

DATE: October 25, 2018

TO: Watershed Conservation Authority Governing Board

FROM: Debbie Enos, Deputy Executive Officer
Larry Smith, Construction Manager

THROUGH: Mark Stanley, Executive Officer

SUBJECT: Item 16: Consideration of a resolution to award a construction contract to Fast-Track Construction Corporation in an amount not to exceed \$4,000,000 to implement the Duck Farm Phase 1A-Step 2 project.

RECOMMENDATION: That the Watershed Conservation Authority Governing Board award a construction Contract to Fast-Track Construction Corporation in an amount not to exceed \$4,000,000 to implement the Duck Farm Phase 1A -Step 2 project.

PROJECT DESCRIPTION: The Duck Farm Phase 1A Implementation Project (Duck Farm) involves the development of a 31-acre river adjacent park that includes a pocket park and entry, parking, pedestrian amenities and access improvements, interpretive features, 1.25-mile trail, riparian landscape, a wildflower meadow and a river overlook. See Exhibit A: Conceptual Plan View.

BACKGROUND: The Duck Farm is a significant regional project accomplishing the mission of the WCA which seeks to preserve open space and habitat to provide for low-impact recreation and educational uses, wildlife habitat restoration and protection, and watershed improvements within the San Gabriel River and the Lower Los Angeles River watersheds. Furthermore, the Duck Farm will expand access to public open space, trails and park features in a park poor area of the San Gabriel Valley and will help realize the goals of the San Gabriel River Corridor Master Plan and will serve as a key destination along the Emerald Necklace—a vision for an interconnected trail network of river-based parks.

Due to the complexity of this multi-jurisdictional park development the project has experienced both regulatory/entitlement hurdles and funding challenges that are being resolved with the approval of gap funding from the Rivers and Mountains Conservancy at their October 15, 2018 Board Meeting, final permit and agency approvals to be completed by the end of November 2018, and construction to begin by January 2019.

Summary of Value Engineering and Bid Process

The WCA has completed a 9-month constructability, Value Engineering (V/E), and bid/proposal solicitation process that has produced a qualified general contractor, Fast-Track Construction Corporation, to complete Phase 1A-Step 2 of the Duck Farm Park Project within available funding. At the beginning of the process there was a funding gap of approx. \$2.5 million. By the end of the V/E process the funding gap had been reduced by \$1.87M, reducing the gap to \$630K. However, at the same time, there remained some uncertainty related to market conditions within the construction industry that could have an impact on the bidding process. In addition, there remained some uncertainties related to construction methodology that the team felt could result in still higher construction costs. Therefore, staff requested and received WCA Board approval in July to move forward with the bidding process and to apply for and accept gap grant funding up to \$1.2 million. SEE EXHIBIT B: PROJECT BUDGET SUMMARY.

The team then proceeded with the initial bid solicitation as a traditional Request for Bid (RFB) – EXHIBIT D Towards that end an RFB was prepared and published August 3, 2018 (EXHIBIT C). A standard bid

advertisement process and period was utilized that ultimately allowed bidders seven (7) weeks to prepare their bid submittals. Instructions to the prospective bidders stipulated a bid evaluation process that would result in award to the lowest fully responsive, responsible and qualified bidder, and the WCA reserved the right to reject any bids based on price, lack of responsiveness to all bid submittal requirements, evidence of poor prior performance for other agencies, or insufficient evidence of capacity to perform the work or of having completed projects of similar scope.

The original bid solicitation strategy yielded 16 firms sending representatives to the mandatory bid walk on August 15 – EXHIBIT E. However, only one (1) bid was ultimately submitted. This bid was rejected for a number of reasons, including the fact that the bid exceeded the engineer’s estimate by 340%. Inquiries were made to the firms that attended the bid walk, but had not submitted a bid to get feedback on why they chose not to submit.

This feedback included: 1) could not demonstrate experience with RFB scope of work; 2) did not have internal capacity to perform enough of the work; 3) too busy to be able to complete construction within the required timeline; 4) firm too small to meet the bonding requirements; 5) too much of the materials were identified as “Owner Furnished Items (OFI’s)”, thereby impacting their competitiveness and ability to recover sufficient overhead and profit to justify the risk; 6) not enough estimating resources to prepare a fully responsive bid package relative to other higher value projects; 7) challenges with understanding the construction documents; and 8) challenges with accountability for their work relative to work previous completed (existing conditions) in Phase 1A-Step1.

As a result of this feedback, the team proceeded with an alternative contractor solicitation protocol, which is a form of a modified “sole source design-build” solicitation. The California State Public Contract Code (PCC) does provide authorization for various local agencies to utilize the “...design-build method of project delivery, using a best value procurement methodology...”. (PCC Code 22160). The “sole source” element is further justified by the fact that the traditional low bid procurement methodology results did not result in any responsive bids that came close to the engineer’s estimate, and the feedback from the bidders that had attended the mandatory pre-bid walk pointed to a very limited pool of available and qualified contractors. The final element of that justification is the fact that any construction firm selected for this project will need to have the design capacity to do the necessary value-engineering – in consultation with the WCA, to ensure that this project can be constructed within its budget limitations.

There were only two (2) firms that attended the mandatory bid walk from the initial bid solicitation requirement, that have the financial, contract compliance, staffing, technical expertise, and experience with the scope of work qualifications, and that expressed an interest in meeting the requirement that the construction budget not exceed \$4,000,000, not including WCA non-construction costs, very limited WCA purchase services and items, and work required to be conducted by public utilities. Those two (2) firms were Los Angeles Engineering and Fast-Track Construction.

Therefore, the WCA then invited those firms to submit a proposal to provide “value-engineering design-build services” in the context of a not-to-exceed lump sum contract valued at \$4,000,000.

The direction to the two (2) design-build construction firms was to prepare proposals for a total project construction value not-to-exceed \$4,000,000 that would not substantially reduce the presence or quantity of the following project elements as currently represented in the construction documents:

1. Landscape and Irrigation
2. Upper Riparian Stream
3. Extent of Paving
4. Interpretive Elements/Signage
5. Overhead Structures

6. Parking
7. Pedestrian Seating
8. Site Furnishings
9. Tunnel Improvements

The proposal may contain recommendations for value engineering that can reduce costs in the following areas:

1. Overhead Structures, e.g. material and design changes and/or structural support and cover elements
2. Pedestrian Seating (Seat Walls), e.g. material and design changes
3. Lighting/motion sensors/security, e.g. device specifications and presence/absence of devices
4. Paving, e.g. materials
5. Decorative Metal Fabrication for Overhead Structures, Overlook Guardrails, Interpretive Signage, Gates, and Fencing

Such recommendations must be accompanied by enough design representation and quotation back-up documentation to adequately characterize the proposed change and resultant cost savings. Additional recommendations can be made for cost savings related to mobilization, restroom construction, and utility relocation

By the proposal submittal deadline of October 12, 2018, one (1) firm, Fast-Track Construction Corporation, was able to submit a complete proposal with the Not-to-Exceed value = \$4 million. Los Angeles Engineering did enter into the submittal process, but stopped short of submitting a proposal due to the fact that their cost estimate exceeded \$5 million, and they determined that they would not be able to provide enough value-engineering within the design element requirements set forth in the RFP (SEE ABOVE) to bring the cost to the Not-to-Exceed value of \$4 million.

Therefore, WCA staff requests approval to negotiate a final Capital Improvement Project Agreement with Fast-Track Construction Corporation up to a Not-to-Exceed value = \$4 million.

Key milestones in this process were:

1. June 2018 – initial value engineering reduces funding gap from \$2.5 million to \$1.2 million;
2. July 2018 - WCA Board approves request to RMC Board to close funding gap pending final validation of the final funding gap value through the contractor solicitation process;
3. August 3, 2018 - Public Notice (SEE EXHIBIT C) of the Request for Bid (RFB) – SEE EXHIBIT D & D1;
4. August 15, 2018 - Pre-Bid Mandatory Site Meeting/Walk – 16 potential bidders attend (SEE EXHIBIT E – MANDATORY PRE-BID WALK SIGN-IN SHEET);
5. September 20, 2018 - One (1) bid received from YAKAR Inc. – bid is rejected because it exceeds engineer's estimate by 340%;
6. September 24, 2018 - After survey of the 16 attendees of the pre-bid walk that provided feedback on reasons (SEE EXHIBIT F – GAP FUNDING REQUEST LETTER) for not responding to the initial RFB, the WCA initiates the alternative contractor solicitation process by reaching out to pre-qualified bidders that had not submitted during the initial RFB process to gauge their interest in the alternative contractor solicitation process (SEE EXHIBIT G: REQUEST FOR PROPOSALS – VALUE-ENGINEERED DESIGN-BUILD PROJECT DELIVERY);
7. September 28 - two (2) firms respond to the outreach expressing their interest in submitting a proposal in response to the alternative contractor solicitation process;
8. October 12, 2018, WCA receives one (1) complete, fully responsive proposal from Fast-Track Construction Corp for a Not-to-Exceed total value = \$4 million (EXHIBITS H & I) – NOTE: Proposed Fast-Track Bid Schedule (EXHIBIT J: BID SCHEDULE) is DRAFT ONLY. The Final Bid Schedule will be

determined during the negotiation of the Final Capital Improvements Project Agreement subsequent to Board Approval of this Agenda Item. Under no circumstance will the final Not-to-Exceed Lump Sum Value exceed \$4 million.

9. October 15, 2018, RMC approves additional funding of \$1.2 million to cover the funding gap (EXHIBIT K)

NOTE: Due to size of Exhibits D, D1, G, H, and I they are available for viewing and download at the following link https://www.wca.ca.gov/2018_october_board_meeting

This value includes the 10% contingency from the engineer's estimate, all materials, equipment, and labor required to complete the general contractor elements of the project, all mobilization costs, and the 12-month establishment period. SEE EXHIBIT J: BID SCHEDULE.

