LOS CERRITOS WETLANDS AUTHORITY

REQUEST FOR PROPOSALS

For

LOS CERRITOS WETLANDS RESTORATION PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT

Los Cerritos Wetlands Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

For questions, please contact: Eric Zahn, LCWA Project Manager
loscerritos@tidalinfluence.com

Los Cerritos Wetlands Restoration Plan EIR

REQUEST FOR PROPOSALS

DUE: Friday, June 23, 2017 at 3pm

The Los Cerritos Wetlands Authority (LCWA) seeks the services of a multidisciplinary team of professional consultants to prepare a Program Environmental Impact Report for the Los Cerritos Wetlands Conceptual Restoration Plan (CRP) in the cities of Long Beach and Seal Beach, California (Exhibit 1). The study will focus on determining a proposed ecological restoration alternative design and analyzing the potential environmental impacts resulting from the implementation of that restoration alternative across the entire Los Cerritos Wetlands complex. The geographic scope of the planning effort is outlined in paragraph 1.2 below.

The LCWA is a joint powers authority comprised of four governmental agencies, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC), State Coastal Conservancy (SCC), City of Long Beach (LBC) and City of Seal Beach (SBC). The mission of the LCWA is to provide a comprehensive program of acquisition, protection, conservation, restoration, maintenance and operation and environmental enhancement of the Los Cerritos Wetlands Complex, consistent with the goals of flood protection, habitat protection and restoration, and improved water supply, water quality, groundwater recharge and water conservation.

The LCWA anticipates that the project team will include specialists in wildlife biology, wetland and restoration ecology, civil engineering, coastal engineering, hydrology and geomorphology, oil operations, CEQA planning and other appropriate environmental planning and reporting disciplines. The LCWA intends to contract for the work with a single primary consultant, which may perform the work in-house or through one or more subcontractors.

Proposals will be evaluated by a panel appointed by the LCWA. Proposals submitted to the LCWA should include all the following items:

- Approach. Detailed discussion of the team's approach to preparation of the report and associated technical studies, including each of the project tasks and work products. Evaluation of the team's understanding of the project will be based on this section. Proposals may suggest alternate approaches or additional tasks; however, the proposal (including the budget) must also address the tasks as described in the RFP for comparison with other proposals.
- Qualifications.
    - Description of the role and qualifications of the contractor and each subcontractor firm. Include descriptions of no more than five relevant projects completed by each firm.
    - For each project team member, including subcontractors, describe their role and qualifications (including education and individual accomplishments).
- Schedule broken down by task.
- Budget.
    - Proposed project budget broken down by task, contractor/subcontractor, and team member.
    - Budget should indicate both the number of hours and the cost for each task in total, and separately for each team member working on a given task.
    - Budgets need to break out labor and other direct project costs and identify indirect costs.
    - Indicate the hourly billing rates for each person to be employed on the project, including subcontractors, plus any related billing provisions.
    - Identify all proposed markups for subcontractors.

Upon receipt of these documents from an interested firm the LCWA may request additional information and may conduct discussions with firms/teams regarding top-ranking proposals.
The LCWA will rank contractors based on the following criteria:

- Understanding of the project components and issue areas especially regarding planning of coastal projects in consideration of future climate change.
- Demonstrated competence, including the role and success of the firm/team and its individual members with similar projects in urban settings in Southern California.
- Development of imaginative, practical, and cost-effective solutions to restoration and design problems
- Ability to clearly and concisely communicate in written and graphic materials.
- The education and experience of key personnel, particularly local experience, and proposed level of participation of principals and other team members.
- The longevity and stability of the firm(s) and staff turnover.
- The firm/team's readiness and ability to complete the project in a timely manner.
- Cost/budget.
- Responsiveness of the proposal to RFP requirements.

The LCWA will attempt to negotiate a contract with the highest-ranking firm/team at compensation determined to be fair and reasonable. If the parties fail to conclude satisfactory arrangements, negotiations with that firm/team will be terminated and negotiations will then proceed in the same manner with the other firms/teams in order of ranking. In any event, the LCWA reserves the right to add or substitute particular sub-consultants in negotiating the contract for this project.

The deadline for receipt of proposals to the LCWA: Friday, June 23, 2017 at 3pm

Interested firms/teams should submit a CD and eight hard copies of the proposal to:

Mark Stanley, Executive Officer
Los Cerritos Wetlands Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

A mandatory tour of the project site is scheduled for **Friday, June 9, 2017 at 10am** to answer questions from interested firms/teams. Proposers and Staff will meet at the gate to the Hellman Ranch Lowlands, located near the intersection of Pacific Coast Hwy. and 1st Street in the City of Seal Beach.

In the interest of fairness to all potential contractors the LCWA Project Management Team will not respond to individual requests for information regarding the RFP. Any questions regarding the RFP are due by June 13th, 2017 at 11:59pm and should be submitted via email to Eric Zahn at loscerritos@tidalinfluence.com. Responses to all questions will be posted on the LCWA's website (intoloscerritoswetlands.org) by June 16th, 2017.

The overall tentative schedule for the RFP process is:

May 22, 2017	**Release of RFP**
Friday, June 9, 2017 at 10am	**Mandatory Site Visit**
June 13th, 2017 by 11:59 pm	**Deadline for Submitting Questions**
June 16th, 2017	**Answers to Questions Posted**
June 23, 2017	**Proposals Due**
July 11, 2017	**Finalist Interviews**
August 10, 2017	**LCWA Board Approval of Contract Award**

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EXHIBITS

1.0 INTRODUCTION & OVERVIEW

1.1 Background

The Los Cerritos Wetlands Complex on the border of Los Angeles and Orange Counties affords the opportunity to restore some 500 acres of salt marsh, seasonal wetlands, and other freshwater wetlands. The Southern California Wetland Recovery Project (WRP), a partnership of 17 state and federal agencies, has identified the acquisition and restoration of the Los Cerritos wetlands as a high regional priority.

The Los Cerritos Wetlands Complex adjoins the lower reach of the San Gabriel River where, prior to channelization, the mouth of the San Gabriel River migrated back and forth across the coastal plain. Historically, the complex covered approximately 2,400 acres and stretched approximately two miles inland, varying from freshwater and brackish wetlands in its inland areas to salt marsh closer to the ocean. Over the past century, the wetlands have been used for farming, oil production, landfill burn dumps, and urban development. Channelization of the San Gabriel River began in the 1930s and cut off tidal action to much of the wetland area. Other channels which service upstream power plants also bifurcate sections of the complex.

