



**REQUEST FOR PROPOSALS  
PHASE I ENVIRONMENTAL ASSESSMENT  
RFP No. 21-01**

**ISSUE DATE: March 23, 2021  
DUE DATE: April 9, 2021 @ 4:00PM**

**Yuba-Sutter Transit Authority  
2100 B St.  
Marysville, CA 95901**

## **REQUEST FOR PROPOSALS**

### **Phase I Environmental Assessment RFP No. 21-01**

The Yuba-Sutter Transit Authority (“**Authority**”) is requesting proposal submissions from professional Environmental Consultants (**Offerors**), to conduct Phase I Environmental Assessment(s) for property located at **6035 Avondale Avenue, Linda, CA 95901, assessors parcel number 020-030-048.**

This **RFP** contains submission requirements, the scope of service, period of service, terms and conditions and other pertinent information for submitting a proper and responsive proposal. **RFP #21-01** will be posted on **March 23, 2021** and can be downloaded from the Authority’s website at <https://www.yubasuttertransit.com/>.

Prospective **Offerors** desiring any explanation or interpretation of this solicitation must make the request in writing no later than **March 31, 2021**. The request must be emailed to Adam Hansen at [Adam@yubasuttertransit.com](mailto:Adam@yubasuttertransit.com). Any information given to a prospective **Offeror** about this solicitation will be furnished to all other prospective **Offerors** as a written amendment to the solicitation. All amendment(s) to this solicitation, if issued, will be posted on the Authority’s website <https://www.yubasuttertransit.com/>. All **Offerors** are encouraged to check the Authority’s website for amendment(s) issuance.

The proposal(s) must be enclosed in a sealed envelope and labeled as follows: **Phase I Environmental Assessment - Request for Proposals. RFP #21-01, Due Date and Time: April 9, 2021, 4:00 P.M. (PT), Name of Offeror:\_\_\_\_\_.**

The **RFP** submission must be addressed to **Attn: Adam Hansen, Planning Program Manager, 2100 B St, Marysville, CA 95901** or emailed as a PDF attachment to [Adam@yubasuttertransit.com](mailto:Adam@yubasuttertransit.com).

Submittals must reach **Authority** no later than **4:00 P.M. (PT)** on **April 9, 2021**. Late submissions will not be opened and will be sent back to offeror.

Submittals will be evaluated on the criteria stated in the **RFP**. Negotiations may be conducted with **Offerors** who have a reasonable chance of being selected. After evaluation of the proposals, if any, the contract will be awarded to the responsible **Offeror(s)** whose qualifications, project proposal and other factors considered are the most advantageous to **the Authority**.

The Authority reserves the right to reject any and all submissions.

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**Assessment**  
**RFP NO. 21-01**

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## I. INTRODUCTION

Yuba-Sutter Transit is requesting quotes from professional Environmental Consulting providers to conduct Phase 1 Assessment(s) in accordance with the terms, conditions, and specifications contained in this Request for Proposals (**RFP**). The successful **Offeror** shall conduct Phase 1 Environmental Assessment(s) in accordance with ASTM E 1527-13 for property acquisition for a Maintenance and Operations Facility.

**Offerors** are required to submit written proposals that present the **Offeror's** qualifications and understanding of the services to be performed. The **Offeror's** proposals should be prepared simply and economically and should provide all information it considers pertinent to its qualifications for the scope of services contained herein. Emphasis should be placed on completeness of services offered and clarity of content of the proposal.

The site has already had Additional Soil Vapor Sampling completed on the site as documented by the attached letter from the Central Valley Regional Water Quality Control Board.

The proposal must be received by no later than 4:00 PM on Friday, April 9, 2021, at the following mailing or e-mail address:

Yuba-Sutter Transit Authority  
Attn: Adam Hansen  
2100 B St  
Marysville, CA 95901  
E-mail: [Adam@yubasuttertransit.com](mailto:Adam@yubasuttertransit.com)

## II. PROCUREMENT SCHEDULE

The anticipated schedule for the **RFP** is as follows:

### SCHEDULE

EVENT	DATE
Advertised	March 23 to April 9, 2021
Post on Website	March 23, 2021
Receipt of Written Questions	March 31, 2021
Response to Written Questions	April 2, 2021
Submission Date	April 9, 2021

## III. DELIVERABLES

If submitting a hard copy, one (1) original proposal of the typewritten submission, including all required information, must be executed and submitted in a sealed envelope or package. Any handmade corrections made in the proposal must be initialed by the principal or authorized officer of the **Offeror**. The original proposal must bear the original signature of a principal or authorized officer of the **Offeror**.