FISCAL INFORMATION: Finalize execution of RMC grant amendment for \$1.2 Million to provide gap funding for award of an Construction Contract for a value up to \$4 million. This contract will be funded by a variety of grants including the RMC (Prop 50, 84, 1), State River Parkway Grant, LA County Regional Parks and Open Space District Prop A grants, and funds received from LA County Flood Control District and Environmental Enhancement and Mitigation Program.

Duck Farm River Park

Exhibit A - Concept Site Plan - Pre V/E

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Exhibit B - Budget Summary

Duck Farm Riverfront Park: Phase 1A	
Deliverables	Total Project
Step 1 - Site Demo, Grading, Infrastructure and Native Plantings	
Sub-total Step 1 Hardcost	\$2,484,301
Step 2 - Area Development and Park Amenities - General Contractor	
1 Demolition and Prep	
2 Pocket Park and Entry	
3 East Tunnel Entry Plaza and Parking Area	
4 Tunnel Pedestrian Interior Improvements	
5 West Park Entry Plaza	
9 Riparian	
Sub-total Step 2 General Contractor Hardcost	\$4,000,000
Step 2 - Restroom Facility and Utilities/Other - OFI and SCE	
Sub-total Step 2 Other Hardcost	\$395,000
Total Hardcost	\$6,879,301
<i>Design, Permit Support, V/E, Construction Oversight</i>	
<i>WCA PM/Grant Admin/Other</i>	
<i>Construction Management</i>	
<i>Permit Plan Checks/Permitting/Inspections/Misc Exp</i>	
Total Softcost	\$3,076,854
Duck Farm Phase 1A Grand Total	\$9,956,155

Advertising Order Confirmation

Exhibit C Public Notice

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<u>Ad Order Number</u> 0011156056	<u>Customer</u> ATLAS GREEN WORKS	<u>Payor Customer</u> ATLAS GREEN WORKS	<u>PO Number</u> 180731_DuckFarm
<u>Sales Representative</u> Llaneli Gaitan	<u>Customer Account</u> 5247091	<u>Payor Account</u> 5247091	<u>Ordered By</u> Larry
<u>Order Taker</u> Llaneli Gaitan	<u>Customer Address</u> PO BOX 570216 TARZANA, CA 91357	<u>Payor Address</u> PO BOX 570216 TARZANA, CA 91357	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 818-424-6582	<u>Payor Phone</u> 818-424-6582	<u>Customer EMail</u>
<u>Current Queue</u> Ready	<u>Invoice Text</u>		
<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u> _____	<u>Materials</u> _____
		<u>Promo Type</u> _____	<u>Special Pricing</u> _____

Advertising Order Confirmation

Exhibit C - Public Notice

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<u>Ad Number</u>	<u>Ad Size</u>	<u>Color</u>	<u>Production Color</u>	<u>Ad Attributes</u>	<u>Production Method</u>	<u>Production Notes</u>
0011156056-01	4 X 123 Li				AdBooker	
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u>	<u>Released for Publication</u>			
		Legal Liner				

Advertising Order Confirmation

PUBLIC NOTICE IS HEREBY GIVEN that the Watershed Conservation Authority (WCA), invites sealed bids for the above stated project and will receive such bids in the office of the Watershed Conservation Authority 100 North Old San Gabriel Canyon Road Azusa, CA 91702, up to the hour of 1 P.M., ON THE 28th DAY OF AUGUST, 2018. The bids will be publicly opened and read at 2:00 p.m. on the 28th day of August, 2018 in the Watershed Conservation Authority's office conference room.

Work shall be done in accordance with the contract documents known as the DUCK FARM PHASE 1A – STEP 2, a copy of which is on file and open for inspection at the WCA office. The complete Bid Package, including construction documents, specifications and all other components are available for download at ARC Public Planroom by going to: www.crplanwell.com. Click on: Public Planroom. Then find the project name: Duckfarm

The project will transform Watershed Conservation Authority property - located at 12936 Valley Blvd., La Puente, CA 91746 - on both sides of the 605 freeway and adjacent to the San Gabriel River into a passive public park and greenway. Project elements include: shade structures, benches, picnic tables, decorative walls, interpretive kiosks, demonstration garden, ornamental ironwork and fencing, parking lot, area lighting, irrigation system, restroom facility, river overlook and bioswale/dry streambed and riparian habitat and walkways/trails, and native landscaping.

In accordance with the provisions of California Public Contract Code § 3300, and Business and Professions Code § 7028.15(e), the WCA has determined that the contractor shall possess a valid Class A or C-27 contractor's license at the time that the contract is awarded. If the contractor possesses only the latter, then they will need to demonstrate within the qualifications section the facility/expertise to install all elements of the Project. This may require use of specialty contractors, e.g., electrical, septic/restroom, public street curb and gutter. Failure to possess the specified license as described above shall render a bidder's bid as non-responsive and shall bar award of the contract to any bidder not possessing the specified license at the time of the award. Prebid questions regarding the Plans and Specifications shall be submitted via e-mail only to Larry Smith, Construction Manager at: lsmith@atlasgreenworks.com. Include "Prebid Questions for Duck Farm" in the subject line of the e-mail. **Prebid questions will not be accepted after 12 p.m. on Thursday, August 16, 2018.**

A MANDATORY PRE-BID MEETING will be held on Thursday, August 9, 2018, 11:00 a.m., at the project location – "Duck Farm". Meet at east entrance gate located at Proctor Street and San Fidel Avenue, La Puente, California 91746. Attendance at this meeting is mandatory for award of the contract.

Bids must be prepared on the approved bid forms in conformance with INSTRUCTIONS TO BIDDERS and submitted in sealed envelopes and plainly marked on the outside:

"SEALED BID FOR DUCK FARM PHASE 1A – STEP 2
PROJECT NUMBER
DO NOT OPEN WITH REGULAR MAIL"

The bid must be accompanied by a bid guarantee in the amount of 10% of the total bid by 1:00 p.m. ON THE DATE ADVERTISED FOR THE OPENING OF BIDS. More specifically, pursuant to Public Contract Code §20170 and §20171, all bids for the project shall be presented, under sealed cover and shall be accompanied by one of the following forms of bidder's security in the amount of ten percent (10%) of the bid: (a) cash; (b) a cashier's check made payable to the Watershed Conservation Authority; (c) a certified check made payable to the Watershed Conservation Authority; or (d) a bidder's bond executed by an admitted surety insurer made payable to the Watershed Conservation Authority. Such security shall be forfeited should the successful bidder to whom the contract is awarded fails to timely execute the contract and to deliver the necessary bonds and insurance certificates as specified in the contract documents.

Contractors and subcontractors must be registered with the Department of Industrial Relations to be qualified to bid on, be listed in a bid proposal, except as authorized by Business & Professions Code § 7029.1 and Public Contract Code §§ 10164 or 20103.5, or engage in the performance of any work on this Project.

The WCA has determined that the proposed project is a public works subject to the provisions of Labor Code § 1720-1861 thereby requiring the Contractor and all subcontractors to pay the prevailing wage rates for all work performed under the Contract. All persons performing the work shall be paid not less than the General Prevailing Wage Determination prepared by the Director of Industrial Relations pursuant to the State Labor Code. Copies of these wage rates are available at the principal office of the WCA and at the State of California Department of Industrial Relations website: <https://www.dir.ca.gov/public-works/prevailing>.

Advertising Order Confirmation

Exhibit C - Public Notice

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NAME: WATERSHED CONSERVATION AUTHORITY
wage.html

The contractor and all sub-contractors will be required to comply with the requirements contained in the Watershed Conservation Authority's Labor Compliance Program approved by the DIR, and which will become part of the conformed documents. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

WCA Construction Manager: Larry Smith
Contact Number: (818)424-6582
E-mail: larry@atlasgreenworks.com
Pub: San Gabriel Valley Tribune, Aug 3, 2018, AD#1156056

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
SGV Newspapers:San Gabriel Trib	Legals CLS	NoticeForBids - 1076~	08/03/18	1

Order Charges:	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
	742.00	0.00	742.00	0.00	\$742.00

If this confirmation includes an advertising proof, please check your proof carefully for errors, spelling, and/or typos. Errors not marked on the returned proof are not subject to credit or refunds.

Please note: To meet our printer's deadline, we must have your proof returned by the published deadline, and as indicated by your sales rep.

I hereby authorize publication of the above described advertising.

Signature

Date

Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".

LETTER TO RMC BOARD JUSTIFYING GAP FUNDING REQUEST = \$1.2M

The WCA has undertaken a 9 month process, beginning in January 2018 to complete the required Value Engineering (V/E), and to develop and implement a bid solicitation process that would result in a contract with a qualified general contractor to complete Phase 1A-Step 2 of the Duck Farm Park Project. This report is both a culmination of that effort and a request to fund the \$1.2M funding gap so that the WCA can proceed with the final negotiations toward executing an agreement with a qualified general engineering contractor.

In January 2018, Blue Green Consulting, and Larry Smith, dba Atlas Green Works, were contracted to complete the aforementioned V/E, and develop the bid/construction strategy. At the June 2018 WCA Board Meeting, senior WCA staff and the consulting team presented a summary of the V/E completed and the proposed bid solicitation and construction strategy. At the beginning of the process the funding gap was approx. \$2.5M. By the end of the V/E process the funding gap had been reduced by \$1.87M, reducing the gap to \$630K. However, at the same time, there remained some uncertainty related to market conditions within the construction industry that could have an impact on the bidding process. In addition, there remained some uncertainties related to construction methodology that the team felt could result in still higher construction costs.

Therefore, the team outlined an initial bid solicitation process that could address these concerns while ensuring that the process would result in a highly qualified contractor committed to completing Phase 1A-Step 2 within the required timeline and within the final confirmed and fully funded budget. Towards that end a Request for Bid (RFB) was prepared and published August 3, 2018. In order to allow for additional V/E as needed, and to adequately compare the bids to the engineer's estimate, the RFB used a unit price bid schedule. A standard bid advertisement process and period was utilized that ultimately allowed bidders seven (7) weeks to prepare their bid submittals. Instructions to the prospective bidders stipulated a bid evaluation process that would result in award to the lowest fully responsive, responsible and qualified bidder, and the WCA reserved the right to reject any bids based on price (too high), lack of responsiveness to all bid submittal requirements, evidence of poor prior performance for other agencies, or insufficient evidence of capacity to perform the work or of having completed projects of similar scope.