Today, remnants of the historic wetlands occur in degraded patches over an area of about 550 acres. In addition to channelization of the San Gabriel River, the size of the historic wetlands has been reduced by placement of fill and excavation of channels and basins for oil fields and development for commercial, residential, and marine-related recreation purposes. There is ongoing oil production throughout the area and much of the remnant salt marsh is within a grid of dikes, berms, roadways, and levees. The LCWA's Stewardship Program has been in operation since 2008 and has focused tens-of-thousands of volunteer and community service hours toward the enhancement of a portion of LCWA land called Zedler Marsh.

The Los Cerritos Wetlands Complex is located within the midst of the urban centers of Los Angeles and Orange counties, and it offers the potential to create a wetlands education and interpretive program of enormous benefit to the community and to create a constituency for habitat conservation and restoration efforts in Southern California. Through the conceptual restoration planning process the LCWA determined what opportunities exist for Los Cerritos Wetlands restoration, public access and interpretation that will meet the needs of the agency, community and stakeholders. This included identifying opportunities for restoring tidal connections, creation of new wetland and associated upland habitats, consolidation of oil operations, improvement to passive recreation facilities, creation of a visitor's center, and accommodation of special status species. This analysis culminated into the Los Cerritos Wetlands Conceptual Restoration Plan that was adopted by the LCWA Board of Director in August 2015; a copy of that plan can be requested from the LCWA or can be downloaded at www.intoloscerritoswetlands.org. Other planning efforts (some broader and others more focused) are occurring concurrently with those of the LCWA and proposals should demonstrate knowledge of these plans.

1.2 Geographic scope of the plan

The Program EIR will provide environmental review of the Los Cerritos Wetlands Conceptual Restoration Plan (CRP) per CEQA guidelines. The CRP focus on the entire Los Cerritos Wetlands Complex which measures approximately 550 acres of mixed publicly and privately owned property south of Loynes Dr., north of Pacific Coast Highway, west of Seal Beach Blvd., and bisected by 2nd Street/Westminster Ave and the San Gabriel River (Exhibit 1). The public lands include the 66-acre LCWA Phase 1, 100-acre LCWA Phase 2, and 5-acre LCWA OTD parcel that are all owned by the LCWA as well as a 33-acre site owned by the City of Long Beach, and properties owned by the City of Los Angeles Department of Water and Power, the County of Orange, and the State Lands Commission. Details regarding the private land holdings are provided in the CRP.

1.3 Purpose

The purpose of the Program EIR is to evaluate the potential environmental impacts that may result from the eventual implementation of the proposed restoration alternative for the entire Los Cerritos Wetlands complex. An optimized restoration alternative will result from this project as well as the determination of next steps for implementation of a phased restoration program.

1.4 Goals and Objectives

The LCWA will be the Lead Agency for the preparation of the EIR and its development will be overseen by a Steering Committee composed of representatives from the member agencies of the LCWA. A Technical Advisory Committee composed of representatives from resource and other agencies will participate in determining the proposed restoration alternative. The CRP identifies the following goals and objectives for restoration of Los Cerritos Wetlands:

Goal #1 - Restore tidal wetland processes and functions to the maximum extent possible.
Objectives:

- Increase estuarine habitat with a mix of tidal channels, mudflat, salt marsh, and brackish/ freshwater marsh and ponds.
- Provide adequate area for wetland-upland ecotone and upland habitat to support wetlands.
- Restore and maintain habitat that supports important life history phases for species of special concern (e.g., federal and state listed species), essential fish habitat, and migratory birds as appropriate.

Goal #2 - Maximize contiguous habitat areas and maximize the buffer between habitat and sources of human disturbance.
Objectives:

- Maximize wildlife corridors within the LCW Complex and between the LCW Complex and adjacent natural areas within the region. (RFP: Restore the complex as habitat for resident bird species and migratory birds along the Pacific Flyway.)
- Incorporate native upland vegetation buffers between habitat areas and human development to mitigate urban impacts (e.g., noise, light, unauthorized human encroachment, domestic animals, wastewater runoff) and reduce invasion by non-native organisms. (RFP: Ensure the long-term viability and sustainability of the project in the face of such threats as urbanization, SLR and other impacts of climate change (latter items addressed by goal #5 below).)
- Design the edges of the LCW Complex to be respectful and compatible with current neighboring land uses.

Goal #3 - Create a public access and interpretive program that is practical, protective of sensitive habitat and ongoing oil operations, economically feasible, and will ensure a memorable visitor experience. (RFP: Create a public access and interpretive program that is practical and economically feasible and will ensure a memorable visitor experience.)
Objectives:

- Build upon existing beneficial uses.
- Minimize public impacts on habitat/wildlife use of the LCW Complex.
- Design interpretive concepts that promote environmental stewardship and the connection between the wetlands and the surrounding community.
- Solicit and address feedback from members of the surrounding community and other interested parties.

Goal #4 - Incorporate phasing of implementation to accommodate existing and future potential changes in land ownership and usage, and as funding becomes available.
Objectives:

- Include projects that can be implemented as industrial operations are phased out and other properties are acquired over the near-, mid- and long-term (next 5-25-100 years).

- Investigate opportunities to restore levels of tidal influence that are compatible with current oil leases and neighboring private land holdings.
- Remove/realign/consolidate existing infrastructure (roads, pipelines, etc.) and accommodate future potential changes in infrastructure, to the maximum extent feasible.

Goal #5 - Strive for long-term restoration success.

Objectives:

- Implement an adaptive management framework that is sustainable.
- Restore habitats in appropriate areas to minimize the need for long-term maintenance activities that are expensive and disruptive to wildlife.
- Design habitats that will accommodate climate changes, e.g., incorporate topographic and habitat diversity and natural buffers and transition zones to accommodate migration of wetlands with rising sea levels. (RFP: Ensure the long-term viability and sustainability of the project in the face of such threats as urbanization (addressed by goal #2 above), SLR and other impacts of climate change.)
- Provide economic benefit to the region.

Goal #6 - Integrate experimental actions and research into the project, where appropriate, to inform restoration and management actions for this project.

Objectives:

- Include opportunities for potential experiments and pilot projects to address gaps in information (e.g., effect of warm river water on salt marsh ecosystem) that are protective of sensitive habitat and wildlife and that can be used to adaptively manage the restoration project.
- Include areas on the site, where appropriate, that prioritize research opportunities (such as those for adaptive management) over habitat sensitivities.

2.0 SUMMARY OF OPPORTUNITIES & CONSRAINTS

The CRP addresses numerous opportunities and constraints to restoring Los Cerritos Wetlands. These are detailed in the Plan's Opportunities and Constraints Report and summarized in the body of the CRP. Submitted proposals should address the following opportunities and constraints as they relate to the project's environmental review process.

