

## **Los Cerritos Wetlands Authority**

**Date:** February 6, 2025

**To:** Governing Board Members

**From:** Mark Stanley, Executive Officer

**Subject:** Item 7: Consideration of a resolution authorizing the Executive Officer to negotiate and enter a contract for construction management for the Southern Los Cerritos Wetlands Restoration Project

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**RECOMMENDATION:** That the Los Cerritos Wetlands Authority (LCWA) authorize the Executive Officer to negotiate and enter a contract for construction management services for the Southern Los Cerritos Wetlands Restoration Project, not to exceed \$545,000 for contractor cost and contingencies.

### **PROJECT DESCRIPTION:**

Exhibit A – Project Location Map

In February 2025 The Los Cerritos Wetlands Authority (LCWA) will release a Request for Proposals for Construction Management Services for the Southern Los Cerritos Wetlands Restoration Project (Project). Successful consultants will work under the direction of LCWA's Staff Services Manager, LCWA's designated SLCWRP Project Manager and will be expected to collaborate regularly with the LCWA's Project Engineer.

The consultant(s) would be responsible for general tasks and services including but not limited to those outlined below.

### **Preconstruction Phase Services**

The successful consultant shall assist the LCWA in preparing and bidding the General Contractor construction contract for a public competitive bid process consistent with State and local requirements.

- Biddability and constructability review of construction bid documents at the 100 percent submittal stage.
- Identify potential value engineering solutions (if needed), ambiguities, conflicts and/or omissions apparent during its review.
- Perform a complete review of the final construction documents assuring that all documents are consistent and prepared at a high level of professional quality.
- Oversee the Construction Contractor and any associated sub-consultant contracts with LCWA staff and manage their budget/deliverables delivery schedule.
- Recommend key contract provisions to provide the necessary controls and remedies for the LCWA to maintain a proactive approach to the Project.
- Assist the Design Team and the Project Management team with the development of a Request for Proposals for the Construction Contractor.

- Participate in design review, permit plan check coordination, steering committee meetings, and other Project related meetings on an as-needed basis.

### **Construction Phase Services**

During the construction phase, successful consultant's services will include Bid Phase Assistance, Contract Award and Execution Support and Construction Management and Inspection Services as detailed below.

#### *Bid Phase Assistance*

- Coordinate with the LCWA Project Management Team to establish advertising dates and arrange pre-bid meetings and bid opening dates.
- Organize and host Pre-Bid meetings and assist with answering bidder questions.
- Assist with the development of responses to bidder questions during the bidding period.
- Check state licenses of bidders and sub bidders and perform reference checks.
- Compile bid analysis:
  - Tabulate all bids with a detailed breakdown with comparison to latest construction estimate;
  - Identify apparent unbalancing within bids;
  - Identify apparent missing items;
  - Assist with addressing minor omissions or administrative issues as approved by the LCWA
  - Assist with compiling recommendations for the highest performance of the selected bidder.

#### *Contract Award and Execution Support*

- Attend the LCWA Board Meeting for the award of the Construction Contract and be prepared to answer questions for the Board.
- Assist with coordinating Contractor documentation requirements to support execution of the Contract.
- Assist with expediting Contract Execution by the parties.

#### *Construction Management and Inspection Services*

- Provide overall coordination and management of quality assurance, coordination and collaboration with project stakeholders, monitoring and confirmation of safe practices, budget and schedule management, project expediting and claims avoidance, contract administration, and monitoring and coordination of mitigations monitoring requirements.

A two (2) year contract term is expected to be negotiated with the successful bidder, with an option to extend should the need arise in the event of unforeseen project delays. Selected consultant(s) are expected to work closely with the LCWA, other selected consultants, and the Design Team. The Consultant will be a member of the Project Team consisting of the project owner (LCWA), the Design Team (Tidal Influence and Moffatt & Nichol), and other consultants as required.

