



***Request for Proposals***  
*for the Long-term Lease and/or Development of*  
*Port Property as part of the*  
*Aquaculture Park South Terminal*



Port of Hueneme  
RFP No. 03  
*August 28, 2020*

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## Introduction and Purpose of the RFP

With this RFP, the Port of Hueneme requests information regarding your company and your products/services and your potential interest in leasing on a long-term basis the Port's real property at the Aquaculture Park area, South Terminal, Oxnard Harbor District, California. The Port seeks input from interested individuals and organizations concerning possible uses of the property and how such use may contribute to the future aquaculture business and research development at the Port of Hueneme. The Port is open to exploring various real estate interests and options to support the business needs of commercial port users and expand on its environmental sustainability vision and mission as the [Greenest Port](#) in the US. Most importantly, we want to remain true to our roots with a focus on growing our community benefit by creating job opportunities, potential for future growth or scaling up for business and education.

The world's oceans and their inhabitants are under unprecedented pressure. Global climate change is altering the chemical and physical composition of the oceans at a rapid pace which is creating changes in the global climate, driving sea level rise, and increasing the duration and frequency of ocean spawned storms. The changes combine to place stress on coastal environments and those who depend on them for a place to live as well as daily sustenance. Fisheries may suffer as these impacts accelerate in the near future. Experts agree that the time to invest in and develop effective, sustainable aquaculture systems is the present. The Port seeks to play a role in securing a more sustainable food future for the citizens of California and especially local communities to have seen the Port lead on clean technology implementation and a source for green jobs of the future. The Port seeks with this RFP to hear your company's vision for being a part of this effort!

## RFP Procedure

Information gathered in response to this RFP will be evaluated by Port staff and presented to the Port Director and/or the Board of Harbor Commissioners to seek direction on next steps, which may include entering into an exclusive right to negotiate agreement with the selected proposer or other actions. There is no requirement for the Port to move forward.

Responses must be submitted by email to [dlacayo@portofh.org](mailto:dlacayo@portofh.org) in accordance with the schedule listed below.

## Contacts

For questions regarding this RFP, please contact:

**Dona Lacayo**  
Chief Commercial and Public Affairs Officer  
(805) 890-9772 cell

# Schedule

This is the timeframe for the RFP and evaluation by the Port:

8/28/2020	RFP issued
9/8/2020	Last date for questions, which must be submitted via email to the contact shown above
9/21/2020	Last date for submission of answer(s)
9/23/2020	Scheduled Tours of sites for interested parties
10/2/2020	Proposals due
10/16/2020	Evaluation results delivered to the Port Director

# The Port of Hueneme

The Port of Hueneme is a niche market port. Specializing in fresh produce and automobile cargo, Port of Hueneme complements the southern California gateway and the Ports of Long Beach and Los Angeles. In FY2019, the Port showed overall cargo tonnage gains as the Port continues works to balance its available capacity with cargo demands handling over 1.66 million tons of cargo.



Fresh produce imports and exports all saw growth. Main exports and imports include automobiles, heavy equipment, bananas, other fruits and vegetables, and bulk liquids (fertilizers). The Port also handles domestic cargos including wet fish (California market squid) and vessel fuel. The Port's strategic location makes it a vital offshore oil support center, servicing platforms located in the Santa Barbara Channel.

The Port of Hueneme offers 154 acres of maritime land and over 279 acres of public/private off terminal industrial lands. South Wharf has 2 berths equaling 1,800 linear feet. The South Terminal is home to refrigerated cargos, heavy lift, general cargo, and liquid fertilizer. The main channel has an existing maximum draft of 35 feet and will be fully dredged to a depth of 40 feet by December 2020 by the USACE. In fiscal year 2019, about 1.6 million tons of cargo moved via these terminals and were produced and consumed by exporters and importers located within the metropolitan region, the State of California, as well as throughout the Southwest and the 15 western US states. The Port of Hueneme represents a vital economic engine for California and Ventura County, creating:

- \$9.5 billion in goods movement
- \$1.7 billion in economic activity
- 15,834 trade-related jobs
- \$119 million in state and local taxes
- Servicing 15 states with bananas & autos