At the same time, the team strategized alternative contractor solicitation strategies in the event that the above outlined bid solicitation process did not result in the identification of a contractor that could meet the bid award requirements. The primary contractor solicitation strategy would be "Value-Engineered Design-Build" project delivery approach that would result in "Not-to-Exceed Lump Sum" contract. Such a contract would still pay out invoices using a final negotiated "Schedule of Values" very similar to the original RFB "Bid Schedule". However, there would be a stipulation that there would be no Change Orders.

The original bid solicitation strategy yielded 16 firms sending representatives to the mandatory bid walk on August 15. However, only one (1) bid was ultimately submitted. This bid was rejected for a number of reasons, including the fact that the bid exceeded the engineer's estimate by 340%. Inquiries were made to the firms that attended the bid walk, but did not submit to get feedback on why they chose not to submit. This feedback included: 1) could not demonstrate experience with RFB scope of work; 2) did not have internal capacity to perform enough of the work; 3) too busy to be able to complete construction within the required timeline; 4) firm too small to meet the bonding requirements; 5) too much of the materials were identified as "Owner Furnished Items (OFI's)", thereby impacting their competitiveness and ability to recover sufficient overhead and profit to justify the risk; 6) not enough estimating resources

Exhibit F - RMC Gap Funding Letter

to prepare a fully responsive bid package relative to other higher value projects; 7) challenges with understanding the construction documents; and 8) challenges with accountability for their work relative to work previous completed (existing conditions) in Phase 1A-Step1.

As a result of this feedback, the team proceeded with the alternative contractor solicitation strategy, which is a form of a modified “sole source” solicitation. The justification is that the traditional low bid strategy did not result in any responsive bids, and that the feedback clearly pointed to a very limited pool of available and qualified contractors. The team reached out to American Landscape, BrightGreen Landscape, Los Angeles Engineering and Fast-Track Construction, as the only firms that had attended the bid walk and were clearly qualified to construct the project. Only Los Angeles Engineering and Fast-Track affirmed their interest in this alternative solicitation process.

E-mails were then sent to both firms with the following requirements for a “value-engineered design-build not-to-exceed lump sum” proposal:

1. Commitment to a Not-to-Exceed lump sum contract value = \$4M
2. The quantity of elements remaining in the construction documents
3. Recommendations for additional value engineering as needed in the following areas:
 - a. Simplifying the design of some components of the overhead structures
 - b. Simplifying the design and substitution of materials for some of the decorative metal element requiring fabrication (fencing, guard rails, gates)
 - c. Revisions to the design of the lower riparian “landscape mounds” that could reduce the amount of earthwork required for the project
 - d. Clarification of the security and lighting and other electrical requirements for the project
 - e. Suggestions for additional value engineering for the various paving requirements
 - f. Or any other suggestions that would not reduce the presence or quantity of the following elements:
 - i. Overhead Structures
 - ii. Interpretive Elements
 - iii. Upper Riparian Stream as currently designed
 - iv. Extent of paving
 - v. Landscape and Irrigation
4. Project to be completed with 150 working days as specified
5. All other submittal requirements from original RFB still required
6. All General Provisions and specifications in the RFB remain the same

The \$4M value was determined based on the following:

1. Starting value = \$4.5M that was used as the “high” of the “value range” for Phase 1A-Step 2 as represented at the June WCA Board Meeting
 - a. This “high” value includes higher costs related to market conditions and additional “escalation” from the original engineer’s estimate, 100% of the contingency
2. Removal of all WCA non-construction costs = \$350K
3. SCE utility undergrounding and existing irrigation maintenance work = \$150K

The \$4M value includes the 10% contingency (as mentioned above) from the engineer’s estimate, all materials (including OFI items that had been removed during the original RFB process), equipment, and labor required to complete the project, all mobilization costs (including required bonding and temporary facilities), and the specified 12 month plant establishment period.

Exhibit F - RMC Gap Funding Letter

As the total cost for construction including all of the WCA non-construction costs is \$4.5 and the available funding is \$3.3M, the gap funding needed to complete the project is \$1.2M

Exhibit B

PROPOSED SCHEDULE OF VALUES

Exhibit J - Bid Schedule

DUCK FARM PHASE 1A-STEP 2 EXHIBIT B: PROPOSED SCHEDULE OF VALUES - PAGE 1

ITEM #	ITEM DESCRIPTION	QUANT. (BID AMT.)	QUANT. (ENGR. EST.)	UNIT	UNIT PRICE	TOTAL ITEM BID PRICE	BIDDER'S INSTRUCTIONS
CONSTRUCTION							
1.00	Mobilization - includes Items #1.01-1.05	7	7	MO	\$ 28,000.00	\$ 196,000.00	Will be paid monthly based on agreed upon project schedule duration NOT TO EXCEED 150 DAYS
1.01	Temporary Facilities						
1.02	Performance & Payment Bonds						
1.03	Implementation of required erosion control/ SWPPP measures						
1.04	Temporary Signage - Offsite signage along streets traversed by construction vehicles/ equipment						
1.05	Traffic Control per MUTCD						
2.00	DEMOLITION						All items to be removed to be hauled off-site and recycled/disposed of per Plans & Specs
2.01	Remove Non-SCE poles	7	7	EA	\$ 250.00	\$ 1,750.00	
2.02	Remove Well Water Lines	1	1	LS	\$ 500.00	\$ 500.00	
2.03	Remove and relocate fencing at BarnSouth Side	150	150	LF	\$ 55.00	\$ 8,250.00	
2.04	Demolish concrete trough north-west of tunnel, item 18, LD-104	1,015	1,015	SF	\$ 20.00	\$ 20,300.00	
2.05	Temporary Protective Fence - Exist. Power Pole (1), and Back Flow Preventer at East Entry and fire hydrant (West Courtyard)- 36" high, plastic	50	50	LF	\$ 5.00	\$ 250.00	
2.06	Remove Existing Trees (Phase 1A-Step1 trees) - SEE BID ITEM #18 FOR PLANTING OF REPLACEMENT TREES	20	20	EA	\$ 1,500.00	\$ 30,000.00	SEE BID ADDENDUM #10
2.07	Protect-in-Place Existing Trees (Phase 1A-Step 1 trees)	6	6	EA	\$ 200.00	\$ 1,200.00	SEE BID ADDENDUM #10
2.08	Remove asphalt pavement at east park entry area	11,000	11,000	SF	\$ 3.00	\$ 33,000.00	
2.09	Remove asphalt paving along Existing Levee Road at the Overlook	5,593	5,593	SF	\$ 3.00	\$ 16,779.00	
2.10	Remove existing 6' chainlink fencing at overlook. Dispose of chainlink fence and posts.	405	405	LF	\$ 6.00	\$ 2,430.00	
2.11	Sawcut and demolish portion of pavement in front of barn.	1,152	1,152	SF	\$ 6.00	\$ 6,912.00	
2.12	Removal of Existing Gates and Frame at Tunnel	2	2	EA	\$ 200.00	\$ 400.00	
2.13	Remove existing Caltrans fence and gate	40	40	LF	\$ 6.00	\$ 240.00	
3.00	EARTHWORK/ ROUGH GRADING	1	1	LS	\$ 227,000.00	\$ 227,000.00	Indicate total of costs for Bid Items 3.01, 3.02, 3.03, 3.04 here. Invoice(s) will be paid based on % complete
3.01	Cut: Rough excavate stream channel for dry stream and pond on west side. Feather into surrounding areas.	9016		CY			INDICATE QUANTITY ONLY. SEE NOTE FOR ITEM 3.00 FOR PAYMENT BASIS
3.02	Cut - East side between entry pocket park and tunnel entry according to grading plan.	3846		CY			INDICATE QUANTITY ONLY. SEE NOTE FOR ITEM 3.00 FOR PAYMENT BASIS
3.03	Fill - West Areas. Move soil from cuts and place them, compact, and sculpt as mounds on the west project side according to the grading plan	8115		CY			INDICATE QUANTITY ONLY. SEE NOTE FOR ITEM 3.00 FOR PAYMENT BASIS
3.04	Fill - East of Tunnel. Move soil from cuts and place them, compact, and sculpt according to the grading plan	3641		CY			INDICATE QUANTITY ONLY. SEE NOTE FOR ITEM 3.00 FOR PAYMENT BASIS
Subtotal						\$ 545,011.00	

