



College of the Redwoods (the “College”) invites proposals from qualified Inspection firms to perform CEQA Assessment and Coastal Development Permit on the new **Del Norte Healthcare Revitalization Project** at the College of the Redwoods Del Norte Campus.

Interested firms are invited to submit their proposals, which shall include an electronic copy of the requested materials by email or mailed thumb drive to Leslie Marshall, Director, Facilities and Planning at the address listed below.

Questions regarding this RFP may be directed to Leslie Marshall at Leslie-Marshall@redwoods.edu, Director, Facilities and Planning. All proposals shall be received on or before: **October 23<sup>rd</sup>, 2025 @ 2:00 PM P.S.T.** All responses to this RFP received by the specified deadline will be reviewed by the College for completeness, content, experience, and qualifications. For those firms deemed most qualified, further evaluation and interviews may be conducted as part of the final selection process. However, the College reserves the right to complete the selection process without proceeding to an interview process and may choose to select based on the information supplied in the Statement of Qualifications and Proposal.

This request does not commit the College to award a contract. The College expressly reserves the right to reject any and all proposals or accept all or part of any proposals. The College reserves the right to select the firm(s) whose qualifications, in the College’s sole judgment, best meet the needs of the College.

RFP DUE TIME AND DATE:	<b>October 23<sup>rd</sup>, 2025 @ 2:00 PM P.S.T.</b>
DELIVERY LOCATION:	College of the Redwoods Facilities and Maintenance Office, Attn: Leslie Marshall 7351 Tompkins Hill Rd, Eureka, CA 95501 -or- Leslie-Marshall@redwoods.edu
PURCHASING CONTACT:	Julia Morrison
E-MAIL:	Julia-Morrison@redwoods.edu

**THIS RFP IS A SOLICITATION FOR PROPOSALS AND NOT A CONTRACT OR OFFER TO CONTRACT.**

**REDWOODS COMMUNITY COLLEGE DISTRICT**  
**Request for Proposals**  
**CEQA Assessment and Coastal Development Permit**

**SECTION A - GENERAL INFORMATION**

**1. INTRODUCTION**

College of the Redwoods (the “College”) is a public community college located on the north coast of California. Serving one of the largest geographical areas in California, the district includes Del Norte and Humboldt counties, and parts of western Trinity County. Home to nearly 280,000 residents, the district covers almost 10,000 square miles. The College has an educational center in Crescent City and an Instructional Site in the Hoopa Valley to better serve the needs of the region.

The District was formed on January 14, 1964, by an election of Humboldt County voters. The educational goal of the District is to provide accessible and relevant transfer, career and adult education of the highest quality. Approximately 6,000 students attend CR each year, resulting in about 3,000 full-time equivalent students. CR employs approximately 80 full-time and 250 part-time faculty, while the administrative, managerial and classified staff include roughly 230 employees.

Degree and certificate programs are offered in liberal arts education, career technical fields, and health occupation and first responder fields. The District developed seventeen degrees for transfer to guarantee smooth transfer from CR to the CSU system. Cal Poly Humboldt, which resides within CR’s service area, is by far the main 4-year institution to which CR students transfer. The most popular degrees received are liberal arts associate’s degrees in *Arts & Humanities* and *Behavioral and Social Sciences*.

The District also has specialized, nationally or regionally accredited programs in Automotive Technology, Drafting and 3D Modeling, Construction Technology, CAD/CAM Manufacturing, and its Law Enforcement Academy. CR has award-winning paramedic and police academy programs. CR also offers non-credit courses and certificates and workforce and community education. In 2015, CR began to offer instruction to prisoners in the maximum-security Pelican Bay State Prison in Crescent City. CR also offers more than thirty percent of all instruction in an online modality.

CR students are facing the same serious challenges as college students throughout California. The District has recently taken significant actions to address students’ food, housing, and mental health challenges. A food pantry and resource center was established to provide students with food, clothing, and other essentials. A room and board scholarship was established so that students facing housing challenges could reside in the residence halls. A mental health professional was contracted from outside the College to provide counseling to students in crisis. These efforts are helping, but the community strives for more support to help students meet basic needs so that they can succeed academically.

