



# San Bruno Creek Resilience Project RFP

## Pre-Proposal Workshop

August 5, 2025

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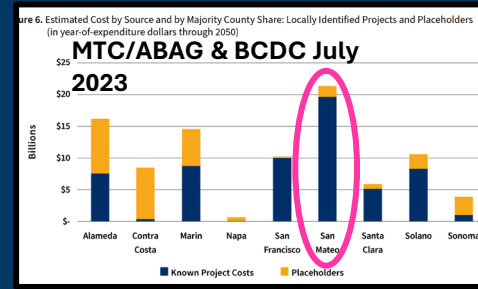
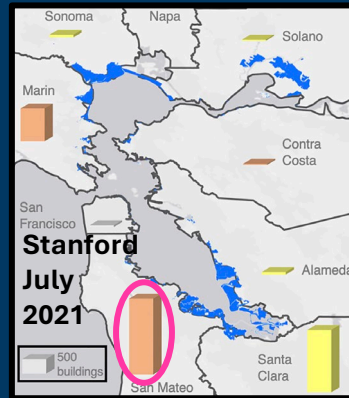
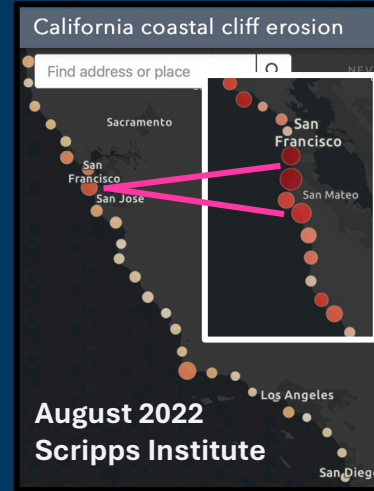
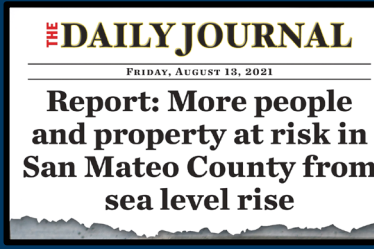
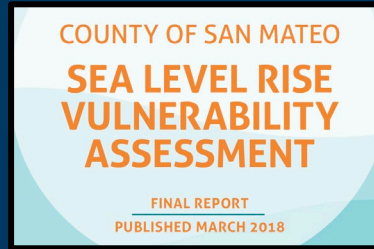
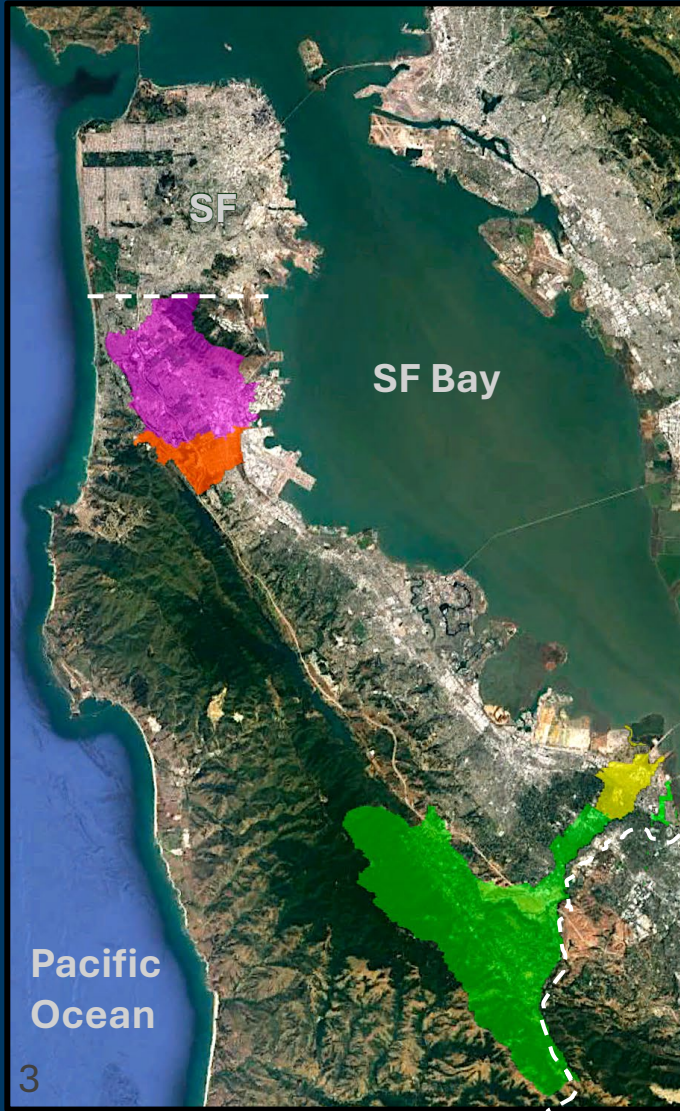
# Presentation Outline

