



February 2, 2009

To: Prospective Consultants

REQUEST FOR PROPOSAL:

FINAL DESIGN, CONSTRUCTION DOCUMENTS, ENVIRONMENTAL REVIEW AND PERMITTING

ATLAS ROAD BRIDGE, POINT PINOLE REGIONAL SHORELINE, RICHMOND, CA.

Dear Prospective Consultant:

The East Bay Regional Park District (Park District) is requesting proposals for the design, construction documents, and environmental/construction permitting for the Atlas Road Bridge in Point Pinole Regional Shoreline, Richmond, CA. The proposed bridge is part of the San Francisco Bay Trail.

PROJECT BACKGROUND

The San Francisco Bay Trail is a planned shoreline recreational corridor that will encircle San Francisco Bay with a continuous 400-mile bicycling and hiking trail network. The Park District develops and manages regional parks and trails in Alameda and Contra Costa Counties and is the managing entity for portions of the Bay Trail. The Park District intends to construct the Atlas Road Bridge to link Point Pinole to the Bay Trail.

Washington Group International and MK Centennial Engineering provided preliminary drawings and specifications for the Atlas Road Bridge to the City of Richmond in 2004. The City of Richmond in turn transferred the project to the Park District in 2005 and allocated the funds in 2007. Washington Group International was recently acquired by URS Corporation.

The preliminary documents developed for the City of Richmond will be used as reference for this project.

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PROJECT LOCATION

The project will be located at the north end of Atlas Road, where the new multi-purpose Bridge will provide an overhead crossing over the Union Pacific Railroad tracks for a future connection to an existing trail leading to the northern end of Point Pinole.

The project site is bordered by the Union Pacific Railroad tracks, Point Pinole and San Pablo Bay to the north, and industrial offices, parking lots and Atlas Road to the south.

PROJECT DESCRIPTION

All the information received from the City of Richmond will be provided by the Park District to the Consultant. The Consultant will be expected to prepare final design, calculations and construction documents using the preliminary information as reference. The design shall meet all current codes and regulations. The Consultant will also assist the Park District with obtaining all permits necessary to construct the project.

Starting at the south end, the Bridge alignment will take advantage of clear, unobstructed access from the existing embankment at the end of Atlas Road, and will span over the drainage swale (man-made wetlands) and railroad tracks, to a proposed embankment to be built through a eucalyptus forest at the north end. The design shall provide for security fencing and aesthetic screening of the railroad tracks. The safety of trail users and security of the Union Pacific Railroad facilities will be an essential part of the design.

This project may be under the jurisdiction of the California Department of Fish and Game.

The Park District's has verified the existence of small wetland remains. Most of the project site appears to be outside of protected wetlands, and although the Park District anticipates that the project is outside the jurisdiction of the U.S. Army Corps of Engineers (ACOE) and the Bay Conservation and Development Commission (BCDC), the Park District may have to determine project permit requirements from these agencies as well as from the Regional Water Quality Control Board (RWQCB), California Department of Fish and Game (CDFG), and, possibly, consultation with the US Fish and Wildlife Service, regarding potential impacts on special-status species in the adjacent area. No NEPA is required.

At the end of construction, the Park District will return the project to the City of Richmond, which will own and maintain the Bridge. The Consultant will be required to provide professional liability coverage to the Park District and the City of Richmond.

SCOPE OF SERVICES

The scope of services will consist of the engineering design and preparation of final contract documents consisting of plans, specifications and cost estimates for the construction of this project. The Consultant will apply for and coordinate the procurement of grading and building permits from the cities and counties having jurisdiction. The scope of services will also include the preparation of drawings and work scopes to help the Park District obtain required State and Federal environmental permits and authorizations.

This RFP does not identify specific tasks. The Consultant must be knowledgeable and experienced in the substantive and procedural requirements for applicable environmental, grading and building permitting.

