

I. Overview of Organization

A. Intent

San Diego State University Research Foundation (SDSURF) is requesting proposals from qualified environmental service consultants (“Respondents”) to provide environmental consulting services as part of a Brownfield Community-Wide Assessment Grant focused on National City (the City), CA. The selected Respondent will conduct environmental assessments and assessment-related activities in the Downtown Specific Plan Area (DSPA) (Target Area) and other portions of the City. SDSURF is seeking firms with documented experience conducting Phase I and II Environmental Site Assessments (ESAs); working in the San Diego region; and in preparing cleanup and reuse planning for brownfield sites. The selected contractor will conduct these activities at three pre-selected sites: The Former Education Center, Steamed Bean, A Avenue Parcel. Additional sites will be named by SDSURF.

Based on this RFP, SDSURF intends to select one Qualified Environmental Professional (QEP) to perform grant activities.

B. Question Deadline

Any questions regarding the meaning or intent of the RFP must be emailed to Charla Mullen cmullen@sdsu.edu by **5:00 p.m. (Pacific Time) December 13, 2023**. Information that is provided to a prospective Respondent about this RFP will be made public as a written addendum to the RFP on https://www.foundation.sdsu.edu/purchasing_index.html no later than **5:00 p.m. (Pacific Time) December 20, 2023**. All Respondents are encouraged to check the website for any addenda.

No additional individual tours or separate information will be provided to Respondents (other than through written emailed questions before the question deadline) from SDSURF. Aside from this formal communication process, do not call, email, or use any other form of communication with SDSURF staff, or with City of National City staff, or appointed or elected officials, as it is important and fair for all Respondents to receive the same information at the same time.

C. Overview of the SDSU National City Brownfields Assessment Project

The SDSURF has been awarded two grants to support community-wide assessment of brownfields in National City, California. These grants are awarded by the Environmental Protection Agency’s (EPA’s) Brownfields Grant Program and the California Department of Toxic Substances Control’s (DTSC’s) Equitable Community Revitalization Grant (ECRG) Program. The grant periods are three and two years, respectively, beginning in Fall 2022. Since 2013, SDSU has successfully partnered with and provided capacity to the City on air quality assessments, redevelopment, property management plans, and other revitalization and redevelopment projects. Building on this long-standing, mutually beneficial collaboration, SDSU will leverage their own personnel, expertise, and administrative infrastructure to create capacity

and oversee this Project to address brownfields in the City, in collaboration with community stakeholders.

Brownfields are properties where “the expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”. Within National City, the City’s long history of industrial activity, proximity to freeways, and mixed and often incompatible land uses have created multiple paths for environmental contamination and many brownfields. The City is disproportionately impacted by numerous economic and health disparities as compared to county, state, and US levels with National City neighborhoods having some of the highest levels of pollution burden regionally. The City also has higher risk of exposure to numerous pollution sources. Environmental assessment and planning is critical to promoting better environmental and community health. Community engagement in this process is critical to identifying brownfields sites, elaborating on community priorities, generating shared knowledge on local challenges, and identifying solutions.

The purpose of this project is to identify the presence and extent of contamination at identified brownfield sites and to, as necessary, determine appropriate cleanup and reuse options available.

The Project is co-led by SDSU faculty Jessica Barlow and Madison Swayne and the Brownfields Advisory Committee (BAC) with representatives from City of National City, the Environmental Health Coalition, the Urban Land Institute, the South County Economic Development Council, and the County of San Diego.

II. Scope of Services and Expected Outcomes

The City of National City and Target Area

The City of National City, CA, is located 5mi south of downtown San Diego and 8mi north of the US-Mexico border and is transected by Interstates 5 and 805, Highway 15, and State Route 94. Nearly 35,000 vehicles/hr pass through the City on I-5 and I-805 daily during peak travel hours. These two major freeways to/from the US-Mexico border are used to transport hazardous materials. The freeways have impacted the City’s development patterns which include industrial, commercial, and residential activities. The City is almost built out and has long been home to large-scale industry, due in part to its location as the first site of the trans-continental railroad depot and its proximity to the Port of San Diego. Port-area industrial activities include the 135-acre National City Marine Terminal and the largest West Coast US Navy installation; both have contributed to longstanding, acute air quality concerns, including fires and accidental releases. The City is home to 369 facilities with County environmental health hazardous material permits. Many homes in older parts of the City are adjacent to industrial and commercial businesses using or storing hazardous materials. The City’s long history of industrial activity, proximity to freeways, and mixed and often incompatible land uses have created multiple paths for environmental contamination and many brownfields. Environmental assessment and planning is critical to the City’s future.