2.1 Opportunities for Restoration

Numerous opportunities can be capitalized upon to increase the success and effectiveness of the project and minimize environmental impacts and costs. These opportunities include topography and landforms supportive of wetlands habitat, proximity to potential tidal connections, already existing habitat areas (e.g., Zedler Marsh and Steam Shovel Slough), utilization of future SLR, proximity to wildlife corridors, and future watershed improvements. Other opportunities include collaboration with efforts of government agencies (such as the Los Angeles County sensitive habitat areas map and database), local universities, enthusiastic stakeholders, and the potential acquisition of additional land for restoration. The latter is a significant opportunity (and constraint) to enable the restoration of the entire LCW Complex. Opportunities have been identified as consisting of the items listed below.

Topography / Landforms / Soils

- Existing ground elevations suitable for coastal wetlands
- Existing landforms can be used to control water
- Existing roads can provide high tide refugia

- Soils suitable for wetlands and uplands habitat cover
- Site location provides opportunities for nearby soil disposal
- Site size provides opportunities for onsite remediation
- Presence of earthquake fault through site may be deterrent to other development

Tidal Exchange / Local Watersheds / Hydrology

- Site location provides tidal exchange enhancement opportunities
- Site location provides freshwater enhancement opportunities
- Altered geomorphology minimizes sedimentation-related maintenance
- Watershed activities will provide improved water quality

Ecology

- Already existing ecologically-valuable areas (*e.g.*, those on the LA County sensitive habitat areas map)
- Habitat potential for degraded land areas
- Already existing special status species
- Potential for freshwater habitat
- Conversion of upland areas to wetlands habitat areas
- Adjacency to wildlife corridors and connectedness

Climate Change

- Utilization of SLR for tidal exchange
- Existing Hellman site topography provides for habitat adjustment
- Potential to restore "natural" sedimentation
- Potential to accommodate upslope transgression of habitats
- Potential to increase flood protection

Infrastructure

- Lease agreements include reconfiguration of oil infrastructure
- LCWA-owned property includes the San Gabriel River levees

Human Interaction

- Public access to large open space area
- Synergy with the LCW SP
- Active local stakeholders
- Cooperative efforts with local universities
- Adjacent existing public use areas
- Limited visibility from housing developments
- Already existing infrastructure for public interpretation

Regulatory / Implementation

- Potential for additional land acquisition

- Potential funding opportunities
- Potential for agency coordination

2.2 Constraints to Restoration

As is typical in most projects, there are also many constraints to restoration. The constraints to restoration must be considered and either avoided, remediated, or otherwise factored into the environmental planning and design effort. The degree of constraint imposed by each factor varies. Some constraints will be difficult to avoid and thus must be incorporated into the final restoration plans (e.g., surrounding power plants, roads and neighborhoods, an earthquake fault through the site), some may be able to be modified to remediate the constraint (e.g., reconfiguration of onsite oil infrastructure, construction of bridges along surrounding roadways, habitat transition zones for SLR, soil contamination and remediation).

Existing and future contamination associated with oil operations could be one of the largest drivers in the type of restoration that is feasible. Once the gaps in data concerning existing contamination within the entire complex are filled, the restoration designs could significantly change. None of the identified constraints make restoration infeasible. Constraints have been identified as the items in the list below.

Topography / Landforms / Soils

- Historical and current land uses have altered natural topography
- Landform changes limit natural processes
- Existing soil quality limits restoration success
- Earthquake fault may constrain oil infrastructure reconfiguration and/or cause damage to the wetlands

Tidal Exchange / Local Watersheds / Hydrology

- Human disturbance has altered tidal exchange
- Human disturbance has altered freshwater hydrologic functioning
- Human disturbance has altered geomorphology
- Poor water quality can impair restoration success

Ecology

- Protection of existing sensitive habitat resources (see the LA County sensitive habitat areas map)
- Simplified food webs

Climate Change

- Modification of habitat proportions with climate change
- Limited areas for upslope transgression of habitats as sea level rises
- Steep perimeters support only narrow habitat bands as sea level rises
- Limited natural sediment supply
- Flood protection with SLR

Infrastructure

- Incorporation of existing and future-remaining oil infrastructure
- Fragmentation and encroachment by roadways
- Protection of existing flood control systems
- Fragmentation and encroachment by utilities

Human Interaction

- Habitat sensitivity to urban surroundings
- Habitat sensitivity to public access
- Onsite homeless encampments
- Maintaining positive public perception
- Potential impacts to surrounding neighborhoods
- Archaeological resource protection

Regulatory / Implementation

- Land ownership by other entities
- Easements by other entities
- Limited funding
- Compensatory mitigation restrictions
- Permitting and environmental reviews
- Compliance with the City of Long Beach Local Coastal Program and General Plan

Overall, no fatal flaws to restoration exist, and there are abundant options to optimize habitat restoration, public enjoyment, and other project goals and objectives. This CRP is, in itself, a major opportunity to restore a significant wetlands complex. This EIR will analyze the environmental impacts created by the restoration techniques that will be implemented to maximize the opportunities and work within the constraints.

3.0 SCOPE OF WORK

In support of the goals and objectives of the CRP the following are the elements for next steps of restoration design, environmental planning, and development of the EIR.

- Develop an optimized restoration alternative for the Los Cerritos Wetlands Complex that will be adopted as the proposed restoration plan to be analyzed by the Program EIR.
- Produce a Program Environmental Impact Report for the project area defined in the CRP. The LCWA will be the lead agency. This EIR will be based on the proposed restoration plan and will establish a framework for "tiered" or project-level environmental documents that are prepared in accordance with the overall program.
- Supplement, as necessary, technical reports to support the Program EIR.
- Assist LCWA Steering Committee with public outreach program.
- Develop a next steps report that will summarize outstanding issues that need to be addressed before any restoration projects can be implemented.

3.1 Develop Optimized Restoration Alternative and Restoration Plan

Develop an Optimized Restoration Alternative that will use the CRP's three restoration alternatives as a framework for designing a Restoration Plan that is implementable. This Restoration Plan will take into consideration any habitat restoration planning that is currently taking place throughout the complex and will also consider phasing based on land ownership and land use. The consultants will work closely with the Steering Committee and Technical Advisory Committee to gain consensus on this Optimized Restoration Alternative and Restoration Plan. The Restoration Plan will provide program level details for what habitats types will be restored, where they will be restored, how they will be restored and how resilient they will be to future climate change. The plan should provide descriptions for how new tidal connections will be created and will identify discrete projects that can be implemented as stand-alone efforts, so that restoration can begin even if some desired restoration properties have not yet been acquired. Certain aspects of the Optimized Restoration Alternative may require adjustments to conceptual grading plans and updates to the hydrodynamic modeling done for the CRP alternatives.