- Housekeeping
- OneShoreline Background
- Project Area
- San Bruno Creek Resilience Project RFP
- Dates
- Questions



*Tide Gate @ Jan 1, 2023 King Tide*

# OneShoreline Background



Climate change is a transformative challenge that local jurisdictions were not well-positioned to address individually.

State law created OneShoreline on Jan 1, 2020 as the first independent government agency in CA to plan and build regional resilience related to the water-related impacts of climate change: flooding, sea level rise, groundwater rise, and coastal erosion.

A holistic approach to:

**THREATS**

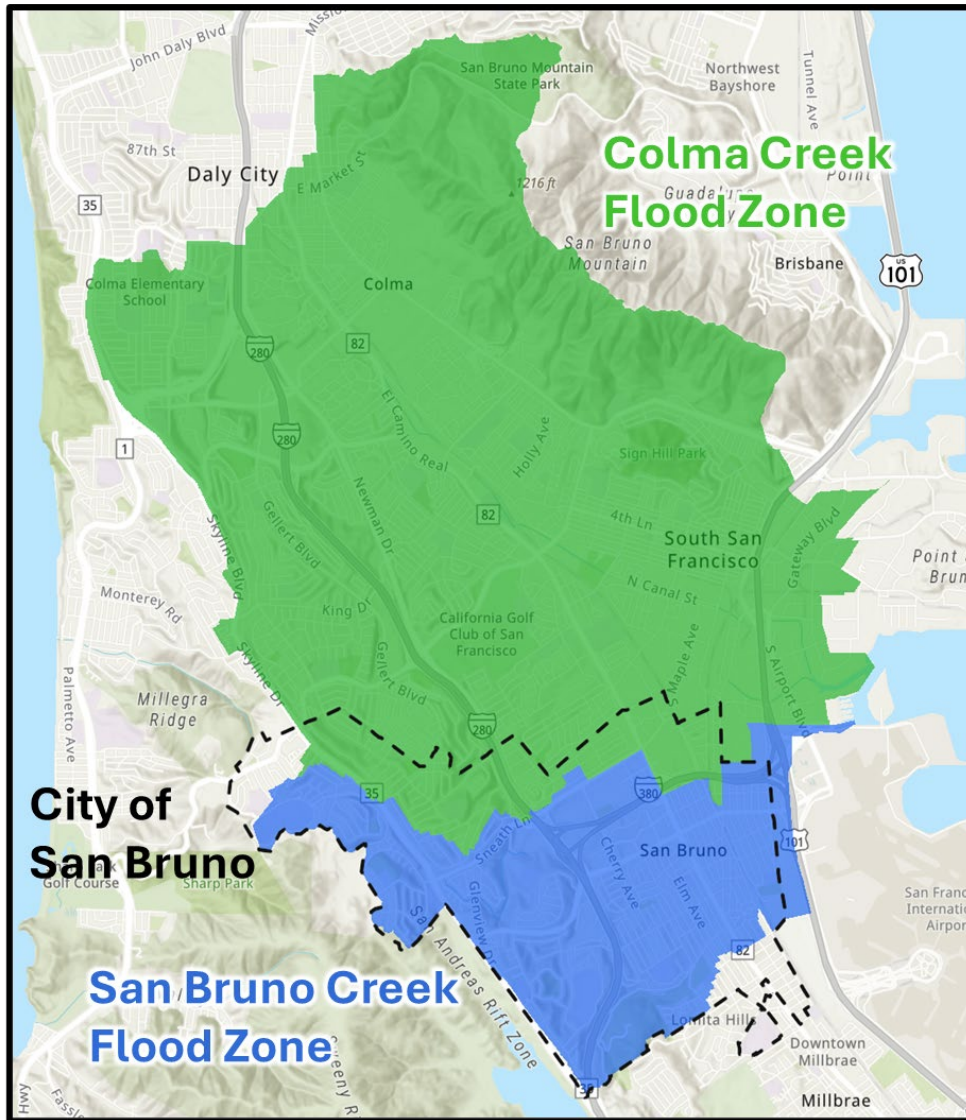
**GEOGRAPHY**

**OBJECTIVES**

# **OneShoreline 2025-26 Priorities**

- 1. Advance projects that align long-term resilience for developed, natural, and recreational areas across jurisdictions; and economic resilience for property owners and renters**
- 2. Plan land use, private development, and public infrastructure for climate-driven conditions and with regional resilience projects and shoreline adaptation plans**
- 3. Alert people to and reduce the impacts of today's extreme storms made worse by rising tides**
- 4. Develop ongoing local funding streams to both sustain these efforts long-term and continue to leverage outside funding opportunities**

