



**REQUEST FOR BID
(RFB #2012-01)**

**For the purchase of conservation and
mitigation credits for the
Jepson Parkway Project**

**RESPONSIVE BIDS DUE:
3:00 PM, FRIDAY, OCTOBER 12, 2012**

Five (5) complete hard copies of the Bid must be received
before 3:00 p.m. PST on October 12, 2012

Solano Transportation Authority
One Harbor Center, Suite 130
Suisun City, CA 94585-2473

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DISCLOSURE: The master copy of each response to this RFB shall be retained for official files and will become a public record after the award of a contract unless the qualifications or specific parts of the qualifications can be shown to be exempt by law (Government Code section 6250 et seq.). Each Mitigation Provider may clearly label part of a submittal as "CONFIDENTIAL" if the Mitigation Provider agrees to indemnify and defend the STA for honoring such a designation. The failure to so label any information that is released by the STA shall constitute a complete waiver of all claims for damages caused by any release of the information. If a public records request for labeled information is received by the STA, the STA will notify the Mitigation Provider of the request and delay access to the material until seven working days after notification to the Mitigation Provider. Within that time delay, it will be the duty of the Mitigation Provider to act in protection of its labeled information. Failure to so act shall constitute a complete waiver.

1.0 INTRODUCTION

The Solano Transportation Authority (STA) is a Joint Powers Authority with members including the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo, and the County of Solano. The STA serves as the Congestion Management Agency for Solano County and is responsible for countywide transportation planning and programming of State and Federal funding for transportation projects within the county. The STA is the lead on several major transportation improvement projects throughout the county, including the Jepson Parkway Project.

The Jepson Parkway Concept Plan was completed in 2000 by the Solano Transportation Authority (STA), the City of Fairfield, the City of Suisun City, the City of Vacaville and Solano County. The Concept Plan provided a comprehensive, innovative, and coordinated strategy for developing a multi-modal corridor linking land use and transportation to support the use of alternative travel modes, and protecting existing and future residential neighborhoods. The 12-mile Jepson Parkway project will improve intra-county mobility for Solano County residents and provide traffic relief for Interstate 80. The project upgrades a series of narrow local roads to provide a north-south travel route for residents as an alternative to I-80. The plan proposes a continuous four-lane roadway from the State Route 12/Walters Road intersection in Suisun City to the I-80/Leisure Town Road interchange in Vacaville. The project also includes safety improvements, such as the provision for medians, traffic signals, shoulders, and separate bike lanes. The Jepson Parkway project is divided into 16 segments for design and construction purposes. Five (5) construction projects within the Jepson Parkway project have been completed: the extension of Leisure Town Road from Alamo to Vanden (Vacaville/County); the relocation of the Vanden/Peabody intersection (Fairfield); improvements to Leisure Town Road bridges (Vacaville); the Walters Road Widening (Suisun City); and the I 80/Leisure Town Road Interchange (Vacaville).

The remaining segments of the Jepson Parkway Project have obtained environmental clearance as one project. Since 2002, STA has been working to prepare alignment plans for the four (4) Environmental Impact Report/Environmental Impact Statement (EIR/EIS) alternatives and to complete a range of environmental studies. In 2009, the STA Board certified the EIR for the Project and selected Alternative B. The EIS was adopted in 2011. The overall estimated construction cost of the remaining segments is currently \$187 million. Currently, the STA, the Cities of Vacaville and Fairfield and Solano County are moving forward with design of the following segments that are expected to begin construction in 2014-15:

- Phase 1- City of Fairfield as Lead Agency- Vanden Road from the Vanden Road/Peabody Road/Cement Hill Road intersection to 1300 feet⁵ south of the Vanden Road/Leisure Town Road intersection
- Phase 2- City of Vacaville as Lead Agency- Vanden Road from approximately 1300 feet south of Leisure town Road and Leisure Town Road from the Vanden intersection to Elmira Road
- Phase 3- Future Project Phase to be identified that would likely extend the improvements north of the Phase 2 Project as funding becomes available.

The Solano Transportation Authority (STA) invites Mitigation Providers to submit a bid to provide mitigation and conservation credits for the Jepson Parkway Project in Solano County.

This Request for Bid (RFB) includes a description of the scope of work and proposal instructions. Direct all inquiries regarding this RFB in writing to:

Alan Glen
STA Project Manager
Phone (916) 368-9181
alang@quincyeng.com

STA will serve as the “Buyer” in these purchase transactions. Do not contact the Cities of Fairfield or Vacaville or other STA staff directly. Information provided by other than the above contact may be invalid and bids which are submitted in accordance with such information may be declared non-responsive.