Deliverables:

- Create Optimized Restoration Alternative
- Restoration Plan report
- Facilitate as many as 2 meetings with the Technical Advisory Committee

3.2 Technical Reports

The consultant will incorporate the information from the technical reports created for the CRP and supplement that information as needed to complete the Program EIR. The consultant's proposal shall specify the technical reports that are anticipated to need additional information or any additional technical studies that are needed which are not addressed by existing reports.

Deliverables:

- Literature review for CRP technical reports
- Provide supplemental information for the CRP technical reports in the form of technical memos or additional technical studies

3.3 Prepare EIR Project Description

Prior to initiating the EIR analysis, the consultant shall prepare a draft project description for LCWA Steering Committee review. The project description will be based on the Restoration Plan and include project characteristics relevant to the EIR analysis, project objectives, and required discretionary approvals. The project description will include text, tables and graphic presentations.

Deliverable:

- EIR project description

3.4 Prepare Initial Study/Notice of Preparation

After LCWA Steering Committee approval of the EIR project description, the consultant will prepare a draft Initial Study for LCWA Steering Committee review. The Initial Study will address every environmental issue in the CEQA Guidelines Appendix G checklist. The LCWA Project Manager will prepare the Notice of Preparation (NOP) and file with the County Clerk. The LCWA Project Manager will provide the mailing list of all interested parties, organizations, and public agencies. The consultant shall prepare hard copies and electronic copies and submit materials to the State Clearinghouse. The consultant shall conduct a Scoping Meeting during the NOP review period to obtain input of the EIR scope of work.

Deliverables:

- Draft Initial Study
- Submission of materials to the State Clearinghouse
- Conduct scoping meeting

3.5 Prepare Administrative Draft Program EIR

The consultant shall prepare an Administrative Draft Program EIR for LCWA Steering Committee review, which shall include an Executive Summary, Introduction, Project Description, Environmental Impact Analysis, Identification of all Unavoidable Adverse Impacts (if any), Alternatives, and all other CEQA required discussion. The document should also identify other planning initiatives in the regional context that may have an impact on the area or lead to cumulative impacts. The consultant should plan for two rounds of revisions from the Steering Committee for this Administrative Draft.

Deliverable:

- Administrative Draft Program EIR

3.6 Prepare Draft Program EIR

After LCWA Steering Committee approval of the Administrative Draft EIR, the consultant shall prepare both hard copies and electronic copies of the Draft Program EIR for distribution based on the LCWA's mailing list. The consultant shall prepare the Notice of Completion and submit materials to the State Clearinghouse. The LCWA Project Manager shall prepare the Notice of Availability and file with the County Clerk.

Deliverables:

- Draft Program EIR preparation and distribution
- Notice of Completion and submission to the State Clearinghouse

3.7 Prepare Final Program EIR

Upon completion of the Draft Program EIR public review period, the consultant shall prepare draft responses to comments and draft mitigation monitoring and reporting program (MMRP) for LCWA Steering Committee review. After LCWA approval, the consultant shall prepare both hard copies and electronic copies of the Final Program EIR. The LCWA Project Manager will prepare the Notice of Determination and file with the County Clerk.

Deliverables:

- Draft response to comments
- Draft mitigation monitoring and reporting program (MMRP)
- Prepare Final Program EIR

3.8 Prepare Findings/Statement of Overriding Considerations

The consultant will prepare the Findings of Fact and, if necessary, the Statement of Overriding Considerations for LCWA Steering Committee review and approval.

Deliverables:

- Findings of Fact
- Statement of Overriding Considerations (if necessary)

3.9 Public Involvement

The LCWA performed extensive public outreach during the CRP development process and worked

diligently to gain public consensus for the plan. The consultant will review the meeting notes and presentations from previous CRP workshops to familiarize themselves with community sentiments and the list of stakeholders. The LCWA will host a public involvement workshop as part of the Restoration Alternative optimizing process and the information collected should assist in identifying program elements desired by the local community. The consultant will attend this workshop, present technical information, and assist the LCWA Project Manager with facilitating the workshop. The consultant may propose a schedule for additional community meetings if it is felt they are needed to best achieve community consensus for the optimized restoration alternative.

The consultant will be required to attend at least two Study Sessions during the EIR process and be prepared to present technical information. The consultant will be required to potentially attend additional public hearings if necessary. The consultant's proposal shall specify the number of anticipated community meetings, and identify the qualifications and experience of the individual who will lead the public involvement effort. In addition, the consultant should outline a process for reaching consensus on optimized restoration alternative. The LCWA Project Manager will provide and maintain an interested-parties email list for the planning effort. Announcements of public meetings and availability of planning reports shall be sent by the LCWA Project Manager to this list. The LCWA Project Manager will manage the LCWA's website (www.intoloscerritoswetlands.org) and may request information from the consultant to be posted on the website. The LCWA Project Manager will record public meeting notes.

Deliverables:

- Review of previous CRP public involvement meetings and stakeholder list
- Attend and Facilitate 1 community workshop
- Attend at least 2 Study Sessions
- Attend Public Hearings as determined necessary

3.10 Technical Advisory Committee Coordination

In conjunction with the LCWA Project Manager, the Consultant shall determine a process for interfacing with the Technical Advisory Committee for gaining consensus on design of the Optimized Restoration Alternative. The Consultant shall be responsible for assisting the LCWA Project Manager scheduling, coordinating and facilitating all meetings related to the project. The Technical Advisory Team should include the agencies specified in CRP. It may also include other entities with regulatory, zoning, easement, utility, access, land use jurisdiction, or other interests in the property to identify opportunities and constraints of potential program elements. The Consultant will use this forum to interface with staff from agencies with significant jurisdiction over the project like the California Coastal Commission and the US Army Corps of Engineers.

Deliverable:

- Facilitation of at least 1 meeting with Technical Advisory Committee

3.11 Issues for Next Phase of Restoration Planning

In consultation with the LCWA Steering Committee, summarize outstanding issues that need to be addressed before detailed project-level planning occurs and provide recommendations on next steps. These issues should include technical investigations, permitting, phasing, funding, and other aspects of project planning.

Deliverable:

- Report on next phase of restoration planning

3.12 Project Management

The LCWA shall assign a Project Manager to oversee, direct, and coordinate this project and act as liaison to the other governmental departments and agencies, and the Consultant shall assign a senior project manager to coordinate all its work (and that of its planning team) for this planning effort. Project management shall also include study management and agency coordination through the LCWA Steering Committee and Technical Advisory Committee. Describe the overall approach to project management and proposed format for client communications. The consultant shall propose a schedule for the Steering and Technical Advisory Committees that will best meet the project goals. [For a flow chart example of a proposed project team organization, please see Exhibit 2.]

