



CAL POLY

REACH

This Request for Proposals (RFP) invites qualified consulting teams to support the development of a comprehensive Central Coast Clean Energy Innovation Hub. Issued by Cal Poly San Luis Obispo and REACH, and funded through the State of California’s SB 846 Diablo Canyon Parcel P Reuse Grant program, this effort seeks to build on the Central Coast’s assets at Diablo Canyon and beyond to translate into a regional vision and actionable strategy—combining a forward-looking master plan with a prioritized, implementation-ready portfolio of projects. The selected team will play a critical role in shaping a cohesive roadmap that advances clean energy innovation, economic development, and workforce opportunities across the Central Coast, positioning the region as a leader in the next generation of clean technology and blue economy industries.

Request for Proposals (RFP) Central Coast Clean Energy Innovation Hub

Issued by: Cal Poly San Luis Obispo and REACH (Regional Economic Action Coalition)

Issue Date: April 10, 2026

Notification of Intent to Submit: April 22, 2026

Proposals Due: May 8, 2026

1. Purpose

Cal Poly San Luis Obispo and REACH are seeking proposals from qualified consulting teams to deliver two interconnected components to a broader project advancing a Central Coast Clean Energy Innovation Hub: 1) a Central Coast Clean Energy Innovation Hub master plan and 2) a prioritized portfolio of projects for Diablo Canyon Power Plant’s industrial site (“Parcel P”), aligned with the State of California’s SB 846 Diablo Canyon Parcel P Reuse Grant.

2. Project Context

Cal Poly and REACH have received a State of California SB 846 grant to develop an economic development plan to explore opportunities for reuse/co-use of Diablo Canyon Parcel P, as well as to look broadly at the regional cleantech opportunities and assets.

This work builds on prior regional planning efforts. These economic development opportunities were reflected in the state’s [Diablo Canyon Power Plant Land Conservation and Economic Development Plan](#), which highlighted the opportunity to utilize Parcel P for cleantech research and economic activity. The master plan will also build on previous planning efforts, including:

- The [California Jobs First Central Coast Regional Plan](#) that prioritizes strategies to advance the state's clean energy goals and ready the region for public and private investment in the adoption of new clean energy technologies through repurposing the region's unique energy assets.
- A regional vision for the creation of a [clean tech innovation park at Diablo Canyon](#) and the strategic vision developed by the [Diablo Canyon Decommissioning Engagement Panel](#).

3. Scope of Work + Workstreams

The ideal candidate will be able to deliver both the Master Plan and Project Portfolio workstreams. Proposals may include a partnership model with work led by subcontracted partners.

Workstream A. Central Coast Cleantech Innovation Hub Master Plan

Prior visioning collaborative efforts have identified various potential economic opportunities, including ideas related to clean energy innovation, the blue economy, and desalination, among others. This project will build on that initial planning and provide the state with a clear roadmap for advancing this effort. The Master Plan development will inform and help to identify several initial projects that are ready for pre-development activities (see B below). The Master Plan activities include:

Regional Assessment and Mapping

- Conduct an **existing conditions and Parcel P asset inventory assessment** (site, buildings, infrastructure, access, utilities)
- Conduct a wider **asset mapping** of relevant tangible and intangible assets (e.g., university/research centers, waterfront infrastructure, industry concentrations, R&D activities, etc.) in San Luis Obispo and Santa Barbara Counties relevant to building a clean energy and blue economy innovation ecosystem

Innovation Hub Planning and Feasibility Analysis

- Based on the assessments and asset mapping, identify potential **economic development opportunities and projects** that are relevant and related to regional, state, and federal cleantech assets. This could include, but is not limited to, opportunities to advance R&D, commercialization/ entrepreneurship, and piloting and deployment of new clean energy and blue economy innovations.
- Create a **unified conceptual map and scenario plans** for how these economic opportunities and projects can be advanced.
- Conduct a **regulatory assessment** to identify known regulatory conditions and pathways for these potential projects.
- Develop a **funding needs assessment** for the overall conceptual plan and a high-level **investment attraction strategy**.
- Summarize **economic impact analyses** related to future uses and decommissioning.
- Advise on development of the Hub, including governance, financing, and organization to advance the Master Plan and coordinate a portfolio of potential projects.

