



REQUEST FOR PROPOSALS
PROFESSIONAL CONSULTING SERVICES AGREEMENT
REDWOOD CITY FERRY PROJECT - ENVIRONMENTAL REVIEW SERVICES
(Due Date and Time: February 9, 2023 at 3:00 PM)

I. Objective

The Port of Redwood City (Port), as Lead Agency, is soliciting a Request for Proposals (RFP) from professional consulting firms (Consultant) to prepare CEQA-compliant environmental review and reports for the Redwood City Ferry Project located on Port property in Redwood City, CA.

II. Background

The Port, the City of Redwood City (City), and the Water Emergency Transportation Authority (WETA) seek to create a mid-peninsula transit hub which will be the southernmost terminal in the San Francisco Bay Ferry system. The ferry service seeks to help alleviate congestion along the US-101 corridor and provide an additional transportation alternative. CDM Smith completed a Ferry Financial Feasibility Study & Cost Benefit and Economic Impact Analyses (Feasibility Study) for the City in April 2021, and a Business Plan for the Port in April 2022 for a new ferry terminal at the Port with the operation of public service.

III. Proposed Project

The proposed Redwood City Ferry Project will be located on a portion of a 9-acre parcel on Port property, APN 054-300-380, bordered by the Redwood Creek federal navigation channel and Bair Island to the west, Westpoint Slough and Greco Island to the north, Pacific Shores Office Complex to the east, and Cemex Cement to the south. Submerged lands adjacent to the proposed ferry terminal were granted to the City of Redwood City from the State of California. The current month-to-month lessee of the site, Cemex Aggregates, uses the site for the recycling and sale of concrete base rock. Pursuant to the lease, Cemex Aggregates will be required to remove the stockpiles of materials from the premises upon termination of the month-to-month lease.

The Feasibility Study showed the location of the proposed terminal in Figure 5-1 with two location options, Option 1 across Westpoint Slough from Greco Island and Option 2 across Redwood Creek from Middle Bair Island. The conceptual design of Option 1 is for a 2-berth terminal as shown in Figure 5-2 and detailed in Table 5-4 of the Feasibility Study. This option will require dredging. The Option 2 conceptual design was constrained to a 1-berth terminal and required no dredging. This option was updated by COWI North America in July 2022 with 3 additional conceptual designs for a 2-berth terminal. Two Berth Concept Option A requires no dredging but may infringe on the navigation channel. Two Berth Concept Option B requires no dredging but requires an additional boarding float. Two Berth Concept Option C requires dredging and is a preferred option by the San Francisco Bar Pilots and WETA staff.



The proposed ferry terminal will provide WETA-operated ferry service with origin and destination points of San Francisco and Oakland. Ferry service will be provided by WETA with initial service during weekday commute periods. As the service matures, midday, evening, weekend and special event service could be introduced. Table 3-1 of the Business Plan outlines a full buildout service from Oakland with weekday morning peak trips, midday trips and evening peak trips. Table 3-2 of the Business Plan outlines a full buildout service from San Francisco with weekday morning peak trips, midday trips, evening peak trips, and weekend service.

The ferry terminal will consist of both waterside and landside components that will need to be designed as an essential facility and able to remain operational after a seismic event. The waterside components consist of a pile-supported barge or floating dock, with ADA-compliant boarding ramps and gangway to a pile-supported shelter platform, electric utilities for boarding ramps, shore power and lighting. The landside components consist of a 250-space parking lot with transit stops for shuttles/ride share, bike/pedestrian network connections, secure bike parking, and electrical, communication and water utilities serving the ferry terminal.

IV. Scope of Services

Duties of the Consultant will include the following and any other duties that might be necessary to complete the scope of services:

- Prepare the Project Description, Purpose and Need Statement, Alternatives Considered and Rejected, and the Initial Study documents, as typically required.
- Conduct any necessary technical studies (or incorporate studies prepared by others) that will be required to evaluate and assess the impacts of the ferry service and the ferry terminal land-use improvements as identified by the Port. Possible environmental impacts include, but are not limited to:
 - Air quality impacts, including Greenhouse Gas Emissions, due to the emissions from additional ferry vessels
 - Biological/ecological impacts, specifically relating to the installation of new pilings and ferry wakes near environmentally sensitive shoreline areas
 - Economic impacts including social and environmental justice considerations
 - Geology/soils study relating to potential dredging impacts and seismic issues
 - Hydrology/water quality impacts
 - Land use impacts of the ferry terminal and nearby environmentally sensitive areas
 - Noise impacts due to terminal construction and ferry service operation
 - Public utility/service impacts
 - Recreational impacts from ferry service operation