In the event that it becomes necessary to revise any part of this RFB, written addenda will be issued. Any amendment to this RFB is valid only if in writing and issued by STA. The latest Addendum, if needed, that STA may post would be October 5, 2012.

All addenda for this RFB will be distributed via STA’s website:
<http://www.sta.ca.gov>

It is the proposer’s sole responsibility to monitor this website for possible addenda to this RFB. Failure of proposer to retrieve addenda from this site shall not relieve him/her of the requirements contained therein.

2.0 RFB SCHEDULE

The following represents the tentative schedule for this RFP. Any change in the scheduled dates for Deadline for Final Questions or Proposal Submission Deadline will be advertised in the form of an addendum to this RFP. The schedule for the evaluation process and other future dates may be adjusted without notice.

Issue Request for Bid	September 14, 2012
Deadline for Final Questions	October 1, 2012
Bids and Documentation Due	October 12, 2012- 3 pm
Bid Evaluation by Review Team	October 12 – 26, 2012
Notification of Provider List	Week of October 29, 2012
Final Contract Negotiations	November and December 2012
Contract Execution	No later than January 12, 2013
Contract Payment to Provider	Within 30 days of Contract Execution

3.0 SCOPE OF SERVICES

This scope of work is for the coordination and purchase of endangered species mitigation credits in accordance with the Section 7 Formal Consultation Issued by the U.S. Fish and Wildlife Service, dated May 27, 2010.

As detailed in the Biological Opinion, project implementation will likely adversely affect the federally-listed as threatened vernal pool fairy shrimp (*Branchinecta lynchi*), endangered vernal pool tadpole shrimp (*Lepidurus packardii*) (collectively vernal pool crustaceans), endangered Contra Costa goldfields (*Lasthenia conjugens*)(goldfields), threatened California tiger salamander (*Ambystoma californiense*) (salamander), threatened valley elderberry longhorn beetle (*Desmocerus californicus dimprphus*) (beetle) and critical habitat for the vernal pool crustaceans and goldfields. This disturbance is considered “take” of a listed species and therefore requires approval by the U.S. Fish and Wildlife Service. The U.S. Fish and Wildlife has approved the take based on 1) the fact the take will not likely result in jeopardy of affected species and 2) the impact to the species habitat will be mitigated.

The mitigation required as part of the Biological Opinion includes the following measures to minimize effects on federally-listed species:

Purchase both “preservation credits” and “creation credits” as follows:

- 22.6 acres (credits) of vernal pool crustacean habitat from a United States Fish and Wildlife Service-approved bank as appropriate for the species
- 2.32 acres (credits) of restored vernal pool crustacean habitat from an Interagency Review Team (IRT)-approved bank
- 28.62 acres of preserved Contra Costa Goldfields habitat United States Fish and Wildlife Service-approved bank as appropriate for the species
- 1.98 acres (credits) of restored Contra Costa Goldfields habitat
- 68.1 acres (credits) of preserved upland California Tiger Salamander upland habitat from a bank approved by United States Fish and Wildlife Service and the California Department of Fish and Game.

It should be noted that the purchase of credits stated above are specifically tied to the start of each construction phase as follows:

	Phase 1- Vanden Road Project		Phase 2- Leisure Town Road Project		Phase 3- Walters Road Project	
	Create / Restore	Preserve	Create / Restore	Preserve	Create / Restore	Preserve
Vernal Pool Habitat		2.64 acres			2.32 acres	19.96 acres
Goldfields Habitat	1.98 acres	9.54 acres		9.54 acres		9.54 acres
California Tiger Salamander Habitat		68.1 acres				

STA reserves the right to acquire a portion or all of the required credits based upon timing of the start of construction and available funds to purchase credits.

Each Bid shall include the following documentation:

1. Letter of Commitment for the purchase of credits from an approved conservation and/or mitigation bank(s).
2. Secure entitlement documents from prospective bankers with each credit-type proposal demonstrating that each bank is in good standing with the applicable regulatory agencies including the following:
 - Copy of recorded Conservation Easement for each bank/preserve proposed
 - Copy of bank document's signature pages (exhibits not required), with the authorized signatures of Agency/IRT members
 - Current credit ledger for each bank proposed indicating that adequate credits are currently available
 - Service Area Map for each bank proposed, by species and/or credit type
3. For banks approved by the California Department of Fish and Game prior to May 20, 2010, provide written verification from CDFG that the bank's California Tiger Salamander upland credits will meet the Jepson Parkway project's California Endangered Species Act (CESA) permit requirements.

