.

The City of Fort Bragg reserves the right to negotiate with any qualified source or to cancel, in part of or in its entirety, this Request for Proposals, if it is in the best interest of the City to do so. The City may require the selected consultant to participate in negotiations, and submit such price, technical or other revisions of the proposal that may result from negotiations.

ATTACHMENTS

Attachment 1 – Project Map & Plans

Attachment 2 -City's Standard Professional Services Agreement and insurance requirements. If the consultant team has any issues with the City's requirements, these issues must be explicitly identified in the proposal.

Please see the City's website for relevant documents related to this project, including: relevant studies such as traffic and coastal resources. The staff report and MND prepared for an earlier version of this project, comments received during the appeal process for the previous study and other relevant materials.

Please follow the following links: <http://city.fortbragg.com/486/Active-Permit-Applications>

Consultant List

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