The proposal should contain a detailed scope of work that demonstrates the requisite knowledge and experience and addresses anticipated requirements. The proposal should include all required tasks, as either proposed or optional services. The proposal should describe the methodology to be used, specific work to be performed, outcomes and work products. The scope of services includes the following

- I. Engineering Design. Engineering design, plans and construction specifications as needed to assemble a complete set of construction contract documents.
 - a. The preferred alignment for the Bridge design will be maintained as shown in the documents prepared for the City of Richmond by Washington Group.
 - b. The design should include the earthwork to fill the banks for a clear-span bridge. The Bridge shall be approximately 115-foot long by 38-foot wide (two traffic lanes plus a walkway). Its abutments shall be located on the top of banks. The design should also include retaining walls and erosion repairs.
 - c. The design should be coordinated with the Park District-provided landscape design that will include fencing, landscape screening of the existing industrial perimeter fences and parking areas, and other landscaping improvements.
 - d. If necessary, the design shall include any legal descriptions and plats for temporary construction easements, staging areas and disposal areas for excess soil generated by construction of the Bridge.
 - e. The final design should consider possible phased solutions to opening and improving the Bridge, depending on the availability of grant funds to construct the project.
 - f. Specific design requirements will include the following:
 - I Attend Park District Project Meetings – Limit 8.
 - II Provide a geotechnical report for the site as required for the completion of design, construction documents and permit applications. The geotechnical report shall include an evaluation of the effects of any landslides, slope erosion or periodic land movements during extreme storm and seismic events, and soil data, seismic parameters and recommendations for the bridge design. The report shall also include an evaluation of the potential of finding soils contaminated with hazardous substances at the proposed bridge foundations.
 - III Perform a Topographic and Property Boundary Survey as needed. For these activities the Consultant will work in close coordination with the Park District. All Surveying and Mapping shall be in compliance with the provisions of the Professional Land Surveyors Act, Sections 8700 to 8805 Business and Professions Code, the provisions of the California Coordinate System, Sections 8801 through 8819 of the Public Resources Code and any other applicable code in the State of California. The project coordinates shall be based on Zone III, California Coordinate System of North American Datum of 1983. The Consultant will identify the vertical datum(s) that may be required by any agency that has jurisdictional authority over the limits of the project. The Consultant will work closely with Park District staff to determine the primary vertical datum to be used. Where more than one datum is required by multiple agencies the Consultant will

prepare the necessary conversion tables to enable the transformation from one datum to another.

- IV If necessary, the design shall include any legal descriptions and plats for temporary construction easements, staging areas and disposal areas for excess soil generated by construction of the Bridge. The Consultant will include and verify any existing surveys, specify existing and proposed Right of Ways, land dedications and easement agreements. At a minimum the Consultant will verify property lines at those locations where any portion of the project infringes upon the required setback limits or lies within 50 feet of project improvements, work areas, storage and staging areas. The filing of a Record of Survey may be required by the county having jurisdiction and will be considered an additional cost to the District. If a Record of Survey is required the Consultant will work in close coordination with the Park District Surveyor.
 - V The Bridge shall be designed for multi-purpose use (pedestrian, bicyclist, light maintenance vehicles, park visitors' vehicles, fire-truck access, utilities).
 - VI The Bridge shall be designed according to the *Guide Specifications for Design of Pedestrian Bridges and the Standard Specifications for Highway Bridges*, published by the American Association of State Highway and Transportation Officials (AASHTO). Bridge and adjacent approaches shall be ADA compliant.
 - VII The Bridge shall have a paved surface that is aesthetically pleasant, low-maintenance, and affordable by the Park District. Where possible, the road approaches shall be out sloped for good drainage. If feasible, the drainage system shall include bio-swales and bio-ponds for on-site disposal of storm water runoff.
 - VIII The Bridge loading criteria shall include heavy loads for buses, fire trucks, and construction equipment including cranes.
 - IX The Bridge shall be designed to carry utilities for the future development of a Visitor's Center at Point Pinole.
 - X Retaining walls shall be designed according to the need for stabilizing slope cuts and backfills as well as areas prone to landslides, erosion and earthquake damage.
 - XI Consultant shall develop well thought-out fencing and screening barriers along the Bridge to provide for the safety of users and security of the Union Pacific Railroad facilities, while providing unobstructed views from the Bridge to the north.
 - XII Consultant shall design the utilities that are needed for the future Visitor's Center, including water, sewer, gas, electrical, mechanical, telephone, cable and communications to be installed under the Bridge and run up to a specified point of connection at the north end of the bridge.
 - XIII The design shall include a temporary road and rough parking area connected to the nearest existing road in Point Pinole. The temporary road and parking area will be built up to the aggregate base layer and will be asphalted in the future.
- g. The design of the Bridge and its elements shall be the combination of program requirements from the Park District and the specific requirements of the site, regulating and permit agencies, as identified by the Consultant. The Park District is required to submit design and construction plans, including details regarding fencing, screening, landscaping and proposed adjustments to the Union Pacific Railroad