The current College physical environment consists of 3 main locations with additional leased facilities for off-site instruction. The main Eureka campus is 268 acres with 27 buildings that total 497,765 of GSF. The Del Norte campus in Crescent City is 35 acres with 8 buildings that total 30,598 GSF. Shively Farm is a 38 acre site approx. 20 miles from the main campus and is a working farm with a residence and several out buildings.

Around 2007, the District received information that many of its present buildings posed hazards to students because of their location atop fault lines. With financial assistance from the state, and in response to geological reports, the District opened its new Administration Building and Theater in 2012, Humanities and Science Buildings in 2013. A new Creative Arts Complex opened Fall 2023, and the new Physical Education Replace Existing Gymnasium and Fieldhouse Project construction phase started early 2025.

## **2. PROJECT DESCRIPTION – CEQA Assessment and Coastal Development Permit for Del Norte Healthcare Revitalization Project**

The Del Norte Healthcare and Revitalization Project will construct a new Healthcare Training Center and renovate existing permanent buildings at the College of the Redwoods Crescent City Campus at: 883 W Washington Blvd, Crescent City, CA 95531.

To proceed with the Del Norte Healthcare and Revitalization Project, an assessment of the project site for potential implications under the California Environmental Quality Act (CEQA) and determine the applicability of a Coastal Development Permit (CDP) pursuant to the California Coastal Act and any relevant local coastal program policies. This assessment will support the planning and entitlement process for the proposed new building and associated site renovations. The scope of work must include identification of environmental review requirements, potential permitting pathways, and any regulatory constraints that may impact project feasibility or schedule.

The new building site indicated within the southern/bottom red box on above map, approximately 1.3 acres of developed space. Currently it has two end of life portable buildings, site utilities, pathways, and landscaping. The northern/top red boxed area has two end of life portable buildings, and a storage shed, all proposed for demolition.



#### Current Scope:

- Demolishing the four existing end-of life-portable buildings, and a small storage shed adjacent to the Boiler Building.
- Constructing a new approximately 8,240 sq ft building space that incorporates:
  - Space for nursing, LVN, and allied health care programs( 2 classrooms, 3-4 labs, control room for SIM lab(s), storage between skills labs, Sim Tech/Maker Moulage.
  - Two nursing debriefing rooms with tables, chairs, VR equipment for fifteen people at a time
  - Twelve full-time faculty Offices, some hoteling, with lockable closet spaces
- 3 in the new building, and remainder in DA1 renovation
  - One flex Associate Faculty Space to accommodate 2-4 workspaces
  - Restrooms and a lactation room
- Replacing the HVAC for the DM & DA Buildings



<b>November 4<sup>th</sup>, 2025</b>	Recommendation of the selected firm and approval by the College's Board Of Trustees;
<b>November 5<sup>th</sup>, 2025</b>	Notification of RFP award;
<b>EST. November 5<sup>th</sup> - 7<sup>th</sup>, 2025</b>	Contract Negotiations; and
<b>EST. November 10<sup>th</sup>, 2025</b>	Notice to Proceed

This timeline may be revised as needed. Evaluations, selection and recommendation will be based on the firm's response, demonstrated competence, experience and overall qualifications as presented in the statement of qualifications.

#### **4. SCOPE OF SERVICES**

Assess project site for potential implications under the California Environmental Quality Act (CEQA) and determine the applicability of a Coastal Development Permit (CDP) pursuant to the California Coastal Act and any relevant local coastal program policies. This assessment will support the planning and entitlement process for the proposed new building and associated site renovations. The scope of work must include identification of environmental review requirements, potential permitting pathways, and any regulatory constraints that may impact project feasibility or schedule.

##### **CEQA Assessment Services**

###### **1. Project Scoping & Environmental Strategy**

Review project description, site conditions, and applicable regulations. Determine appropriate CEQA pathway (e.g., Exemption, Initial Study/Mitigated Negative Declaration [IS/MND], or Environmental Impact Report [EIR]). Develop CEQA strategy in coordination with the college and lead agency (typically the Chancellor's Office or local jurisdiction).