Outcomes and Required Work Products:

Deliverables include:

- A detailed report outlining findings for each of the above identified elements, integrating the components highlighted in bold into a Master Plan for cleantech innovation on the Central Coast; report will need to integrate with Project Portfolio + Pre-Development Acceleration final report
- An accompanying executive summary slide deck summarizing the report that can be used in a variety of communications

Workstream B. Project Portfolio + Pre-Development Acceleration

Building on the Master Plan, this component will advance a prioritized set of projects from concept toward implementation, ensuring that near-term opportunities are positioned for execution. Cal Poly will support the translation of planning into action by contributing applied research, technical analysis, and workforce integration aligned to priority projects.

The Project Portfolio and Pre-Development activities include:

Project Screening and Prioritization

- Conduct a structured evaluation process to identify and prioritize a portfolio of high-potential projects (recommended 6–12 projects) aligned with regional assets, market demand, and feasibility considerations
- Refine project concepts to ensure alignment with identified opportunities in clean energy, blue economy, and related sectors

Pre-Development Acceleration

- Advance 3–5 priority projects through development of pre-development packets, including: concept definition, site fit analysis, identification of partners, key development steps, risk assessment, order-of-magnitude (ROM) cost estimates, and preliminary timelines

Technical Integration and Applied Research Support

- Support targeted technical analyses to inform project feasibility, including engineering, environmental, and operational considerations

Implementation Roadmap Development

Develop an implementation roadmap that sequences priority projects and identifies early actions (0–6 months) and next-phase steps (6–18 months)

- Identify key dependencies, partnerships, and enabling conditions required to advance projects toward implementation

Outcomes and Required Work Products

At minimum, the consultant must deliver:

- Existing conditions + asset inventory
- Regulatory/permitting pathways matrix
- Governance + operating model report
- Project portfolio review
- Pre-development packets for priority projects
- Implementation roadmap + sequencing plan

- Final integrated report (Master Plan + Portfolio)
- Executive summary slide deck (state-ready)

All final deliverables must be provided in PDF format and editable formats Word/Excel/PowerPoint.

4. Project Management Expectations

The consultant will work under the direction of a joint Cal Poly + REACH project team and must:

- Participate in a project kickoff meeting
- Participate in biweekly project check-ins and milestone reviews
- Coordinate with and participate in stakeholder engagement activities led by Cal Poly/REACH
- Propose approaching for program/project governance across consultants, REACH, and Cal Poly
- Provide materials suitable for required GO-Biz briefings and reporting and participate in briefings as needed

5. Proposal Requirements (Max 8 pages + appendices)

Proposals must include:

- Understanding of the project and desired outcomes
- Workplan, schedule, and deliverables list
- Proposed budget and fee structure
- Assumptions, risks, and dependencies
- *Appendices and not counted in 8 page limit*
 - Cover letter and point of contact
 - Staffing plan and key personnel resumes, main point of content for duration of the project
 - 3 examples of relevant work
 - 3 references

6. Evaluation Criteria

- Relevant experience in master planning, reuse/co-use planning, and redevelopment
- Demonstrated ability to produce both visioning and implementation-ready outputs
- Proven experience working in a shared governance model
- Experience navigating regulatory, public-sector, and multi-stakeholder environments
- Strength of workplan and clarity of deliverables
- Qualifications of key personnel
- Strength of lead project manager
- Cost effectiveness and realism of approach
- Ability to meet schedule and deliver State-ready products

7. Term of Contract and Budget

- Estimated Contract Term: June 15, 2026 – July 30, 2027
- Final terms to be negotiated based on approach and scope refinement

- This work is being funded through a grant from the State of California through SB846. Contribution to state reports will be required.
- The work is based on a deliverables-based budget, not time and materials
- Consultant(s) will enter into two contracts: one with REACH for Workstream A: Master Plan and one with Cal Poly for Workstream B: Project Portfolio + Pre-Development Acceleration

8. RFP and Project Timeline

The proposed project timeline is as follows:

Request for Proposal Released	April 10, 2026
Notification of Intent to Submit (<i>email</i>)	April 22, 2026
Proposals Due	May 8, 2026 at 5 pm PT
Interviews with Potential Consultants	Week of May 18, 2026
Consultant Selection	Week of May 25, 2026
Estimated Project Start	June 15, 2026 (<i>pending contract completion</i>)
Final Report Due	April 30, 2027
Contract Timeline	June 15, 2026 - July 30, 2027

9. Submission Instructions

Email proposals in PDF format to:

Karen Tillman

ktillman@calpoly.edu

Subject line: Central Coast Clean Energy Innovation Hub – Proposal Submission