

An aerial photograph of the Concord Naval Weapons Station reuse project area. The foreground shows a large, flat, dry field with numerous dark, rectangular structures, likely storage tanks or foundations, arranged in rows. In the middle ground, there are some green trees and a few small buildings. The background features rolling hills under a blue sky with scattered white clouds. A yellow vertical bar is visible on the right side of the image.

Concord Community Reuse Project

Concord Naval Weapons Station Concord Reuse Project Area Plan Implementation

Request for Master Developer Qualifications

Pre-Response Conference

June 1, 2023

Website: www.concordreuseproject.org

Agenda

1. Introduction
2. Project History
3. Property and Ownership
4. City Expectations
 - Area Plan Summary
 - Admin Draft Specific Plan
 - Environmental Review
 - Infrastructure
 - Remediation
 - Schools
 - Permitting
 - Labor
 - Affordable Housing
 - Campus District / Tournament Sports Complex
5. Master Developer Selection Process
6. Submittal Process



A wide-angle landscape photograph showing a rural scene. In the foreground, there's a dry, grassy field. A road with a guardrail runs horizontally across the middle ground. Beyond the road, there's a small town or village with several buildings, including some with white roofs. The background features rolling hills and a range of mountains under a clear blue sky. A blue banner is overlaid on the bottom left corner.

Introduction

Conference Presenters



Guy Bjerke

Director,
Economic Development
& Base Reuse
City of Concord



Joan Ryan

Community Reuse Planner
City of Concord

Project Team

- Local Reuse Authority (LRA)
- Consultant team
 - ERS: Remediation/Risk Management
 - HR&A Advisors: Real Estate Development Advisors
 - ALH Economics: Real Estate Market/Fiscal Impact Advisors
 - H.T. Harvey: Biological Resource Advisors
 - Garrity & Knisely (Outside Counsel): BRAC Compliance
 - ESA: Hydrology
 - Lubin Olson & Niewiadomski (Outside Counsel): Endangered Species Act and other Natural Resource Permitting Compliance
 - Johnson Marigot: Natural Resource Permitting Advisors
 - Burke Williams & Sorenson (Outside Counsel): Real Estate Transactional
 - Jarvis Fay (Outside Counsel): Land Use/California Environmental Quality Act (CEQA) Compliance



Participant List Distribution

- Deck and participant list will be shared following today's meeting



Project History

Project History

| | |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 2005 | Base approved for closure |
| 2006 | Goals and Guiding Principles adopted by City Council |
| 2010 | Reuse Plan approved by City Council and submitted to Navy |
| 2012 | Area Plan adopted by City Council and incorporated into General Plan |
| 2012 | Legally binding agreements executed with Dept. of Housing and Urban Development (HUD) for land dedicated to homeless housing and food bank |
| 2013-2016 | (Former) Master Developer Selection and Preparation of Land Transfer |
| 2017-2020 | Lennar Specific Plan Preparation; Agreement with City expired |
| 2021 | New Master Developer Selection |
| 2023 | CFP Term Sheet rejected; Agreement with City expired New Master Developer Selection |

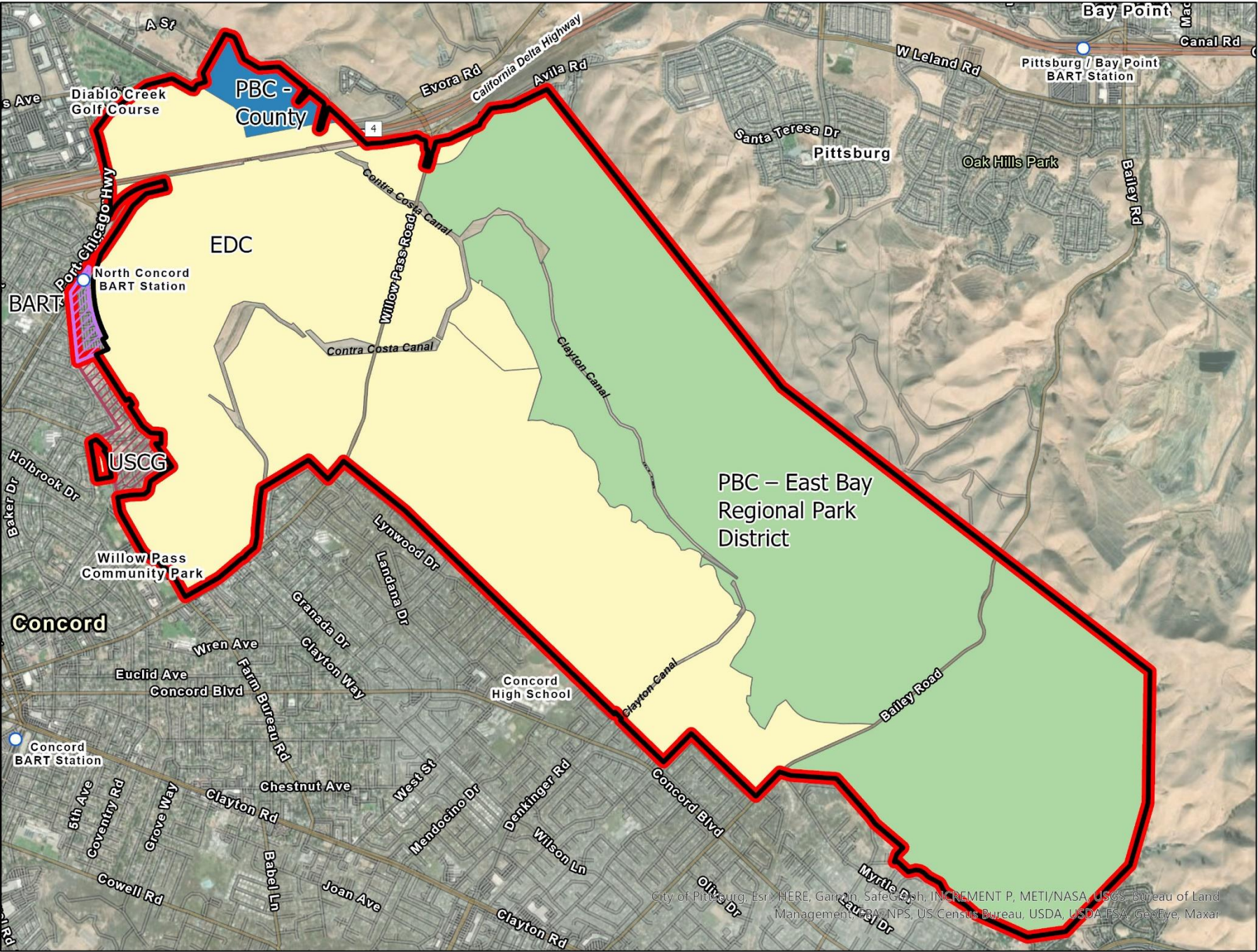
A wide-angle landscape photograph showing rolling green hills under a clear blue sky. A paved road winds through the middle ground, flanked by grassy fields and scattered trees. In the far distance, a range of mountains is visible on the horizon. The foreground is dominated by a lush green field.

Property and Ownership

Concord Reuse Project Property Terminology

February 22 2021

- Concord Reuse Project (CRP)
Area Plan Boundary (~5,018 acres)
- Concord Naval Weapons Station
CNWS) / "Base" (~5,000 acres)
- Public Benefit Conveyance (PBC)
- East Bay Regional Park District (2,600 acres)
- Development Footprint/
Economic Development
Conveyance (EDC) (2,350 acres)
- Public Benefit Conveyance (PBC)
- County (78 acres)
- US Coast Guard (USCG)
Property (59 acres)
- BART Property (18 acres)
- BART Station



City of Pittsburg, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, NOAA NPS, US Census Bureau, USDA, USDA FSA, GeoEye, Maxar

Property and Ownership

- City's Economic Development Conveyance (EDC)/ Development Footprint: 2,350 acres
 - County/Homeless Providers: 16 acres
 - Food Bank of Contra Costa/Solano: 10 acres
- Public Benefit Conveyance (PBC): ~2,700 acres
 - East Bay Regional Park District: 2,600 acres
 - County: 78 acres
- BART: 18 acres (included in Area Plan)
- United States Coast Guard (USCG): 59 acres (not included in Area Plan)
- Surplus Land Act

See Section 2.3 in the RFQ for more details.