# San Bruno Creek Flood Zone

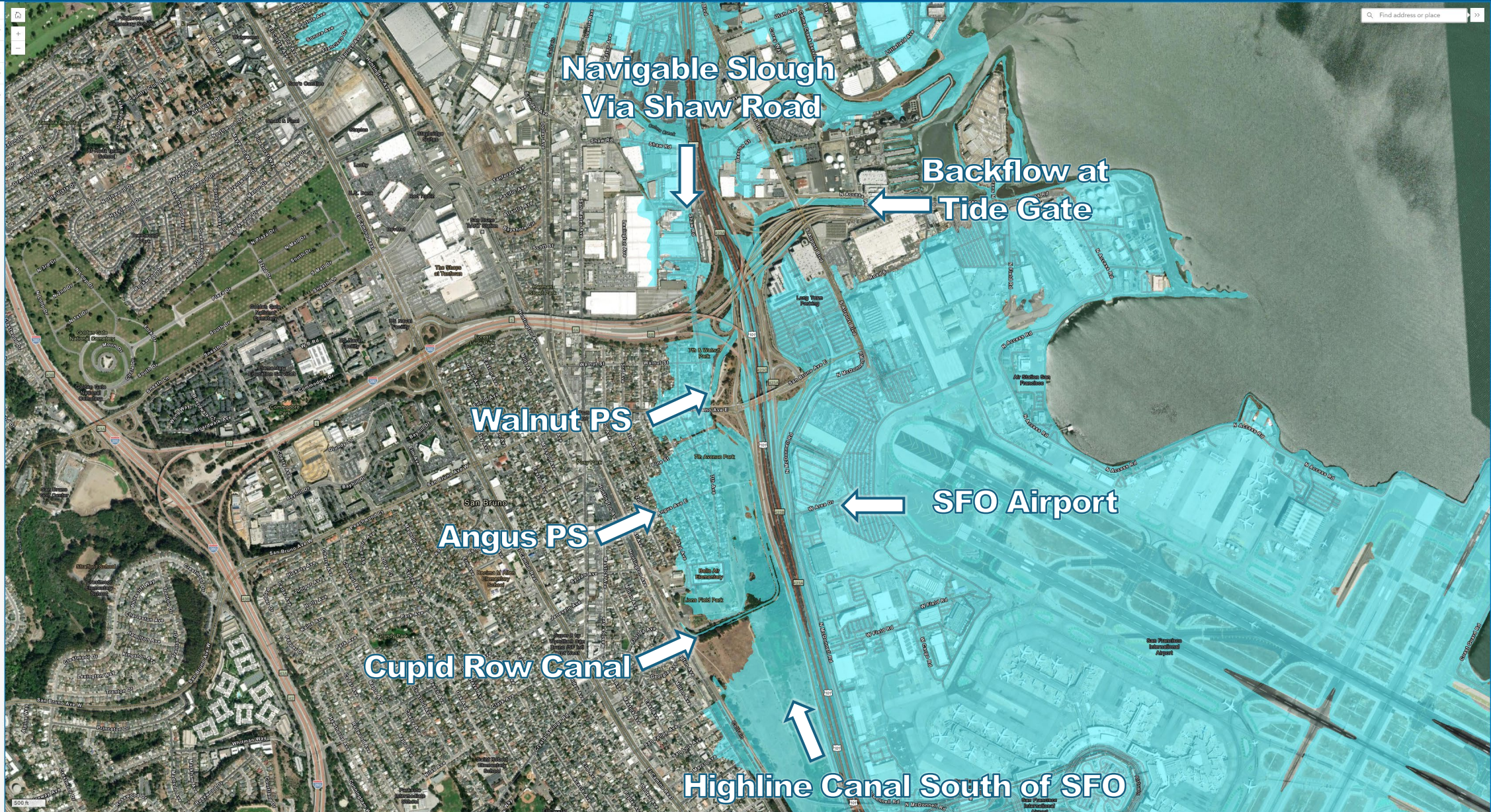


- Upon establishment on January 1, 2020, OneShoreline assumed the assets and liabilities of the former San Mateo County Flood Control District, including the San Bruno Creek Flood Zone.
- Established in 1967
- Matches the 4 ½ square mile San Bruno Creek Watershed
- Includes areas of the cities of San Bruno and South San Francisco (“SSF”) and unincorporated San Mateo County.
- Most San Bruno properties pay taxes into the flood zone.