DUCK FARM PHASE 1A-STEP 2 EXHIBIT B: PROPOSED SCHEDULE OF VALUES - PAGE 2							
ITEM #	ITEM DESCRIPTION	QUANT. (BID AMT.)	QUANT. (ENGR. EST.)	UNIT	UNIT PRICE	TOTAL ITEM BID PRICE	BIDDER'S INSTRUCTIONS
4.00	UTILITY RELOCATION/INSTALL (INCLUDES SEPTIC SYSTEM/RESTROOM, WATER, ELECTRICAL) - This work will need to be coordinated with SCE						
4.10	Relocate existing residential water lines/meters	1	1	LS	\$ 1,000.00	\$ 1,000.00	Paid upon 100% Completion
4.20	Cap off existing residential sewer lines at San Fidel Ave. entry	1	1	LS	\$ 1,000.00	\$ 1,000.00	Paid upon 100% Completion
4.30	Sanitize water line, meters, and backflows after new backflow installed and existing backflow relocated for drinking water purposes	1	1	LS	\$ 1,000.00	\$ 1,000.00	Paid upon 100% Completion
4.40	New Backflow Preventer at East Entry (for domestic line)	1	1	EA	\$ 10,000.00	\$ 10,000.00	Paid upon 100% Completion
4.50	Relocate Existing Backflow Preventer at East Entry to Behind Barn	1	1	EA	\$ 10,000.00	\$ 10,000.00	Paid upon 100% Completion
4.60	Install conduit for SCE to underground utilities	1	1	LS	\$ 30,000.00	\$ 30,000.00	Please note that SCE has taken the position that this work cannot be done until after grading has been completed in the Upper Riparian area. Paid upon 100% Completion
4.70	Install Romtec Restroom (ROMTEC RESTROOM "KIT" FURNISHED BY OWNER) and Septic System Complete - includes subbase, finish grade, concrete footings/foundation, electrical/water utility connections to POC's by others, septic system complete	1	1	LS	\$ 165,000.00	\$ 165,000.00	WCA will purchase and deliver ROMTEC restroom "kit". Contractor to install restroom & septic system complete as per plans.
5.00	UPPER RIPARIAN AREA STREAM CONSTRUCTION (INCLUDE ROUGH GRADE COST IN SECTION 3.00 ABOVE) - INCLUDES EROSION CONTROL/IMPLEMENTATION OF SWPPP. DOES NOT INCLUDE SOIL PREP, IRRIGATION, MULCHING OR PLANTING - IT IS CRITICAL THAT BIDDER'S CAREFULLY REVIEW BIOSWALE SPECIFICATIONS ON SHEET L-405.5, AS THERE IS A STIPULATION THAT THE DESCRIBED WORK SHALL BE COMPLETED WITHIN 10 WORKING DAYS UNDER THE DIRECT SUPERVISION OF THE PROJECT FLUVIAL GEOMORPHOLOGIST.	1	1	LS	\$ 293,500.00	\$ 293,500.00	PAID UPON 100% COMPLETION. ANY PENALTY AS DESCRIBED ON SHEET L-405.5 FOR THE WORK EXCEEDING THE ALLOTTED 10 WORKING DAYS WILL BE ASSESSED AGAINST THE OVERALL PROJECT'S 7.5% RETENTION ON INVOICES.
5.01	Before placement of gravels, the contractor shall over-excavate the bioswale invert and pond along a length of approximately 595ft and a width of approximately 12ft. Contractor shall remove 12 inches and later feather the soil into the banks of the stream.	334	334	CY			Engineer's Quantities Est. for reference only; not as basis of payment. Bidders shall be responsible for providing required quantities needed for construction
5.02	Contractor shall place an overlapping filter fabric weed barrier into the base of the bioswale channel before placement of gravels	9,035	9,035	SF			Engineer's Quantities Est. for reference only; not as basis of payment. Bidders shall be responsible for providing required quantities needed for construction
5.03	Contractor shall place 36" Boulders onto filter fabric according to directions of fluvial geomorphologist. Boulders shall be hand selected by the Fluvial Geomorphologist at the designated quarry. Contractor responsible for arranging boulder transport to project site.	56	56	EA			Engineer's Quantities Est. for reference only; not as basis of payment. Bidders shall be responsible for providing required quantities needed for construction
5.04	Contractor shall place 24" Boulders onto filter fabric according to directions of fluvial geomorphologist.	125	125	EA			Engineer's Quantities Est. for reference only; not as basis of payment. Bidders shall be responsible for providing required quantities needed for construction
5.05	Contractor shall place 18" Boulders onto filter fabric according to directions of fluvial geomorphologist.	242	242	EA			Engineer's Quantities Est. for reference only; not as basis of payment. Bidders shall be responsible for providing required quantities needed for construction
5.06	Contractor shall lay mixture of cobbles, pebble, and washed sand into the channel in layers to form a stream bed of 12' inches depth. Sand shall be hand-washed into the cobble base to form a hard surface.	264	264	CY			Engineer's Quantities Est. for reference only; not as basis of payment. Bidders shall be responsible for providing required quantities needed for construction
5.07	At the end of the bioswale contractor shall place a 2" deep mixture of 30% Bentonite powder and 70% washed sand onto the filter fabric before placement of boulders and cobbles, as before.	70	70	CY			Engineer's Quantities Est. for reference only; not as basis of payment. Bidders shall be responsible for providing required quantities needed for construction
Subtotal						\$ 511,500.00	

DUCK FARM PHASE 1A-STEP 2 EXHIBIT B: PROPOSED SCHEDULE OF VALUES - PAGE 3							
ITEM #	ITEM DESCRIPTION	QUANT. (BID AMT.)	QUANT. (ENGR. EST.)	UNIT	UNIT PRICE	TOTAL ITEM BID PRICE	BIDDER'S INSTRUCTIONS
6.00	LOWER RIPARIAN AREA CONSTRUCTION AS PER INSTRUCTIONS BELOW - NOT INCLUDING IRRIGATION, MULCHING OR PLANTING	1	1	LS	\$ 78,000.00	\$ 78,000.00	PAID UPON 100% COMPLETION OF ALL TASKS BELOW
6.01	After rough grading, the contractor shall over-excavate 6 small reaches of trapezoidal bioswale invert of approximately 7,032 SF. Contractor shall remove 12 inches and feather the soil into the surrounding landscape mounds.	260	260	CY			Engineer's Quantities Est. for reference only; not as basis of payment. Bidders shall be responsible for providing required quantities needed for construction
6.02	Contractor shall place 72 boulders of 24" onto filter fabric according to directions of fluvial geomorphologist.	72	72	EA			Engineer's Quantities Est. for reference only; not as basis of payment.
	Contractor shall place an overlapping filter fabric weed barrier into the base of the bioswale channel before placement of gravels	7032	7,032	SF			Engineer's Quantities Est. for reference only; not as basis of payment. Bidders shall be responsible for providing required quantities needed for construction
6.03	Contractor shall lay mixture of cobbles, pebble, and washed sand into the channel in layers to form a stream bed of 12' inches depth. Sand shall be hand-washed into the cobble base to form a hard surface - includes placement of overlapping filter fabric weed barrier	260	260	CY			Engineer's Quantities Est. for reference only; not as basis of payment. Bidders shall be responsible for providing required quantities needed for construction
7.00	PAVING - CONCRETE AND OTHER (includes structural, wall footings, poured in place seat walls, CMU walls, parking lot, pedestrian/vehicular pathways, DG or other walkways)						Sub-base, base, finish grade presumed included in all paving items as per plans and specs
7.10	EAST ENTRY POCKET PARK/PLAZA/PARKING						
7.11	Sleeving Under Paving for Utility Crossing, Storm Drain Pipe, Catch Basin	1	1	LS	\$ 1,000.00	\$ 1,000.00	Paid upon 100% completion
7.12	East Tunnel Entry Color Concrete Paving Complete	4621	4,621	SF	\$ 20.00	\$ 92,420.00	Paid by units of work complete
7.13	Entry Road to Tunnel & Parking Lot - 6" AC over 4" Base over 24" Compacted Subgrade	15,926	15,296	SF	\$ 8.00	\$ 127,408.00	Paid by units of work complete
7.14	Concrete Header/Mow Strip - 6" wide x 8" depth (includes parking lot headers)	910	910	LF	\$ 8.00	\$ 7,280.00	Paid by units of work complete
7.15	Tunnel Entry Vehicular DG Complete, including concrete header	2466	2,466	SF	\$ 4.50	\$ 11,097.00	Paid by units of work complete
7.16	Standard Pedestrian Concrete - 4" on compacted base	3700	3,700	SF	\$ 12.00	\$ 44,400.00	Paid by units of work complete
7.17	All Pavement Striping/Marking/HC Parking Symbol	1	1	LS	\$ 6,000.00	\$ 6,000.00	Paid upon 100% completion
7.18	Detectable Warning Pavers at Parking Lot Sidewalk/Roadway Crossing and Pedestrian Ramps	135	135	SF	\$ 35.00	\$ 4,725.00	Paid by units of work complete
7.19	Pressure Treated or RR Tie Wheel Stops	23	23	EA	\$ 75.00	\$ 1,725.00	Paid by units of work complete
7.20	Rolled curb, 18"	60	60	LF	\$ 45.00	\$ 2,700.00	Paid by units of work complete
7.21	Concrete valley gutter	112	112	LF	\$ 100.00	\$ 11,200.00	Paid by units of work complete
7.22	Headwall and riprap	1	1	EA	\$ 8,000.00	\$ 8,000.00	Paid by units of work complete
7.23	New curbs/curb cuts	130	130	LF	\$ 25.00	\$ 3,250.00	Paid by units of work complete
7.24	New Concrete (Grey) Driveway Apron and partial drive at residence to south of entry park.	557	557	SF	\$ 30.00	\$ 16,710.00	Paid by units of work complete
7.25	Entry Decorative Pavement - DG - 4" Stabilized Complete - Includes 4" wide concrete curb along DG path	4,054	4,054	SF	\$ 7.00	\$ 28,378.00	Paid by units of work complete
7.26	Seat Walls Complete, Shade Structure Footings	1	1	LS	\$ 83,500.00	\$ 83,500.00	Paid upon 100% completion
7.30	WEST ENTRY PLAZA						
7.31	Integral Colored Concrete Seat Walls (Type B), including footings	5	5	EA	\$ 8,000.00	\$ 40,000.00	Paid by units of work complete
7.32	Standard Vehicular Concrete	2,440	2,440	SF	\$ 16.00	\$ 39,040.00	Paid by units of work complete
7.33	Diamond Cut Pattern Finish - diamond-hone prep + prime + 2 coats acrylic tennis court latex	8,525	8,525	SF	\$ 6.00	\$ 51,150.00	Paid by units of work complete
Subtotal						\$ 657,983.00	