City Expectations

City Expectations

1. Remediation

2. Property Acquisition

3. Specific Plan

4. Community Facilities

5. Community Engagement

6. Project Financing

7. Financial and In-Kind Contributions

8. Project Phasing

9. Project Development Schedule

10. Project Construction

11. Construction Labor

12. Participation by Small/Local Business

13. Interim Property Maintenance & Ops.

14. Sustainability

15. Affordable Housing

16. Coordination with Other Public Agencies

17. Potential Incentives

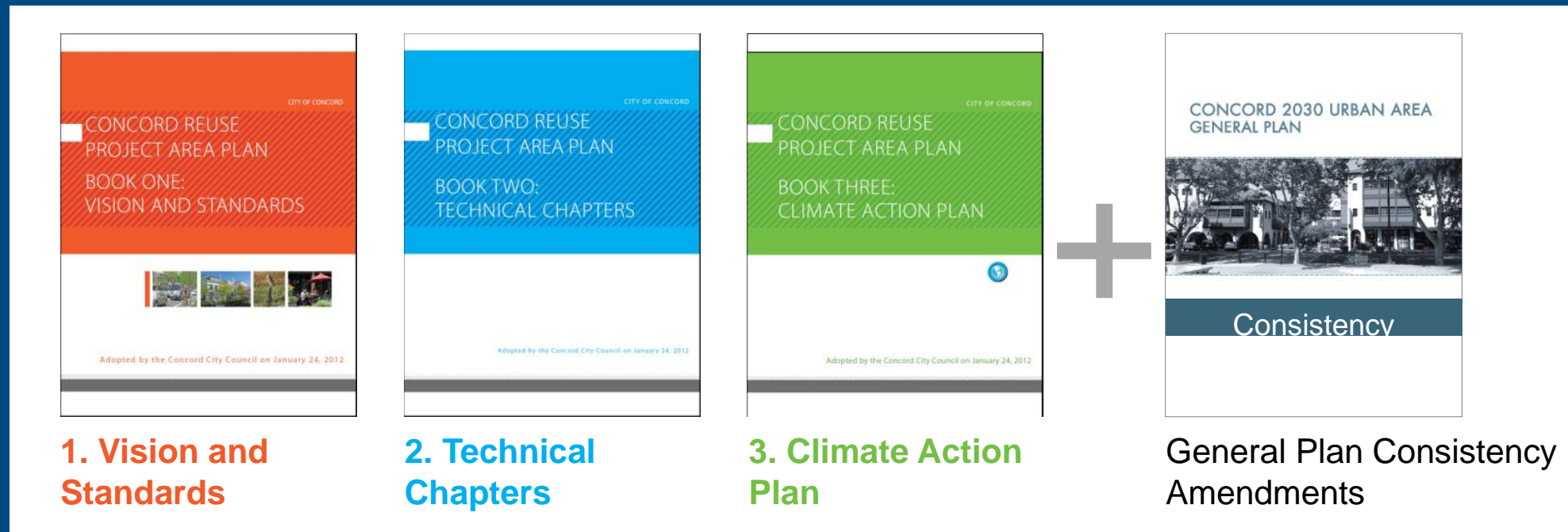
See Section 3 in the RFQ for more details.

A large group of people, mostly middle-aged and older, are gathered in a community hall for a public meeting. Many are seated at round tables, looking at maps or documents. Others are standing and talking in small groups. The room has a high ceiling with exposed wooden beams and large windows. A blue banner with white text is overlaid at the bottom.

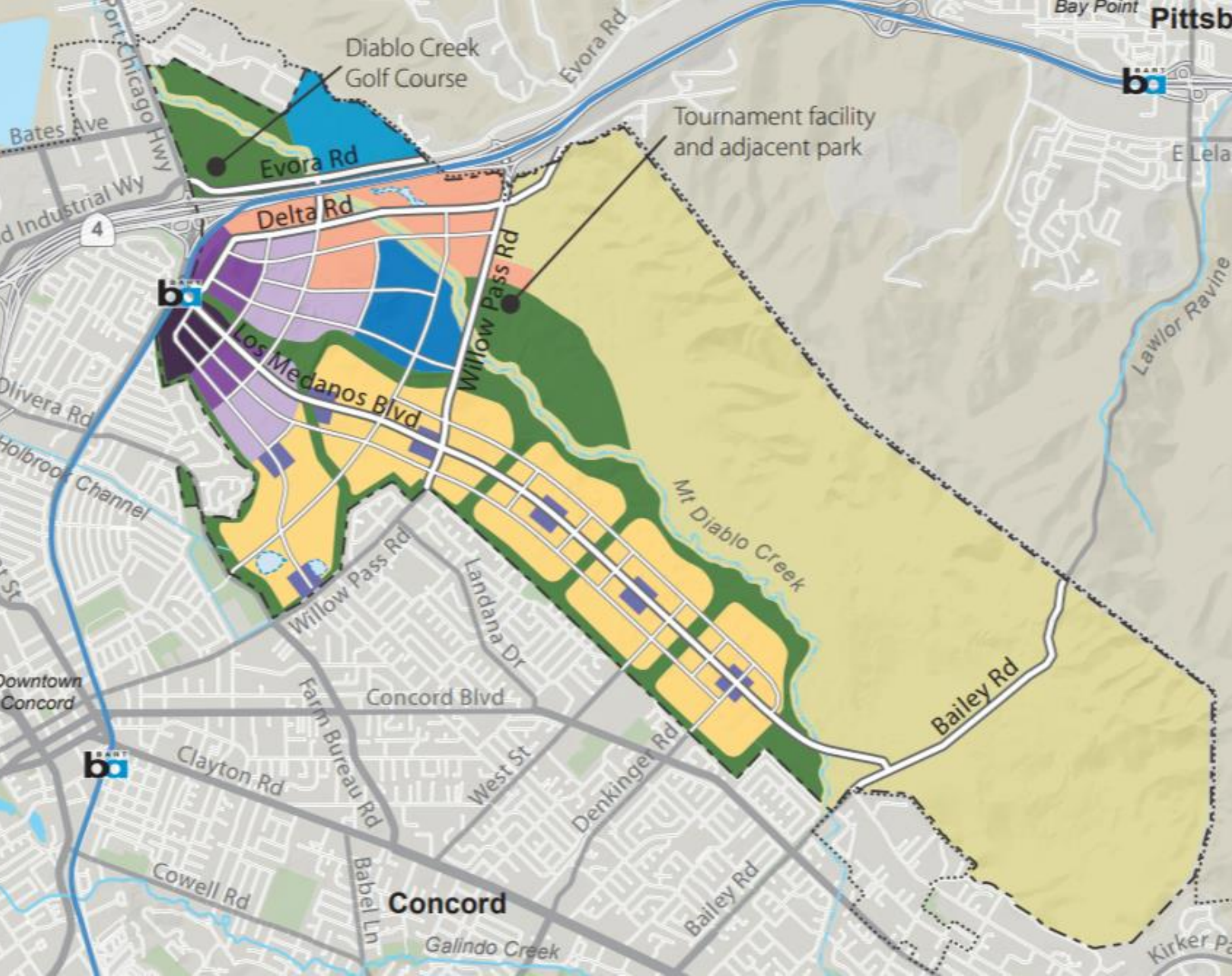
Area Plan Summary

CRP Area Plan

- Adopted by City Council in 2012
- Area Plan Diagram: 5,046 acres total
- Basis for future planning



See Appendix A in the RFQ for more details.



Legend

Transit Oriented Districts

- North Concord TOD Core
- North Concord TOD Neighborhood

Neighborhoods

- Central Neighborhood
- Village Center
- Village Neighborhood

Civic and Institutional

- Campus
- First Responder Training Center

Commercial

- Commercial Flex

Conservation, Open Space and Recreation Lands

- Conservation Open Space
- Greenways, Citywide Parks, and Tournament Facilities
- Not shown: Potential bike and pedestrian facilities in the Regional Park.

Primary Circulation Network

- Through Streets
- Collector Streets

Activities Included

| | |
|-----------------------------|---------------------------------------|
| Housing | Regional Auto Access |
| Offices | Transit, Bicycling + Walking Priority |
| Shopping | Parks and Recreation |
| Schools + Public Facilities | Conservation and Species Protection |
| Research + Development | |

Scale and Orientation

N

0 1,250 2,500 5,000 Feet

--- Planning Area Boundary

..... City of Concord Boundary

Seasonal Wetlands (delineated as of 2010)

2010 Concord parks

Area Plan Program Summary

| District | Approximate Acres | Approximate Housing Units | Approximate Commercial Floor Space (SF) |
|---------------------------------------|-------------------|-------------------------------|-----------------------------------------|
| North Concord TOD Core | 55 | 700 (housing not required) | 3,000,000 |
| North Concord TOD Neighborhoods (all) | 90 | 2,200 | 150,000 |
| Central Neighborhoods (all) | 180 | 2,600 | 100,000 |
| Village Centers (all) | 70 | 500 | 350,000 |
| Village Neighborhoods (all) | 740 | 6,200 | N/A |
| Commercial Flex | 210 | N/A | 1,700,000 |
| Campus | 120 | TBD | 800,000 |
| First Responder Training Center | 80 | N/A | N/A |
| Greenways and Citywide Parks | 786 | N/A | N/A |
| Conservation Open Space | 2,715 | N/A | N/A |
| Total | 5,046 | 12,200 | 6,100,000 |
| Maximum Sitewide Total | 5,046 | 12,272 | 6,115,718 |

An aerial photograph of a rural landscape. In the foreground, there is a field of tall green grass. In the middle ground, a grid of small, dark-roofed buildings is visible, interspersed with trees. A dirt road or path winds through the landscape. In the background, there are rolling hills and mountains under a clear blue sky.