- Stormwater and coastal infrastructure is managed by multiple agencies, including the City of San Bruno, OneShoreline, South San Francisco, San Francisco International Airport (SFO), Caltrans, BART, Caltrain, and, near the mouth of the creek, SamTrans

# FEMA Special Flood Hazard Area (1% AEP)

OneShoreline Bayside Map of Future Conditions

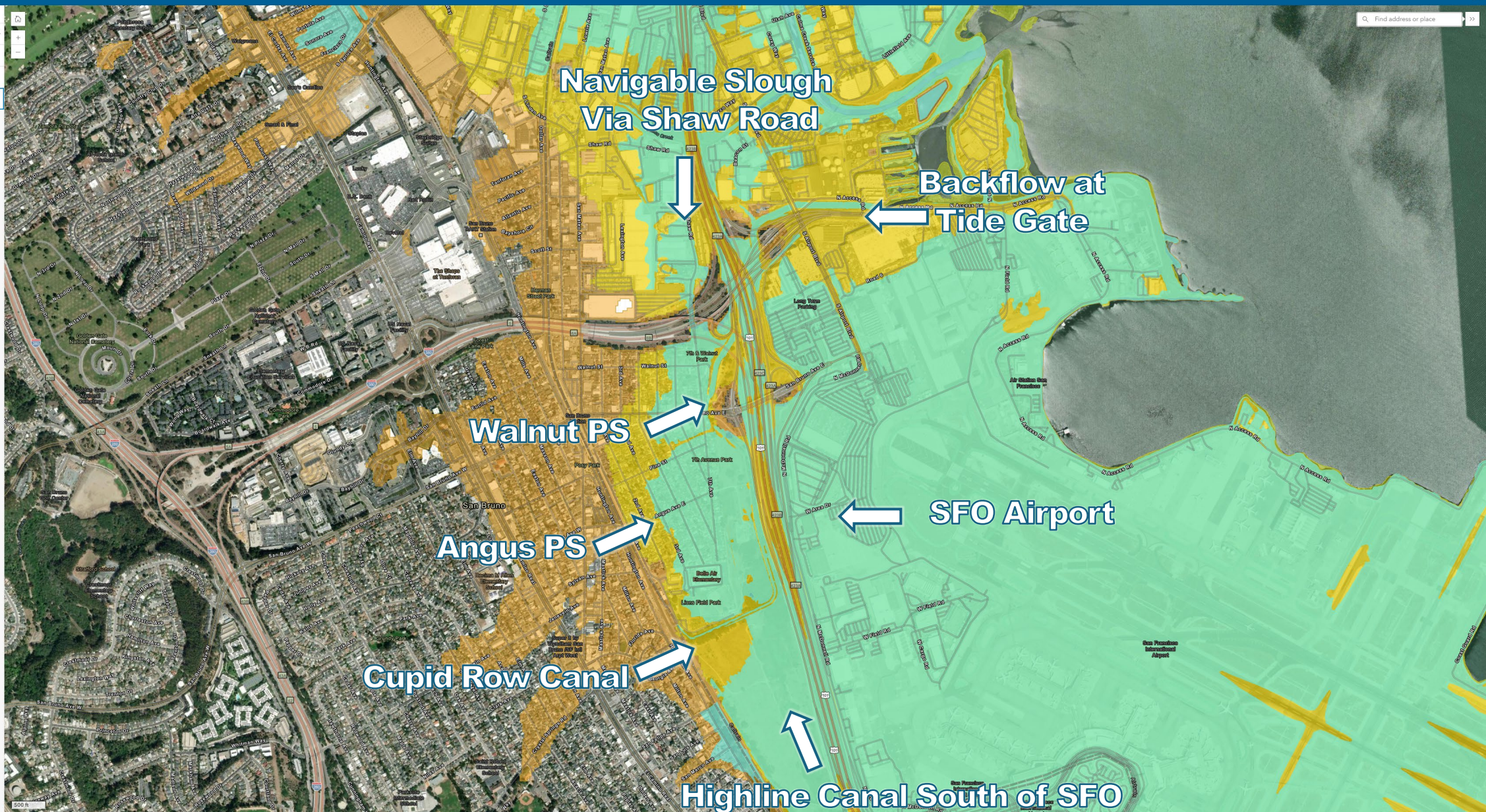
- Layers
- OneShoreline's Bay Protection Standard
- FEMA Special Flood Hazard Area
- Sea Level Rise Overlay District
- Shallow Groundwater Rise Overlay District



