

REQUEST FOR QUALIFICATIONS
for
PLANNING AND ENVIRONMENTAL ASSESSMENT SERVICES
for the
CONCORD HILLS REGIONAL PARK PROJECT

August 15, 2014

Dear Principal:

The East Bay Regional Park District (EBRPD) is seeking qualifications from planning firms to carry out the land use planning, economic forecasting, and environmental assessment process for the Concord Hills Regional Park. This will be a long-term phased park planning effort on a former military facility. We urge you submit a brief statement of qualifications as described below. **Five (5) hard copies and one (1) CD copy of your statement are due by 4:00 PM on Friday, September 5, 2014** at the EBRPD 2950 Peralta Oaks Court, Oakland, CA 94605-0381 and should be addressed to the attention of Brian Holt, Senior Planner, Interagency Planning Department.

The Concord Hills Regional Park presents a unique opportunity to create a new world-class regional park adjacent to one of the Bay Area's biggest planned developments. The Concord Hills Regional Park will consist of at least 2,540 acres of land identified for a new regional park within the Concord Reuse Project Reuse Plan and Area Plan. The land is part of the inland area of the former Concord Naval Weapons Station and consists of grass and oak woodlands stretching from Mount Diablo Creek to the ridgeline of the Los Medanos Hills between the cities of Concord and Pittsburg.

The 2,540 acres of new regional parkland will connect to planned greenbelts within the Concord Reuse Project area and to the North Concord BART station. The southern and western boundaries border the East Contra Costa County Habitat Conservation Plan area and will provide habitat and recreational connections to the vast protected areas within Black Diamond Mines Regional Preserve, Mount Diablo State Park, and beyond.

Natural resource impacts of the residential, commercial, and other uses proposed in the Concord Reuse Project will be mitigated within the Regional Park area to the maximum extent feasible. The Concord Reuse Project is currently engaged in Section 7 consultation. The Concord Hills Regional Park Land Use Plan will provide guidance to the permitting agencies on suitability of resource enhancement activities and compatibility of public access with proposed mitigation strategies.

The Concord Hills Regional Park Land Use Plan will guide the project through public access improvements and development of park operation facilities, identify conceptual land uses for later

phases of park development, and provide guidance for resource enhancement and permitting plans to be developed by the City.

The District envisions a planning process that makes vigorous outreach to the Central Contra Costa community, maximizes citizen participation, and thoroughly evaluates the opportunities and constraints associated with the broader context of land uses proposed throughout the Concord Reuse Project area.

The plan will build heavily upon and utilize existing data prepared throughout the Concord Reuse Project. Additional review of reuse or removal of abandoned Navy facilities, evaluation of long-term improvement and operating costs, and infrastructure development costs to serve the park will be necessary. Park development will be phased as appropriate with District operating capacity and aligned with development and infrastructure improvement throughout the remainder of the base.

The anticipated park planning process may include community meetings, outreach efforts, schematic design development, cost estimating, environmental assessments, recreational use studies, hazardous material studies, and compliance with CEQA.

The final product will consist of a land use plan that will guide the parks development throughout the build out term of the park and balance public access with habitat conservation requirements.

Specifically, the classification process requires an inventory and assessment of the natural, cultural, aesthetic and recreational resources within the future Concord Hills Regional Park site. Much of the natural and cultural resource assessments have been completed through studies prepared for the Concord Reuse Project. The land use plan will include a resource element, a land use element, a facilities element, an operations element, and a phasing plan. Additionally, the plan will include a focused study of a potential joint visitor's center project of the National Park Service and the District for the Port Chicago Naval Magazine National Memorial. Development and operational cost estimates will be developed for the various alternatives to be analyzed.

Selection of a planning firm or team shall be based upon consideration of the following items to be submitted as part of the Statement of Qualification:

1. Statement of overall approach to the project and why your firm or team would be best qualified to provide these services.
2. A brief description of your firm or team's role in at least three projects of similar complexity and scale during the past ten years. In particular, focus on any projects that involve military base reuse, balancing public access and recreation with offsite habitat mitigation requirements, creative reuse, and programmatic/planning level environmental review.
3. Provide a brief statement of your design and community involvement philosophy and describe how you would approach this project. Show examples of your firm's recent work and commitment to an inclusive community process.

4. Indicate the makeup of the proposed project team and the project manager who would be directly in charge. Also, list any proposed sub-consultants and indicate their proposed role. Describe your philosophy of teamwork. Describe how your team members have worked with diverse members of the community on complex issues.
5. Provide a minimum of ten (10) client/community references including name, title, address, email, and phone. Briefly describe the relationship and/or job associated with each.
6. Outline how you would typically be compensated on a project such as this. Provide a copy of your professional hourly and reimbursable rates for this year (2014). Include examples of project budgets.

CONSULTANT SELECTION & PROJECT SCHEDULE

(tentative)

The following table represents the tentative consultant selection and project schedule:

Statement of Qualifications due:	September 5, 2014
Announcement of Short List:	September 15, 2014
RFP released to Short List:	September 22, 2014
Proposals due:	October 17, 2014
Consultant interview:	October 28-29, 2014
Award of Contract by EBRPD – Board of Directors.....	November 18, 2014

PLEASE NOTE:

1. All firms are hereby notified that the selection of a Consultant for this project and any agreements for services resulting from this Request for Statements of Qualifications is dependent upon the approval of the EBRPD – Board of Directors.
2. Not less than two (2) and not more than six (6) firms may be selected to prepare a formal proposal. A tour of the site will be arranged for selected firms. The Park District reserves the right to reject any and all submittals or to re-solicit if it is deemed to be in the public interest. The Park District will make no reimbursement

for any cost incurred by a prospective Consultant for the preparation of a response to this RFQ or the subsequent RFP.

Thank you for your interest. If you have any questions, please contact Brian Holt at (510) 544-2623 or bholt@ebparks.org.