

**University of California,
Santa Barbara**



Request
for
Qualifications
For the:

**North Campus Open
Space Restoration Project**

Project Number:

FM150400

Campus Design and
Facilities

Office of Design and
Construction Services

March 2015



**University of California, Santa Barbara
North Campus Open Space Restoration Project**

Project Number: FM150400

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EXHIBITS:

Statement of Qualifications Form	(See UCSB website for download at: http://web.facilities.ucsb.edu/contracts/proposals/)
Professional Services Agreement	(See .pdf file at hyperlink referenced above)
Executive Design Professional Agreement	(See .pdf file at hyperlink referenced above)
Certificate of Insurance	(See .pdf file at hyperlink referenced above)

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ADVERTISEMENT

Project Name: North Campus Open Space Restoration Project

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Project Description

The University of California, Santa Barbara (UCSB) is requesting statements of qualification for the preparation of a California Environmental Quality Act (CEQA) environmental document for the North Campus Open Space Restoration Project located on the North Campus. The University of California, Santa Barbara is planning the restoration of the North Campus Open Space (formerly the “Ocean Meadows Golf Course”) on the UCSB North Campus. Restoration, in part, is funded by grant money received by the U.S. Fish & Wildlife Service (USFWS) and much of the work is in Army Corps of Engineers (ACOE) jurisdiction. In addition to CEQA, services requested will support implementation of the National Environmental Policy Act (NEPA). It is not determined what level of NEPA may be required at this time and this will be determined as the project scope is better defined.

Qualifications are hereby solicited from design professionals interested in providing environmental consulting services for the preparation of a CEQA environmental document for the North Campus Open Space Restoration Project.

The consultant will provide documentation for UCSB as the lead agency under CEQA. The final deliverable is an Initial Study/Mitigated Negative Declaration (IS/MND) document adhering to CEQA procedural requirements, respectively. A jurisdictional wetland delineation and cultural assessment will be required in accordance with the ACOE regulations.

The consultant will coordinate with UCSB to complete applicable draft and final IS/MND internal agency reviews and approvals. The environmental document will be consistent with CEQA at California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387. The consultant is required to have experience with the Council on Environmental Quality (CEQ) guidelines for implementing the NEPA of 1969 (40 *Code of Federal Regulations* [CFR] Parts 1500–1508).

The proposed project will generally include:

Restoration/Creation of up to 50 acres of intermittently tidal estuary and diverse transitional wetland; twelve (12) acres of re-colonizing salt marsh vegetation on the existing golf course would be salvaged and replanted as part of the project. An estimated 4 acres of creek/freshwater marsh habitat will be converted to salt marsh, open water, and some freshwater marsh habitat by the mouths of four tributary creeks.

Excavation of up to 500,000 cubic yards of soil to be placed entirely on South parcel or another suitable site (not determined at this time). It is anticipated that no soil would be taken to a landfill.

Fill excavated from the former golf course would be placed on South Parcel and there would be a loss of approximately 3 acres of non-riparian willow scrubland due to fill placement. Other habitat loss on South Parcel includes primarily fennel, mustard, annual non-native grasses and a very small amount of wetlands (poor functioning in berms on South parcel), *Baccharis* scrub and about 0.01

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acre of native grassland that will be salvaged. The work includes 50 acres of upland restoration, including bioswales, vernal pools, native grassland, coastal sage scrub and riparian habitats.

Approximately two miles of trail would be created that will include at least two pedestrian bridges over tributaries and potentially one boardwalk over the slough and multiple small culverts to allow bioswale and small tributary water to connect to slough and drain off. One mile of trail would be approximately eight feet wide and potentially made of Class II road base. Other trails (on South Parcel) would be narrower and natural substrates.

The project will consist of removal of an existing grade control structure at Devereux Creek at the north end of Devereux Slough and potentially the addition of a causeway or other additional connection between this project and Devereux Slough. There would otherwise be no likely effect on the lower, existing Devereux Slough.

The project construction budget is in the range of \$10,000,000 to \$15,000,000.

The planned date for the start of construction is Fall 2016.

General Instructions for Prospective Proposers

Consultants with residential renovation, restoration and rehabilitation experience in higher education setting or rural ranch setting are encouraged to respond. A copy of the Statement Qualifications Form will be available on the Contracting Services website:
<http://web.facilities.ucsb.edu/contracts/proposals/> (click on the subject project link and download the project documents).

If you have difficulty downloading the document please call Ed Schmittgen at (805) 893-8343.