Admin Draft Specific Plan

Admin Draft Specific Plan

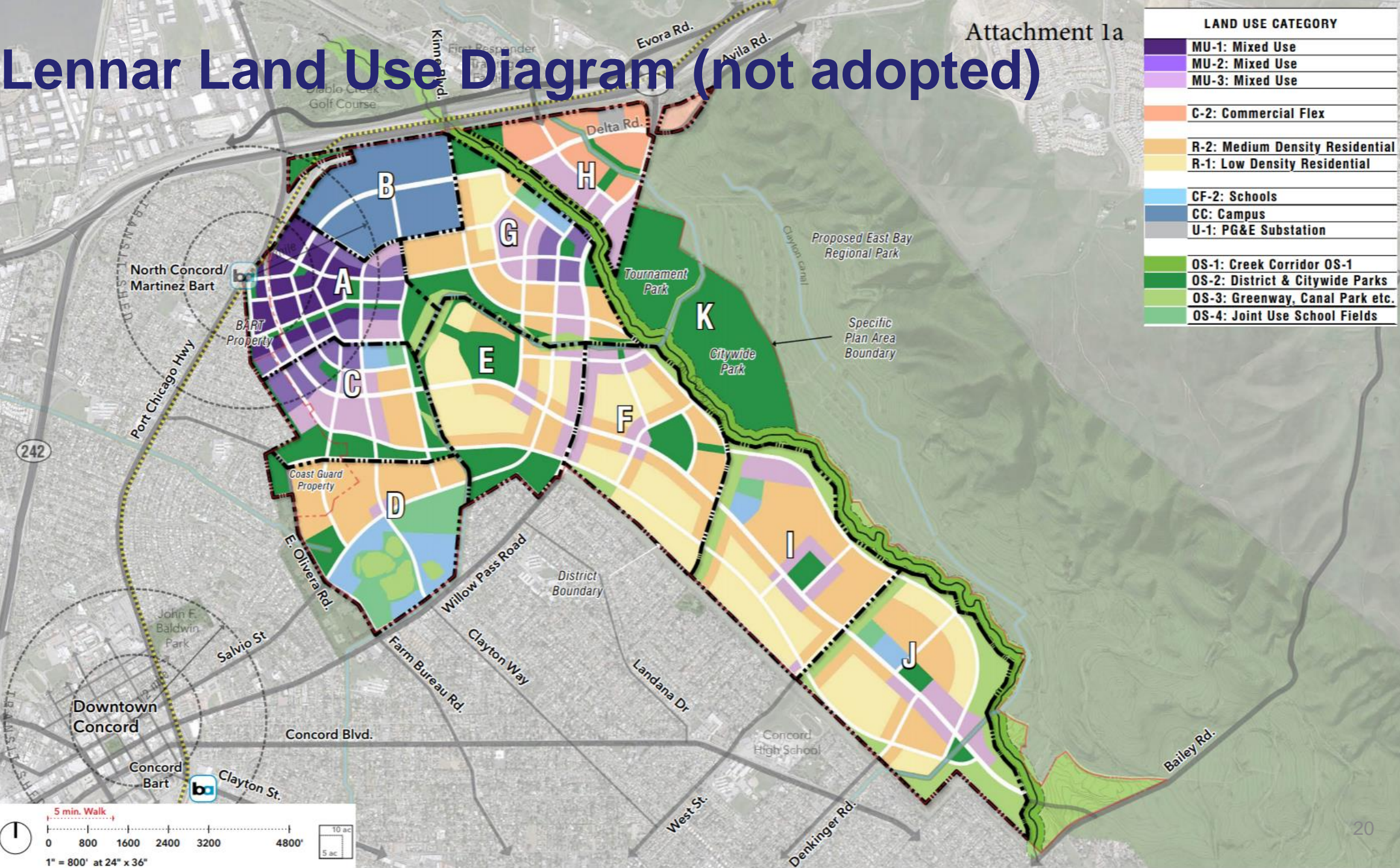
Recap of Lennar's Specific Plan

- August 22, 2018: City Council reviewed Lennar's proposed land use diagram for the Development Footprint
 - This diagram **has not been adopted nor approved** by the City Council
- 2018-19: Lennar developed Administrative Draft Specific Plan
 - Not completed nor published
 - Did not address all issues of importance in the community
 - Given the passage of time and changes in the economy, draft is a reference only
- The new Master Developer does not need to follow Lennar's diagram

See Section 1.4 in the RFQ for more details.

Lennar Land Use Diagram (not adopted)

Attachment 1a



Updated/New Specific Plan – Master Developer Responsibilities

The Master Developer must:

- Prepare a Specific Plan that is:
 - Consistent with State law
 - Based on the standards and guidelines in the Area Plan
- Conduct market and financial feasibility research and analysis
- Collaborate with the LRA to establish an approach
- Procure all land use and regulatory approvals and permits, including any required subsequent or supplemental EIR necessary for implementation
- If plans are not consistent with the Area Plan and other parts of the General Plan, the Master Developer will be responsible for preparation and environmental review of an Area Plan amendment and assume risk for changes in the plan
 - The Area Plan serves as the basis for the Navy's NEPA review of the federal land transfer action

See Section 3.3 in the RFQ for more details.

A landscape photograph featuring a grassy hill in the foreground with a railway track running diagonally across it. In the background, there is a water tower, some industrial or utility buildings, and a line of trees under a cloudy sky.

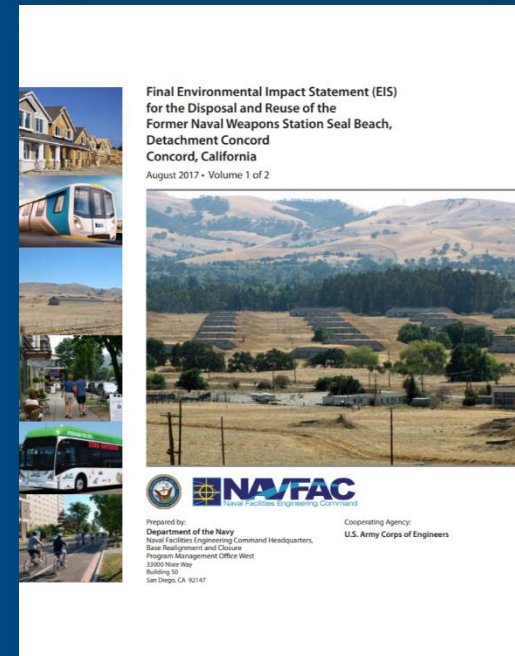
Environmental Review

Environmental Review

Significant environmental review has been completed:

- 2010: Certified Environmental Impact Report (EIR) for the Reuse Plan
- 2012: Addendum to the Reuse Plan EIR with Area Plan adoption
- 2017: Navy completed NEPA review of federal action consistent with Area Plan
- Notice of preparation (NOP) for planned Draft EIR for Lennar's Administrative Draft Specific Plan circulated in 2018; Draft EIR is incomplete
- An EIR will be necessary for the updated/new Specific Plan

See Section 2.2 in the RFQ for more details.





Infrastructure

Infrastructure

Systems:

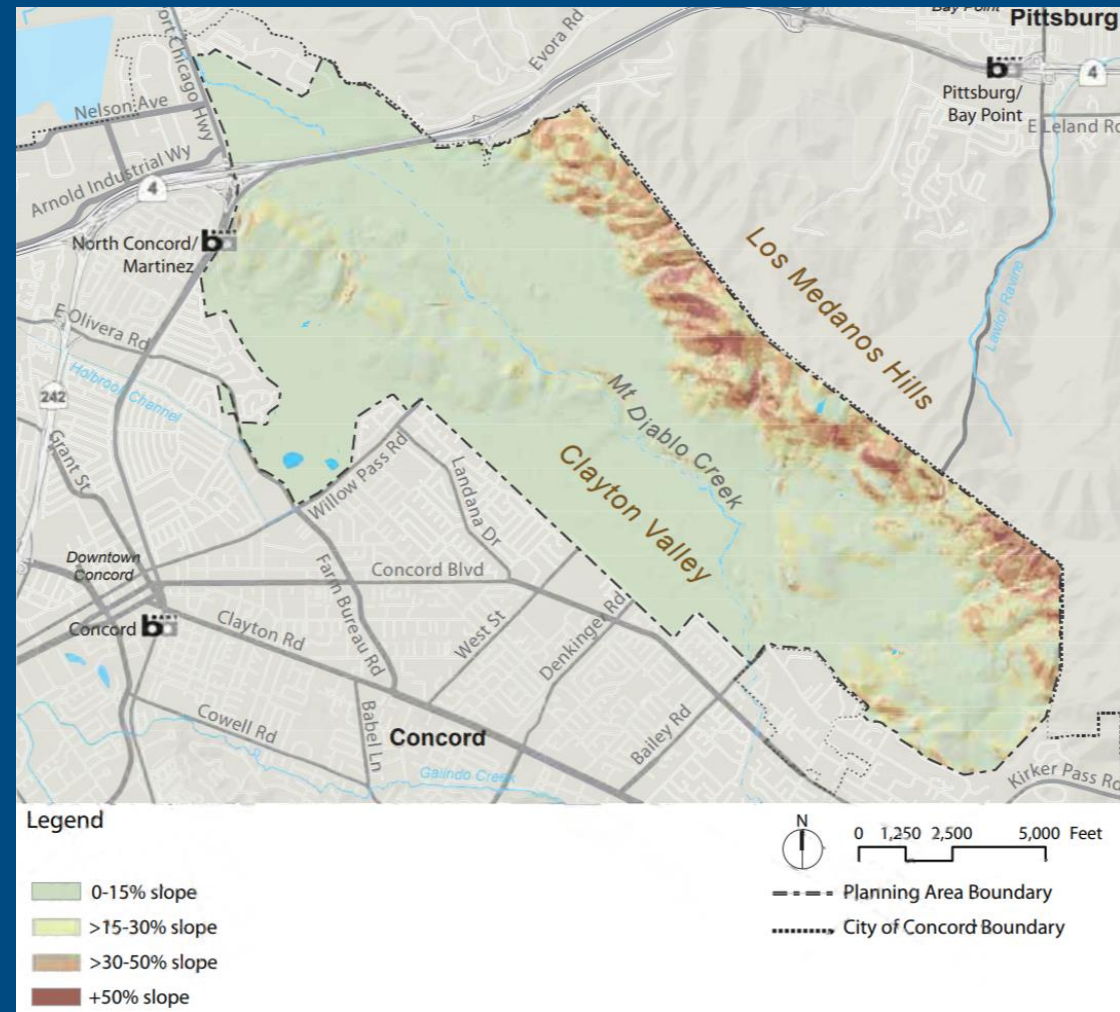
- Topography and Grading
- Onsite Transportation
- Sanitary Sewer
- Joint Trench (Electrical + Natural Gas + Telecommunications)
- Storm Drainage
- Domestic Water
- Recycled Water

See Appendix B in the RFQ for more details.

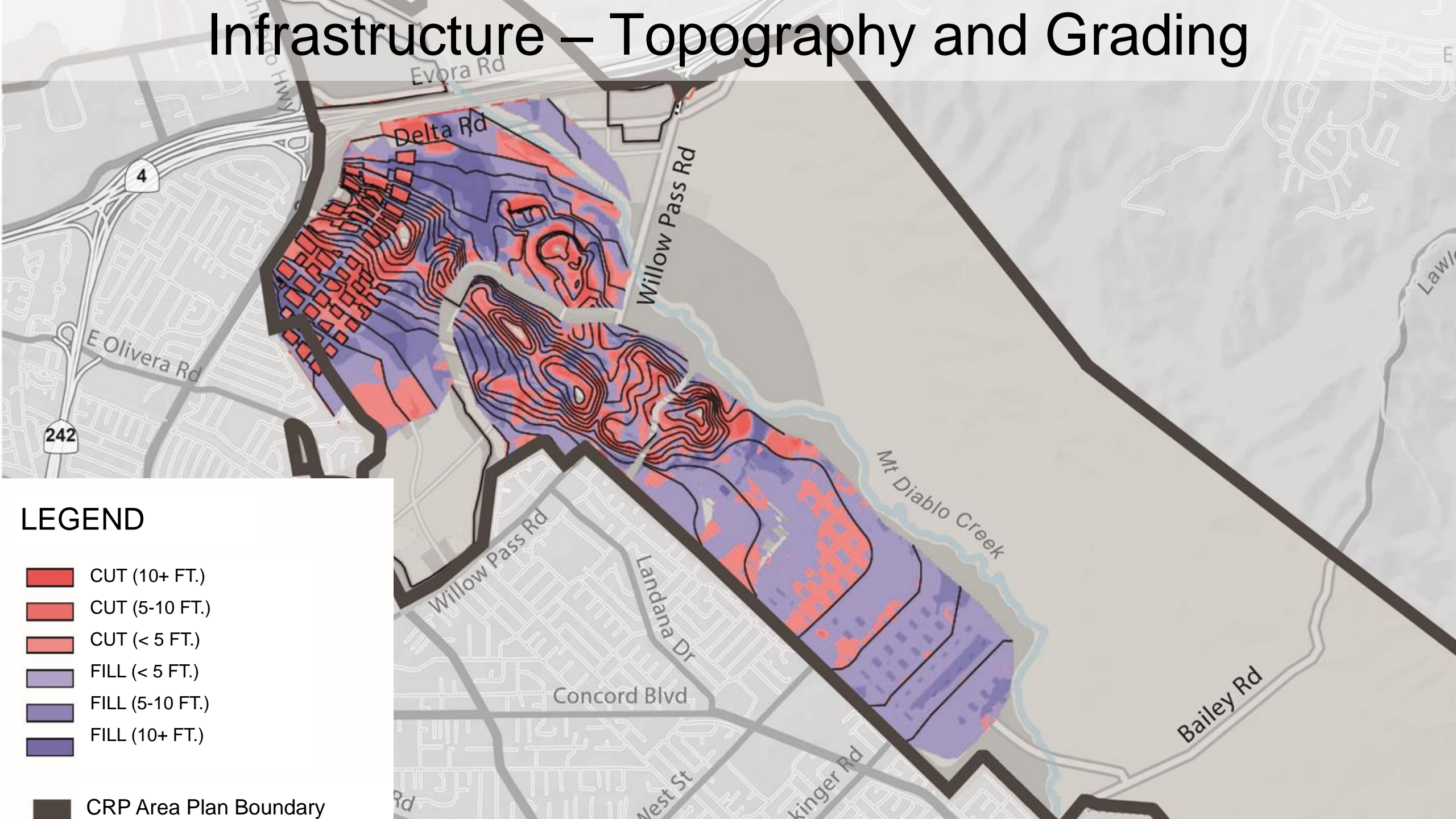
Infrastructure – Topography and Grading

Existing Topography

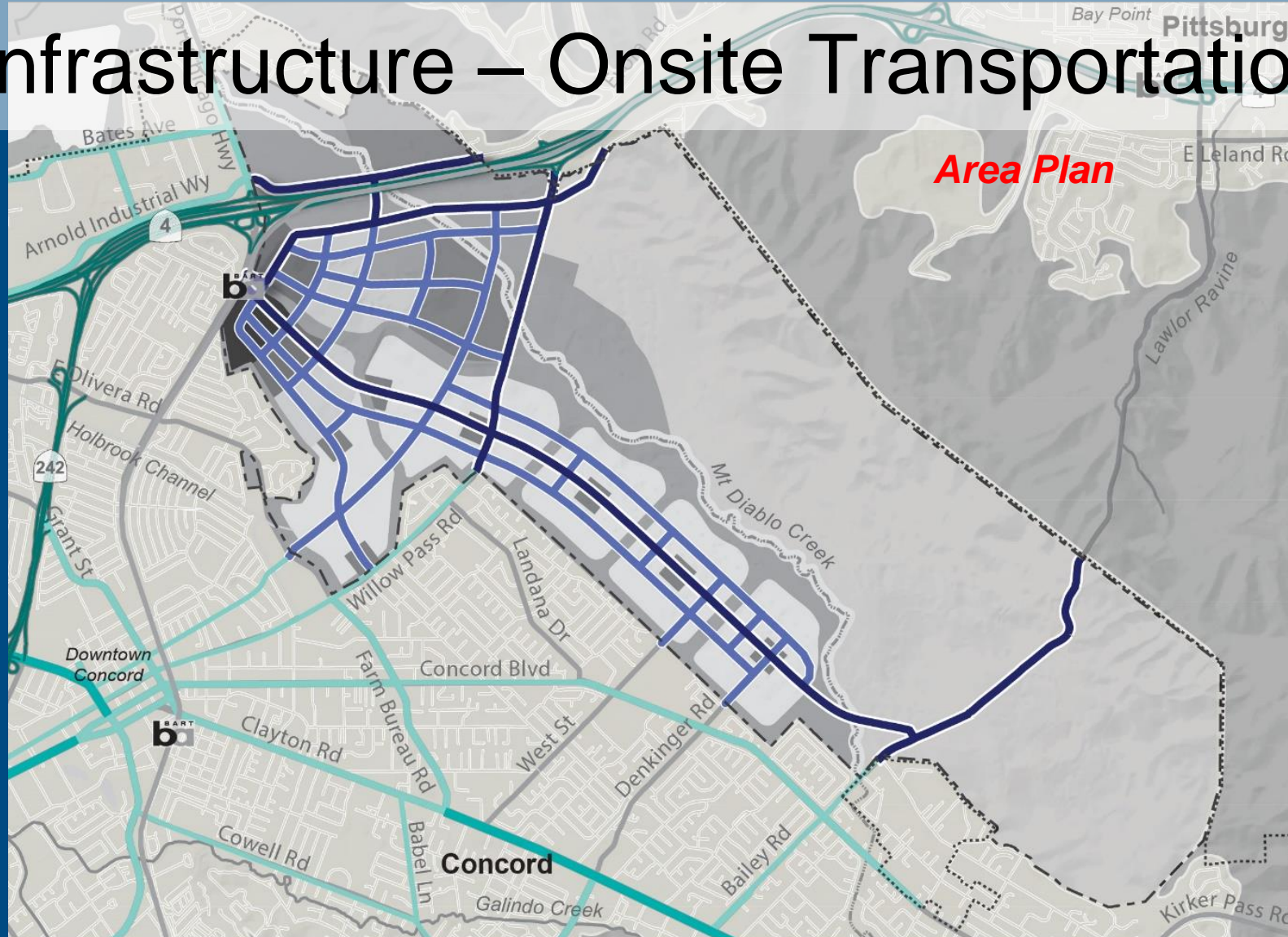
- Ranges from 5 feet above sea level near SR-4 to 240 feet south of Willow Pass Road
- Other notable features:
 - Contra Costa Canal
 - Mt Diablo Creek