4. Provide all required documentation to US Fish and Wildlife Service in accordance with the Section 7 authorization.

4.0 BID FORMAT REQUIREMENTS

Please submit your Bid by **October 12, 2012 before 3:00 pm** in accordance with the following requirements. The word “Provider” in this document means an individual, an organization or a firm that submits, or intends to submit, a Bid. Bids will be marked with their receipt time at the closing location. Only complete Bids received and marked before closing time will be considered.

1. *Transmittal Letter:* The Bid and Supporting Documentation shall be transmitted with a cover letter describing the Provider’s interest and commitment to the proposed project. The cover letter should include the name, title, address and telephone number of the individual to whom correspondence and other contacts should be directed during the final negotiation process. **Please send five (5) copies of the BID including Supporting Documents to the STA.**

Cover Letter with the following information:

- Title of this RFB
- Name and Mailing Address of Firm (include physical location if mailing address is a PO Box)
- Contact Person, Telephone Number, Fax Number, and Email Address
- A statement that the submitting firm will perform the services/ mitigation credits and adhere to the requirements described in this RFB, including any addenda (reference the addenda by date and/or number).
- Acknowledgement that all proposals may be considered public information. Subsequent to award of this RFP, all of part of any submittal may be released to any person or firm who may request it. Therefore, proposers shall specify in their Cover Letter if any portion of their submittal should be treated as proprietary and not releasable as public information. Proposers should be aware that all such requests may be subject to legal review and challenge.
- The person authorized to negotiate a contract with STA shall sign the cover letter.

Address the cover letter and the Proposed Bid as follows:

RE: Purchase of conservation and mitigation
credits for the Jepson Parkway Project
Attn: Janet Adams, Director of Projects
Solano Transportation Authority
One Harbor Center, Suite 130
Suisun City, CA 94585

2. *Proposed Bid:* The Proposed Bid shall indicate which of the mitigation credits are being offered along with a price per acre. The Provider shall state on the bid that they have an understanding that STA may purchase a portion of their offering rather than the entire

allotment; completely at STA’s discretion and that the price offered will be honored for 90 days from the Bid. Responses must not be sent by facsimile. All proposed bids shall remain firm for **ninety (90) days** following the closing date for the receipt of bids.

The Bid shall include a bid table similar to the following:

Mitigation type	Available Acres Committed in this Bid	Bid Price Per Acre
Vernal Pool Habitat Preservation Credits	_____ acres	\$ _____ per acre
Vernal Pool Habitat Creation / Restoration Credits	_____ acres	\$ _____ per acre
Goldfields Habitat Preservation Credits	_____ acres	\$ _____ per acre
Goldfields Habitat Creation / Restoration Credits	_____ acres	\$ _____ per acre
California Tiger Salamander Habitat Preservation Credits	_____ acres	\$ _____ per acre

STA recognizes that there may be a potential to acquire acreage that satisfy more than one credit category; those acres will be given priority for purchase to the extent that the overall cost of those acres is lower than the cost of purchasing individual credit type acres. If a Provider proposes a combined credit option in their bid, it is the Providers responsibility to include adequate documentation demonstrating that the appropriate Resource Agencies have authorized and will accept such combined credits.

3. ***Supporting Documentation:*** This section shall clearly convey the Provider’s understanding of the nature of the work, and issues related to the purchase of conservation and mitigation credits for the Jepson Parkway Project. Additionally all appropriate documentation as described in Section 3.0 Scope of Services shall be included here. ***Failure to include required documentation may be deemed to be non-responsive by STA. STA will have the final decision as to whether the bid shall be considered further based upon the adequacy of the documentation provided.***
4. ***Availability of Credits:*** The Provider must demonstrate that credits being offered to STA are currently available for sale and the bank or banks have sufficient credits available, and the bank or banks are in good standing with the appropriate regulatory agencies.
5. ***Sample Purchase Agreement:*** The Provider shall provide a copy of their Standard Purchase Agreement for Purchase of Mitigation Credits. The Agreement must include language that completely severs any and all liability related the ownership of said lands, maintenance of said habitat in perpetuity. The sample Agreement will be reviewed by STA legal staff and may result in requested changes prior to execution. In the event that the parties can’t reach

agreement on the Purchase Agreement language, STA reserves the right to suspend negotiations and move to the next lowest bidder.

5.0 BID Evaluation and Selection

Bids will be reviewed to determine if they meet the documentation requirements. Bidders may elect to bid on any single credit type shown above as the selected providers will be individually evaluated for each credit type. The STA at their discretion will enter purchase contracts with the lowest responsive bidder to purchase mitigation credits to the extent needed for the anticipated construction projects in each credit type. The STA reserves the right to consider or reject any and all bids at its own discretion. The STA further reserves the right to reject all bids and issue a new RFB