Company and the City of Richmond, and provide them with a sixty (60) day period after receipt thereof to review and comment upon them.

- h. Provide preliminary cost estimates at the various project review stages as well as a final cost estimate based on the complete construction documents.
 - i. Attend and facilitate any public and agency meetings which may be required, issue meeting minutes and draft written responses for the Park District's official response to any public and agency comment.
 - j. Attend joint meetings between Park District, the City of Richmond and the Union Pacific Railroad Company if necessary – Limit 2.
- 2. CEQA Determination and Processing. The Park District will determine, in coordination with the Consultant and environmental regulatory agencies, the appropriate level and scope of the environmental documents under CEQA, along with any required environmental permits. The project information provided by the City of Richmond may contain a summary of environmental issues and permitting needs which the Consultant may wish to use or modify as appropriate. The Park District will prepare the CEQA documents, including an administrative draft and public draft, response to comments, and final document and, if appropriate, mitigation monitoring plan. The Park District will also be responsible for the preparation and filing of all reports, publications and permit applications and for all notifications.
- 3. Environmental and Construction Related Permits. The Consultant will assist the Park District in obtaining all required permits and approvals from the appropriate regulating and permit agencies for the construction of the Bridge.
 - a. Environmental Permitting. The Park District will identify necessary environmental permits, coordinate with regulatory agencies throughout all phases of the project, and prepare required analyses, studies and permit applications. Permits may be required from US Army Corps of Engineers, Regional Water Quality Control, California Department of Fish and Game, and Bay Conservation and Development Commission. The Consultant will provide the Park District with drawings, work scope descriptions, preliminary cost estimates and data applicable to the environmental permit applications.
 - b. Grading and Building Permitting. The Consultant will identify and obtain all required construction permits and approvals, coordinate with regulatory agencies and stakeholders, including the Union Pacific Railroad Company, throughout all phases of the project, and prepare required analyses, calculations, reports and permit applications. Approvals and permits may be required from the City of Richmond, Contra Costa County, Caltrans, Union Pacific Railroad Company, the adjacent industrial facilities and others. The proposal should detail which permits the Consultant believes will or will not be required.
- 4. Preparation of Bid Documents. The Consultant will prepare bid documents as follows:
 - a. Generate construction drawings for bidding. Drawings must each be stamped and signed by the appropriate professionals licensed in the State of California.
 - b. Generate the Technical Specifications for bidding.
 - c. The Park District will provide the Park District's Standard Forms and the General Conditions and will assemble and print the bid documents.
- 5. Services During Construction. The Consultant will provide services during construction as follows:
 - a. Review of shop drawings and submittals, responding to RFI's, reviewing test results.
 - b. Provide construction observation services in conjunction with Park District Construction Inspectors, at

predetermined points in the construction process, and estimate the percentage of work completion for progress payments.

- c. Consultant shall act as the Engineer of Record and provide all construction certifications.
- d. Compensation for service during construction to be on an hourly-rate fee plus expenses basis.

PARK DISTRICT RESPONSIBILITIES

The Park District will provide Consultant with the following:

1. Aerial ortho-photography of the project area in digital or hard-copy format, as required.
2. Title Blocks in electronic format, AutoCAD Civil 3D v.2009.
3. Format for Technical Specifications (sample provided as to format only), in electronic format, Microsoft Word 2003.
4. The Park District will be responsible for merging the Park District “boiler-plate” specifications with Consultant’s final technical specifications and for all of the final printing of the bid documents.
5. The Park District will also be responsible for:
 - a. Reviewing preliminary and draft final designs and environmental documents.
 - b. Providing notice of, and arranging locations for any public meetings.
 - c. Collecting and transmitting public comments on the scoping notice and draft environmental documents to the Consultant.
 - d. Communicating any response to comments back to the public and agencies.