###### **2. Notice of Exemption (if applicable)**

Determine the appropriate Exemption Category and file the Notice of Exemption with the County and Clearinghouse.

###### **3. Initial Study Preparation (if applicable)**

Conduct environmental analysis across CEQA impact categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Hazards, Hydrology, Noise, Transportation, Utilities, etc.

Coordinate technical studies (e.g., traffic, biology, archaeology, noise) as needed. Prepare Initial Study documents with mitigation measures and significance determinations.

#### 4. Mitigated Negative Declaration (if applicable)

Draft MND including project description, environmental analysis, and mitigation monitoring plan. Facilitate public review and comment period. Respond to comments and finalize CEQA documentation.

#### 5. Environmental Impact Report (if required)

Prepare Notice of Preparation (NOP) and conduct scoping meeting. Draft EIR including alternatives analysis, cumulative impacts, and mitigation measures. Manage public review, comment response, and certification process.

### **Coastal Development Permit Services**

#### 1. Permit Strategy & Coordination

Confirm if CDP required, and jurisdiction (California Coastal Commission or local coastal program). Review applicable Coastal Act policies and Local Coastal Program (LCP) provisions. Develop permitting strategy aligned with CEQA findings and project design.

#### 2. Permit Application Preparation

Prepare complete CDP application including: Project description and plans, Coastal resource analysis (e.g., public access, visual impacts, habitat), Consistency findings with Coastal Act and LCP.

Coordinate with design team to ensure compliance with coastal development standards.

#### 3. Agency & Stakeholder Engagement

Coordinate with Coastal Commission or local planning agency staff. Attend hearings, site visits, and stakeholder meetings as needed. Respond to agency comments and revise application materials.

#### 4. Permit Processing & Approval

Track application status and facilitate timely review. Support public hearing presentation and decision-making process. Assist with permit conditions and post-approval compliance.

### **Estimated Schedule**

**CEQA Documentation:** 1 month (Notice of Exemption); 3–6 months (IS/MND); 6–12 months (EIR)

**CDP Processing:** 4–8 months depending on jurisdiction and review cycles

## **Exclusions**

- Does not include preparation of full technical studies (e.g., traffic, biology) unless separately contracted. Please provide estimated fees for any additional technical studies within proposal.
- Does not include litigation support or post-approval monitoring unless requested.

## **Project Deliverables**

1. Permits - As specified, permitting services shall be prepared in accordance with the applicable codes, regulations, and District standards.
2. Filing Permits with Appropriate Agencies

## **Fee Schedule (Hourly Rates)**

1. Fee Schedules submitted in response to any future contract(s) for testing and special inspection services will generally include the position description(s), the hours associated with the particular position, and a detailed staffing plan.

## **SECTION B – PROPOSAL INSTRUCTIONS**

### **INSTRUCTIONS FOR SUBMITTING PROPOSALS**

**GENERAL:** The College intends to select the firm that best meets the College's needs to perform the planning and design services as described in this Request for Proposal.

1. **RECEIPT OF PROPOSALS:** All proposals shall be delivered to **Leslie Marshall, Director of Facilities and Planning** of the College by the time and date and in the manner specified in this Request for Proposals.
2. **ACCEPTANCE OR REJECTION OF PROPOSALS:** The Board of Trustees will accept the proposals or combination of proposals for the projects. The Board of Trustees reserves the right to reject any and all proposals, or any or all items of any proposal.
3. **PROPOSAL FORM REQUIREMENTS:** All proposals must be typed. No corrections can be made after the time for submitting the proposals.
4. **ASSIGNMENT PROHIBITED:** No contract awarded under this proposal shall be assigned except with the written approval of the Board of Trustees. Any attempted assignment in violation of the provision shall be voided at the option of the Board.



