



REQUEST FOR PROPOSALS (RFP)

De Anza Natural/ReWild Mission Bay Roadmap Issued by: San Diego Bird Alliance

***Together we defend our region's birds, unique biodiversity, and threatened habitats
through advocacy, education, and restoration.***

Proposal Deadline: 5:00 p.m. PT on March 13, 2026

Contact for questions & submissions:

Andrew Meyer
Director of Conservation
San Diego Bird Alliance
Email: ameyer@sandiegobirdalliance.org
Phone: 858-273-7800 x 101

I. Introduction

The San Diego Bird Alliance (formerly San Diego Audubon Society) is a 501(c)(3) nonprofit organization with a long history of championing the restoration and protection of Mission Bay's unique ecosystems. Through community-driven stewardship, partnerships with public agencies, and science-informed advocacy, the Alliance works to ensure that Mission Bay's wetlands, shorelines, and wildlife habitats are healthy, resilient, and accessible for future generations. In Mission Bay Regional Park, the coastal heart of San Diego, the City of San Diego has approved a land use plan for substantial tidal wetland restoration. San Diego Bird Alliance, and many other partners through the 100+ organization ReWild Coalition, helped advocate and support the city in designing and approving this visionary land use plan for our public park. We are continuing to advocate and educate for the project, and through this RFP we will create a project roadmap for the city's consideration.

As the City of San Diego advances the De Anza Natural planning process, the Bird Alliance and the ReWild Coalition seek to develop a cohesive Roadmap that outlines the technical, regulatory, engagement, and financial steps necessary to successfully achieve long-term wetland restoration, shoreline resilience, public access, and habitat management at the northeast corner of Mission Bay Regional Park.



To support this work, the Bird Alliance is soliciting submissions from qualified engineering, environmental science, or interdisciplinary consulting teams to prepare a De Anza Natural/ReWild Roadmap, with an anticipated budget of \$20,000–\$30,000.

Specifically, the outcome of this work would identify any issues raised by regulatory agencies, community-prioritized needs, the basis for a wetlands implementation and management plan, and ultimately, a streamlined road to substantial wetland restoration.

II. RFP Elements and Evaluation Criteria

Submissions shall be no more than 5 pages (not including examples of relevant experience) and must include:

1. Statement of Qualifications

- Firm profile, team bios, and any subcontractors
- Summary of expertise in habitat restoration, coastal engineering, hydrology, regulatory permitting, and related fields

2. Work Plan

- Explanation of the approach for Part III Scope of Work, including:
 - i. **Task description for each element**
 - ii. **Timeline:** schedule for completing the Roadmap before September 1, 2026
 - iii. **Budget**
 - 1. Cost by task and subcontractor rates, if applicable
 - 2. Total project cost cannot exceed the \$20–\$30K range
- Describe project coordination components, including:
 - i. Monthly meetings with Bird Alliance staff
 - ii. Presenting draft findings to the Bird Alliance and other partners
 - iii. Opportunities for revisions
 - iv. Delivering final Roadmap in PDF + editable formats

3. Potential Conflicts of Interest

- Disclosure of any current clients, partnerships, or projects that may present conflicts

4. Relevant Experience

- Up to 3 examples of similar work in California or comparable coastal/wetland environments



Evaluation Criteria

Contractors will be ranked on:

- Responsiveness & understanding of the assignment — 30%
- Demonstrated qualifications & relevant experience — 30%
- Technical capacity (GIS, hydrology, modeling, regulatory expertise) — 20%
- Clarity of communication (written and graphic) — 10%
- Ability to meet proposed schedule — 10%

III. Scope of Work: De Anza Natural/ReWild Roadmap

The primary deliverable of this contract is the De Anza Natural/ReWild Roadmap document described in Task 1 below. The consultant will prepare a Roadmap document that summarizes the technical, regulatory, engagement, and planning steps required to advance the vision for wetland restoration and public access at De Anza Natural. The Roadmap should be usable for near-term planning, regulatory agency coordination, and future fundraising and grant opportunities and applications.