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# Complex flooding issues in and around the Belle Air neighborhood

- Belle Air is located along the last mile of San Bruno Creek before it crosses Hwy. 101 and drains into the Bay.
- Flood vulnerabilities:
  - low-lying elevations
  - location near the Bay
  - sea level rise and storm surge
  - more extreme and frequent precipitation
  - reliance on aged stormwater infrastructure constructed



# OneShoreline Infrastructure Assets



**San Bruno Creek Tide Gate**



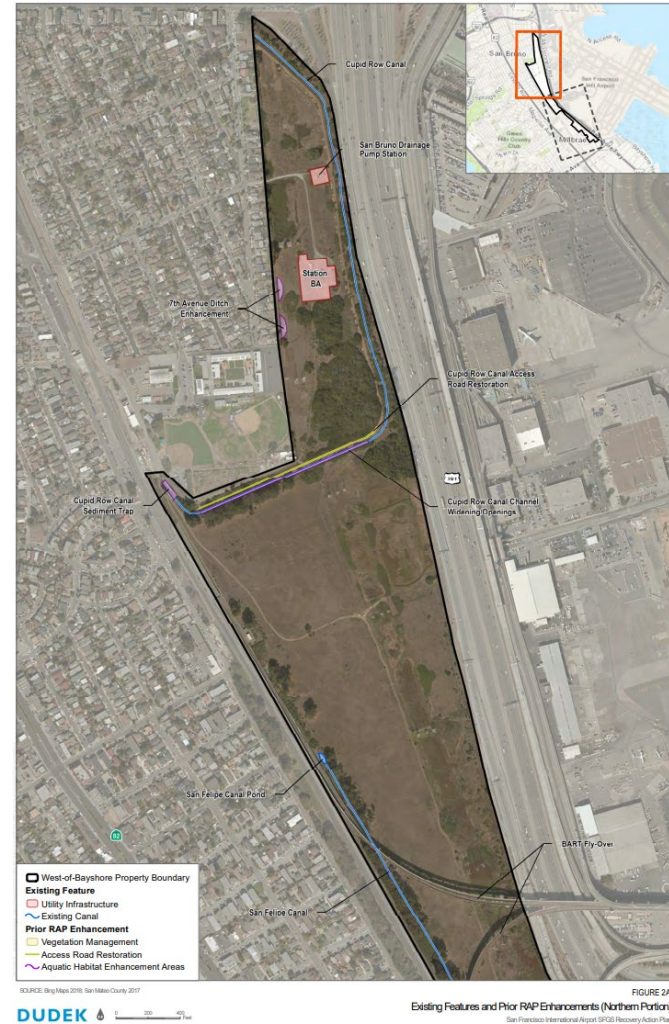
**Walnut Pump Station**



**Angus Pump Station**

# SFO Context

- Sea Level Rise Protection Program
- SFO land ownership in North Channel and at Tide Gate
- SFO owns and stewards the Cupid Row and Lomita Canal open spaces for San Francisco Garter Snake Recovery
- FAA limitations related to hazardous wildlife attractants