5. FEDERAL OR STATE REGULATIONS: The Consultant's proposal and any contract entered into are subject to all applicable statutes of the United States and of the State of California and all applicable regulations and orders of the Federal and State governments now in effect or which shall be in effect during the period of such contract.
6. NON-DISCRIMINATION: The Consultant shall not discriminate against any employee or applicant for employment because of sex, race, creed, color, national origin, religion, age or non-job related handicap or disability.
7. INSURANCE: The Consultant shall provide evidence of adequate liability and professional liability insurance, as determined by the College.

**PROPOSAL REQUIREMENTS:** All materials submitted to the College in response to this Request for Proposal will remain property of the College. Your firm's Proposal should include the following information:

1. COVER LETTER/LETTER OF INTEREST (5 points)

Maximum of two (2) pages. Must include name of firm, address, telephone and fax numbers, and name of Principal to contact. The letter must be signed by a representative of the firm with authorization to bind the firm by contract.

2. DESCRIPTION OF FIRM AND KEY SUB-CONSULTANT FIRMS (IF APPLICABLE) (10 points)

Consultant Firms

- History, number of years in business in California, staff size
- Location of office which will perform the work
- Size of staff, number of licensed professionals in the office who will perform the work.

Sub-Consultant Firms

- Describe the relationship of your firm and any sub-consultants.
- For each sub-consultant firm, provide the following information:
  - Description of the services the firm will be providing
  - History, number of years in business, staff size
  - Location of office which will perform the work
  - Size of staff, number of professionals in the office which will perform the work
  - Description of extent and duration of prior working relationship with your firm (number and type of projects, number of years)
  - Fees to be charged.

3. RELEVANT EXPERIENCE (30 points)

List relevant project inspection experience and include:

- Project name and location
- Year completed or current status
- Client, contact person, and phone number
- Project cost

#### 4. COMPANY TRACK RECORD (45 points)

- Has your firm ever been terminated or dismissed by a client or replaced by another firm during any educational and/or related project? If so, explain in detail.
- Describe by example your experience in meeting schedules and timelines. Describe an approach you have taken to expedite a schedule.
- Provide a statement of your firm's financial stability.
- Does your firm have any current or pending litigation? If so, please describe.
- Has your firm ever defaulted on a contract within the past five (5) years or declared bankruptcy, or been placed in receivership within the past five (5) years?
- Name of the prime professional license holder exactly as on file with the requisite licensing authorities.

#### 5. DESCRIPTION OF FEE STRUCTURE (10 points)

Describe your typical fee structure for a project of this type and scope. The specific fee for the project will be negotiated with the firm ranked highest in the selection process. If a reasonable fee cannot be agreed upon, the District may elect to consider the next highest-ranking firm.

### **SECTION C – PROPOSAL EVALUATION AND SELECTION**

#### **EVALUATION AND SELECTION PROCESS**

The College's selection committee will perform the selection process in three phases:

1. **Qualification Phase:** Receive and review Proposals and selection of a "short list" of finalists.
2. **Interview Phase:** Interview the finalists, check backgrounds and select the preferred Testing and Inspection firm(s) for recommendation to the College Board of Trustees.
3. **Approval Phase:** The College Board of Trustees will vote to approve a Testing and Special inspection firm(s).

The following criteria, in no particular order, will be used in evaluating and selecting the prospective firm(s):

1. Clarity of submittal and responsiveness to RFP.
2. Project Team – Qualifications, education and relevant experience of the key team members.

3. Project Management – Project planning, coordination, scheduling, cost control, capabilities and techniques.
4. Quality Control – Quality of previous projects and record of budget and schedule performance.
5. Project Approach – The techniques, procedures and tools used in other similar projects applicable to this project.
6. Any other criteria deemed relevant to the selection.

## **EVALUATION CRITERIA**

The College will evaluate each firm's proposals, background, and experience to determine if, in its sole and absolute discretion, a firm is adequately qualified to deliver the Project.

The evaluation criteria to be used in the evaluation process are:

1. Cover Letter/Letter of Interest (5 points)
2. Description of Firm and Key Principals (10 points)
3. Relevant Experience (30 points)
4. Company Track Record (45 points)
5. Description of Fee Structure (10 points)
- Total Possible Points (100 points)