Five (5) hardcopy sets and one (1) digital copy (.pdf) of each consultant team's Proposal must be delivered to UCSB by 4:00pm on **April 2, 2015** to the following address:

Attn: Ed Schmittgen, Associate Director
Design & Construction Services
Facilities Management Bldg. 439, Room 'E'
University of California, Santa Barbara
Santa Barbara, CA 93106-1030

Affirmative Action Statement

Each candidate firm will be required to show evidence of its equal employment opportunity policy. Every effort will be made to ensure that all persons shall have equal access to contracts and other business opportunities with the University, regardless of: race; color; religion; sex; age; ancestry; national origin; sexual orientation; physical or mental disability; veteran's status; medical condition; genetic information; marital status; gender identity; pregnancy; service in the uniformed services; or citizenship within the limits imposed by law or University's policy.

Posted: 3/18/15

SCOPE OF SERVICES

A CEQA document will be prepared and will consist of a project-specific IS/MND analyzing the proposed project at the University of California, Santa Barbara (“UCSB”). The IS/MND will contain a complete analysis that conforms to NEPA and CEQA guidelines, and the Document format will be discussed at the kickoff meeting.

UCSB will provide the consultant with current data to use in the CEQA analysis. A separate consultant is currently under contract with UCSB working on project definition and studies and data required for analysis may be available. Special studies required include a jurisdictional wetland delineation and a cultural assessment (36 CFR 1800-NHPA) Other studies shall be conducted as required (e.g. traffic analysis or air quality analysis). The following consulting services are necessary to support the proposed action:

TASK A: CEQA Coordination

Subtask 1: Lead Agency Coordination. The consultant will coordinate with the project planner and managers in the UCSB Office of Campus Planning, Design and Construction Services, and Cheadle Center for Biodiversity and Ecological Restoration during an initial orientation meeting at UCSB. There would also be a site visit. The goal of the meeting and site visit is to arrange project and site area data gathering, identify information gaps and confirm key milestones in the project schedule. This collaboration will include review of preliminary project design and site layout information, the adequacy of resources studies, and the need for specialized environmental studies beyond the jurisdictional wetland delineation and cultural assessment (e.g., traffic or air quality data). The jurisdictional wetland delineation shall commence as soon as possible to define detailed scope of work and federal jurisdiction.

The proposed site and potentially affected areas will be evaluated and key contacts identified to obtain information on existing conditions at affected areas. The consultant will also use previously acquired data, when applicable, associated with previously planned project activities.

Subtask 2: Prepare Description of the Proposed Action. The consultant will use UCSB-approved conceptual design and site layout data to describe the proposed project to be analyzed in the IS/MND.

The consultant may also be required to draft a project description for alternative actions under consideration by the UCSB project planning team. Alternative actions may include substantive design and restoration activities change options, or the later phasing of certain project components within the project design.

The description will include conditions that may result in an analysis of review topics in accordance with the LRDP EIR and Appendix G of the CEQA Guidelines and the UC CEQA Handbook <http://budget.ucop.edu/pep/ceqacomp/CEQA-Handbook/>.

The consultant will include all CEQA-mandated considerations and UCSB CEQA policies, such as growth inducing effects and variance from the UCSB LRDP.

TASK B: CEQA RESEARCH AND DRAFT DOCUMENTS

Subtask 1: Data Collection and Review. The consultant will collect key information from a variety of sources, including meeting attendees, inquiries with UCSB campus representatives, prior UCSB-area studies and databases, and various regulatory and natural resource agencies. The consultant will also receive and use information requested during Task A, which will include habitat restoration and enhancement design specifications.

Other local and UCSB development projects and data available from UCSB will be given to the consultant and reviewed for cumulative and other effects. Existing studies applicable to project-related traffic, existing or abandoned utilities, and cultural and biological resources will be obtained and reviewed for use or further study.

Subtask 2: Agency Scoping and Consultation. In coordination with UCSB representatives, key natural resource and regulatory agencies will be consulted.

Consultation may be required to consult with the Army Corps of Engineers, Fish and Wildlife Service, Regional Water Quality Control Board, and California Coastal Commission to discuss permit requirements and to seek concurring opinions regarding the project's potential effects. 404/401 Permits and a Streambed Alteration Agreement will be required for the project. UCSB planning staff will prepare and submit all permit applications.