3.13 Rights to work product

As a condition to its agreement with the LCWA, the consultant and each of its subcontractors shall assign to the LCWA all rights and interest in all material, data, information, and written, graphic or other work produced under this contract, including, without limitation, any right to copyright, patent or trademark of the work.

4.0 ORGANIZATIONAL STRUCTURE

Preparation of the Program EIR and related documents will be overseen by a Steering Committee and a Technical Advisory Committee in coordination with the LCWA Project Manager. The Steering Committee will create other ad hoc subcommittees as needed, including one or more technical advisory committees. The CRP has identified a preliminary list of agencies and interest groups to be included in the planning process.

Steering Committee

- City of Long Beach
- City of Seal Beach
- San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy
- State Coastal Conservancy

5.0 FEASIBLITY

The Consultant will be responsible for determining the feasibility and cost of planning elements proposed in the program.

6.0 SPECIFIC REQUIREMENTS FOR EACH SECTION OF THE PROPOSAL

Section 1 - Cover Letter: shall be a maximum two-page letter including the name and address of the organization submitting the proposal; whether the proposing firm is an individual, partnership, corporation, or joint venture; and the name, address, and telephone number of the contact person who will be authorized to make representations for the organization.

Section 2 - Table of Contents: shall provide a clear overview of proposal content using page numbering

Section 3 - Corporate Documentation and Statement of Qualifications and Experience: shall include relevant information regarding organizational stability and strength, including a description/statement of the organization (e.g.), sole proprietorship, partnership, corporation, joint venture, etc. Designation of an experienced senior individual as the supervisor/administrator of the Consultant's staff who will be responsible for the delivery of services in accordance with the established Work Plan & Scope of Services. A list of projects which indicates related experience. Include a list of references and respective

phone numbers. Call out any relevant certifications, such as small business, veteran/minority/women-owned business, etc.

Section 4 - Standard Services: shall include the Proposer's approach to providing the service deliverables described in Section 3, Scope of Work, of this RFP.

Section 5 - Work Plan: Provide a Work Plan for all services as outlined in Section 3 for the whole project. The typical Work Plan shall indicate activities in support of the services requested, including quality control reviews and participation of sub-consultants.

Provide a schedule of staffing and resources management plan for Consultant and each sub-consultant which identifies specific tasks and the level of effort and the number of hours and associated costs required for each task. Describe your current workload and capability/commitment to complete the Scope of Services in accordance with project schedules. The Consultant shall provide a likely time duration in which the Scope of Work indicated in Section 3 could be completed.

Include in the Work Plan a schedule of reports and/or presentations to the LCWA based upon milestones indicating progress.

Section 6 - Acceptance of Terms and Conditions: shall include a statement affirming the Proposer's acceptance of the terms and conditions contained in the LCWA Consultant Services Agreement and identified in this RFP.

Section 7 – Conflict of Interest Disclosure: shall include a statement identifying any potential conflicts of interest that the Consultant and sub-consultants may have.

Section 8 - Portfolio cut sheets, project references and project team resumes: shall include identification of principal staff members including major sub-consultants. Provide information on key individuals providing the offered services including relevant experience, education, and completed projects.

7.0 SUBMISSION OF PROPOSALS

Firms submitting proposals agree that their submittal of a proposal will constitute an acknowledgment and acceptance of, and a willingness to comply with, all of the terms, conditions and criteria contained in this RFP. Portions of the proposal may become part of any resultant contract between the LCWA and the consultant selected for the project.

Proposal submittals shall be paginated and organized as specified in Section 6.0. Submittal of eight complete copies (seven copies bound and one unbound) and one digital copy of the proposal and related information to the person below.

Mark Stanley, Executive Officer
Los Cerritos Wetlands Authority
100 North Old San Gabriel Canyon Road
Azusa, CA 91702

The deadline for receipt of proposals to the LCWA: Friday, June 23, 2017 at 3pm

A mandatory tour of the project site is scheduled for **Friday, June 9, 2017 at 10am** to answer questions from interested firms/teams. Proposers and Staff will meet at the gate to the Hellman Ranch Lowlands, located near the intersection of Pacific Coast Hwy. and 1st Street in the City of Seal Beach.

In the interest of fairness to all potential contractors the LCWA Project Management Team will not respond to individual requests for information regarding the RFP. Any questions regarding the RFP are due by June 13th, 2017 at 11:59pm and should be submitted via email to Eric Zahn at loscerritos@tidalinfluence.com. Responses to all questions will be posted on the LCWA's website (www.intoloscerritoswetlands.org) by June 16th, 2017.

Firms selected as finalists may be asked to submit additional information regarding their financial history and contract performance, including whether the firm has ever been (a) a defendant in any litigation alleging that the firm had defaulted in its performance of its obligations under a consulting or other agreement; (b) found to be in default of a performance bond or (c) the subject of any bankruptcy or insolvency proceedings.

Final interviews are expected to take place on or around July 11, 2017 and a recommendation to the LCWA Board for approval of the successful proposal is anticipated for August 10, 2017.

8.0 EVALUATION CRITERIA

Proposals will be evaluated by a panel appointed by the LCWA. Proposals submitted to the LCWA should include all the following items:

- Approach. Detailed discussion of the team's approach to preparation of the study, including each of the projects tasks and work products. Evaluation of the team's understanding of the project will be based on this section. Proposals may suggest alternate approaches or additional tasks; however, the proposal (including the budget) must also address the tasks as described in the RFP for comparison with other proposals.
- Qualifications.
    - Description of the role and qualifications of the contractor and each subcontractor firm. Include descriptions of no more than five relevant projects completed by each firm.
    - For each project team member, including subcontractors, describe their role and qualifications.
- Recognition of overall concepts and objectives; Responsiveness to RFP requirements; Work Plan for all services for the project and Schedule broken down by task.
- Budget.
    - Proposed project budget broken down by task, contractor/subcontractor, and team member.
    - Budget should indicate both the number of hours and the cost for each task in total, and separately for each team member working on a given task.
    - Budgets need to break out labor and other direct project costs and identify indirect costs.
    - Indicate the hourly billing rates for each person to be employed on the project, including subcontractors, plus any related billing provisions.
    - Identify all proposed markups for subcontractors.

Upon receipt of these documents from an interested firm the LCWA may request additional information and may conduct discussions with firms/teams regarding top-ranking proposals.

The LCWA will rank contractors based on the following criteria:

- Understanding of the project components and issue areas especially regarding planning of coastal projects in consideration of future climate change.
- Demonstrated competence, including the role and success of the firm/team and its individual members with similar projects in urban settings in Southern California.
- Development of imaginative, practical, and cost-effective solutions to restoration design and environmental planning problems.