Element 1: Technical & Environmental Analyses Needed for Implementation

Identify and describe the baseline studies, technical analyses, and monitoring programs required to prepare the De Anza Natural site for phased restoration and long-term management. This section should include, at a minimum:

- Hydrology and hydraulic modeling needs
- Soil and geotechnical testing needs
- Existing and needed sea-level rise and coastal resilience modeling
- Existing and needed habitat baseline and ecological inventories
- Existing and needed water quality and sediment sampling
- Existing and needed biological surveys (avian, vegetation, sensitive species, biotech studies)
- Long-term monitoring and adaptive management recommendations

Each identified analysis should include:

- Purpose & decision relevance
- Recommended methodology (planning-level)
- Level of effort and cost (planning-level)



- Likely responsible agencies/partners
- Potential issues or risks

Element 2: Permitting Pathway & Regulatory Roadmap

Provide a consolidated permitting matrix, sequencing, and estimated timelines for:

- City of San Diego (including Mission Bay Park Improvement Fund considerations, City Council, departmental reviews)
- US Fish and Wildlife Service
- California Department of Fish and Wildlife
- Army Corps of Engineers
- California Coastal Commission
- Regional Water Quality Control Board
- And any other relevant agencies

For each permitting step:

- Expected submittal and technical requirements
- Known constraints or high-risk issues
- Opportunities for early coordination
- Cost and timeline (planning-level)

Element 3: Partner Engagement Plans, including Tribal Engagement

Provide a planning-level framework and outline recommended engagement steps with:

- UC San Diego & Natural Reserve System
- California Coastal Commission
- U.S. Fish & Wildlife Service
- Required statutory public engagement
- Possible advisory committees (e.g., Wetlands Working Group, Mission Bay Park Committee, recreational or community advisory groups)
- Local communities and leaders

- Tribal engagement pathways and organizations consistent with City approaches and best practices

These sections should identify:



- Recommended touchpoints
- Proactive community check-in points during design and permitting
- Roles and opportunities for collaboration
- Key risks if engagement is delayed

Note: Consultant teams without in-house engagement staff may partner with subcontractors or note where non-engineering firms would be better suited.

Element 4: Equitable Access Plan (planning-level framework)

Identify considerations to ensure equitable access into the restored De Anza Natural/ReWild area that are in alignment with the plan's prioritized land uses, including:

- Trail planning frameworks
- Shoreline access considerations
- ADA and mobility considerations
- Transit, cycling, and safe-route connections
- Opportunities for community-serving access benefits

Note: This section may indicate where further work by engagement or planning firms would be needed.

Element 5: Wetland Management & Long-Term Stewardship Framework

Outline recommended components of a long-term Wetland Management Plan, including:

- Habitat changes, adaptive management and maintenance
- Shoreline adaptation and erosion response strategies
- Water quality and hydrologic management
- Impacts of increasing sea level rise over time
- Coordination with City, UC San Diego, and partner tribal nations, nonprofits and institutions

Element 6: Timeline for Implementation

Prepare a reasonable and expedient timeline showing:

- Immediate next steps (Year 1–2)
- Required studies and permitting sequence
- Phasing of land use shifts to enable restoration
- Initial and ongoing construction and restoration phases



- Long-term stewardship milestones

Element 7: Summary of Cost Estimates & Funding Pathways

Provide:

- Order-of-magnitude cost estimates for recommended studies, permitting, monitoring, and implementation activities
- Funding opportunities (City sources, state/federal grants, philanthropic opportunities, public financing/bonding opportunities, etc.)
- Potential grant-matching strategies

IV. General Terms and Conditions

- All materials, data, graphics, and written products developed under this agreement will become the property of the San Diego Bird Alliance
- The Bird Alliance reserves the right to modify the submission deadline or scope at any time
- All agreements will be issued as fixed-price contracts unless otherwise stated
- The consultant is responsible for ensuring that subcontractors comply with all terms