During this subtask, data acquisition from federal, state, county, regional planning, and resource management entities will be completed. Identification of adverse impacts and practicable mitigation strategies expected to ensure impacts will be less than significant will be established. Agency consultations and data gathering activities generally will be performed directly by email, although some circumstances may warrant an in-person interview among key individuals.

Subtask 3: Prepare and Submit Preliminary Draft IS/MND. The consultant will prepare and submit to the UCSB project managers a pdf file and up to ten (10) printed copies of the Preliminary Draft IS/MND for internal review and comment by the project team. The preliminary draft document will be consistent with the California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387. The IS/MND will be prepared in accordance with CEQA regulations and the UC CEQA guidelines. UCSB will provide the consultant with a IS/MND template.

Based on definitions established under current CEQA statutes and guidelines, the significance of each impact will be determined. Individual, cumulative and growth inducing environmental impacts will also be analyzed, and measures identified whenever possible to ensure impacts are less than significant.

UCSB, and their contractors, will be asked to review and comment on the Preliminary Draft IS/MND. The approved changes to this document will be included in the Draft document prepared under Subtask 4 and made available for public review and comment. Approximately 21 to 30 days have been scheduled for internal review by UCSB, its partners, and its project support team.

Subtask 4: Prepare and Submit Draft IS/MND. The consultant will revise the Preliminary Draft FONSI-IS/MND in response to comments from UCSB. Upon UCSB approval and authorization, The consultant will prepare a pdf file, create 15 CD copies and prepare an accompanying Executive Summary and Notice of Completion (for State Clearinghouse submittal), and publish and distribute up to thirty (30) printed copies of the Draft IS/MND. The Draft IS/MND will be made available to the public for at least 30 days and distributed to members of the public and government agencies indicating an interest. A notice will be placed in major local newspapers announcing availability of the draft document for the 30-day review and comment period. UCSB will provide the consultant with a mailing list. Public input on the Draft IS/MND will be accepted by UCSB during the 30-day period beginning on the date that the notice of availability is published.

TASK C: CEQA REVIEW AND FINAL IS/MND DOCUMENTS

Subtask 1: Prepare and Submit Preliminary Final IS/MND. Public comments will be mailed to the UCSB Office of Campus Planning and Design. Following the comment period, UCSB will forward all public comments received to the consultant. The consultant will collect and organize public comments pertaining to the Draft IS/MND. If necessary, revisions to the Draft IS/MND will be proposed to UCSB to address topics requiring additional clarification or supporting documentation. Following discussion with UCSB regarding proposed revisions, a .pdf and five (5) printed copies of a Preliminary Final IS/MND will be prepared and submitted to UCSB for review and approval. A period of approximately fourteen (14) days is allotted for this final internal review.

Subtask 2: Prepare and Submit Final IS/MND. The consultant will revise the Preliminary Final IS/MND in response to final comments from UCSB. Upon receiving UCSB approval of the document and any specific changes, the consultant will publish a pdf file and up to thirty-five (35) printed copies (exact amount TBD) of the Final IS/MND. If directed, the consultant will distribute those copies to interested members of the public and government agencies.

UCSB will be responsible for preparation of the Notice of Determination for filing with the State Clearinghouse. UCSB Staff from the Office of Campus Planning and Design will prepare Findings and approval documentation for the UC Office of the President Approval process.

