REQUEST FOR PROPOSAL

To Prepare a TRPA Environmental Impact Statement (EIS) and a NEPA Environmental Impact Statement (EIS) for the Heavenly Mountain Resort Epic Discovery Proposal Douglas County, Nevada and El Dorado County, California

The Request:

The Tahoe Regional Planning Agency (TRPA), in partnership with the United States Department of Agriculture, Forest Service (Forest Service) herein requests proposals from qualified professionals and consulting firms to prepare for the Heavenly Mountain Resort Epic Discovery proposal in Douglas County Nevada and El Dorado County, California:

1. an Environmental Impact Statement (EIS) as required by TRPA; and
2. an EIS as required by the Forest Service.

Date of Announcement: August 16, 2013

Deadline for Submittal of Complete Proposals: September 15, 2013

Background:

It is intended that this document be prepared as a joint environmental disclosure document (EIS/EIS) that will address issues noted in the TRPA’s Initial Environmental Checklist (IEC) and the Forest Services’ Environmental Checklist. This document must meet the substantive and procedural requirements of the Tahoe Regional Planning Compact as set forth in TRPA’s Chapter 5 of the TRPA Code of Ordinances, Article VI of the TRPA Rules of Procedure and Rules of Procedure and other applicable TRPA ordinances, rules and regulations as well as applicable provisions of the National Environmental Policy Act of 1969 (NEPA) 42 U.S.C. 4321 et seq. and CEQ.

Potential candidates will be entities with experience and knowledge in applying an interdisciplinary approach to in environmental analysis consisting of environmental planning, environmental impact assessment, the TRPA Regional Plan, applicable Community Plans, Environmental Impact Statements and related requirements issued by the United States Council on Environmental Quality (CEQ).

In 2007, an EIS was prepared for the Heavenly Master Development Plan (MDP) Amendment and approved by TRPA and accepted by the Forest Service (2007 MDP online link provided at http://www.fs.usda.gov/detail/ltbmu/landmanagement/?cid=stelprdb5413263). Relevant information from that document may be used for incorporation into this EIS/EIS.

Project Summary:

The proposed project includes the following new elements (project proposal attached):
1. Non-skiing activities located at the top of the Heavenly Gondola (TRPA & Forest Service environmental review required);
2. Non-skiing activities located in the upper California side of the resort (TRPA & Forest Service environmental review required);
3. Non-skiing activities located in the upper Nevada side of the resort (only Forest Service environmental review required); and
4. Minor amendments to the 2007 MDP to incorporate the new proposed activities into the MDP (attached).

The task of the consultant will be to provide a complete and objective assessment of the environmental issues identified in the TRPA IEC (attached) and public scoping for the project as they relate to aforementioned project elements.

**Services to be performed:** The consultant will be responsible for all aspects of EIS/EIS preparation, including, but not limited to:

- Working with lead agencies to formulate the scope and alternatives to be included in the EIS/EIS;
- Working with lead agencies to develop mutually-agreed upon schedules to accomplish the contracted work;
- Evaluating prepared studies and determining need for additional studies related to the project;
- Conducting additional studies, as necessary;
- Researching and recommending best available technologies for environmental improvement;
- Identifying and evaluating mitigations to reduce identified environmental impacts to less than significant levels;
- Identifying indirect and cumulative impacts;
- Developing a mitigation monitoring plan for project approvals;
- Preparing the administrative draft, public draft, administrative final, and public final EIS/EIS documents;
- Responding to comments received on draft documents;
- Preparing a Response to Comments documents if required;
- Submitting data and reports to lead agencies and the project applicant simultaneously; and
- Participating in public hearings and community meetings.

A detailed scope of work will be developed between the lead agencies and the project applicant for use in selecting a consultant. It may be amended during the process if necessary.

The consultant shall identify all necessary tasks to complete their work. The consultant shall also work closely with TRPA and Forest Service staff to develop the EIS/EIS scheduling required for public hearings. The Forest Service will provide the consultant with an acceptable financial disclosure statement format if necessary.