DUCK FARM PHASE 1A-STEP 2 EXHIBIT B: PROPOSED SCHEDULE OF VALUES - PAGE 4							
ITEM #	ITEM DESCRIPTION	QUANT. (BID AMT.)	QUANT. (ENGR. EST.)	UNIT	UNIT PRICE	TOTAL ITEM BID PRICE	BIDDER'S INSTRUCTIONS
7.40	DEMONSTRATION GARDEN/REST AREA						
7.41	Concrete Header/Mow Strip - 4" wide x 8" depth	450	450	LF	\$ 8.00	\$ 3,600.00	Paid by units of work complete
7.42	Pedestrian DG Type B - 4" Stabilized	6452	6,452	SF	\$ 4.00	\$ 25,808.00	Paid by units of work complete
7.43	Integral Color Concrete Seat Walls (Type B) complete (incl. footings, graffiti coating)	1	1	LS	\$ 16,000.00	\$ 16,000.00	Paid upon 100% completion
7.44	Redwood Header	807	807	LF	\$ 10.00	\$ 8,070.00	Paid by units of work complete
7.50	UPPER RIPARIAN PAVING						
7.51	DG - 4" stabilized	4298	4,298	SF	\$ 4.00	\$ 17,192.00	Paid by units of work complete
7.52	Concrete Curb - 4" wide - along DG Path	1472	1,472	LF	\$ 8.00	\$ 11,776.00	Paid by units of work complete
7.53	CMB & DG Path	1065	1,065	SF	\$ 3.50	\$ 3,727.50	Paid by units of work complete
7.54	Three (3) 15' Long Wood Bridges - including footings	3	3	EA	\$ 15,000.00	\$ 45,000.00	Paid by units of work complete
7.60	OVERLOOK						
7.61	Recontour Soil Along/At Existing Levee Road	14069	14,069	SF	\$ 1.50	\$ 21,103.50	Needed to accommodate project and prep and compact as final prep for paving without placement of base after removal of AC paving (SEE ITEM #2.07)
7.62	Sleeving Under paving for utility cross over	1	1	LS	\$ 500.00	\$ 500.00	Paid upon 100% completion
7.63	Concrete Footings - Shade Structure, Handrails	1	1	LS	\$ 106,500.00	\$ 106,500.00	Paid upon 100% completion
7.64	Integral Color Concrete Seat Walls (Type C) Complete - including footings, graffiti coating	1	1	LS	\$ 8,000.00	\$ 8,000.00	Paid upon 100% completion
7.65	Construct 6" AC over 4" base over 24" compacted subgrade	9218	9,218	SF	\$ 3.50	\$ 32,263.00	Paid by units of work complete
7.66	Build Veh. 6" Concrete Rumble Strips,206 SF ea	412	412	SF	\$ 15.00	\$ 6,180.00	Paid by units of work complete
7.67	Concrete Header /mow strip 6" wide x 8" depth	1,123	1,123	LF	\$ 8.00	\$ 8,984.00	Paid by units of work complete
7.68	Pedestrian DG Type B, 4" Stabilized	3,316	3,316	SF	\$ 4.00	\$ 13,264.00	Paid by units of work complete
8.00	IRRIGATION						
8.10	EAST ENTRY POCKET PARK/PLAZA/PARKING	1	1	LS	\$ 40,000.00	\$ 40,000.00	Paid upon 100% Completion
8.20	WEST ENTRY PLAZA	1	1	LS	\$ 20,000.00	\$ 20,000.00	Paid upon 100% Completion
8.30	DEMONSTRATION GARDEN/REST AREA	1	1	LS	\$ 20,000.00	\$ 20,000.00	Paid upon 100% Completion
8.40	UPPER RIPARIAN AREA	1	1	LS	\$ 55,000.00	\$ 55,000.00	Paid upon 100% Completion
8.50	LOWER RIPARIAN AREA	1	1	LS	\$ 30,000.00	\$ 30,000.00	Paid upon 100% Completion
8.60	RIVER OVERLOOK/MEADOW RIVER	1	1	LS	\$ 13,000.00	\$ 13,000.00	Paid upon 100% Completion
9.00	OVERHEAD STRUCTURES & METAL FABRICATION/INSTALL						BID INSTALL COMPLETE FOR ALL BID ITEMS - MATERIALS, EQUIPMENT, LABOR
9.01	Overlook Decorative Shade Structure - includes lighting, security camera, motion sensors	1	1	LS	\$ 185,000.00	\$ 185,000.00	Paid upon 100% Completion
9.02	Overlook 42" High Custom Decorative Handrail	81	81	LF	\$ 300.00	\$ 24,300.00	Paid by units of work complete
9.03	Overlook Decorative Picket Gate	2	2	EA	\$ 8,000.00	\$ 16,000.00	Paid by units of work complete
9.04	Overlook 5 ft. tubular steel picket fence at levee	10	10	LF	\$ 300.00	\$ 3,000.00	Paid by units of work complete
9.05	Front Park Decorative Shade Structure System - includes lighting, security camera, motion sensors	1	1	LS	\$ 115,000.00	\$ 115,000.00	Paid upon 100% Completion
Subtotal						\$ 849,268.00	

DUCK FARM PHASE 1A-STEP 2 EXHIBIT B: PROPOSED SCHEDULE OF VALUES - PAGE 5							
ITEM #	ITEM DESCRIPTION	QUANT. (BID AMT.)	QUANT. (ENGR. EST.)	UNIT	UNIT PRICE	TOTAL ITEM BID PRICE	BIDDER'S INSTRUCTIONS
10.00	FENCING						All items to be purchased and installed complete by Contractor
10.01	East & West Entry - Decorative Metal Work at Gate	2	2	EA	\$ 5,000.00	\$ 10,000.00	Paid upon 100% Completion
10.02	East & West Entry Plaza- Decorative Metal Panel at Tunnel Entry	2	2	EA	\$ 1,500.00	\$ 3,000.00	Paid upon 100% Completion
10.03	East & West Entry Plaza- Fully Custom Ornamental Vehicular Gate	2	2	EA	\$ 7,500.00	\$ 15,000.00	Paid upon 100% Completion
10.04	East & West Entry Plaza - Custom Ornamental Side Panels	52	52	LF	\$ 485.00	\$ 25,220.00	Paid upon 100% Completion
10.05	East & West Entry Plaza - Decorative Steel Pedestrian Gate	2	2	EA	\$ 3,000.00	\$ 6,000.00	Paid upon 100% Completion
10.06	Chainlink Fencing & Gates & Pipe Gate at East Courtyard Entrance	1	1	LS	\$ 5,000.00	\$ 5,000.00	Paid upon 100% Completion
10.07	Replace Existing 6' Chainlink Fencing at Overlook - includes painting fence posts	231	231	LF	\$ 55.00	\$ 12,705.00	Paid upon 100% Completion
10.08	Relocate & replace as needed Chainlink Fencing at North edge of new East Entry Parking Lot	1	1	LS	\$ 5,500.00	\$ 5,500.00	Paid upon 100% Completion
11.00	SITE FURNISHINGS/INTERPRETIVE SIGNAGE/SITE SIGNAGE INSTALLATION						All items to be purchased and installed complete. Interpretive site signage design and printing provided by Owner
11.01	Project Identity Sign (A-3)	1	1	EA	\$ 11,000.00	\$ 11,000.00	Paid by units of work complete
11.02	Site History Interpretive Feature Sign (D)	1	1	EA	\$ 39,000.00	\$ 39,000.00	Paid by units of work complete
11.03	River Interpretive Signs (H)	3	3	EA	\$ 1,200.00	\$ 3,600.00	Paid by units of work complete
11.04	Operational Signage (K-1)	1	1	EA	\$ 1,800.00	\$ 1,800.00	Paid by units of work complete
11.05	Operational Signage (K-2)	1	1	EA	\$ 400.00	\$ 400.00	Paid by units of work complete
11.06	Operational Signage (K-3)	5	5	EA	\$ 600.00	\$ 3,000.00	Paid by units of work complete
11.07	Operational Signage (K-4)	3	3	EA	\$ 400.00	\$ 1,200.00	Paid by units of work complete
11.08	Operational Signage (K-5)	1	1	EA	\$ 400.00	\$ 400.00	Sign Provided by Owner; mount on same post as Sign K-4; Paid by units of work complete
11.09	Operational Signage (K-7)	7	7	EA	\$ 400.00	\$ 2,800.00	Paid by units of work complete
11.10	Operational Signage (K-8)	2	2	EA	\$ 400.00	\$ 800.00	Paid by units of work complete
11.11	Operational Signage (K-9)	2	2	EA	\$ 400.00	\$ 800.00	Paid by units of work complete
11.12	Operational Signage (K-11)	8	8	EA	\$ 400.00	\$ 3,200.00	Paid by units of work complete
11.13	Operational Signage (K-13)	2	2	EA	\$ 400.00	\$ 800.00	Paid by units of work complete
11.14	Operational Signage (K-14)	1	1	EA	\$ 400.00	\$ 400.00	Paid by units of work complete
11.15	Operational Signage (K-15)	2	2	EA	\$ 400.00	\$ 800.00	Paid by units of work complete
11.16	Operational Signage (K-16)	1	1	EA	\$ 500.00	\$ 500.00	Paid by units of work complete
11.17	Pedestrian Directive Signage (L)	4	4	EA	\$ 3,500.00	\$ 14,000.00	Paid by units of work complete
11.18	Interpretive Signage (M)	7	7	EA	\$ 2,500.00	\$ 17,500.00	Paid by units of work complete
11.19	Entry Dedication Plaque - Place in concrete footing	1	1	EA	\$ 2,000.00	\$ 2,000.00	Paid by units of work complete; dedication plaque by Owner
11.20	Trash/Recycle Receptacle - Metal	12	12	EA	\$ 800.00	\$ 9,600.00	Paid by units of work complete
11.21	Bike Rack System - 5 post sets	10	10	EA	\$ 1,200.00	\$ 12,000.00	Paid by units of work complete
11.22	Bike Rack System - 3 post sets	3	3	EA	\$ 800.00	\$ 2,400.00	Paid by units of work complete
11.23	Pet Station	3	3	EA	\$ 600.00	\$ 1,800.00	Paid by units of work complete
11.24	Picnic Table - 6 ft.	3	3	EA	\$ 400.00	\$ 1,200.00	Paid by units of work complete
11.25	Picnic Table - 8 ft. - ADA	1	1	EA	\$ 600.00	\$ 600.00	Paid by units of work complete
11.26	Bench - 4 ft. (Upper Riparian)	6	6	EA	\$ 600.00	\$ 3,600.00	Paid by units of work complete
11.27	Seating Boulders - 3-4 ft.diam. (Upper Riparian)	7	7	EA	\$ 320.00	\$ 2,240.00	Paid by units of work complete
11.28	Bollards - 36" Decorative Metal Fixed	15	15	EA	\$ 3,500.00	\$ 52,500.00	Paid by units of work complete
11.29	Bollards - fixed - 36" Steel 4" diam, concrete filled	12	12	EA	\$ 3,700.00	\$ 44,400.00	Paid by units of work complete
11.30	Bollards - Removable - 36" high	10	10	EA	\$ 3,500.00	\$ 35,000.00	Paid by units of work complete
Subtotal						\$ 351,765.00	

