

CITY OF COMPTON
205 South Willowbrook Avenue
Compton, CA 90220



REQUEST FOR PROPOSALS
Environmental Consulting Services
for the Brickyard Specific Plan

INTRODUCTION

The City of Compton Planning and Economic Development Department is issuing a Request for Proposals (RFP) for qualified firms to prepare CEQA and NEPA documents for the Brickyard Specific Plan. The Brickyard Specific Plan is an existing industrial, commercial, and residential area in northwest Compton, bounded by Central Avenue to the east, Rosecrans Avenue to the south, 135th Street to the north, and McKinney Avenue to the west. The area is comprised of approximately 105 acres. The City is seeking to approve a Specific Plan for the project site to develop a Transit-Oriented Development (TOD) project, generally comprised of a mix of residential, office, and retail opportunities designed for pedestrians without excluding the auto. A key focal point of the Specific Plan is to gradually introduce higher densities and combined land uses closer to Central Avenue and Rosecrans Boulevard while at the same time integrate design characteristics that complement existing single-family neighborhoods located to the west and north of the project area. The planning area is serviced by several bus routes and direct connection to light rail lines is available at three Metro Blue Line rail stations: Imperial/ Wilmington Station, Compton Transportation to downtown Long Beach or downtown Los Angeles is within minutes from the project area.

The majority of the planning area is concentrated around the Atkinson Brickyard, a historic brick manufacturing facility in southern California. With the presence of Atkinson Brickyard, the planning area serves as a great opportunity for brownfield redevelopment, but specific and detailed environmental preparation is critical to address potential environmental factors associated with decades of heavy industrial activity.

The City of Compton is seeking a qualified firm to conduct an Environmental Impact Report and prepare the necessary documents for the Specific Plan (concurrently) in accordance with CEQA and NEPA guidelines. A draft copy of the Specific Plan is available upon request. The scope of services will include the following activities:

Scope of Services

- A review and analysis of the proposed Specific Plan;
- Complete EA/IS documents as required per CEQA and NEPA guidelines and any other required environmental documents, including preparation of an Environmental Impact Report (EIR), and Environmental Impact Statement (EIS);
- Prepare and file all required notices as outlined in CEQA and NEPA guidelines;
- Development of a schedule for completion of environmental documents;
- Review of the Compton General Plan and Compton Zoning Ordinance and other applicable plans as needed;
- Provide technical studies and reports to support environmental reports;
- Identify mitigation measures and recommendations for environmental impacts;
- Development of a Mitigation and Monitoring Plan for environmental impacts identified based upon the proposed development;
- Attend public meetings and provide presentations on environmental impacts (approximately four meetings);

- Prepare final presentations and present recommendations to Planning and Economic Development Department for review;
- Attend and present at Planning Commission and City Council meetings for environmental findings and reports as needed;
- Provide 15 hard bound copies and one electronic copy of the final environmental documents, including all attachments and exhibits.

PROPOSAL REQUIREMENTS AND ELEMENTS

When preparing your RFP proposal, please address all components listed below. Please **bind** all submissions of the RFP. Submit **five (5)** copies of your RFP by the due date. A failure to comply with these or any other requirements listed in this notice may invalidate your proposal. To obtain the proposed Land Use and Zoning breakdown for the SP, contact Mr. Troy Gunter, Assistant Planner, at (310) 605-5532 or via e-mail at tgunter@comptoncity.org. **You will need to obtain a copy of the Land Use and Zoning breakdown in order to respond to the RFP.**

I. List the applicant's relevant experience.

- A. Provide a response to the Scope of Services as outline on Page 2 and 3.
- B. Provide applicant's (firm) background and contact information related to preparation of environmental reports in accordance with CEQA and NEPA.
- C. Submit resumes for all person(s) to be assigned to the project.
- D. Provide the names and contact information for any sub-contractors and list their qualifications.

II. Describe the applicant's experience in preparing CEQA and NEPA documents.

- A. Provide specific experience preparing CEQA and NEPA reports as outlined in the scope of services (please refer to page 2 of this document).
- B. Provide a proposed schedule outlining critical milestones and accomplishments for tasks for CEQA and NEPA reports.

- III. Provide a cost breakdown for each person assigned to the project including the hourly rate, total number of hours proposed, and total cost for services performed.**
- IV. Provide a statement of any conflict of interest the individual or firm may have regarding the proposed services.**
- V. List contact names and telephone numbers of three (3) professional references that can verify your experience in preparing environment documents.**
- VI. Provide proof of insurance coverage (general liability, workers' compensation, professional liability, etc.)**
- VII. Provide other relevant documentation for consideration of the contract.**

CITY OF COMPTON OVERVIEW

The City of Compton is a vibrant suburban community of Southern California, with a growing population of approximately 100,000 residents. Located in the center of Los Angeles County, the City covers approximately 10.2 square miles and is centrally located within the boundaries of five freeways (I-91, I-105, I-710, I-110, and I-405). Additionally, the City is served by the Metro Light Rail Blue Line with two rail stations, the Compton Station and the Artesia Station. Compton has a diversified economy, comprised of strong industrial and manufacturing sectors and thriving retail districts. The City offers an array of housing options, from charming, single-family homes to newly built town-homes and condominiums. For more information about our great City, visit our website at www.comptoncity.org.



RFP SUBMISSION DATE:

Proposals must be received by Thursday, June 24, 2010 5:00 p.m. PDT

Deliver completed proposal to:

Ms. Alita Godwin

City Clerk

Office of the City Clerk

City of Compton

205 South Willowbrook Avenue

Compton, CA 90220

Subject: Environmental Consultant for the Brickyard Specific Plan

If you have any questions regarding the RFP, please contact Mr. Troy Gunter, Assistant Planner, at (310) 605-5532 or via e-mail at tgunter@comptoncity.org.