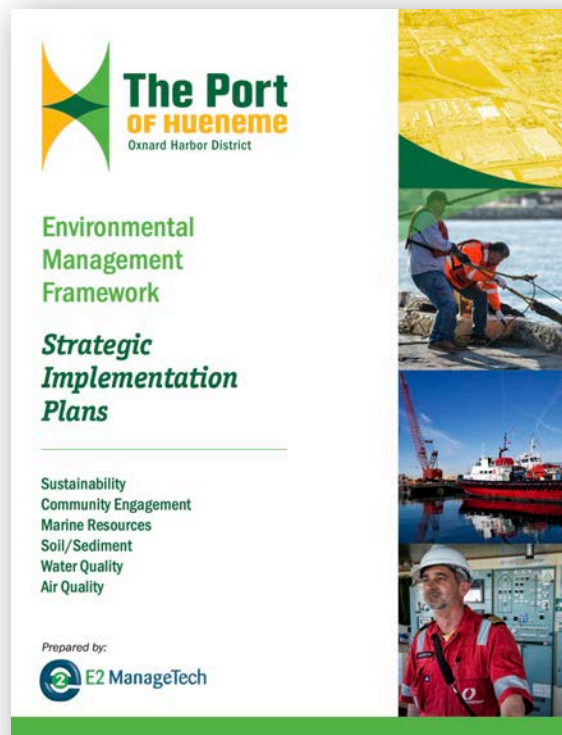
The Port of Hueneme is the West Coast hub for bananas, importing over 3.3 billion bananas a year. The Port is also the only West Coast Port hub for BMW. Bananas and cars imported at Hueneme are then distributed to 15 Western states creating tens of thousands of jobs along the supply chain throughout each of these states.



## Environmental Commitment

Consistent with the Port of Hueneme's mission statement, the Port is committed to providing the maximum possible economic and social benefits to the people and communities served by the Port. This commitment includes a responsibility to address the environmental impacts of Port operations. In 2012, the Port adopted a proactive framework of environmental efforts addressing the following focus areas:

- Air Quality Management
- Marine Resources Management
- Soil and Sediment Management
- Water Quality Management
- Energy Management
- Climate Change Adaptation



## Sustainability Progress

- Energy Efficiency
- Climate Change



As a result of the Port's comprehensive sustainability initiatives and investments in clean air technology, air pollutant emissions from Port operations have been reduced by 84% since 2008. The Port continues to be committed to reducing air emissions associated with Port operations, and in coordination with the local air quality regulatory agency, the Ventura County Air Pollution Control District (VCAPCD), has begun development of a comprehensive air quality improvement plan. This plan is called the Port of Hueneme Reducing Emissions Supporting Health (PHRESH) Plan, and in partnership with VCAPCD, the Port will use the PHRESH Plan to develop air quality goals and assess emissions reduction scenarios that can be efficiently achieved. The

PHRESH Plan will be tailored to local air quality needs around the Port including attention to particulate matter and NOx to ensure that the Port continues its role as a steward of our precious local environment, especially in our local communities.

The Port was the founding host of Clean Air Day for Ventura and Santa Barbara Counties in 2019 to support and promote small changes we can all make to improve our air quality locally. In order to monitor the air quality conditions, the Port installed two reference grade air quality monitors in the South Oxnard area at Haycox Elementary, which were unveiled on Clean Air Day 2019.

## Innovation

In addition to the innovative components within the project itself, the Port has innovation running throughout its DNA.

The Port has developed and deployed the Maritime Advanced System & Technology Lab (MAST). Its mission is to foster leading-edge technology innovation and integration in a port and maritime environment. Under this MAST Lab, the Port collaborates with Fathomwerx, a collective in partnership with the U.S. Navy, the Port, Matter Labs, and the Economic Development Collaborative. ([www.fathomwerx.com](http://www.fathomwerx.com)). This collective fuels innovation to address the pressing issues of maritime, national defense, and goods movement utilizing both private and public partnerships. This network of leading academic, research, test and evaluation, in-service engineering and operational centers expands the region's ability to provide solutions to operational challenges, providing the ideal location for ongoing, maritime-based research and evaluation.



- The Port partnered with Tesla Incorporated who installed a series of large capacity batteries on the Port which serve to assist in the operation of the shoreside power system for vessels at berth. Power is purchased at night during periods of low demand and is available for use during the day when demand is higher thus taking strain off of the local energy grid.

- The Port deployed recently developed technologies in low energy lighting, which improves operational capabilities, productivity and safety within the terminal while reducing energy consumption. This saves the Port operating and maintenance costs, which is reinvested to further innovate its operations.
- The Port partnered with the Smithsonian Research Institute to catalog and monitor the status of marine resources within the Port in an effort to develop a baseline of conditions for monitoring invasive marine organisms.
- The Port is instituting a Traffic Management System based on the ongoing efforts of the Port's Traffic Management Study which integrated the efforts of the Port Operators Group consisting of all Port users and customers, including the Navy. Goals and objectives were outlined in Phase I which will guide the formation of short, mid- and long-term transportation improvements within the Port's gates to assure efficiency, safety and state-of-the-art traffic controls for Port operations.