Exhibit J - Bid Schedule

DUCK FARM PHASE 1A-STEP 2 EXHIBIT B: PROPOSED SCHEDULE OF VALUES - PAGE 6							
ITEM #	ITEM DESCRIPTION	QUANT. (BID AMT.)	QUANT. (ENGR. EST.)	UNIT	UNIT PRICE	TOTAL ITEM BID PRICE	BIDDER'S INSTRUCTIONS
12.00	GENERAL IMPROVEMENTS						
12.01	Barn Improvements	1	1	LS	\$ 25,000.00	\$ 25,000.00	Paid upon 100% Completion
12.02	West Entry Plaza Misc. - Lighting/Security Complete	1	1	LS	\$ 12,000.00	\$ 12,000.00	Paid upon 100% Completion
12.03	East Tunnel Entry Misc. - Lighting/Security Complete	1	1	LS	\$ 6,000.00	\$ 6,000.00	Paid upon 100% Completion
12.04	Front Park Misc. - Lighting/Security Complete	1	1	LS	\$ 25,000.00	\$ 25,000.00	Paid upon 100% Completion
12.05	Front Park - Storm Drain & Catch Basins Complete	1	1	LS	\$ 80,000.00	\$ 80,000.00	Paid upon 100% Completion
13.00	TUNNEL IMPROVEMENTS - Includes Items #13.01 - 13.06	1	1	LS	\$ 108,370.00	\$ 108,370.00	
13.01	Tunnel Floor diamond hone, prime and two coats of acrylic tennis court latex		1,250	SF			
13.02	Anti-graffiti coating for floor surfaces		1,250	SF			
13.03	Tunnel ceiling paint Anti-graffiti coating		1,250	SF			
13.04	Tunnel Wall Surface: Smooth steel trowel finish stucco over existing surface. Stucco to be integral color.		2,560	SF			
13.05	Anti-graffiti coating for wall surfaces		2,560	SF			
13.06	Install electrical, lights and motion sensors		1	LS			
14.00	FINAL SITE PREP LANDSCAPE AREAS ONLY - Finish Grading as needed; grow & kill; soil prep/amendments						
14.10	MEADOWS						
14.11	Rototill to 4" deep, remove foreign material/debris; amend soil as specified	552,097	552,097	SF	\$ 0.10	\$ 55,209.70	Paid upon 100% Completion
14.12	Apply (1) Grow & Kill Cycle	552,097	552,097	SF	\$ 0.04	\$ 22,083.88	Paid upon 100% Completion
14.20	UPPER RIPARIAN (OUTSIDE OF STREAM CONSTRUCTION BOUNDARY)						
14.21	Soil Testing within Stream Construction Area - 4 locations	4	4	EA	\$ 350.00	\$ 1,400.00	Paid upon 100% Completion
14.22	Soil Prep within Stream Construction Area	1	1	LS	\$ 20,000.00	\$ 20,000.00	Paid upon 100% Completion
14.23	Rototill to 4" deep, remove foreign material/debris	136,155	136,155	SF	\$ 0.10	\$ 13,615.50	Only areas outside of stream construction area
14.24	Apply (1) Grow & Kill Cycle	136,155	136,155	SF	\$ 0.04	\$ 5,446.20	Only areas outside of stream construction area
14.30	DEMONSTRATION GARDEN						
14.31	Rototill to 4" deep, remove foreign material/debris; amend soil as specified	1,990	1,990	SF	\$ 0.07	\$ 139.30	Paid upon 100% Completion
14.32	Imported Cal Blend Topsoil to 6" depth - demo garden beds only	37	37	CY	\$ 45.00	\$ 1,665.00	Paid upon 100% Completion
14.40	LOWER RIPARIAN						
14.41	Rototill to 4" deep, remove foreign material/debris; amend soil as specified	93,909	93,909	SF	\$ 0.10	\$ 9,390.90	Paid upon 100% Completion
14.42	Apply (1) Grow & Kill Cycle	93,909	93,909	SF	\$ 0.04	\$ 3,756.36	Paid upon 100% Completion
14.50	OVERLOOK/MEADOW RIVER						
14.51	Rototill to 4" deep, remove foreign material/debris; amend soil as specified	11,655	11,655	SF	\$ 0.10	\$ 1,165.50	Paid upon 100% Completion
14.52	Apply (1) Grow & Kill Cycle	11,655	11,655	SF	\$ 0.04	\$ 466.20	Paid upon 100% Completion
Subtotal						\$ 390,708.54	

Exhibit J - Bid Schedule

DUCK FARM PHASE 1A-STEP 2 EXHIBIT B: PROPOSED SCHEDULE OF VALUES - PAGE 7							
ITEM #	ITEM DESCRIPTION	QUANT. (BID AMT.)	QUANT. (ENGR. EST.)	UNIT	UNIT PRICE	TOTAL ITEM BID PRICE	BIDDER'S INSTRUCTIONS
14.60	EAST ENTRY POCKET PARK/PLAZA/PARKING						
14.61	Soil Testing within all landscape areas - 4 locations	4	4	EA	\$ 350.00	\$ 1,400.00	
14.62	Rototill to 4" deep, remove foreign material/debris; amend soil as per new soil report	74,886	74,886	SF	\$ 0.10	\$ 7,488.60	Paid upon 100% Completion
14.63	Apply (1) Grow & Kill Cycle	74,886	74,886	SF	\$ 0.04	\$ 2,995.44	Paid upon 100% Completion
15.00	PLANTING - ALL PLANTINGS TO BE INSTALLED COMPLETE, INCLUDING ALL MATERIALS, EQUIPMENT , LABOR AS NEEDED						All Plantings to be Paid by Units Installed
15.10	NATIVE 4" POTS	22,552	22,552	EA	\$ 1.50	\$ 33,828.00	
15.20	SHREDDED HARDWOOD CALBLEND MULCH TO 3" DEPTH	282,402	282,402	SF	\$ 0.60	\$ 169,441.20	
15.30	UPPER RIPARIAN						
15.31	Native Shrub 1 gal.	1,143	1,143	EA	\$ 35.00	\$ 40,005.00	
15.32	Native Shrub 5 gal.	243	243	EA	\$ 250.00	\$ 60,750.00	
15.33	Native Small Size Tree (15 gal). Installed, staked and mulched	145	145	EA	\$ 250.00	\$ 36,250.00	
15.34	Native Medium Size trees, 24" Box. Installed, staked and mulched	4	4	EA	\$ 1,150.00	\$ 4,600.00	
15.40	DEMONSTRATION GARDEN						
15.41	Native Shrub 1 gal.	282	282	EA	\$ 35.00	\$ 9,870.00	
15.42	Native Shrub 5 gal.	108	108	EA	\$ 250.00	\$ 27,000.00	
15.43	Native Medium Size trees, 24" Box. Installed, staked and mulched	5	5	EA	\$ 1,150.00	\$ 5,750.00	
15.50	LOWER RIPARIAN						
15.51	Native Shrub 5 gal.	223	223	EA	\$ 35.00	\$ 7,805.00	
15.52	Native Small Size Tree (15 gal). Installed, staked and mulched	104	104	EA	\$ 250.00	\$ 26,000.00	
15.60	OVERLOOK/MEADOW RIVER						
15.61	Native Bentgrass Turf	2,395	2,395	SF	\$ 1.50	\$ 3,592.50	
15.62	Native Shrub 5 gal.	183	183	EA	\$ 250.00	\$ 45,750.00	
15.63	Native Small Size Tree (15 gal). Installed, staked and mulched	20	20	EA	\$ 250.00	\$ 5,000.00	
15.70	WEST TUNNEL PLAZA						
15.71	Native Shrub 1 gal.	927	927	EA	\$ 35.00	\$ 32,445.00	
15.72	Native Small Size Tree (15 gal). Installed, staked and mulched	4	4	EA	\$ 250.00	\$ 1,000.00	
15.73	Native Medium Size trees, 24" Box. Installed, staked and mulched	4	4	EA	\$ 1,150.00	\$ 4,600.00	
15.80	EAST ENTRY POCKET PARK/PLAZA						
15.81	Native Shrub 1 gal.	929	929	EA	\$ 15.00	\$ 13,935.00	
15.82	Native Shrub 5 gal.	466	466	EA	\$ 35.00	\$ 16,310.00	
15.83	Native Small Size Tree (15 gal). Installed, staked and mulched	15	15	EA	\$ 250.00	\$ 3,750.00	
15.84	Native Medium Size trees, 24" Box. Installed, staked and mulched	19	19	EA	\$ 1,150.00	\$ 21,850.00	
15.85	Native Large Size trees, 36" Box. Installed, staked and mulched	7	7	EA	\$ 1,800.00	\$ 12,600.00	
Subtotal						\$ 390,746.54	