CONSULTANT DELIVERABLES

At or prior to completion of the project, the Consultant shall deliver to the Park District the following:

1. Preliminary engineering drawings showing the Bridge alignment, property ownership on adjacent parcels, proposed bridge and access structures, drainage and other required improvements, at the 30%, 60% and 90% completion stages.
2. Five stamped and signed hard copy sets of the final drawings (22” x 34” bond) and specifications for bidding purposes. One set of final drawings and specifications shall be unbound for duplication.
3. Five stamped and wet-signed hard copy sets of engineering calculations and geotechnical reports.
4. Two CDs with the electronic documents and the following requirements:
 - a. All Mapping data shall be compatible with the Park District's AutoCAD Civil 3D v.2009 files for future use by Park District Design Staff.
 - b. Comma delimited ASCII files (P,N,E,Z,D) for all survey points (control, topo, spot elevations, etc.).
 - c. Record property boundaries, easements, adjacent property owners with assessors parcel numbers, points found and set with descriptions shown on the maps, and citations to Record of Surveys, Parcel Maps, Corner Records, deeds and other recorded documents used in the design.
5. Specifications shall be compatible with Microsoft Word 2003.
6. Construction cost estimate for the project at the 30%, 60% and 90% draft and a final cost estimate for the final

design.

7. Copies of all permits and approvals required for the construction of this project.

PROJECT SCHEDULE

The tentative schedule for completion of this project is as follows:

Project startup.....	June 2009
Completion of environmental review.....	March 2010
Environmental permits secured.....	June 2010
Completion of final design.....	December 2010
Start of construction.....	Spring 2011
Completion of construction.....	Fall 2012

PROPOSAL SUBMITTAL REQUIREMENTS

The proposal shall contain the following items organized in the following manner:

1. Table of Contents
2. Project Understanding - Briefly demonstrate your understanding of the key elements of the project, including key project objectives.
3. Scope of Services - The proposal should contain a detailed scope of services and technical approach to undertake the project, including an assessment of the recommended level of required permits, as well as an approach to scoping any necessary tasks and studies which may not be determined at this time.
4. Fee Proposal - The fee proposal shall be itemized based on the Scope of Services with a breakdown by task, milestone and subcontractors. It shall show the proposed costs for optional and additional tasks. The fee proposal shall include the maximum total lump sum fee for consulting services to complete the Scope of Services outlined herein. The fees for engineering design and environmental items shall be separated. The proposal should include an hourly fee schedule for professional services that will be used to compensate additional services and services during construction.
5. Work Schedule - In accordance with the overall project implementation schedule, the proposal should reflect a scope of work and schedule that completes all design and permitting requirements as expeditiously as possible. The proposal should outline a proposed public/agency process in accordance with the proposed level of CEQA review.
6. Project Team and Qualifications - Provide a succinct description of the firm's capabilities, size and range of services including subconsultants. Identify team participants, project managers and key personnel of the Consultant and Subconsultants who will be actively involved in the project, team structure, reporting relationships, and the amount of work each will be responsible for. Please include resumes of key personnel. Staffing assignments should be specific enough to demonstrate understanding of the skills required and commitment of proper resources. No staffing substitutions shall be made without the Park District's approval.
7. Relevant Experience - Describe the firm's experience with similar projects and issues, particularly those in the

San Francisco Bay Area. Provide examples of projects of similar nature and scope which the firm has undertaken, along with client references and contact information.