- Ability to clearly and concisely communicate in written and graphic materials.
- The education and experience of key personnel, particularly local experience, and proposed level of participation of principals and other team members.
- The longevity and stability of the firm(s) and staff turnover.
- The firm/team's readiness and ability to complete the project in a timely manner.
- Cost/budget.
- Responsiveness of the proposal to RFP requirements.

9.0 TERMS OF CONSULTING CONTRACT

Following its selection of the consultant and team for this project, the LCWA will negotiate the terms of a formal contract with that consultant. The conditions of that agreement will in general comply with the procurement policies of the LCWA, and will be subject to the review and approval of the LCWA Board. Among other terms, the contract will require that the consultant:

- Procure and maintain at its expense certain specified commercial general liability, workers' compensation, automobile liability and professional liability (or errors and omissions) insurance coverage under terms acceptable to the LCWA;
- Furnish all materials, equipment, and transportation needed to perform its services;
- Assign all rights in data and information prepared under the agreement to the LCWA;
- Act solely as an independent contractor and not as an employer or agent of the LCWA;
- Use its best efforts to employ disadvantaged, minority and women-owned businesses as subcontractors; and
- Conform to all applicable laws and regulations, including Equal Benefits Ordinance.

After successful negotiations, award of contract, and contract execution, a Notice to Proceed will be issued for the scope of work specified in the contract.

10.0 COMPENSATION

The consultant shall be compensated based upon the completion of agreed milestones. LCWA will reimburse the Consultant for additional copies of reports and any other written requests outside the Scope of Services. (Mileage and per diem expenses are not reimbursable.) Invoices shall be submitted consistent with the provisions of the work plan outlined in the contract agreement.

11.0 GENERAL TERMS AND CONDITIONS

This RFP is a solicitation for proposals only, and is neither intended, nor to be construed as, an offer to enter into an agreement or engage in any formal competitive bidding or negotiation pursuant to any statute, ordinance, rule, or regulation. The LCWA reserves the unqualified right to reject any or all proposals for any reason.

LCWA is not responsible for, and shall not be bound by, any representations otherwise made by any individual acting or purporting to act on its behalf.

LCWA shall not in any way be liable or responsible for any costs incurred in connection with the preparation, submittal, or presentation of any RFP prepared and/or submitted in response to this request. Responses to this RFP shall be made according to the specifications and instructions contained in this document. Failure to adhere to RFP instructions may be cause for rejection of any proposal.

LCWA reserves the right to interpret or change any provisions of this RFP at any time prior to the proposal submittal date. Such interpretations or changes shall be in the form of addenda to this RFP. Such addenda will become part of this RFP and may become part of the resultant contract. Such addenda

shall be made available to each person or organization which has received an RFP. Firms submitting proposals may be required by the terms of an addendum to respond to requirements for additional information, and in that event the failure to address the requirements of that addendum may result in the LCWA's disregard of the proposal.

LCWA, at its sole discretion, may determine that a time extension is required for submittal of proposals, in which case an addendum shall indicate the new proposal submittal date.

No changes to the proposals shall be allowed after submittal to LCWA.

12.0 AVAILABLE INFORMATION

AECOM Technical Services, Inc. 2011. Jurisdictional Delineation Report for Waters of the U.S. and State of California, Marketplace Marsh Long Beach, California Prepared for the LCWA. April 2011.

California Coastal Commission, South Coast District; staff report. 1984. Los Cerritos wetlands local coastal program. 41 pp. Staff report and recommendation with suggested modifications required for certifying the Los Cerritos Wetlands Local Coastal Program. Describes the land use plan and establishes clear wetlands restoration standards for the area. *Available at the library of the University of California, Irvine, Government documents section.*

California Coastal Conservancy. 1982. Los Cerritos wetlands: alternative wetland restoration plans report. 46 pp., plus appendices. In response to the Coastal Commission's conditional approval of the 1981 Los Cerritos Enhancement Plan, the Conservancy developed four alternate restoration plans for the wetlands. A detailed engineering analysis of the technical feasibility of each alternative is included. Limited information on the fauna and flora of the wetlands is provided. *Available at UCI Library, Government documents section.*

California Department of Fish and Game. 1981. Determination of the Status of the Los Cerritos wetlands. 25 pp. At the request of the Coastal Commission, a determination of the status of the wetlands at Los Cerritos was performed by the Department of Fish and Game. For purposes of this study the area was divided into six subareas. A description of the flora and fauna of each habitat area is provided. Original survey data are provided for birds and fish. Recommendations for maintenance of the existing viable wetlands and restoration of the degraded wetlands are included. *Available at UCI Library, Government documents section.*

Camp Dresser & Mckee, Inc. 1982. Preliminary design of Los Cerritos wetlands restoration alternatives. Prepared for the State Coastal Conservancy. ~ 50 pp. This report addresses the engineering considerations and costs of restoring wetlands lying between the San Gabriel River and Los Cerritos Channel immediately east of the Pacific Coast Highway. A brief description of the existing site conditions is provided. A hydrologic evaluation for the site is included. Data on water quality and quantity from adjacent extraction wells, and on the discharge water from electrical generation facilities to the east of the wetlands, are evaluated as to their potential as water sources for wetlands restoration. Four alternative plans are considered with cost estimates provided for each alternative.

City of Long Beach, California and County of Los Angeles, California. 1982. Los Cerritos wetlands local coastal program. Revised in 1983. 117 pp. This Local Coastal Program (plan) designates land uses by location, type and density, addresses public access issues, and sets forth design and development standards. The plan presents a program for protection of viable wetlands and restoration of degraded wetlands in the southeast corner of the City of Long Beach and adjacent unincorporated area. *Available at UCI Library, Government documents section.*

Coastal Resources Management and Chambers Group, Inc. 1996. Wetlands surveys on the Hellman Ranch property. ~20 pp. plus appendices. This document consists of two reports; one verifying a previous wetland delineation done in 1989 according to state guidelines, the other presenting results of a delineation of wetlands under the jurisdiction of the U. S. Army Corps of Engineers. Both provide maps of vegetative communities. The appendices to the Corps delineation also includes field data sheets, a plant species list, and photographs of each of the communities identified. *Available at UCI Library, Government documents section.*

Dave Bartlett Associates. 1996. Hellman Ranch specific plan, Seal Beach, California. ~ 100 pp. A proposal for amending the 1987 Specific Plan for Hellman Ranch. It describes the existing site conditions, assesses consistency with policies and regulations and lays out the plan implementation process. The amendment includes a reconfiguration of wetland distribution and types. The existing conditions summarizes wetland types according to both California Department of Fish and Game and U.S. Army Corps of Engineers definitions, and reviews previous wetland determinations carried out on the site. Brief descriptions of wildlife use and vegetation types, based on field and literature surveys, are provided. Wetland restoration and creation plans identify goals for resulting systems, a conceptual grading plan, water sources, and species to be planted. *Available at UCI Library, Government documents section.*

Everest International Consultants. 2012. Los Cerritos Wetlands Conceptual Restoration Plan, Watershed Impacts Report. Final Report. February 2012.