#### **Consultant Selections:**

Consultants will be selected through a competitive bid process. Each proposal will be checked for the presence or absence of required qualifications which include:

- Letter of Interest including Federal Identification Number
- Completed STD 204 Vendor Data Record and STD 205 Payee Data Record
- Executive Summary
- Resumes of key staff for both contractors and sub-contractors
- Written statement of how the contractor's qualifications are responsive to the selection criteria, which include but are not limited to standard services, work plan, and project schedule.
- Additional required compliance and administrative documents which will include as applicable:
  - Current Statement of Information
  - Proof of certification from the DGS Office of Small Business and Disabled Veteran Enterprise Services
  - Completed California Civil Rights Laws Attachment
  - Darfur Contracting Act Certification
  - Iran Contracting Act Verification Form
  - Bidders Declaration Form
  - Disabled Veteran Enterprise Declarations

Qualifications will be reviewed by a panel appointed by the LCWA and evaluated on the following selection criteria:

- Minimum Qualifications
- General quality and responsiveness of proposal as shown by the scope of work
- Professional experience and qualifications of the individual or firm in relation to the work to be performed
- Nature and quality of completed work
- Contractor's workload, location, and demonstrated ability to meet schedules.
- Demonstrated ability of coordinating and working with various governmental subdivisions, jurisdictions, and municipalities

## **BACKGROUND:**

The Southern Los Cerritos Wetlands Restoration Project is the first large scale restoration effort to be implemented in the Los Cerritos Wetlands after more than a decade of planning and stakeholder engagement. The Project will restore degraded uplands and tidal salt marsh, increasing coastal resilience to climate change by creating new areas for coastal salt marsh migration in the face of sea level rise. This will additionally offer opportunities for Tribal access and co-management and will result in open space public access for communities in Seal Beach, Long Beach, and inland along the San Gabriel River.

The project covers 103.5 acres identified as the South LCWA site and the State Lands Commission site (together comprising the Project Area), both managed by LCWA. This Project Area was historically salt marsh but has been altered through anthropogenic activities. The site currently contains former sumps, landfills, foundations, and contaminated areas from prior oil operations and land uses. Phase 1 restoration encompasses roughly 54 acres of the South site including the State Lands Commission parcel.

On November 27, 2024, 90% construction drawings were delivered to the LCWA from the Design Team. The Project Management consultant, Tidal Influence, has worked closely with the design team and LCWA to review and revise plans, and incorporate public and tribal feedback into the design. All major permit applications have been submitted. The project is expected to break ground in the fall of 2025.

**FISCAL:** Funding for the construction management contract(s) will be provided by a grant from the State Coastal Conservancy for the Southern Los Cerritos Wetlands Restoration Project. The total available funding for construction management services including contingencies is approximately \$545,000.

# Exhibit A



Figure 1. Vicinity map



Figure 2. Site map

Item 7

RESOLUTION 2025-01

THAT THE LOS CERRITOS WETLANDS AUTHORITY (LCWA) AUTHORIZE THE EXECUTIVE OFFICER TO NEGOTIATE AND ENTER A CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE SOUTHERN LOS CERRITOS WETLANDS RESTORATION PROJECT FOR AN AMOUNT NOT TO EXCEED \$545,000.

WHEREAS, the Los Cerritos Wetlands Authority (Authority) has been established between the Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the City of Seal Beach and the City of Long Beach to facilitate the acquisition, protection, conservation, restoration, maintenance and operation an environmental enhancement of the Los Cerritos Wetlands; and

WHEREAS, the LCWA has further been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects within the Los Cerritos Wetlands; and

WHEREAS, the LCWA requires the services of a construction management firm or entity to provide pre-construction and construction phase services for the Southern Los Cerritos Wetlands Restoration Project; and

WHEREAS, the LCWA desires to release a Request for Qualifications to solicit proposals from qualified entities to provide construction management services, and to select such a firm through a competitive bid and negotiation process; and

WHEREAS, the LCWA will evaluate proposals based on their qualifications, quality and responsiveness of proposals, professional experience, nature and quality of completed work, contractor's workload, location, and demonstrated ability to work with government subdivisions; and NOW

*Therefore be it resolved,* that the LCWA hereby:

1. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
2. FINDS that this action is consistent with the purposes and objectives of the LCWA.

3. ADOPTS the staff report dated February 6, 2025.
  
4. AUTHORIZES the Executive Officer to negotiate and enter a contract for Construction Management services at the Los Cerritos Wetlands for an amount not to exceed \$545,000 for contractor costs and contingencies.

*~ End of Resolution ~*

Passed and Adopted by the Board of the LOS CERRITOS WETLANDS  
AUTHORITY on February 6, 2025.

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Kristina Duggan, Chair

ATTEST:

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John Natalizio  
Deputy Attorney  
General