Proposals may also be emailed as a PDF attachment to [adam@yubasuttertransit.com](mailto:adam@yubasuttertransit.com). If submitting an electronic copy, only one (1) proposal need be emailed. Electronic submission of the proposal shall be considered signed by a principal or authorized representative of the **Offeror**. **Electronic submissions must be received by the due date and time for consideration.** A reply email will be sent when a proposal is received.

**Offerors** are solely responsible for ensuring that their proposals are received by the time and date stated. Receipt by the Authority after the due date and time specified will be cause for rejection.

#### Submission Place/Address

Proposals by telegram, telephone, or facsimile, or handwritten proposals, will not be accepted by the Authority.

### **IV. SCOPE FOR ENVIRONMENTAL ASSESSMENT**

The Phase I Environmental Site Assessment (ESA) must be performed in general conformance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13. The objective of the ESA is to identify recognized environmental conditions (RECs) and certain environmental conditions outside the scope of ASTM Practice E 1527-13 in connection with the property at the time of the property survey. The on-site survey and assessment must be conducted by a qualified assessor. The Phase I Environmental Site Assessment must be prepared to assess a parcel of real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit Client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute “all appropriate inquiry into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice” as defined in 42 U.S.C. § 9601(35)(B).

The Phase I Assessment(s) must be submitted in a standard format and will be requested as needed through the term of the Contract. The Phase I Assessment must be conducted using current American Society for Testing and Materials (ASTM) standard practices including records review, site reconnaissance, interviews and reports to identify recognized environmental conditions.

Access to the parcel must be arranged by the **Authority**. The final report must include findings and recommendations, but is not limited to the following:

- Executive Summary
- Introduction
- Property Description and Physical Setting
- Property Usage
- Environmental and Regulatory Review
- Reconnaissance Findings
- Additional Services if applicable
- Summary and Conclusion
- Recommendations
- Warranty

In addition, a reliance letter must be provided for each environmental assessment as requested at no additional cost.

The processing time for each assessment should not exceed calendar 30 days from the date the **Offeror** is directed to proceed. The Phase 1 Environmental Assessment report(s) must be promptly delivered to the Authority and an electronic copy must also be provided to Adam Hansen [adam@yubasuttertransit.com](mailto:adam@yubasuttertransit.com).

**Offeror** hereby agrees to discuss and clarify agency observations/suggestions for the ESA. If after such discussions, revisions are warranted, the **Offeror** agrees that a supplemental report will be furnished at no additional charge.

The Environmental Consultant must adhere to the Phase I Environmental Assessment standards/practices as required to conform to applicable rules and regulation governing the work.

## V. SUBMISSION REQUIREMENTS

The following is a description of the minimum information, which must be supplied by **Offerors** in their proposals. It is open to all **Offerors** to give such supplementary facts or materials that they consider may be of assistance in the evaluation of the proposal submitted. Proposals that omit critical elements may be considered non-responsive. Each proposal shall include a Table of Contents listing the proposal contents. Proposal packages must contain, at a minimum, the following information and materials:

1. Letter of transmittal signed by the person authorized to commit the organization to perform the services in the proposal.
2. Describe your firm's size and ownership structure including:
  - Length of time with your firm
  - Length of time in current position
  - Length of time in the industry
  - Experiencing in working with public entities
  - Professional Certifications

## VI. FEE STRUCTURE

Proposals shall describe the Environmental Consultant's proposed compensation structure including fee and payment schedule. The fee shall include the cost for the Phase 1 ESA and hourly rate for any work ordered outside of the scope of work.

All travel, postage, telephone, living and miscellaneous expenses will be borne by the successful **Offeror** and included in the total fixed price. There will be no reimbursable expenses allowed under the purchase order/contract.

## VII. EVALUATION/SELECTION CRITERIA AND PROCESS

The **Authority** will select the successful firm based upon its proposal scoring, and the perceived effectiveness to perform the services described within the solicitation.

The reserves the right to reject any and all proposals and to negotiate with top-rated **Offerors**. All **Offerors** will be notified by mail regarding the outcome. **Authority** staff will submit its recommendation to the Transit Manger of the most highly rated firm, for approval and award of a contract for Phase I Environmental Assessment services.