Hellman Ranch Raptor Foraging Habitat. 2001. Prepared by Glenn Lukos Associates. Prepared for John Laing Homes. August 2001. 9 pages. *Coastal Conservancy will provide to selected consultant.*

Hellman Ranch Specific Plan Biological Technical Report. 1997. Prepared by Michael Brandeman Associates Prepared for Hellman Properties, Inc. February 1997. 43 pages plus appendices. *Coastal Conservancy will provide to selected consultant.*

Hellman Ranch Specific Plan, Draft EIR, Volume 2 - Technical Appendicies. 1997. Prepared by P&D Consultants. Prepared for City of Seal Beach. April 1997. Approx. 400 pages. Technical appendices include: 1) NOP/Initial Study; 2) Hellman Ranch Specific Plan; 3) Biological Technical Reports; and 4) Conceptual Wetland Restoration Plan. *Coastal Conservancy will provide to selected consultant.*

Hellman Ranch Specific Plan, Draft Environmental Impact Report, Volume 1. 1997. Prepared by P&D Consultants. Prepared for City of Seal Beach. April 1997. Approximately 400 pages. *Coastal Conservancy will provide to selected consultant.*

Kinnetic Laboratories, Inc. 2012. Los Cerritos Wetlands Conceptual Restoration Plan, Soil Contamination and Grain Size Characteristics Report. June 2012.

Kinnetic Laboratories, Inc. 2013. Technical Memorandum. Status of Soil Characterization Studies in the Los Cerritos Wetlands – Entire Complex - and Recommendations for Further Studies. April 2013

LSA Associates, Inc. 1995. Hellman Ranch Existing Wetlands. Blue line map. Map depicting 1989 delineation of wetland habitat types overlaid on geographic features derived from a 1995 aerial photo. Figure prepared as part of the 1996 proposal for development. *Available at UCI Library, Government documents section.*

LSA Associates, Inc., and Moffat & Nichol Engineers. 1990. Hellman property wetland restoration plan. Revised. 46 pp. Details the restoration plan for 25.6 acres of wetlands to be carried out in conjunction with development of the adjacent property. Grading, hydrology, planting and habitat elements of the plan are described. The hydrologic component identifies tidewater residence times to be achieved by grading and improving the tidal inlet. The plan includes a statement of overall objectives and acreage goals for each habitat type. The monitoring program defines success criteria for plantings and identifies three reference wetlands that will provide the basis for performance standards for birds, fish, and benthic invertebrates. *Available at UCI Library, Government documents section.*

Michael Brandman Associates, Inc. 1987. Draft subsequent environmental impact report Hellman Ranch Specific Plan. Approximately 200 pp. and technical appendices. This report evaluates the potential impacts of amending the Hellman Specific Plan to provide for development of a residential/golf course complex. Biological data is based on field surveys and existing documentation. Potential flooding impacts were assessed using a HEC - 1 model, and other water-related and geological analyses were based on existing studies. *Available at UCI Library, Government documents section.*

Michael Brandman Associates, Inc. 1989. Draft supplemental environmental impact report Hellman Ranch Specific Plan. Approximately 150 pp. and technical appendices. Prepared to evaluate the potential environmental impacts posed by an amendment to a previously adopted Specific Plan that adds restoration of 20 acres of onsite wetlands. The EIR focuses on the potential effects on wetlands and sensitive species and also evaluates three additional site plan alternatives. Wetland vegetation and monarch butterfly data are based on field surveys. Other existing condition data are summaries of information provided in the approved Specific Plan EIR. *Available at UCI Library, Government documents section.*

Michael Brandman Associates, Inc. 1996. Biological technical report Hellman Ranch Specific Plan. 40 pp. and appendix.Describes biological resources of the 231-acre Hellman Ranch Specific Plan area, combining data from original field work and several previous field surveys. Original surveys describe vegetation, and bird, amphibian, reptile and mammal species present. The report also analyzes impacts to these resources expected from implementation of the proposed specific plan and identifies mitigation measures. Appendices include flora and fauna lists and vegetation, sensitive species and project impact maps. *Available at UCI Library, Government documents section.*

Moffatt & Nichol Engineers, Coastal Resources Management, and Michael Brandman Associates. 1996. Final conceptual wetland restoration plan for the Hellman Ranch Specific Plan. 53 pp. Provides the technical basis for the wetlands restoration component of the proposed Hellman Ranch Specific Plan amendment. Identifies elevations for salt and freshwater marsh areas, describes hydraulic modeling and options for tidal connections, specifies requirements for site preparation and species to be planted, describes the construction sequence, maintenance requirements, target habitats, success criteria, the frequency and parameters to be monitored, and remedial procedures. *Available at UCI Library, Government documents section.*

Moffatt & Nichol. 2005. Los Cerritos Wetlands Conceptual Restoration Plan, final report, prepared for California Earth Corps. The objective of the study was to develop a hydraulic model for tidal restoration with the San Gabriel River (and not the Cerritos Channel) as the water source and demonstrate the range of area to be inundated at high and low tides as a basis for future habitat planning.

Moffatt & Nichol. 2007 Hellman Ranch Wetlands Conceptual Feasibility Study, final report, prepared for the State Coastal Conservancy and Hellman Properties LLC. The objective of the study was to quantify the probable costs for soil remediation on the Hellman lowlands property that would likely be required for restoration so that those costs could be considered by the LCWA as part of its purchase agreement for the property. The report presents several concepts for future wetland restoration on the site, including rough grading plans, analysis of future hydrodynamics, alternatives and cost estimates for materials management, and assessments of the regulatory feasibility of potential remedial actions. *Available in pdf format from the State Coastal Conservancy.*

Moffatt & Nichol 2011. 2011. Los Cerritos Wetlands Conceptual Restoration Plan. Hydrology and Hydraulic Baseline Report, Draft. September 2011.

Moffatt & Nichol. 2012. Los Cerritos Wetlands Conceptual Restoration Plan. Opportunities and Constraints Report. July 2012.