DUCK FARM PHASE 1A-STEP 2 EXHIBIT B: PROPOSED SCHEDULE OF VALUES - PAGE 8							
ITEM #	ITEM DESCRIPTION	QUANT. (BID AMT.)	QUANT. (ENGR. EST.)	UNIT	UNIT PRICE	TOTAL ITEM BID PRICE	BIDDER'S INSTRUCTIONS
16.00	Tree Removal - Remove all trees along chainlink fence at edge of Caltrans ROW on both sides of the 605 Fwy. Includes stump removal	77	77	LS	\$ 1,350.00	\$ 103,950.00	SEE LD-101 TO LD-105 SHEETS - SEE ADDENDUM #11
17.00	Remove Specimen Size Trees (includes stump removal) Identified on Plan as Protect-in-Place - NO REPLACEMENT - 5 EA. CHINESE EVERGREEN ELMS ON SHEET LD-105; 1 EA NORFOLK STAR PINE ON SHEET, 1 EA DEODAR CEDAR, 1 EA WASHINGTON FAN PALM ON SHEET LD-101	1	1	LS	\$ 10,000.00	\$ 10,000.00	SEE BID ADDENDUM #9
18.00	Plant new 15 gal. size trees to replace "Protect-in-Place" trees - 8 ea. Pinus canariensis, 9 ea. Platanus racemosa, 4 ea. Quercus agrifolia	21	21	EA	\$ 250.00	\$ 5,250.00	SEE BID ADDENDUM #10
19.00	MEADOWS - HYDROSEEDING	552,097	552,097	SF	\$ 0.200	\$ 110,419.40	Provide full/all inclusive cost for this item
20.00	1-Year Plant Establishment - trash & weed removal, turf mowing, plant replacement, mulch & irrigation maintenance, graffiti removal	12	12	Mo.	\$ 10,500.00	\$ 126,000.00	If awarded this will be under separate contract with WCA
Subtotal Items 16-20						\$ 355,619.40	
TOTAL CONSTRUCTION BID						\$ 4,052,601.48	

POTENTIAL VALUE ENGINEERING ITEMS

								Unit Price Savings	Total Savings	Note
11.28	Bollards - 36" Decorative Metal Fixed	15	15	EA	\$ 3,500.00	\$ 52,500.00	Paid by units of work complete	\$ (300.00)	\$ (4,500.00)	Apply tmemec paint over steel pipe in lieu of using SS bollards
11.29	Bollards - fixed - 36" Steel 4" diam, concrete filled	12	12	EA	\$ 3,700.00	\$ 44,400.00	Paid by units of work complete	\$ (300.00)	\$ (3,600.00)	Apply tmemec paint over steel pipe in lieu of using SS bollards
11.30	Bollards - Removable - 36" high	10	10	EA	\$ 3,500.00	\$ 35,000.00	Paid by units of work complete	\$ (300.00)	\$ (3,000.00)	Apply tmemec paint over steel pipe in lieu of using SS bollards
13.04	Tunnel Wall Surface: Smooth steel trowel finish stucco over existing surface. Stucco to be integral color.		2,560	SF				\$ (8.00)	\$ (20,480.00)	Delete smooth finish stucco on walls. In lieu, sandblast walls and ceiling and apply paint with anti-graffiti paint
9.01	Overlook Decorative Shade Structure - includes lighting, security camera, motion sensors	1	1	LS	\$ 185,000.00	\$ 185,000.00	Paid upon 100% Completion	\$ (21,000.00)	\$ (21,000.00)	Use single size tubular steel columns with similar bent/twist pattern in lieu of flared TS top of columns

POTENTIAL VE SAVINGS

\$ (52,580.00)

DATE: October 15, 2018
TO: RMC Governing Board
FROM: Mark Stanley, Executive Officer
SUBJECT: Item 14: Consideration of a resolution approving a grant to the Watershed Conservation Authority for the Duck Farm Phase IA Implementation.

PROGRAM AREA: Rivers and Tributaries

PROJECT TYPE: Development

JURISDICTION: County of Los Angeles

PROJECT MANAGER: Joseph Gonzalez

RECOMMENDATION: That the RMC authorize a \$1.2 million grant to the Watershed Conservation Authority (WCA) to complete construction of the Duck Farm Phase 1A Implementation Phase 1A-Step 2 Project.

PROJECT DESCRIPTION: The Duck Farm Phase 1A Implementation Project (Duck Farm) involves the development of a 31-acre river adjacent park that includes a pocket park and entry, parking, pedestrian amenities and access improvements, interpretive features, 1.25-mile trail, riparian landscape, a wildflower meadow and a river overlook. See Exhibit A: Project Vicinity Map.

The WCA completed a 9-month constructability and Value Engineering (V/E) process, beginning in January 2018, to undertake a bid solicitation process that would result in a contract with a qualified general contractor to complete Phase 1A-Step 2 of the Duck Farm Park Project within available funding. At the beginning of the process there was a funding gap of approx. \$2.5 million. By the end of the V/E process, taking into account the uncertainties of current market conditions, the funding gap was reduced to \$1.2 million, a savings of \$1.3 million. See Exhibit B: Project Budget Summary.

A Request for Bid (RFB) was prepared and published August 3, 2018. The original bid solicitation strategy yielded 16 firms sending representatives to the mandatory bid walk on August 15. However, only one (1) bid was ultimately submitted. This bid was rejected for several reasons, including the fact that the bid exceeded the V/E engineer's estimate by 340%. See Exhibit C: Gap Funding Request Letter, which provides feedback on why contractors chose not to submit bids.

The WCA team is proceeding with an alternative contractor solicitation strategy to obtain a viable bid proposal, allowing qualified Contractors to suggest additional V/E and construction methodology savings to bring project into line with funding.

Qualified contractors from the original 16 firms attending the mandatory bid walk were engaged and two have moved forward to propose a value-engineered design-build project not-to-exceed lump sum of \$4 million. The value includes the 10% contingency from the engineer's estimate, all materials, equipment, and labor required to complete the general contractor elements of the project all mobilization costs, and the 12-month establishment period. See Exhibit D: Project Schedule.

BACKGROUND: The Duck Farm is a significant regional project accomplishing the mission of the RMC and WCA which seeks to preserve open space and habitat to provide for low-impact recreation and educational uses, wildlife habitat restoration and protection, and watershed improvements within the San Gabriel River and the Lower Los Angeles River watersheds. Furthermore, the Duck Farm will expand access to public open space, trails and park features in a park poor area of the San Gabriel Valley and will help realize the goals of the San Gabriel River Corridor Master Plan and will serve as a key destination along the Emerald Necklace—a vision for an interconnected trail network of river-based parks.

Due to the complexity of this multi-jurisdictional park development the project has experienced both regulatory/entitlement hurdles and funding challenges that are being resolved with final permit and agency approvals expected to be completed by the end of November 2018 and a construction contract awarded by January 2019.

Summary of Progress

2010-2012

- **Implemented Two-Step Construction Strategy:** The State's financial crisis and bond freeze of December 2008 resulted in a two-step construction approach utilizing non-State funds to continue progress on the project.
 - Exhibit E: Site Plan Step 1 and Step 2
 - **Completed Step 1: Supplemental Environmental Program (SEP) funded portion of the project.**
 - Included phytoremediation and infrastructure improvements such as site development, grading, trails, a multipurpose road and underground utilities including a new water supply line, fire hydrant and irrigation system.

2013 – 2014

- **Step 2 Construction Documents and Funding**
 - **Entitlements and Permitting**
 - Completed Step 2 construction drawings (CD) and submitted for All Agency approvals. Completed Approvals:
 - LA County Regional Planning (2013)
 - U.S. Army Corps of Engineers (2013; Renewed 2016)
 - LA County Flood Control District (LACFCD) (2013)
 - LA County Health Department and State Regional Water Quality Control Board approvals for Restroom Facility and On-Site Wastewater System. (2014)
 - LA County Fire
 - Los Angeles City Department of Water and Power (2014)
 - **Funding**
 - WCA secured \$1.4 Million from State River Parkway Grant (third attempt)
 - WCA secured \$100K tree planting grant from LA County Prop A

- WCA secured \$280,000 contribution from LA County Flood Control District (LACFCD)

2015 - 2016

- **Step 2 Entitlements and Permitting Continued**
 - **Outside Factors Delay Project**
 - Completed Southern California Edison Consent delayed (2016);
 - 18-month delay related to TRRP and an update to SCE's Environmental Documents to address FAA safety concerns.
 - LA County Plan Check Comments received 2015
 - AECOM Design team experiences loss of Design Team Staff three times between 2014 and 2016 resulting in a variety of delays to achieve approvals.
 - Completed LA County Permit Reviews (2016)
 - LA County Land Development Landscape
 - LA County Parks and Rec Trail Easement
 - LA County EPD: Recycling/Reuse Plan
 - SWPPP

2017 - Current

- **Step 2 Entitlement and Permitting Process Continued**
 - **Status of Permit Approvals** Exhibit E Permit Status Matrix
 - Completed LA County Permit Reviews (2017-2018)
 - LA County GMED
 - LA County EPD: LID Covenant and Industrial Waste Permit
 - LA County Electrical
 - Caltrans Encroachment
 - Caltrans R/W Access Easement: Record easement
 - LA County Building and Safety: Architecture
 - LA County Building and Safety: Plumbing
 - LA County Land Development: Roads and Streets
 - Pending Approvals
 - ACOE Extension of 408 Permit
 - LA County Building and Safety: Grading

LOOK-AHEAD

- **Step 2 Construction**
 - Bid and Award (November 2018)
 - Construction (January 2019 – December 2019)
 - Plant Establishment (June 2019 – June 2020)
 - Grant Closeout (June 2020)

FISCAL INFORMATION: RMC 3609 was encumbered from Prop 40 (PCA 30111); Prop 50 (PCA 30118) and Prop 84 (PCAs 32700, 30115, 32800).

The new \$1.2 million grant to the Watershed Conservation Authority for the Duck Farm recommendation for funding is through a \$404,550.82 grant from Proposition 84, Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 and a \$795,449.18 grant from

Proposition 1, Water Quality, Supply, and Infrastructure Improvement Act of 2014. It is anticipated that the project will close by June 2020.