Increasing Port and customer productivity utilizing technology, practical operations-based problem solving and encouraging logistics partners to define industry recognized best management practices,

- Organically growing economic development opportunities in partnership with existing customers and local industry,
- Creating effective, best in class solutions to maritime issues, and
- Evolving a culture of safety and collaboration.





## Description of Information Requested

The Port is currently updating its 2020 Strategic Business Plan to the 2030 Strategic Business Plan to foster the growth of the Port's maritime commerce, which contributes to the economic vitality of the District and the cities of Port Hueneme and Oxnard, as well as Ventura County. The Port continues to evaluate its properties' current conditions and use to ensure their best future strategic utilization with the focus being on sustainability efforts.

The Port of Hueneme is soliciting proposals from interested parties for the adaptive use of existing port structures at its Aquaculture Park on the South Terminal. Customers, educators and other private or public entities are invited to outline any proposed improvements and proposed terms for a short term or a long-term lease. Based on the responses received, the Port reserves the right to enter exclusive negotiations with a qualified lessee and/or developer(s) or take other action as directed. There is no commitment by the Port to move forward with any of the proposals.



## Vision

The Port requests respondents to outline their vision for their use or development of the Port aquaculture space. The Port is especially interested in understanding the respondent's ideas for community benefit and how the business vision being proposed would enable the following:

- employment of community members or other means of giving back to the local community,
- potential for future growth or scaling production,
- opportunities for internships for local students,
- accommodation of regular public tours and interaction with STEM student groups,
- potential to collaboration with local industries such as agriculture and technology,
- advancing social equity in localized more sustainable food production.

## Site Tour

The Port may conduct site tours for interested participants as requested with prior notice to the current tenants. Due to Covid-19 these tours will be scheduled ahead of time and organized in Port's policy and procedure with Covid-19.

## Qualifications

### ***Lessee Qualifications***

Firms or entities responding to this RFP are preferred to have extensive specialty in aquaculture business, or other active maritime related port supporting types of business experience. Qualified firms are also preferred to demonstrate the following:

- Creative and innovative approach to the development and operation of the Aquaculture site property
- Relevant commercial, educational or development experience, with particular experience in successfully and adaptively purposing land for aquaculture buildings or environmental and sustainability innovation technologies industry
- Financial capability to implement the development program;
- A record of partnering with public agencies in developing similar projects; and
- A record of completing similar development projects on schedule.

## Site Characteristics

Please see Exhibit A starting on next page.

The premises are building 432 – two story warehouse space of approximately 4,446 square feet, building 449 – one story office space of approximately 6,690 square feet, and structure 452 – tent over improved land area (paved) consisting of approximately 5,896 square feet.

## General Information and Limitations

The issuance of this RFP and the submission of a proposal by any respondent, or the acceptance of such proposal by the Port of Hueneme, do not obligate the Port in any manner.

The Port reserves the rights to:

- Amend, modify or withdraw this RFP
- Revise any requirements of the RFP;
- Require supplemental statements of information from any firm;
- Accept or reject any or all proposals;
- Extend the deadline for submission of proposals;
- Hold discussions with any respondent; and
- Restrict any future RFP for all or a portion of the site to only those who respond to this RFP.

**Exhibit A**  
**Overall Location of Properties on South Terminal**



**Exhibit A continued**

**Location of Properties on South Terminal**  
**RFP does not include building 400 or Lighthouse Station**  
**It includes only buildings previously rented by Stellar Biotech**





Photo 1. Building 432  
**Two story warehouse building - approximately 4,446 sq feet**

building	room	sq ft	
432	open space	3042	78x39
	1	360	18x20
	2	342	18x19
	upstairs	702	18x39



Photo 2. Building 448  
**One story office building -  
 approximately 6,690 sq feet**

building	room #	sq ft	
448	1	165	11x15
	2	140	11.5x13
	3	88	11x8
	4	140	11.5x12
	5	locker room	
	6	restroom	
	7	shower	
	8	restroom	
	9	88	11x8
	10	134	11.5x11.5
	11	88	11x8
	12	128	11.5x11
	13	209	11x19
	14	233	11.5x20
	15	extra room	
	16	99	11x9
	17	extra room	
	18	233	11.5x20
	19	231	11x21

Photo 3. Structure 452  
**Tent covering paved area -  
approximately 5,896 sq  
feet**



tent	open space	5896	88x67
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***#WeMakeCargoMove***

Foreign Trade Zone #205



WORLD TRADE CENTER®  
OXNARD

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