Moffatt & Nichol. 2015. Los Cerritos Wetlands Final Conceptual Restoration Plan. Final Report. August 2015. Prepared for the LCWA in association with Tidal Influence, Everest International Consultants, Coastal Restoration Consultants, New West Land, Chambers Group, Inc., Kinnetic Laboratories, Inc., Livable Communities

Tidal Influence, Everest International Consultants, Coastal Restoration Consultants, New West Land, Chambers Group, Inc., Kinnetic Laboratories, Inc., Livable Communities

Natural Resource Consultants. 1995. Results of focused biological surveys to determine the status of the Calfornia least tern, the Belding's Savannah sparrow, the Coastal California gnatcatcher and other sensitive species on the Hellman Ranch, City of Seal Beach, Orange County, California. 5 pp. plus attachments. Reports results of a one-day survey in August 1995 to update and verify information provided in a 1989 biological assessment of the site. None of the target species were found. The previous biological surveys and a printout of a Natural Diversity Data Base search are attached. *Available at UCI Library, Government documents section.*

Radovich, B., California Department of Fish and Game. 1980. An assessment of wetland resources within the City of Seal Beach south of the San Gabriel River. 7 pp.Report prepared in association with wetland mapping at Hellman Ranch, which was carried out by the Department of Fish and Game at the request of the Coastal Commission. It also provides an assessment of the site's biological value and recommendations for enhancement. *Available at UCI Library, Government documents section.*

Rivertech, Inc. 1989. Feasibility of the 1983 plan for restoring Los Cerritos wetlands. Prepared for the State Coastal Conservancy. 3pp., plus appendices.A brief review of the feasibility of the Camp Dresser & McKee restoration plan (Source #2) with comments on the current site conditions. The appendix contains recent (1989) water quality data on the discharge from the electrical generation station. *Available at UCI Library, Government documents section.*

Stein, E.D., S. Dark, T. Longcore, N. Hall, M. Beland, R. Grossinger, J. Casanova and M. Satula. 2007. Historical Ecology and Landscape Change

Tidal Influence. 2012. Los Cerritos Wetlands Habitat Assessment Report: Habitat Types and Special Status Species. August 31, 2012.

Exhibit 1: Los Cerritos Wetlands Map

Exhibit 2: Organizational Chart

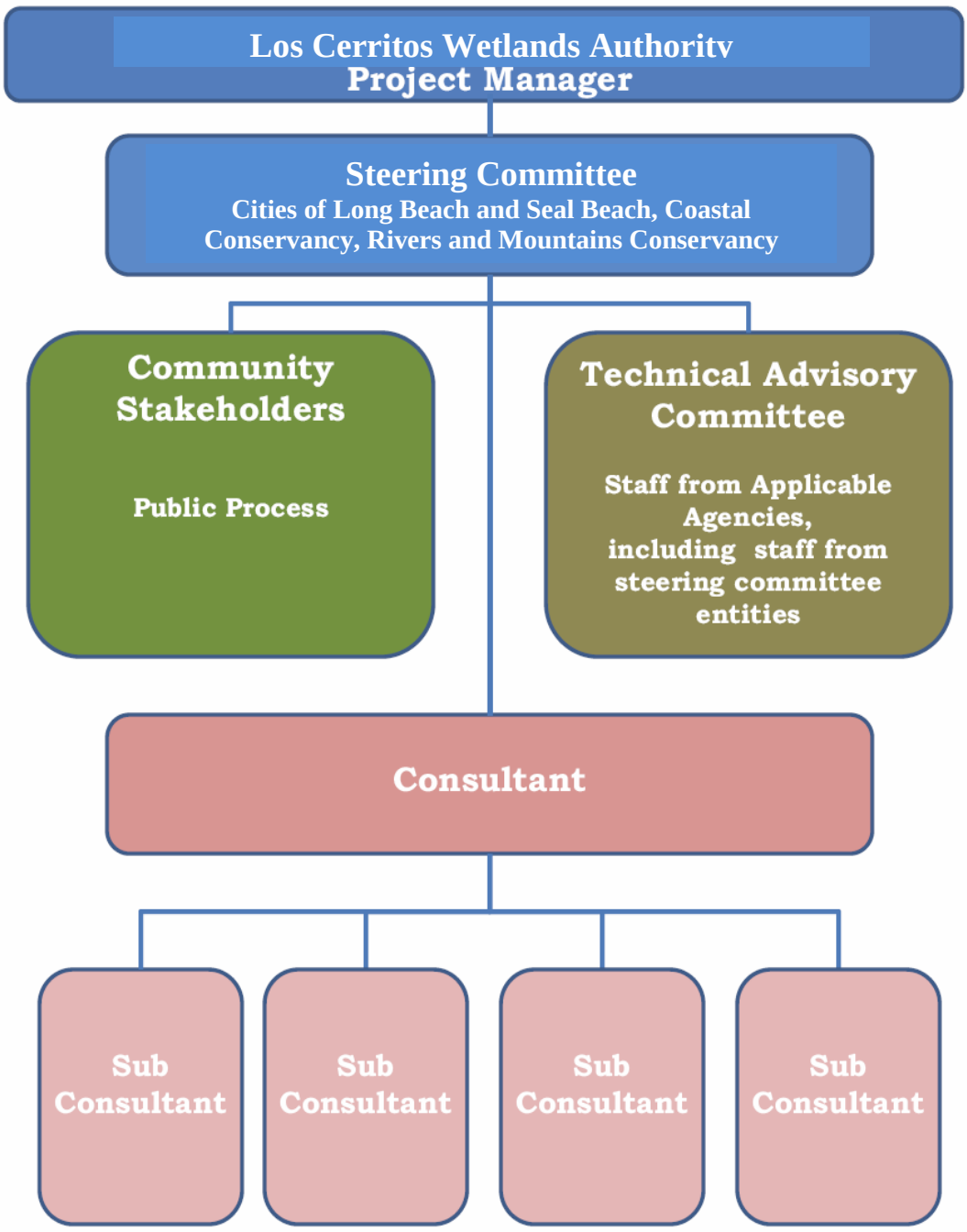

Exhibit 3: Sample Workplan

CONSULTANT NAME

WORKPLAN/FEE ESTIMATE

	Labor Rate ($/hr)	Consultant	Sub-Consultant 1	Sub-Consultant 2	Sub-Consultant 3	Sub-Consultant 4	Total Hours	Total Fee Budgeted
	SCOPE OF WORK							
No.	Description							
1	PRELIMINARY PROJECT REVIEW							$0.00
2								$0.00
3								$0.00
4								$0.00
5								$0.00
6								$0.00
7								$0.00
8								$0.00
9								$0.00
10								$0.00
	Labor Total Hours							$0.00
	Direct Cost/Expenses							$0.00
	Contingency							$0.00
	Grand Total:	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00