Infrastructure – Topography and Grading



Infrastructure – Onsite Transportation



Legend

Primary Site Circulation

- Through Streets
- Collector Streets

Primary Vicinity Circulation

- Highways
- 6-Lane Arterials
- 2-4 Lane Arterials
- 2-Lane Collectors (includes planned West Street extension)



0 1,250 2,500 5,000 Feet

--- Planning Area Boundary

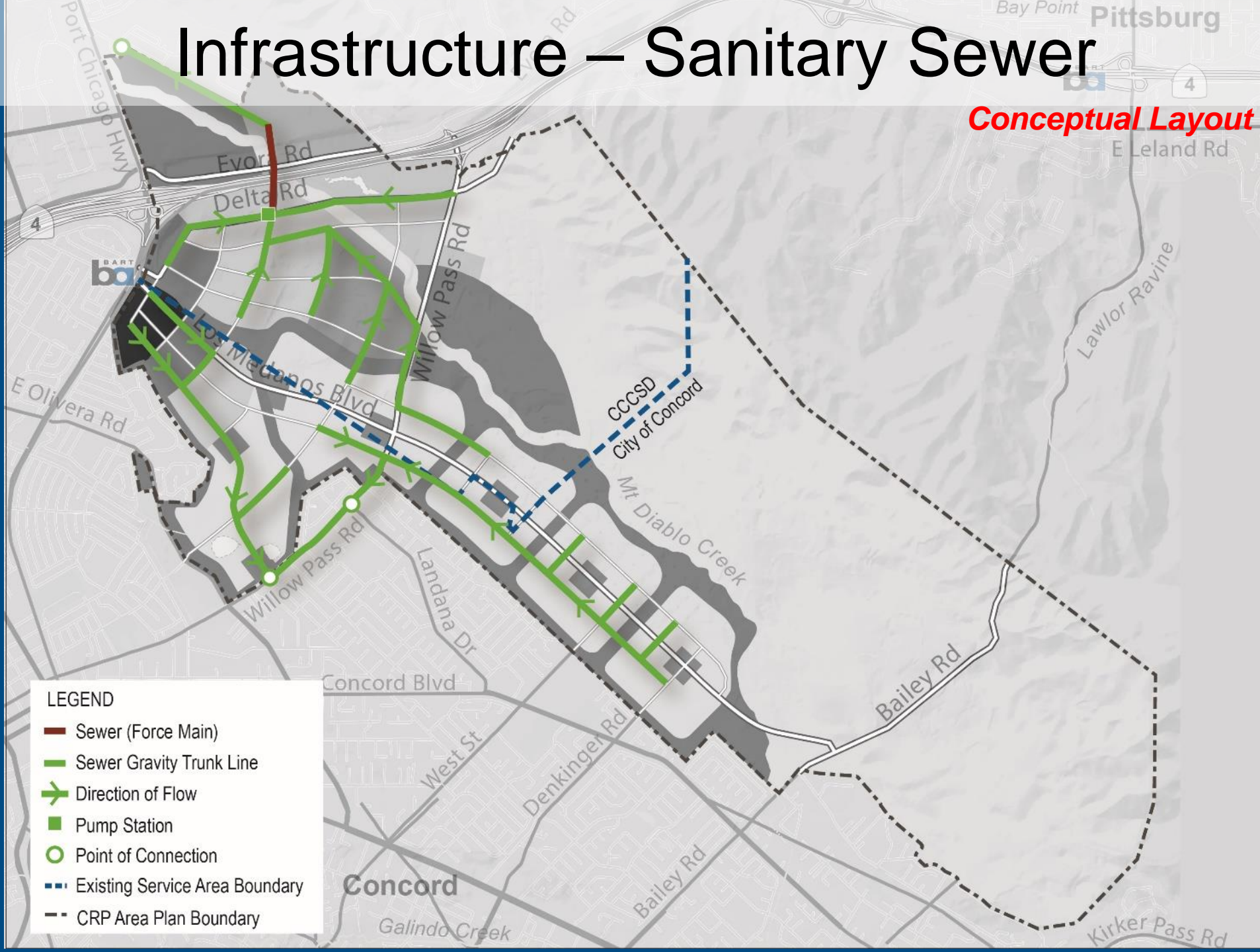
..... City of Concord Boundary



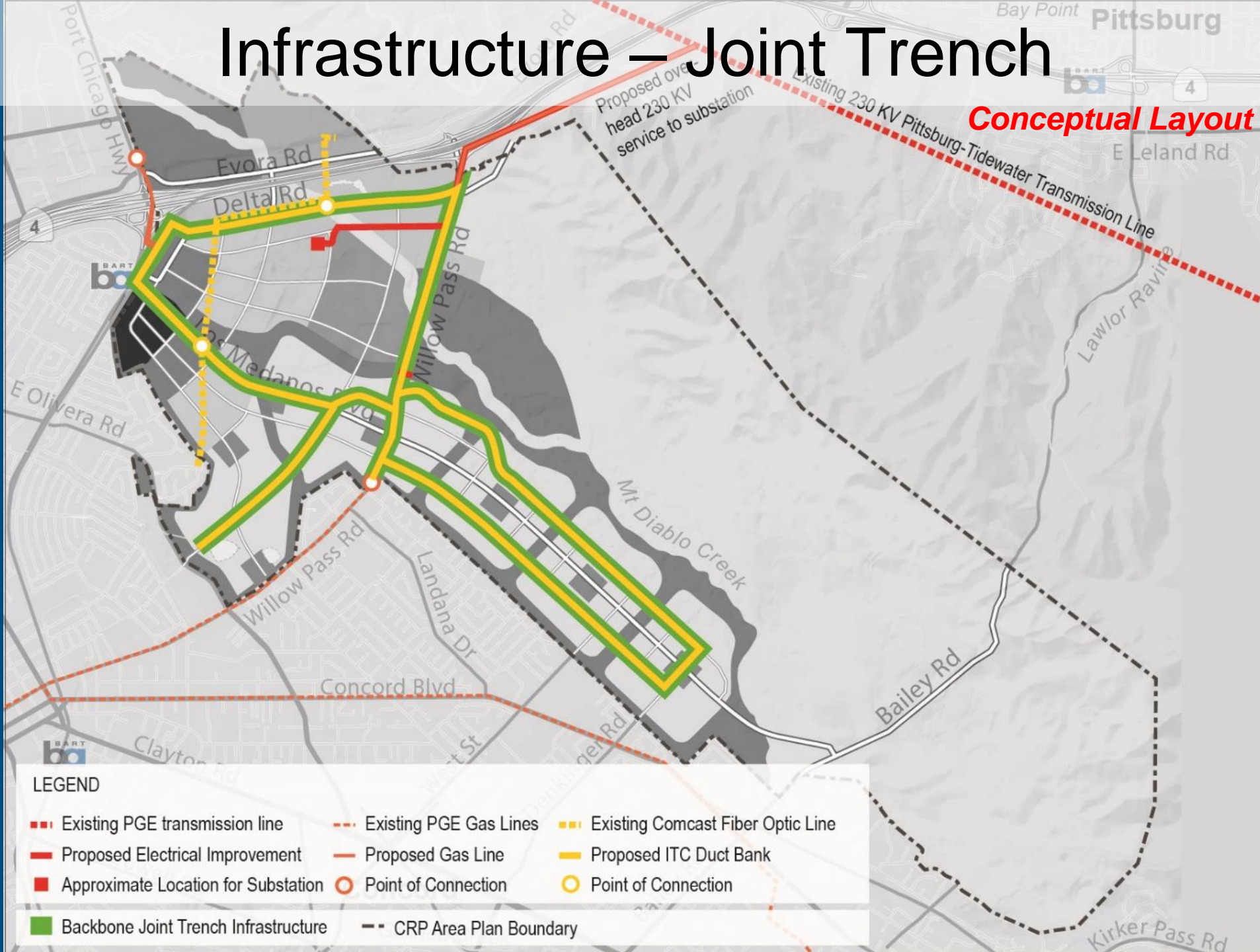
2010 Concord parks

Infrastructure – Sanitary Sewer

Conceptual Layout

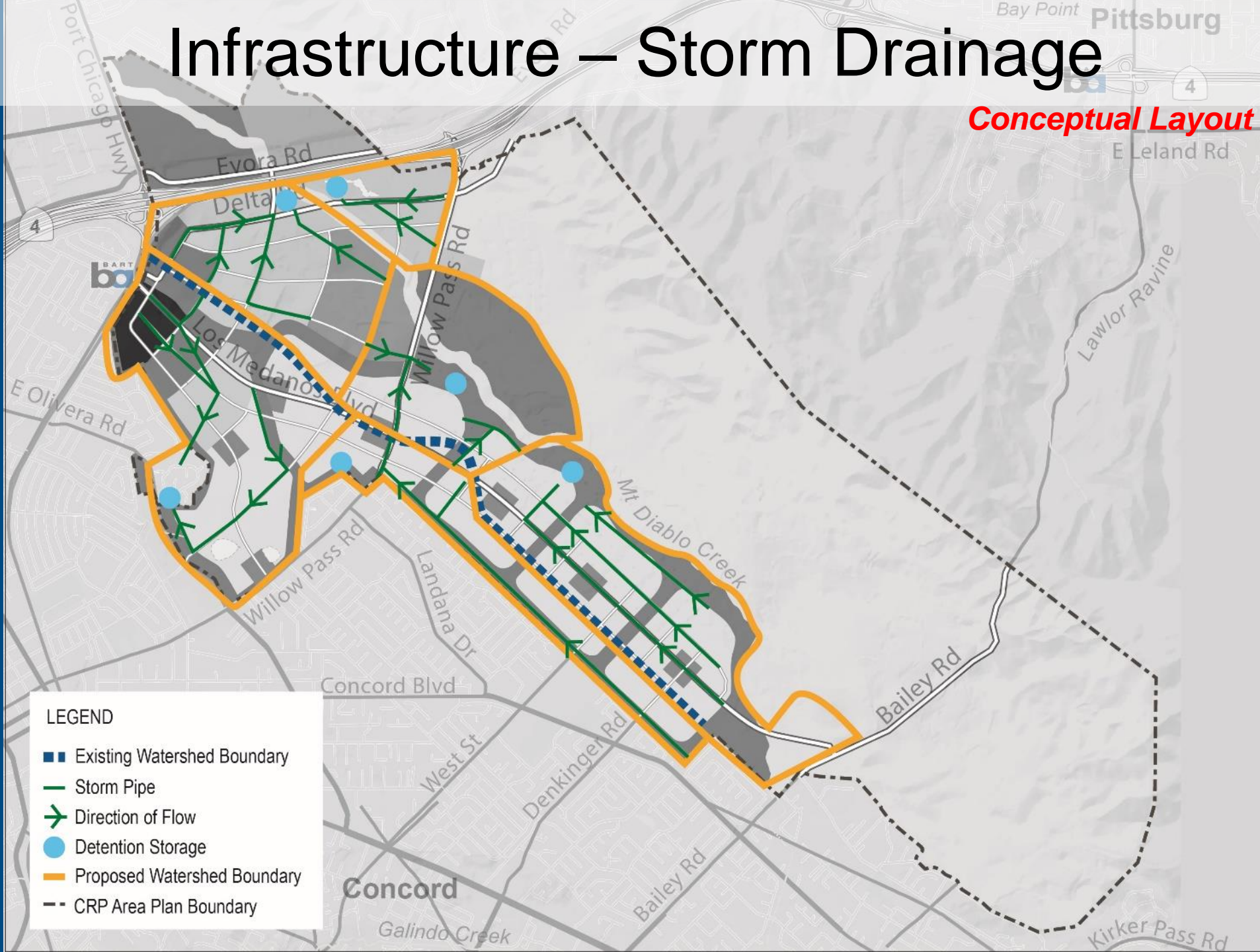


Infrastructure – Joint Trench



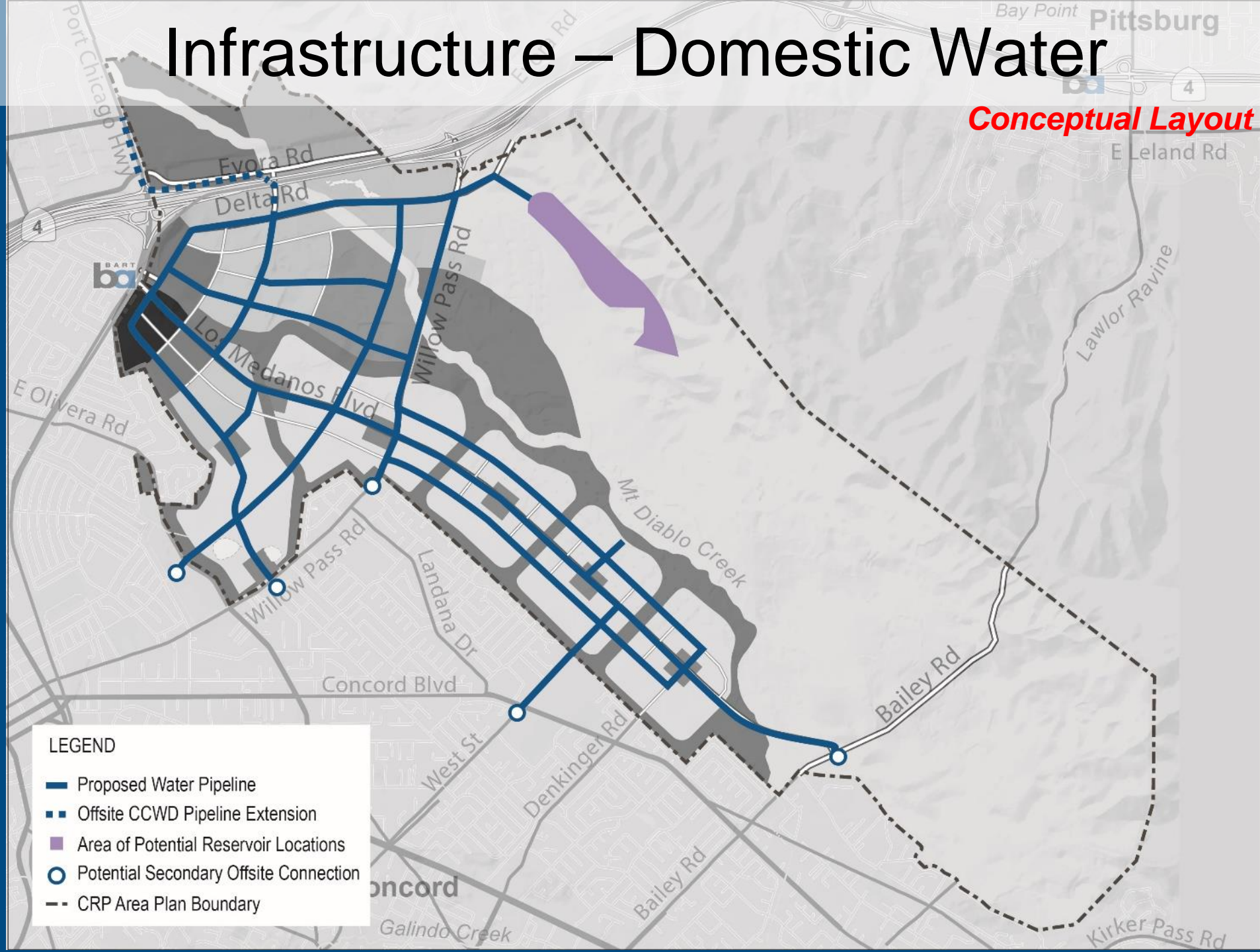
Infrastructure – Storm Drainage

Conceptual Layout



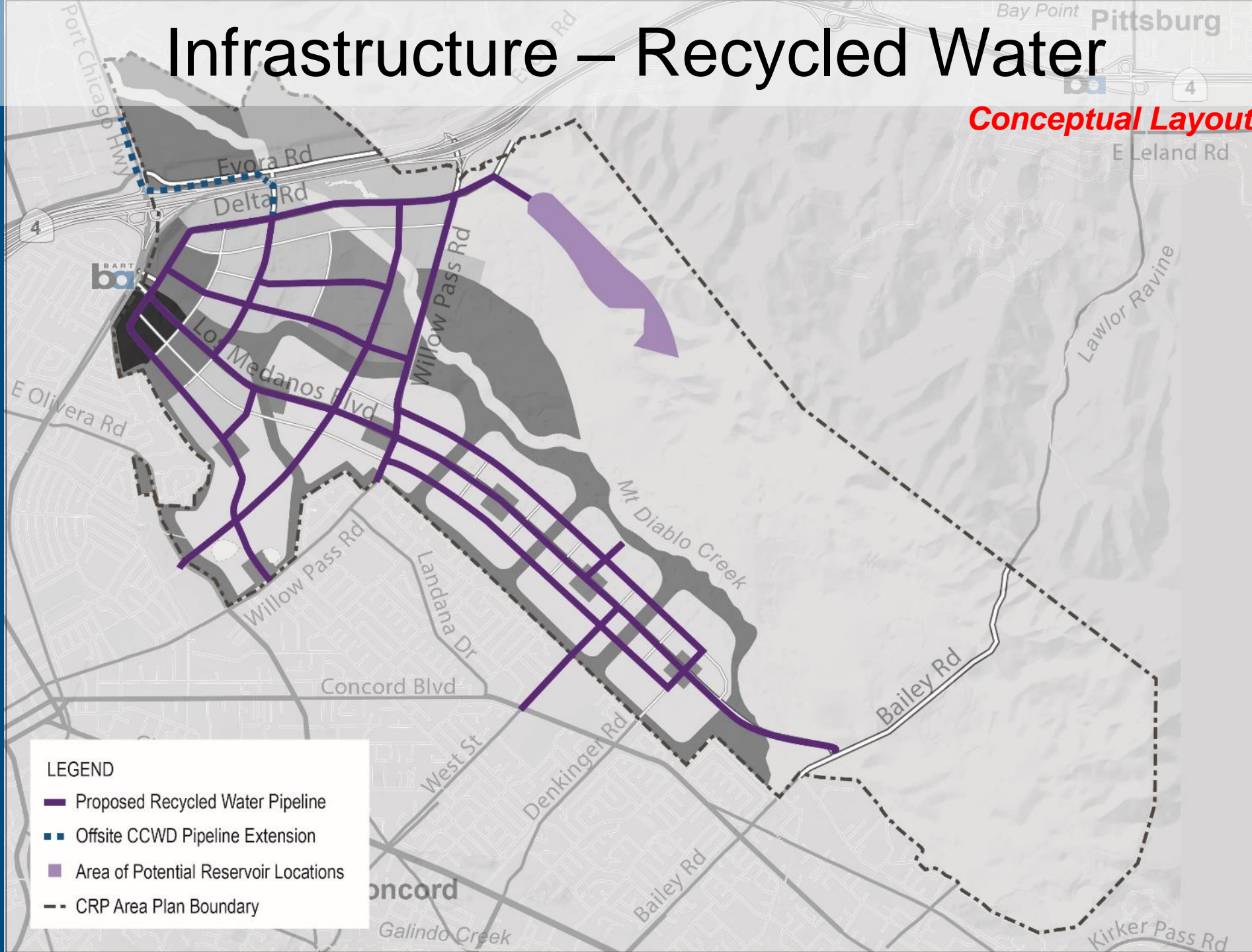
Infrastructure – Domestic Water

Conceptual Layout



Infrastructure – Recycled Water

Conceptual Layout



Infrastructure – Master Developer Responsibilities

- Off-site improvements