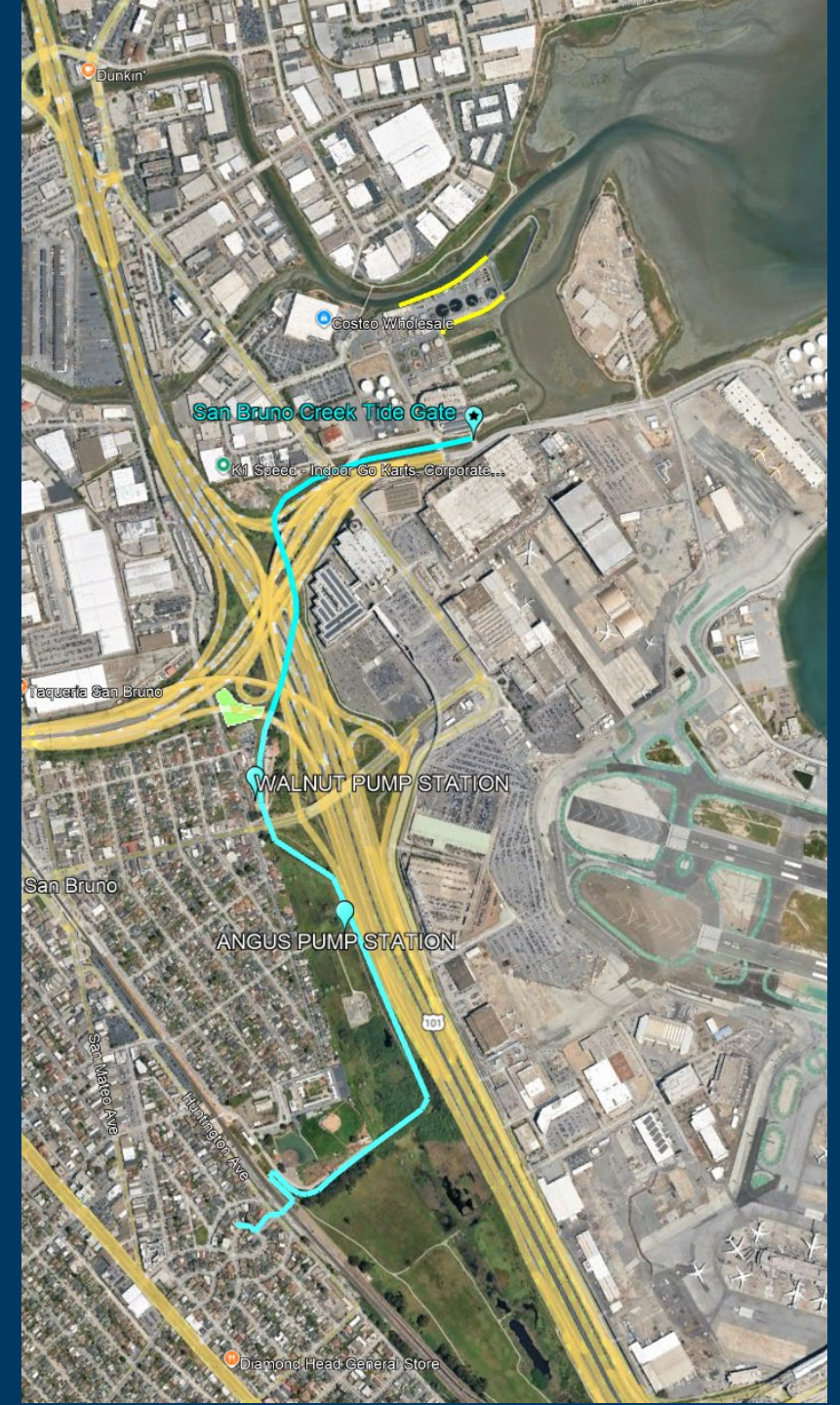


**San Bruno Creek Flood Zone** funds have historically been used to maintain the existing infrastructure.

Given the age of the infrastructure, and the fact that it was designed for historic and not future climate change conditions, OneShoreline looks to replace its infrastructure.