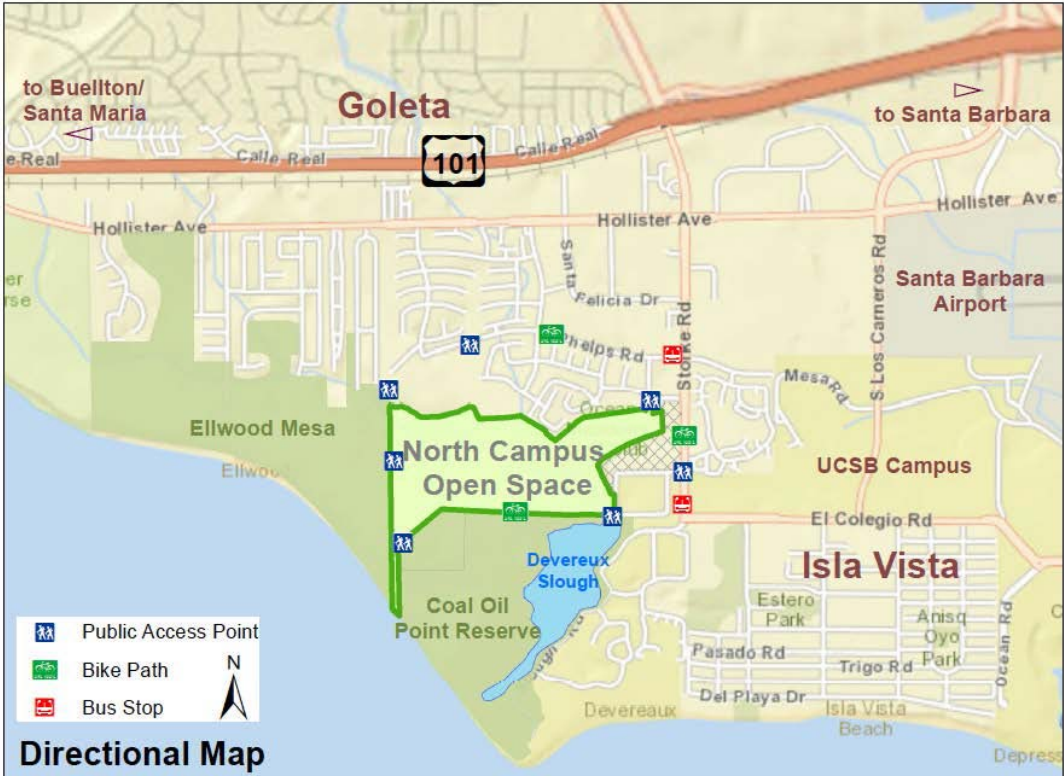


SERVICES PROVIDED BY UCSB

1. Topographic map including any below-grade utilities. Critical information contained in these documents will be verified by the campus when requested by the consultant.
2. Geotechnical investigations; including a fault survey(s) for the selected site.
3. Delineation of biological resources and other planning constraints specific to the site.
4. Project alternatives.
5. California Coastal Commission approval.
6. Regulatory permit applications and approvals.



Project Site Plan





Project Schedule*

Advertisement	March 18, 2015
SOQ's Due at UCSB by 4:00 pm	April 2, 2015
Notify Shortlisted Firms**	April 6, 2015
Finalists' Interviews	April 17, 2015
Successful Firm Notified	April 24, 2015
Contract Award	May 15, 2015
Project Kickoff	May 18, 2015
Preliminary Draft IS/MND to UCSB	June 29, 2015
Draft IS/MND to UCSB	July 13, 2015
Final IS/MND to UCSB	August 28, 2015

** The anticipated schedule dates are tentative. The exact dates will be set forth in a Notification letter to the selected Consultant.*

***The resultant selected short-listed firms will be posted on the UCSB Design, Construction, & Physical Facilities website, click on Notices*

INSTRUCTIONS TO APPLICANTS

Environmental consultants with qualifications that include experience in the preparation of CEQA environmental documents are encouraged to respond. A copy of the Statement of Qualifications (SOQ) form will be available on our home page: <http://facilities.ucsb.edu> (click on Requests For Proposals) or call Ed Schmittgen, University Representative, at (805) 451-1186.

1. Respond concisely to the Selection Criteria and complete the Statement of Qualifications Form. A list of projects of similar scope, complexity, and cost will be essential to a successful application. The Statement of Qualifications must be signed by a responsible member of the firm applying for the project.
2. Provide a list of projects of similar scope and complexity along with team member's respective roles, project construction budgets, bid amounts, and final change order amounts related to errors and omissions. Please also address the scheduled duration of construction and total of delays attributable to errors and omissions. Project statistics should include net and gross areas, efficiency ratio, and a contact person with a telephone number.
3. Your proposal shall also address the following:

Cost Control -- What mechanism or procedures will the team implement during the design and construction document phases to control costs?

Billing Rate(s) – **IN A SEPARATE, SEALED ENVELOPE**, please provide a copy of the current fully burdened billing rate(s) schedule for relevant personnel for your firm and for all proposed subconsultants.

Professional Services Agreement – Note any exceptions to the attached Professional Services Agreement that would prevent your firm from executing the Agreement. We cannot accept any request to include language to limit liability with regards to insurance and/or modify the indemnification clauses. Proposal submittals shall include a separate letter affirming the intent of the proposer's acceptance of terms and conditions contained in the Agreement (see attached Agreement). Provide a copy of your current billing rate schedule and proposed consultants.