 - Street intersections, other infrastructure, resource mitigation requirements, and regional improvements as a fair share, proportional to the impacts of the Project
- On-site improvements
 - Oversized infrastructure to support later phases of development. Includes widening Willow Pass Road and demolition of the Kinne Blvd. bridge at the appropriate time
- Diablo Creek Golf Course/Evora Road
 - Significant infrastructure to route through the golf course
 - Extension of Evora Road through the southern portion of the existing golf course, connecting to Port Chicago Highway

See Section 3.4 in the RFQ for more details.

An aerial photograph of a rural landscape. In the center, a large, irregularly shaped area of land is outlined by a dark, possibly earthen or vegetative, boundary. This area appears to be under remediation, as it has a different texture and color (lighter green/brown) compared to the surrounding lush green fields. In the upper right, two large, dark, rectangular structures, likely storage tanks, are visible on a slight rise. In the lower left, a dense line of dark evergreen trees runs across the frame. In the lower right, a small white building with a dark roof is partially visible behind some trees. A dirt road or path runs along the bottom edge of the image. The overall scene suggests a site undergoing environmental cleanup or restoration in a rural setting.

Remediation

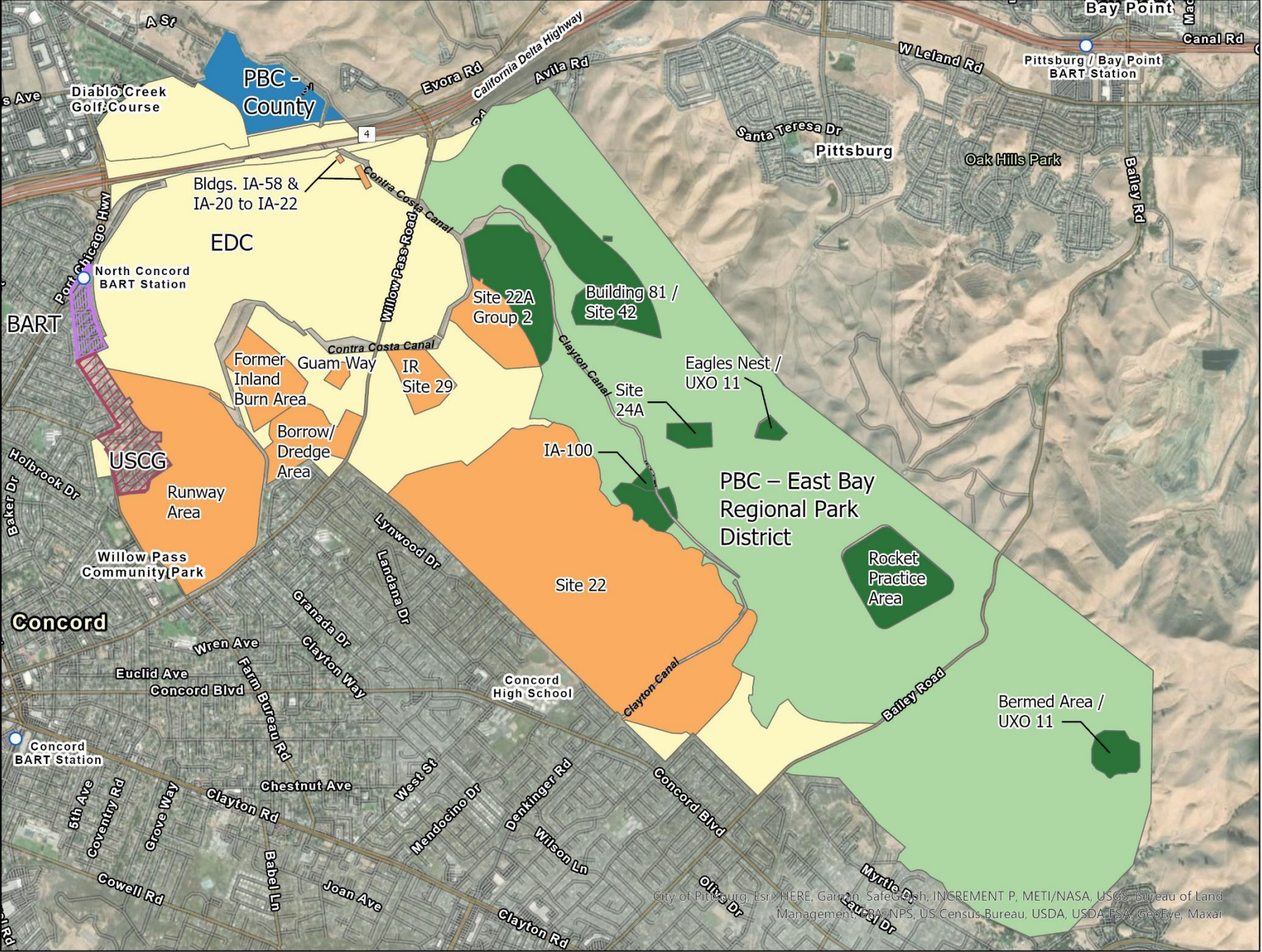
Remediation

- Listed as Superfund Site in 1994
- Navy is responsible for remediation
- Not all areas requiring remediation are known at this time. Navy to undertake additional phases of investigation
- Before any property can be conveyed to the LRA, the Navy must complete a “Finding of Suitability for Transfer” (FOST):
 - Approx. 1,100 acres documented as the first FOST (yellow parcels in map)
 - Additional FOST(s) will be needed

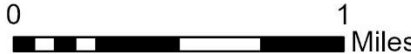
See Appendix C in the RFQ for more details.