**OneShoreline San Bruno Creek Resilience Project** builds upon past studies, current studies, and local expertise to develop a regional project from the Caltrain tracks to SSF Water Treatment Plant that overcomes jurisdictional complexities.

Note: relevant documents listed in RFP section 3.6



# Public Facing Goals (Draft)

## Reduce San Bruno's Flood Risks

Address chronic and worsening flooding in San Bruno—particularly in Belle Air—by upgrading outdated infrastructure, improving stormwater management, and enhancing protection from sea level rise.

## Strengthen Regional Climate Resilience

Develop long-term, multi-jurisdictional solutions that protect critical infrastructure from the increasing impacts of climate change.

## Restore and Reconnect Natural and Public Spaces

Create a safer, healthier, and more connected watershed by restoring natural habitats and improving access to open space.

# Project Anticipated Outcomes

- A community-informed, multi-jurisdictional resilience plan that identifies phased adaptation pathways and priority projects to reduce flood risks over time.
- Integration with regional frameworks such as BCDC's Regional Shoreline Adaptation Plan (RSAP) and local planning efforts (e.g., San Bruno's Storm Drain Master Plan Update).
- A technically sound, grant-ready "first project" advanced to 30% design, supported by a draft Environmental Impact Report (EIR), cost estimate, and FEMA-compliant Benefit-Cost Analysis (BCA).
- Early and effective regulatory and stakeholder coordination to clarify permitting pathways, reduce future project risks, and build consensus among TAC agencies and community partners.

*Scope of work  
and deliverables  
defined in RFP  
Section 4.*

# Proposal Requirements (RFP Section 2.6)

## Format and Length

- **Maximum Length:** 40 pages total, including all supporting materials except as noted below.
- **Font:** Minimum 11-point for body text; 10-point minimum for graphics and tables.
- **Paper Size:** Proposals may include up to four 11x17 pages, each counted as one page. Additional 11x17s will count as two pages each and should be numbered as such.
- Exclusions from page limit defined in RFP.

Electronic submissions only.

## Required Content

1. **Cover Materials**
2. **Executive Summary**
3. **Team and Organization**
4. **Relevant Firm Experience**
5. **Project Understanding**
6. **Technical Approach and Scope**
7. **Project Schedule**
8. **Fee Proposal**
9. **Resumes**
10. **Legal and Contractual Disclosures**

# Fee Proposals / Project Budget (RFP Section 4.3)

- The San Bruno Creek Resilience Project is supported by a combination of federal and local funding.
- The not-to-exceed amount for the FEMA grant tasks (i.e., tasks 2, 4, 6, 7, and 8) is \$1,335,000.
- Because FEMA places strict limits on budget variances between tasks, Table 1 is provided to guide the development of proposed scopes of work, levels of effort, and task-specific budgets.
- Task 9, which is an optional task, will be funded outside of the FEMA grant.
- The proposed project budget must include tasks 2, 4, 6, 7, 8, and 9.

Task	Task Limit
2.0 – Project Management	\$120,000
4.0 – Data Collection	\$175,000
6.0 – Alternatives Analysis and Draft EIR	\$525,000
7.0 – 30% Design	\$475,000
8.0 – Cost Estimate, BCA Development, and Sub-application	\$40,000
<b>Maximum Not-to-Exceed Amount for Tasks 2, 4, 6, 7, 8</b>	<b>\$1,335,000</b>



# Project Schedule (RFP Section 4.2)

- The project is anticipated to begin following contract execution on or around November 1, 2025.
- The FEMA Flood Mitigation Assistance (FMA) Grant's performance period ends on August 20, 2027.
- To ensure sufficient time for final reporting, documentation, and grant closeout, all technical work and required deliverables must be completed by May 20, 2027, leaving approximately 18 months for project execution and 3 months for closeout.
- While OneShoreline may pursue a schedule extension with FEMA if needed, extensions are not guaranteed and must be justified by clear progress.