**Background Information Available from Lead Agencies:**

The selected consultant will have access to any relevant TRPA and Forest Service files and other materials in addition to TRPA Staff for consultations and other research purposes. The TRPA Regional
Plan, the Code of Ordinances, Rules of Procedure, plan area statements, community plans, design review guidelines, Environmental Threshold Evaluations, scenic resource evaluations as well as other documents are available on-line at www.trpa.org.

In addition, the consultant may confer with Forest Service staff, to assist with EIS background research and preparation. The LTBMU Forest Land and Resource Management Plan is available on-line at http://fs.usda.gov/ltbmu.

Proposal Submission Requirements: Consultants responding to this RFP shall include in their proposal:

- Their understanding of the project,
- Their project approach,
- Organization of their project team (including subcontractors),
- Company background and experience (including subcontractors),
- A list of references with contact information, and
- A schedule of fees, including “not to exceed” fee caps, if any.

The proposal should also include:

- A narrative describing proposed work, including lists of schedules, milestones and other deliverables to be completed for the project,
- An identification of cost for each component of proposed work,
- A description of their professional qualifications (including qualifications for subcontractors) skills, abilities, key personnel, experience, availability, and other distinguishing qualities,
- Disclosure of any limitations, such as conflicts of interest, that may affect the consultant’s ability to carry-out the proposed work, and
- Three copies of the consultant’s proposal. Submittals should be brief, concise, and limited to 20 pages (10 two-sided sheets) plus a cover letter.

Notification and Selection Process of this RFP:

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<td>RFP Circulation Date</td>
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<td>Deadline for Submittal of Complete Proposal</td>
<td>September 15, 2013</td>
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<td>Selection of Consultants for Interviews</td>
<td>On or around October 1, 2013</td>
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<td>Consultant Interviews</td>
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<td>Award of Consultant Contract</td>
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<td>Commencement of Work</td>
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1. This RFP will be published on the TRPA website and will be posted at TRPA’s offices. Notifications will also be sent to consultants in the TRPA Consultant Directory via e-mail or US Postal Service.

2. All proposals will be initially evaluated by TRPA, the Forest Service, and the project applicant to better understand the consultant team’s level of knowledge, experience and general qualifications. Qualified consultants and/or consultant teams must have educational backgrounds and experience in the following disciplines: hydrology and water quality; scenic
quality; soils; wildlife; cultural, historic and ethnographic resources; land use planning; vegetation and forestry; and air quality.

3. On the basis of the initial evaluation, TRPA may invite up to three qualified applicants for a 60-minute (maximum) interview at the TRPA offices. The TRPA interview panel may include TRPA staff, Forest Service staff, and the project applicant. At minimum, the interview will include:

a. A presentation by the consultant and any subcontractors describing their proposal and how they meet all the requirements listed in this RFP (30-minutes maximum), and

b. A question-and-answer period led by the interview panel.

Materials submitted to TRPA for a consultant interview shall not be returned to consultants unless agreed to by TRPA prior to the interview.

The selected consultant will be notified and asked to submit a draft contract to TRPA based on the submitted Scope of Work, and the consultant’s proposal for services, including estimated costs. TRPA reserves the right to reduce the scope of the study relative to costs or other pertinent circumstances. Should an applicant or TRPA be unable to come to agreeable terms, TRPA reserves the right to disqualify the applicant and to make a new selection, or reissue this RFP.

Address all Proposals and Inquiries to:
David L. Landry
Senior Planner
Planning Branch
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89448
Telephone: (775) 589-5214
Facsimile: (775) 588-4527
E-Mail: dlandry@trpa.org

Attachments:

2. Proposed 2013 Heavenly Epic Discovery proposal project description
3. Proposed 2013 Heavenly Epic Discovery Activities Map
4. Proposed 2013 Heavenly Ski Resort Master Plan Summer Recreation Zoning Table