The Project's Target Area, the Downtown Specific Plan Area (DSPA) in National City, CA, covers a 158-acre district of the 9.12mi² city and encompasses two federally designated opportunity zones. The DSPA is ideal for transit-oriented commercial and mixed-use development and multi-family residential development in a historically disadvantaged community with a complicated history of incompatible land uses and widespread environmental contamination. The City is an urban community in San Diego County with a population of 62,859 and a population density of 6,903/mi²; 31% of the City's population live within 0.5mi of the DSPA.

For the purpose of the grant applications to the US EPA and the DTSC, it was necessary to identify four Priority Sites in the Target Area. These sites were selected because they are centrally located, currently vacant, and, if contamination concerns are addressed, their location is critical for compact, transit-oriented development and in keeping with community planning priorities. This RFP addresses three of those four pre-selected priority sites. Additional sites will be identified as part of the brownfield site identification process, and these will be prioritized based on site prioritization criteria established by the Brownfields Advisory Committee and based on community input.

Site Descriptions:

The selected Respondent will be responsible for Phase I and II Environmental Site Assessments (ESAs) at the three pre-selected brownfield sites: the Former Education Center, Steamed Bean, and A Avenue Parcel. The Former Education Center is located at 921 National City Blvd, National City, CA 91950. Steamed Bean, which is adjacent to the Former Education Center, is located at 929 National City Blvd, National City, CA 91950. The A Ave parcel is located at 1028 A Ave, National City, CA 91950. SDSURF has written consent from the owner of these sites to access the site for the purpose of environmental site assessment purposes. The selected Respondent will also be responsible for ESAs at additional brownfield sites identified by SDSURF.

Purpose:

SDSURF is soliciting proposals for qualified environmental professionals to perform a range of services related to brownfield sites in National City. This environmental services work includes the following tasks, to be completed no later than **June 30, 2025**:

- Conduct site visits to identify environmental issues, collect data, and prepare plans related to Environmental Site Assessment
- Conduct Phase I Environmental Site Assessments (ESAs) to document the potential for contamination due to site uses and/or contamination from nearby properties. Phase I ESAs are to be conducted in accordance with the All-Appropriate Inquiry (AAI) ASTM Standard E1527-21 Final Rule. Phase I report development will include a record search to determine ownership of a site, previous usage, and possible sources of contamination. Phase I report preparation will also include a site visit and interviews. Where appropriate, limited on-site sampling may be done. If on-site sampling is included

in the scope, a Sampling and Analysis Plan (SAP), utilizing the US EPA's Sampling and Analysis Plan Guidance and Template for Brownfields Assessment Projects [Version 4, August 2018], will be prepared and submitted to the EPA Program Manager via the SDSURF for approval.

- Conduct Phase II ESAs including environmental sampling and analysis related to potential environmental concerns. Phase II ESAs will comply with ASTM E1903-19 Standard and standard industry practice. While Phase II scopes will vary based on site conditions and previous site use, Phase IIs will include environmental sampling planning, environmental sampling, and analytical results. The contractor will be responsible for preparation of site-specific Sampling and Analysis Plans (SAPs) utilizing the US EPA's Sampling and Analysis Plan Guidance and Template for Brownfields Assessment Projects [Version 4, August 2018].
- Prepare and deliver site-specific Health and Safety Plans (HASPs) for on-site environmental investigatory work. These site-specific HASPs must be prepared and certified by a certified safety professional and HASPs must be submitted prior to starting on-site work.
- Prepare Analysis of Brownfields Cleanup Alternative (ABCA) reports for sites with documented environmental contamination as part of a Phase II ESA.
- Comply with all federal cross-cutting requirements which include, but are not limited to, DBE requirements found at 40 CFR Part 33; OSHA Worker Health & Safety Standard 29 CFR § 1910.120; Uniform Relocation Act (40 USC § 61); National Historic Preservation Act (16 USC § 470); Endangered Species Act (P.L. 93-205); Permits required by Section 404 of the Clean Water Act; Executive Order 11246, Equal Employment Opportunity, and implementing regulations at 41 CFR § 60-4; Contract Work Hours and Safety Standards Act, as amended (40 USC §§ 327-333); the Anti-Kickback Act (40 USC § 276c); and Section 504 of the Rehabilitation Act of 1973 as implemented by Executive Orders 11914 and 11250. See <https://www.epa.gov/grants/epa-subaward-cross-cutter-requirements>.