# Firm Qualifications (RFP Section 5.3)

- Expertise in flood resilience planning, climate adaptation, and the design of multi-benefit flood and tidal infrastructure, including pump stations, tide gates, and levees.
- Experience with stormwater management systems (gray, nature-based, and hybrid), creek and Bay shoreline restoration, and resilient landscape design.
- Proficiency in California climate science, land use policy, and environmental permitting, including CEQA, NEPA, and coordination with regulatory agencies (e.g., BCDC, RWQCB, CDFW, USFWS).
- Experience navigating permitting and regulatory requirements and ecosystem restoration for sensitive species, particularly the California red-legged frog and the San Francisco garter snake.
- Demonstrated ability to design habitat restoration and nature-based solutions in coordination with wildlife hazard management protocols near airports, particularly in compliance with FAA regulations and SFO policies.
- Demonstrated success in securing FEMA certification, preparing Benefit-Cost Analyses, and supporting state and federal grant applications.
- Strong capabilities in stakeholder engagement, multi-agency coordination, and integration of community and equity considerations into technical planning.
- A track record of translating complex hydrologic, hydraulic, and policy data into actionable, technically defensible recommendations.

# Key Staff Minimum Qualifications (RFP Section 5.4)

Key Staff Role	Minimum Qualifications
<b>Project Manager / Resilience Planner</b>	Proven experience leading complex, multi-agency infrastructure and climate resilience projects involving flood risk reduction, sea level rise, and nature-based solutions. Skilled in integrating technical, environmental, and community considerations. Strong coordination and facilitation abilities.
<b>Restoration Lead</b>	Expertise in tidal wetland and riparian restoration, multi-benefit project integration, and Bay Area habitat design. Experience coordinating with regulatory agencies and incorporating habitat goals into infrastructure and climate adaptation efforts.
<b>Environmental Compliance Lead</b>	Deep knowledge of CEQA, NEPA, and federal/state permitting (ESA, CWA, CESA, BCDC, RWQCB). Successful track record in preparing environmental documentation for complex infrastructure and restoration projects in California.
<b>Hydrology and Hydraulics Lead</b>	Licensed PE with expertise in coastal and fluvial systems. Experienced in flood modeling (e.g., HEC-HMS, HEC-RAS, XPSWMM) and communicating technical findings to diverse stakeholders.
<b>Resilience Engineer</b>	Licensed PE with experience designing flood infrastructure (e.g., pump stations, tide gates, levees). Knowledge of constructability, operations and maintenance, and integration with multi-benefit design.

# Evaluation Criteria

Criterion	Evaluation
<b>1. Minimum Qualifications</b>	All key staff must meet or exceed the minimum qualifications specified in Section 5.4.
<b>2. Firm Experience</b>	Demonstrated firm experience as compared to the criteria listed in Section 5.3.
<b>3. Key Team Member Experience and Capacity</b>	Qualifications and availability of proposed team members, particularly those in leadership and technical roles.
<b>4. Project Understanding and Approach</b>	Depth of understanding of the San Bruno Creek context and quality of proposed approach to adaptation planning, design, CEQA, and stakeholder coordination.
<b>5. Proposal Quality</b>	Clarity, organization, responsiveness to the RFP, and quality of written communication.
<b>6. Project Cost</b>	Reasonableness of proposed cost in relation to the scope of work and OneShoreline's available budget.
<b>7. References</b>	Strength and relevance of references provided for recent similar projects.
<b>8. Record of compliance</b>	Demonstrated record of compliance with applicable laws, regulations, and contract provisions on past projects.

# Dates

Advertisement of RFP .....	7/23/2025
Pre-Proposal Workshop.....	8/5/2025 at 10:00 AM
Deadline for Proposers to Submit Questions .....	8/12/2025 at 6:00 PM
OneShoreline Posts Responses to Questions.....	8/15/2025 at 5:00 PM
<b>Deadline for Proposers to Submit Proposals .....</b>	<b>8/25/2025 at 3:00 PM</b>
Interviews .....	9/10/2025
Notification of Selection .....	9/17/2025
Deadline for Negotiation of Agreement .....	10/17/2025
OneShoreline Board Authorization to Execute Agreement .....	10/27/2025



# Q&A