- Soil/geological study relating to potential seismic issues
- Transportation/traffic circulation impacts
- Cumulative impact analysis
- Prepare and distribute the Notice of Intent and conduct outreach to resource and regulatory agencies, interested parties, the public at large and stakeholders in compliance with applicable state and federal laws, rules and regulations. Due to the interests and concerns of the recreational boating community and environmental groups, outreach should include, but not be limited to, the local high school and collegiate rowing teams, yacht clubs, kayak and stand-up paddleboard sales and rental facilities, Save the Bay, and Citizens Committee to Complete the Refuge.
- Assist Port staff in leading the scoping and public meetings regarding the environmental review for the Project and provide documentation of these processes, pursuant to CEQA requirements.
- Prepare a Draft EIR for submittal to State Clearinghouse and public circulation.
- Collect, document, and provide responses to public comments on the Draft EIR.
- Write and publish the Administrative Draft and Final reports for review by Port and respond to questions, comments and proposed edits.
- Prepare and circulate the Final EIR, Response to Comments, and Findings for Agency Decision by the Port Commission.
- Prepare and submit Notice of Determination.
- Attend public meetings related to the project to provide technical support for Port staff as requested throughout the course of the environmental review process.
- Coordinate with design and engineering team hired for this project, as necessary, in support of the required environmental review process.

Consultants are advised that the public involvement process associated with this project will be extensive and that stakeholder participation will likely include partnering agencies, regulatory and resource agencies, the public at large, among others. The Consultant will be required to coordinate all public outreach efforts that are required as part of the environmental review process and participate in other outreach efforts, as deemed necessary.

The final scope of services will be based on the Consultant's approach to the project and will be negotiated with the firm selected and will be included in the professional services agreement with the Port.



V. Budget

Consultants should include a detailed “Lump Sum Not to Exceed” maximum dollar amount project budget, including expenses and sub-consultant work, for the scope of services. The final budget for this project will be negotiated with the Consultant selected and will be included in the professional services agreement with the Port.

VI. Schedule

Timing is a concern to the Port. The final overall schedule for the project will be negotiated with the firm selected and will be included in the professional services agreement. Key project dates are currently scheduled as follows:

Port issues Request for Proposals	December 22, 2022
Deadline to Submit Questions	January 12, 2023
Port Issues Addendum to RFP	January 26, 2023
Deadline to Submit Proposals	February 9, 2023
Port Commission Selects Consultant	March 8, 2023
Agreement Issued and NTP	March 30, 2023
Administrative Draft EIR/EIS	March 2024
Final EIR/EIS	TBD

VII. Proposal Requirements

Response to this RFP must include all of the following:

1. A statement about the Consultant that describes its experience as well as the competencies and resumes of the principle and all professionals who will be involved in the work.
2. A list of similar projects completed by the Consultant with references for each such project, including the contact name, address, and telephone number.
3. Statement regarding the anticipated approach for this project and a scope of work outlining and describing main tasks and work products.
4. Identification of any information, materials, and/or work assistance required from the Port for this project.
5. Overall project schedule, including the timing of each work task.
6. A total budget amount with estimated costs for each major task in the scope of services.
7. Limit proposals to 25 pages.

VIII. Submission Requirements

DUE DATE AND TIME: Thursday, February 9, 2023 at 3:00 PM

Proposals will be submitted via email in a pdf format.

Deliver to: Kristine A. Zortman
Executive Director
kzortman@redwoodcityport.com



IX. Evaluation Criteria and Selection Process

Firms will be selected for further consideration and possible follow-up interviews based on the following criteria and weighting:

- Relevant work experience 10%
- Completeness of the proposal 25%
- Overall project approach 15%
- Qualification of key project team members 20%
- Proposed project cost 30%

Following the selection of the most qualified Consultant, a final professional services agreement including budget, schedule and final scope of services will be negotiated before execution of the agreement. The agreement is subject to the review and approval of the Board of Port Commissioners.

The Port of Redwood City in its sole discretion reserves the right to reject any or all proposals, to modify the RFP, or to cancel the RFP.

X. Port Contacts

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XI. Attachments

- Attachment A CDM Smith Ferry Financial Feasibility Study & Cost-Benefit and Economic Impact Analyses, dated October 2020
- Attachment B CDM Smith Redwood City Ferry Business Plan, dated June 2, 2022
- Attachment C California State Lands Commission Map of the Grant to the City of Redwood City, dated May to August 1958
- Attachment D COWI North America Ferry Terminal West Side Two Berth Concept Study, Options A, B & C with ROM, dated December 5, 2022
- Attachment E Professional Consulting Services Agreement template