III. Instructions to Prospective Candidates

What to Submit:

Proposals should be no more than 15 pages (excluding page covers/dividers and resumes), and should include the following items in the order listed below.

1. Letter of interest from the Respondent summarizing understanding of the project.
2. Business name, address, phone number, email address, website, and location of branch/home office(s), type of organization.
3. Affirmation that the Respondent's firm has a policy of nondiscrimination in employment because of race, age, color, sex, religion, national origin, mental or physical handicap, political affiliation, marital status, or other protected class.

4. Proof of professional liability insurance, comprehensive insurance, automobile liability insurance, Workers' Compensation insurance, or exemption per Professional Services Agreement required minimum amounts.
5. Name of the authorized representative responsible for negotiating and signing any Agreement/Contract that may result from the submitted Proposal.
6. Key staff to be assigned to the project, along with an organizational chart and brief résumés for key staff, should also be included.
7. Description of the Respondent's qualifications, capability, and capacity to manage and perform all items listed and described in "Scope of Services and Expected Outcomes." Familiarity with equivalent processes should be described, giving examples of current and/or projects from the past 5 years.
8. Explanation of Respondent's experience working with state and local regulatory and other governing agencies.
9. A list of at least 3 references from clients for whom similar services have recently been provided. Include names, phone numbers, and description of work performed.
10. A detailed description of how the Respondent will complete the tasks identified in the "Scope of Services and Expected Outcomes" above and the basis of costs, and the associated work schedule.
11. An itemized budget to include the following **for each of the three sites** listed under Site Descriptions and in compliance with all requirements mentioned in the "Scope of Services and Expected Outcomes" section above:
 - a. Phase I ESAs to include associated SAP, as relevant
 - b. Phase II ESAs to include associated SAP
 - c. Site-specific HASPs
 - d. Analysis of Brownfields Cleanup Alternative (ABCA) Reports
 - e. Per-unit costs for additional:
 - i. Phase I ESA to include associated SAP, as relevant
 - ii. Phase II ESA to include associated SAP
 - iii. Site-specific HASP
 - iv. ABCA Report

A. Entities Covered by This RFP (who will be selecting the candidates)

Project Leads, Dr. Jessica Barlow and Dr. Madi Swayne, in coordination with the BAC, will review proposals and select Respondents.

B. Questions About This RFP (SDSURF contact)

All questions shall be directed to Charla Mullen cmullen@sdsu.edu. Questions and answers will be posted on the RFP website at https://www.foundation.sdsu.edu/purchasing_index.html.

C. Proposal Submission and Deadline (specific date and time to be received)

Proposals are due to the SDSURF by **January 10, 2024**.

D. Proposal Submission Directions (to whom will the RFP be sent)

Submit a single, signed PDF of the Proposal to Charla Mullen cmullen@sdsu.edu.

E. Evaluation and Selection Process

Proposals that are complete and meet the minimal qualifications as listed in the guidelines under What to Submit will be evaluated according to the following evaluation criteria:

Criterion		Possible Points
1	Qualifications and past experience of the Respondent and its key staff in completing the services to be performed. This includes work on similar projects and experience working with relevant local, state, and federal regulatory and governing agencies.	30
2	Quality of proposed scope of services, including proposed project management approach, in alignment with the project scope and timeline. This includes the availability, capability, and capacity to perform the services described in this RFP, within the project timeline, including a consideration of conflicts.	30
3	Proposed budget including cost breakdown for all deliverables for each site	30
4	References	10
Total		100

F. Interview Timeline for Final Candidates

Week of January 15, 2024: Interviews will be conducted with respondents who earn top ratings as based on the criteria listed in E above. Respondents will be contacted to schedule these interviews.

G. Final Selection Date

January 26, 2024: Respondents will be notified of final selection results

H. Date for Final Agreement to Commence

March 1, 2024: Following final review of selected Respondent, contract will commence.

I. Submission Deadline for RFP (final reminder of Section C)

Proposals are due **January 10, 2024 by 5:00 p.m. (Pacific Time)**.

J. Completion of Scope of Services

The Scope of Services must be completed no later than **June 30, 2025**.