

Bid #136676 - Air Resources Board Southern California Consolidation Project

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Issuing agency: State of California, CA [See other bids by this agency](#)

Issuing department: General Services, Department of [See other bids by this department](#)

AIR RESOURCES BOARD SOUTHERN CALIFORNIA CONSOLIDATION PROJECT

Request for Information

Background/Purpose

The California Air Resources Board's (ARB) existing motor vehicle and engine emissions testing and research facilities located in Southern California no longer meet ARB's programmatic requirements. Therefore, the State of California (State) is proposing to relocate, consolidate, and build a new replacement facility to meet ARB's long-term programmatic requirements. Based on current and future needs, the anticipated area required to accommodate ARB's functional requirements is approximately 300,000 gross square feet of building area, 400 parking spaces, and an overall site footprint of approximately 14 acres. There will be light-duty and heavy-duty vehicles and buses that come to the facility for testing. For testing and testing support purposes at maximum capacity, ARB estimates that approximately fifteen light-duty vehicles and twenty heavy-duty vehicles may visit the facility per day. Heavy-duty vehicles included, but are not limited to, fully-loaded semi-trucks, urban buses, garbage trucks, and truck cabs. Additional information for the proposed project is available on ARB's website at www.arb.ca.gov/socalfacility.

The State is seeking information from property owners of available vacant land and/or suitable improved properties that meet certain project criteria and will satisfy the requirements of the proposed ARB Southern California Consolidation Project. The State will consider a wide range of responses that would satisfy the State's needs relative to the proposed project. The submittals must provide sufficient information for the State to make a reasonable assessment of whether the response warrants further consideration. The site shall be of good marketable title.

Disclaimer

Description: While the State appreciates the time and effort into the responses, it should be understood that this Request for Information (RFI) is to gather information for planning purposes only and is not a Request for Proposal, Invitation for Bid or an obligation on the part of the State to acquire any properties or services. The State reserves the right to determine how it will proceed as a result of this RFI. Furthermore, those who respond to this RFI should not anticipate feedback with regard to its submission and all information received will not be returned. Responders will be solely responsible for all expenses associated with responding to this RFI and the State shall not incur any cost. Any procurement by the State will involve a separate process and will be subject to legislative approval.

Site Characteristics/Criteria

Qualified sites must meet the following:

- Minimum of 14 acres in size
 - Land use zoning that supports test facility, office space and the ability to store fuels and hazardous waste
 - Free of encumbrances, restrictions, or clouds on title that would preclude construction and operation of the proposed project
 - Utilities on-site or nearby
 - Located outside 100-year flood zone
 - Surface roads that will accommodate fully-loaded semi-trucks, truck cabs, buses, and light- and medium-duty vehicles.
- Other desirable features include:
- Located within a 50-mile radius from ARB's existing facility at **9528 Telstar Ave, El Monte, CA 91731**
 - Excellent ingress/egress to accommodate fully-loaded semi-trucks, truck cabs, buses, and light- and medium-duty vehicles
 - Good access to mass transit, major and minor highways
 - Highly safe and secure area

- Located in a High Quality Transit Area, which is within ½ mile of a well-serviced transit stop or transit corridor, or located within a ¼ mile of existing or planned bus, streetcar or rideshare stops, or within a ½ mile of existing or planned bus rapid transit stops, light/commuter rail stations or ferry terminals.
- Located more than 500 feet from a heavily trafficked roadway
- Located more than 1,000 feet from a heavily trafficked rail line using diesel-powered locomotives
- Located more than 1,000 feet from a rail yard, distribution center, or other toxic air contaminant sources
- Rectangular in shape and level grade
- Close proximity to academic institution with potential to collaborate
- Vacant land preferred but will consider suitable improved property
- Availability of affordable housing
- Potential for LEED points (urban infill, high quality transit area, sensitive land protection, neighborhood development, non-agricultural, non-residential)
- Close proximity (within ½ mile walking distance) to eating establishments, public services, or access to suitable shuttle services that achieve the same objective
- Quality access streets, designated truck route, lower level congestion
- Distance from major pollution sources, good+ air pollution index
- Availability of employee support facilities/amenities (child care, shuttle, exercise, bicycling infrastructure, etc.)
- Siting to support Zero Net Energy Status (local climate, wind resources, air quality)
- Within ten miles of alternative fueling stations (hydrogen/natural gas)

Information Requested

Interested parties with qualified sites shall furnish the following information:

- Name of Property Owner
 - Contact Person, Phone Number, E-Mail Address
 - Proposed Site Identification, Address, Assessor's Parcel Number/Map
 - List Price and/or financial terms if available
 - Property Information (based on availability): Map Exhibits, Site Plans, Site Studies/Surveys, Land Use Zoning, Preliminary Title Report, Environmental Studies
- Additional information may be required upon request.

Instructions/Schedule

All responses must be submitted in Portable Document Format (PDF) via email to:

Maureen.Geeter@dgs.ca.gov and Bob.Fletcher@arb.ca.gov

Font should be Times New Roman, size 12 and Subject line shall reference "ARB RFI". Comments and questions regarding this RFI may be submitted in writing via email to the same addresses above. Responses are due 5:00pm PST on April 23, 2015. Respondents will be sent an acknowledgement upon receipt of their response.