8. Project Management - The proposal should briefly address project management including direct participants, coordination with the Park District and stakeholders, progress reporting, quality assurance, cost and schedule control, meetings, etc.
9. Signature - Proposals must bear a signature of a principal in the firm.
10. Proposal Submittal - Seven (7) copies of the proposal must be delivered to the Park District offices not later than 5:00 PM, on the proposal due date. Proposals shall be submitted to

Attn: Francisco Mariscal, P.E.
Project Manager
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland, CA 94605

All questions regarding this project and RFP should be addressed to the project manager, Francisco Mariscal at (510) 544-2307 or fmariscal@ebparks.org

TENTATIVE CONSULTANT SELECTION SCHEDULE

Consultant selection will take place according to the following tentative schedule:

RFP distributed.....	February 2, 2009
RSVP for pre-proposal conference/site visit.....	February 20, 2009
Pre-proposal conference/site visit.....	February 26, 2009
Proposal due date.....	March 27, 2009
Interview of short list	April 23, 2009
Tentative award of contract.....	May 19, 2009

PRE-PROPOSAL CONFERENCE AND SITE VISIT

A pre-proposal conference and site visit will be held at the project site on the scheduled date. Attendance at the pre-proposal conference and site visit is limited to three individuals from each firm. Please confirm your attendance by contacting Francisco Mariscal, at (510) 544-2307 or fmariscal@ebparks.org. We will attempt to provide any requested additional information at the meeting.

INFORMATION AVAILABLE

The following documents are available for review at the Park District's office.

1. Letter from the Park District to the City of Richmond, dated March 07, 2007, with project related information regarding the transfer agreement.
2. City of Richmond's Resolution No. 88-06, dated July 25, 2006.

3. Cooperative Funding Agreement with the City of Richmond, dated July 25, 2006.
4. Letter from Union Pacific Railroad Company to the Park District, dated March 11, 2005, approving drawing subject to minor revisions and requesting additional information.
5. Memorandum from Washington Group International to the City of Richmond, dated September 13, 2004, transmitting electronic drawings files and specifications to the Park District.
6. A CD from Washington Group International, labeled "Atlas Rd, City of Richmond, SSPs" and dated September 13, 2004.
7. A CD from Washington Group International, labeled "Atlas Rd, City of Richmond, Plans and Details" and dated August 25, 2004.
8. Fax from Washington Group International to the City of Richmond and the Park District, dated July 12, 2004, with drawing review approvals from Union Pacific Railroad Company.
9. Park District Board's Resolution No. 2004-06-118, dated June 01, 2004, Authorization to Negotiate a Cooperative Funding Agreement with the City of Richmond for the Atlas Road Bridge.
10. Email from Washington Group International to the Park District, dated April 08, 2003, with project related information.
11. A set of reduced drawings labeled "Atlas Road West Extension Phase 2" by MK Centennial Engineering, dated 11/12/01.
12. A document labeled "Technical Specifications for Structures for Atlas Road Extension Overhead, City of Richmond" by MK Centennial Engineering, dated October 31, 1996.
13. Baseline Environmental Consulting, for the City of Richmond. Draft Environmental Impact Report for the Point Pinole Mixed-Use Development Project. State Clearinghouse No. 90030902. November 1991.
14. CEQA document prepared by EBRPD in 1998 for the Pt. Pinole Land Use Plan Amendment.
15. Point Pinole Master Plan draft.

SELECTION CRITERIA

The proposal will be evaluated on the basis of project understanding, technical approach, qualifications, relevant experience, and ability to meet the project schedule. Consultant selection shall be based upon:

1. The approach to completing the tasks involved in the Scope of Services.
2. The experience of the Consultant and Subconsultants with previous projects of a similar type, complexity, and scale.
3. Ability to meet schedule.

The City of Richmond will be invited to participate in the interview panel. Upon completion of construction, the Park District will transfer the Bridge ownership back to the City of Richmond.

COMPENSATION

Compensation for consulting services shall be based on the Consultant's current fee schedule of professional services (including expenses), not to exceed a maximum lump sum. Compensation will be in the form of progress payments based on completion

of tasks.

REJECTION RIGHTS

Please be hereby notified that the selection of a Consultant for this project and any agreements for services resulting from this Request for Proposals is dependent upon the approval of the East Bay Regional Park District Board of Directors. 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.

COST OF RESPONSE PREPARATION

The Park District will make no reimbursement for any cost incurred by a prospective Consultant for the preparation of a response to this Request for Proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "F. Mariscal", with a horizontal line drawn underneath the signature.

Francisco Mariscal, P.E.
Project Manager
East Bay Regional Park District

PROPOSED ATLAS ROAD BRIDGE