Executive Design Professional Agreement – Note any exceptions to the attached Executive Design Professional Agreement that would prevent your firm from executing the Agreement. We cannot accept any request to include language to limit liability with regards to insurance and/or modify the indemnification clauses. Proposal submittals shall include a separate letter affirming the intent of the proposer's acceptance of terms and conditions contained in the Agreement (see attached Agreement).

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Certificate of Insurance– Note any exception to the Certificate requirements and provisions that would prevent your firm from executing an Agreement. Proposal submittals shall include a separate letter affirming the intent of the proposer’s acceptance of terms and conditions contained in the Certificate of Insurance (see attached certificate). Minimum Insurance limits are as follows:

Commercial General Liability	Amount
Each Occurrence - Insurance Services Office (“ISO”) Commercial General Liability coverage (occurrence basis Form CG 0001 or comparable.	\$1,000,000
Products/Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
Business Automobile Liability	Amount
Each Occurrence - ISO Form Number CA 0001, or comparable (covering “Any Auto” or Owned, Hired and Non-owned autos).	\$1,000,000
Workers’ Compensation	as required under California State Law
Professional Liability	Amount
Each Occurrence	\$1,000,000
Project Aggregate	\$2,000,000

Malpractice Claims – List malpractice claims adjudicated within the last 5 years or currently pending. Identify the projects. Provide the same information for your Associate Architect if one is proposed, and your Mechanical and Structural Engineers. List any lawsuits pending with the Regents of the University of California. List past lawsuits with the Regents of the University of California and indicate if a settlement was paid to the University. List all current and past UC projects, name of UC project manager and telephone number.

Individual Experience – Submit resumes of the responsible Partner, the Project Manager, technical staff, and subconsultants focusing on relevant experience of those individuals relative to the work described herein.

Work Location – Identify any portions of the Environmental Consultant’s scope of work that will be performed outside of the office responding to the RFQ/RFP and the individuals responsible for that work.

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4. Include supplementary information supporting qualifications (8 ½ x 11 format). Organization and brevity will be appreciated. Work submitted as an example of the design team's qualifications will be considered only to the extent it is similar to the proposed project. Additional information may be submitted demonstrating experience in programming, planning and design on university campuses. Identify the engineering team and consultants for all projects listed as examples of your firm's work. Provide information on proposed engineering staff and consultants for this project and an organization chart. Provide a list of previous projects the proposed team has participated in together.
5. Return to: Ed Schmittgen, Associate Director
 University of California
 Office of Design & Construction Services
 Facilities Maintenance Building 439, Room 'E'
 Santa Barbara, CA 93106-1030
6. Submit five (5) hardcopy sets and one (1) digital copy (.pdf) of each consultant team's Proposal to the UCSB address listed above.
7. Due Date: April 2, 2015, no later than 4:00 p.m.



SELECTION CRITERIA

1. ***Program responsiveness.*** Previous experience demonstrating success in completing similar projects in preparing both the NEPA and CEQA documents and working with regulatory agencies is required. The contractor must be familiar with analysis differences between NEPA and CEQA. For example, baseline conditions for NEPA do not only include existing conditions, but also include no-project conditions projected into the future. This is the same for impacts—there is a projection over time.
2. ***Production capability.*** Evidence of ability to expedite the work as required to meet the University's schedule.
3. ***Coordination and supervision.*** Evidence of ability to provide experienced staff and timely support during the work.
4. ***Proximity.*** Proximity to the project location and/or willingness to travel to campus as needed. Also evidence of ability to electronically access and manipulate campus maps and documents to obtain necessary information.
5. ***Client relationships.*** Recognition of the consultative processes associated with work on a University Campus.
6. ***Equal Opportunity.*** The commitment of the University to equal opportunity applies to the selection of design professionals.



PRIVACY NOTIFICATION

The state of California Information Practices Act of 1977 requires the University to provide the following information to individuals who are asked to supply information about themselves:

The principal purpose for requesting the information on this form is for use in the selection process for Design Professionals commissioned by the University. University Policy authorizes maintenance of this information.

Furnishing all information requested on this form is mandatory - failure to provide such information will delay or may even prevent completion of the action for which the form is being filled out. Information furnished on this form will be used by the Office of Design & Construction, Facilities Management, University of California at Santa Barbara in consideration of commissions to Design Professionals.

Individuals have the right to access to this record as it pertains to themselves.

The official responsible for maintaining the information contained on this form:

Associate Director, Contracting Services
Office of Design & Construction Services and
Physical Facilities, Building 439
University of California, Santa Barbara
Santa Barbara, California 93106-1030