The **RFP** will be evaluated and rated on, but may not be limited to, the following criteria:

<b>CRITERIA</b>	<b>POINTS</b>
Reasonableness of fee structure	10
Offeror's demonstrated experience in providing environmental consulting services to public entities similar in nature to those specified in the RFP.	10
Offeror's compliance with all specifications and/or other requirements contained in this RFP.	5
<b>Total</b>	25

### **VIII. INSURANCE**

The **Offeror** or insurance carrier shall forward official insurance certificates to the **Authority**. The **Offeror** shall provide public liability, property damage, personal liability and automobile insurance with a one million dollars (\$1,000,000) combined single limit. In addition, workers compensation shall be provided in accordance with the State of California rules and regulations. The **AUTHORITY** shall be named as an additional insured.

### **IX. PAYMENTS**

Payment will be made to the **Offeror** within thirty (30) days upon receiving an approvable monthly invoice. The invoice shall state the period and services performed and amount. Special services, if requested and provided, will be billed via a separate invoice comprised of a detailed description of the service provided and the date it was provided. The **Authority** shall notify **Offeror** of any adjustments required to be made to an invoice. Invoices should contain an invoice number, remittance address, itemized products and/or services provided, and price as quoted.

Prior to any and all payments made for goods and/or services provided under this contract, the **Offeror** must complete the W-9 form.

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## Central Valley Regional Water Quality Control Board

1 June 2020

The Estate of Richard D. Brazil  
410 Century Park Drive  
Yuba City, CA 95991-5766

### **REVIEW OF REPORT OF FINDINGS – ADDITIONAL SOIL VAPOR SAMPLING, 6035 AVONDALE AVENUE, MARYSVILLE, YUBA COUNTY**

Central Valley Water Board staff has reviewed the 14 May 2020 *Report of Findings – Additional Soil Vapor Sampling* (report) prepared by Wallace Kuhl & Associates (WKA) on behalf of The Estate of Richard D. Brazil for the property at 6035 Avondale Avenue in Marysville. The report was submitted to us via email on 15 May 2020 for review and response. Based on discussions with WKA, it is our understanding that the property at this address is being considered for residential development. The property is located directly across Avondale Avenue from a former lumber mill property where soil and groundwater cleanup have been conducted, but residual groundwater impacts still exist for volatile organic compounds.

As is documented in the report, soil vapor sampling was conducted at the 6035 Avondale Avenue property to assess conditions. Soil vapor samples were collected during August 2019, January 2020, and March 2020 at a total of 20 locations. The sampling detected several VOCs, mostly at concentrations less than applicable regulatory screening levels for residential scenarios. The most notable constituent was benzene that was detected slightly above the lowest residential screening level of 3.2 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) in 11 of the 20 samples when an attenuation factor of 0.03 is applied. The concentrations of benzene in the 11 samples ranged from 3.51 to 6.7  $\mu\text{g}/\text{m}^3$ .

The report notes that there was a former underground storage tank (UST) on the lumber mill property that contained petroleum. Early groundwater data for the lumber mill site from the mid-1990s detected benzene and other petroleum constituents in groundwater and it is likely that the relatively low levels of benzene in soil vapor at the 6035 Avondale Avenue site are a result of remaining groundwater impacts from the former UST. As is noted in the report, assessment of petroleum releases from a UST is covered under the Low-Threat Underground Storage Tank Case Closure Policy. In that Policy, the lowest residential screening level for benzene is 85  $\mu\text{g}/\text{m}^3$  which assumes there is no bioattenuation zone present, but can be up to 85,000  $\mu\text{g}/\text{m}^3$  if a bioattenuation zone is present. The concentrations of benzene detected at the 6035 Avondale Avenue

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KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER



property are over an order of magnitude lower than the 85 ug/m<sup>3</sup> screening level in the Policy.

In the report, it is proposed that vapor barriers beneath the structures or park set asides might provide suitable mitigation within those areas with identified soil vapor exceedances. Based on our review of the report, and the lines of evidence that point to a former petroleum UST release in the vicinity of the site that is causing the vapor issues, it appears that the evaluation of petroleum vapors on the property fall under the LTCP. Based on this determination, the vapor concentrations are below the LTCP criteria for residential use and therefore the policy would not require any further remediation. However, as suggested by WKA, it may be prudent to include mitigation or park set asides in the affected area to the extent practicable to provide an additional layer of protection for future residences and avoid any potential for future unanticipated vapor intrusion issues.

Feel free to contact me with any questions or concerns regarding this letter at (916) 464-4622 or [Bill.Brattain@waterboards.ca.gov](mailto:Bill.Brattain@waterboards.ca.gov).



William Brattain, P.E.  
Water Resource Control Engineer  
Private Sites Cleanup Unit



Steven W. Meeks, P.E.  
Senior Water Resource Control Engineer  
Chief, Private Sites Cleanup Unit



06/01/2020

cc: Kurt Balasek, Wallace Kuhl & Associates, West Sacramento