Concord Reuse Project Remediation Carveouts Boundaries

February 23 2021



- Development Footprint/
Economic Development
Conveyance (EDC) - Finding of
Suitability to Transfer (FOST 1)
- Development Footprint/
Economic Development
Conveyance (EDC) - Parcels to
be Transferred at a Later Date
- Public Benefit Conveyance (PBC)
- East Bay Regional Park District
- Public Benefit Conveyance (PBC)
- East Bay Regional Park District
- Parcels to be Transferred at a
Later Date
- Public Benefit Conveyance (PBC)
- County
- US Coast Guard (USCG)
Property
- BART Property
- BART Station



City of Pittsburg, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, NOAA NPS, US Census Bureau, USDA, USDA FSA, GeoEye, Maxar

Remediation – Master Developer Responsibilities

- Collaborate with the LRA to understand the remediation activities and their potential impacts/risks on development
- Demolish bunkers and existing buildings, and abatement of asbestos and lead-based paint on buildings

See Section 3.1 in the RFQ for more details.



Schools

Schools

2010 EIR Assumptions:

| Type of School | Assumed Number of Schools in the Preferred Alternative |
|-------------------------|--------------------------------------------------------|
| Elementary School (K-5) | 4 |
| Middle School (6-8) | 1 |
| High School (9-12) | 1 |

2018 calculations indicated three elementary, one middle, and one high school (due to lower student generation assumptions).

Davis Demographics has more recently prepared a Demographic Study for MDUSD providing a Ten-Year Forecast SY2020/21 to SY 2030/31 which can be used in part to update school assumptions.

Schools

Considerations:

- School facilities siting: School facilities cannot be located within 1,500 feet of a pipeline easement (there are three oil pipelines on the base, on the far western edge)
- School facilities are also unlikely to be compatible with wetlands protection in the Runway Debris Area.
- Development: The project will bear the expense for new school capacity based on projected student yield.

See Appendix D in the RFQ for more details.

Schools – Master Developer Responsibilities

- Continued collaboration and discussion with the LRA and MDUSD through Specific Plan process
- Further details on student generation and supportive school facilities will be documented in the Specific Plan and/or future planning documents

See Section 3.4 in the RFQ for more details.

A scenic view of a rural landscape. In the foreground, a lush green field is visible. A line of trees, including some large, leafy ones, runs across the middle ground. Several cows are grazing or resting in the field. In the background, rolling green hills are visible under a clear blue sky. A few power lines are visible in the upper part of the image.

Permitting

Permitting

- Framework: Comprehensive, sitewide permitting process
- City is applicant and permittee for all sitewide resource permits
- Types and statuses
 - Biological: Federal done; State underway. No Master Developer coordination anticipated.
 - Aquatic: In process. Master Developer coordination needed.
 - Cultural: Permitting complete.

See Appendix E in the RFQ for more details.

Permitting – Master Developer Responsibilities

- City will continue to lead permitting processes
- City may request technical information from Master Developer's engineers/development team
- The City expects all future developers to pay a pro rata share of the resource compliance costs regardless of which specific activities/phases of development impact specific resources

See Appendix E in the RFQ for more details.



Labor

Labor – Master Developer Responsibilities

- Comply with all applicable Concord First policy commitments
 - 40% local hire
 - Payment of prevailing wages on all construction to ensure that project build out does not drive down area wage standards
 - Utilization of apprentices from State of California certified joint labor management programs
 - Program to recruit, train, and employ military veterans through the Helmets to Hardhats program or equivalent program
- Submit a Project Labor Agreement with the Contra Costa Building & Construction Trades Council

See Section 3.11 in the RFQ for more details.

An aerial photograph of a city and its surrounding landscape, including hills and a body of water in the distance. The image is overlaid with a semi-transparent blue filter. A dark blue horizontal bar is positioned across the lower portion of the image, containing the text 'Affordable Housing' in white.

Affordable Housing

Affordable Housing – Master Developer Responsibilities

- Expected to deed restrict and contribute development ready pads to support development of affordable housing with at least 25% of the residential units affordable to lower income households

See Section 3.15 in the RFQ for more details.

A wide-angle landscape photograph showing a campus district. In the foreground, there are green fields and scattered trees. The middle ground features a cluster of long, low, dark-roofed buildings, possibly dormitories or administrative buildings, interspersed with more trees. In the background, rolling green hills are visible under a clear blue sky. A dark blue horizontal bar is overlaid on the lower portion of the image, containing white text.

Campus District / TSC

Campus District / TSC – Master Developer Responsibilities

- Land set aside within the Development Footprint
- Campus District – approx. 120 acres
- Tournament Sports Complex / Park – approx. 175 acres
- Both separate projects within the Reuse Project
- The City will take the lead in planning and seeking an appropriate partner for implementation

See Section 3.4 in the RFQ for more details.



Master Developer Selection Process

Master Developer Selection Process

| Selection Process and Timeline | Dates (all 2023) |
|--------------------------------------------------------------------------------------------------------------------------|--------------------|
| Issuance of the RFQ | May 15 |
| Pre-response conference | June 1 at 10am PDT |
| Deadline for questions submitted in writing | June 9 at 5pm PDT |
| Responses to questions posted | June 23 |
| SOQ submitted | July 14 by 3pm PDT |
| LRA Team Reviews SOQs for responsiveness to Selection Criteria and prepares Summary Table | August 4 |
| City Council reviews Summary Table, Redacted SOQs (with Confidential Information removed), and selects SOQs to interview | August 15 |
| Interviews with City Council – Possible Selection | August 26 |
| Finalize Exclusive Negotiating Agreement (ENA) | September 19 |

Dates following SOQ submittal are subject to change.

Master Developer Selection Process

The following selection criteria will be used by the City Council to select the Master Developer. They are presented in order of importance.

- Demonstrated understanding and commitments of the developer to satisfy the City's priorities for the CNWS, including development vision as expressed in the CRP Area Plan and community facilities in Section 3.4, including the Concord First commitment found in Section 3.11.
- Financial capability and history of successfully financing projects of a similar scale, particularly those with a large infrastructure component.
- Respondent's identified Internal Rate of Return threshold for the project
- Experience of Lead Developer with successful completion of similar projects, including projects that are large-scale, mixed-use, military base reuse, and transit oriented.
- Organization of the Master Developer Team and any other members of the Project Team

Master Developer Selection Process

- Experience of principal technical subconsultants (Project Team members who are not the Lead Developer) – such as architects/engineers/permitting/remediation specialists.
- Response to Review of Exclusive Negotiating Agreement.
- Response to Comments on CFP Term Sheet.
- Responses received from financial references provided as requested in #7 of Section 5.2.5 and public agency references provided as requested in #8 of Section 5.2.3.

See Section 5.3 in the RFQ for more details.

Master Developer Selection Process

To expedite negotiations, the selected Master Developer must provide either a statement that the terms of the **Exclusive Negotiating Agreement (ENA)** are acceptable as drafted, or a list of material changes the Respondent would expect to be made before signing the ENA

See Section 5.2.6 and Appendix G in the RFQ for more details.

Comments on the CFP Term Sheet found at the link in Appendix H are also required.

See Section 5.2.7 in the RFQ for more details.



Submittal Process

Submittal Process

Applicant Requirements

- Organizations with demonstrated experience, skills, and resources that can offer a compelling approach for achieving its goals for implementing the Area Plan
- Statement of Qualifications (SOQs) must be formatted to print on 8½" x 11" paper (with size exception for illustration) and use no smaller than 11-point font
- Numbered pages (not including transmittal letter, title page, table of contents, and section divider pages)
- Evaluated on content, not length. Total SOQ page count may not exceed 40 numbered pages, not including the transmittal cover page, table of contents, any section divider pages, joint venture verification letters, personnel resumes, financial reference letters, labor plan, and allowable appendix materials.
- Any Confidential Information must be identified consistent with the Standard Conditions (Appendix F).

See Section 5.2 in the RFQ for more details.

Submittal Process

SOQ must include:

- Transmittal letter
- Master Developer Team description
- Master Developer Team experience
- Responses to Questions
- Financial Capability
- Project Labor Agreement
- Review of ENA
- Comments on CFP Term Sheet

See Section 5.2 in the RFQ for more details.

Submittal Process

- SOQs due July 14, 2023 by 3:00 P.M. PST
- Electronic submittals only via City's Sharefile (you will receive an email link to the Sharefile upload site one week prior to July 14)
- All Respondents must also e-mail the LRA's administrative contact (Israel Mora) at israel.mora@cityofconcord.org upon submittal of files to confirm receipt

See Section 5.2 in the RFQ for more details.

Questions

- “Raise Hand” in Zoom to verbally ask a question, OR
- Type your question using the Zoom Q&A function OR
- Submit in writing to Israel Mora by June 9 at 5pm PDT

Following today’s pre-response conference, communications between Respondents and the LRA Team will only be via e-mail. Any communications must be sent to the LRA’s administrative contact (Israel Mora) at israel.mora@cityofconcord.org.

Post Pre-Response Questions:

- Deadline for RFQ questions to staff – 5 pm, Friday, June 9
- LRA staff responses to questions posted – Friday, June 23