Funding for this project will be allocated from the following Proposition 84 allocations.

75050. The sum of nine hundred twenty eight million dollars (\$928,000,000) shall be available for the protection and restoration of rivers, lakes and streams, their watersheds and associated land, water, and other natural resources in accordance with the following schedule:... (g) The sum of seventy two million dollars (\$72,000,000) shall be available for projects within the watersheds of the Los Angeles and San Gabriel Rivers according to the following schedule:

(1) \$36,000,000 to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy pursuant to Division 22.8 (commencing with Section 32600).....

75060. The sum of five hundred forty million dollars (\$540,000,000) shall be available for the protection of beaches, bays and coastal waters and watersheds, including projects to prevent contamination and degradation of coastal waters and watersheds, projects to protect and restore the natural habitat values of coastal waters and lands, and projects and expenditures to promote access to and enjoyment of the coastal resources of the state, in accordance with the following schedule:.... (3) To the Rivers and Mountains Conservancy.....\$15,000,000.

Funding for this project will be allocated from the following Proposition 1 allocations:

Funding for this project will be allocated from Chapter Six (6) of Proposition 1, under statute 79731 (f): San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the sum of thirty million dollars (\$30,000,000).

RMC 3609 grant was initially authorized by the RMC on March 26, 2007, as specified in Resolution 2007-25 and amended as specified in Resolutions 2008-15, 2009-30, 2010-87,2011-23,2012-13, 2013-07, 2014-01, and 2017-08.

LEGISLATIVE AUTHORITY AND RMC ADOPTED POLICIES/AUTHORITIES: The Rivers and Mountains Conservancy (RMC) statute provides in part that:

Section 32602: There is in the Resources Agency, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, which is created as a state agency for the following purposes:

- (a) To acquire and manage public lands within the Lower Los Angeles River and San Gabriel River watersheds, and to provide open-space, low-impact recreational and educational uses, water conservation, watershed improvement, wildlife and habitat restoration and protection, and watershed improvement within the territory.
- (b) To preserve the San Gabriel River and the Lower Los Angeles River consistent with existing and adopted river and flood control projects for the protection of life and property.
- (c) To acquire open-space lands within the territory of the conservancy.

Section 32604: The conservancy shall do all of the following:

- (a) Establish policies and priorities for the conservancy regarding the San Gabriel River and the Lower Los Angeles River, and their watersheds, and conduct any necessary planning activities, in accordance with the purposes set forth in Section 32602.
- (b) Approve conservancy funded projects that advance the policies and priorities set forth in Section 32602.

- (d) To provide for the public's enjoyment and enhancement of recreational and educational experiences on public lands in the San Gabriel Watershed and Lower Los Angeles River, and the San Gabriel Mountains in a manner consistent with the protection of lands and resources in those watersheds.

Section 32614: The conservancy may do all of the following:

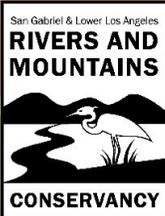
- (b) Enter into contracts with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties, and enter into a joint powers agreement with a public agency, in furtherance of the purposes set forth in Section 32602.
- (e) Enter into any other agreement with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties for the purposes set forth in Section 32602.
- (f) Recruit and coordinate volunteers and experts to conduct interpretive and recreational programs and assist with construction projects and the maintenance of parkway facilities.

Further, Section 32614 provides that: The conservancy may do all of the following:

- (g) Undertake, within the territory, site improvement projects, regulate public access, and revegetate and otherwise rehabilitate degraded areas, in consultation with any other public agency with appropriate jurisdiction and expertise, in accordance with the purposes set forth in Section 32602. The conservancy may also, within the territory, upgrade deteriorating facilities and construct new facilities as needed for outdoor recreation, nature appreciation and interpretation, and natural resources projection. The conservancy may undertake those projects by itself or in conjunction with another local agency; however, the conservancy shall provide overall coordination of those projects by setting priorities for the projects and by ensuring a uniform approach to projects. The conservancy may undertake those projects with prior notification to the legislative body of the local agency that has jurisdiction in the area in which the conservancy proposes to undertake that activity.

Section 32614.5:

- (a) The conservancy may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of this division.
- (b) Grants to nonprofit organizations for the acquisition of real property or interests in real property shall be subject to all of the following conditions:
 - (1) The purchase price of any interest in land acquired by the nonprofit organization may not exceed fair market value as established by an appraisal approved by the conservancy.
 - (2) The conservancy approves the terms under which the interest in land is acquired.
 - (3) The interest in land acquired pursuant to a grant from the conservancy may not be used as security for any debt incurred by the nonprofit organization unless the conservancy approves the transaction.
 - (4) The transfer of land acquired pursuant to a grant shall be subject to the approval of the conservancy and the execution of an agreement between the conservancy and the transferee sufficient to protect the interests of the state.
 - (5) The state shall have a right of entry and power of termination in and over all interests in real property acquired with state funds, which may be exercised if any essential term or condition of the grant is violated.



San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy Territory



Exhibit B - Budget Summary

Duck Farm Riverfront Park: Phase 1A - RMC3609			
Deliverables	Proposed RMC Budget	Funding By Other	Total Project
Step 1 - Site Demo, Grading, Infrastructure and Native Plantings			
Sub-total Step 1 Hardcost	\$2,298,126	\$186,175	\$2,484,301
Step 2 - Area Development and Park Amenities - General Contractor			
1 Demolition and Prep			
2 Pocket Park and Entry			
3 East Tunnel Entry Plaza and Parking Area			
4 Tunnel Pedestrian Interior Improvements			
5 West Park Entry Plaza			
9 Riparian			
Sub-total Step 2 General Contractor Hardcost	\$1,814,523	\$2,185,477	\$4,000,000
Step 2 - Restroom Facility and Utilities/Other - OFI and SCE			
Sub-total Step 2 Other Hardcost	\$395,000	-	\$395,000
Total Hardcost	\$4,507,649	\$2,371,652	\$6,879,301
<i>Design, Permit Support, V/E, Construction Oversight</i>			
<i>WCA PM/Grant Admin/Other</i>			
<i>Construction Management</i>			
<i>Permit Plan Checks/Permitting/Inspections/Misc Exp</i>			
Total Softcost	\$2,492,351	\$584,503	\$3,076,854
Duck Farm Phase 1A Grand Total	\$7,000,000	\$2,956,155	\$9,956,155
Funds Secured	\$5,800,000	\$2,956,155	\$8,756,155
Funding GAP	\$1,200,000	-	\$1,200,000

LETTER TO RMC BOARD JUSTIFYING GAP FUNDING REQUEST = \$1.2M

The WCA has undertaken a 9 month process, beginning in January 2018 to complete the required Value Engineering (V/E), and to develop and implement a bid solicitation process that would result in a contract with a qualified general contractor to complete Phase 1A-Step 2 of the Duck Farm Park Project. This report is both a culmination of that effort and a request to fund the \$1.2M funding gap so that the WCA can proceed with the final negotiations toward executing an agreement with a qualified general engineering contractor.

In January 2018, Blue Green Consulting, and Larry Smith, dba Atlas Green Works, were contracted to complete the aforementioned V/E, and develop the bid/construction strategy. At the June 2018 WCA Board Meeting, senior WCA staff and the consulting team presented a summary of the V/E completed and the proposed bid solicitation and construction strategy. At the beginning of the process the funding gap was approx. \$2.5M. By the end of the V/E process the funding gap had been reduced by \$1.87M, reducing the gap to \$630K. However, at the same time, there remained some uncertainty related to market conditions within the construction industry that could have an impact on the bidding process. In addition, there remained some uncertainties related to construction methodology that the team felt could result in still higher construction costs.

Therefore, the team outlined an initial bid solicitation process that could address these concerns while ensuring that the process would result in a highly qualified contractor committed to completing Phase 1A-Step 2 within the required timeline and within the final confirmed and fully funded budget. Towards that end a Request for Bid (RFB) was prepared and published August 3, 2018. In order to allow for additional V/E as needed, and to adequately compare the bids to the engineer's estimate, the RFB used a unit price bid schedule. A standard bid advertisement process and period was utilized that ultimately allowed bidders seven (7) weeks to prepare their bid submittals. Instructions to the prospective bidders stipulated a bid evaluation process that would result in award to the lowest fully responsive, responsible and qualified bidder, and the WCA reserved the right to reject any bids based on price (too high), lack of responsiveness to all bid submittal requirements, evidence of poor prior performance for other agencies, or insufficient evidence of capacity to perform the work or of having completed projects of similar scope.

At the same time, the team strategized alternative contractor solicitation strategies in the event that the above outlined bid solicitation process did not result in the identification of a contractor that could meet the bid award requirements. The primary contractor solicitation strategy would be "Value-Engineered Design-Build" project delivery approach that would result in "Not-to-Exceed Lump Sum" contract. Such a contract would still pay out invoices using a final negotiated "Schedule of Values" very similar to the original RFB "Bid Schedule". However, there would be a stipulation that there would be no Change Orders.

The original bid solicitation strategy yielded 16 firms sending representatives to the mandatory bid walk on August 15. However, only one (1) bid was ultimately submitted. This bid was rejected for a number of reasons, including the fact that the bid exceeded the engineer's estimate by 340%. Inquiries were made to the firms that attended the bid walk, but did not submit to get feedback on why they chose not to submit. This feedback included: 1) could not demonstrate experience with RFB scope of work; 2) did not have internal capacity to perform enough of the work; 3) too busy to be able to complete construction within the required timeline; 4) firm too small to meet the bonding requirements; 5) too much of the materials were identified as "Owner Furnished Items (OFI's)", thereby impacting their competitiveness and ability to recover sufficient overhead and profit to justify the risk; 6) not enough estimating resources

to prepare a fully responsive bid package relative to other higher value projects; 7) challenges with understanding the construction documents; and 8) challenges with accountability for their work relative to work previous completed (existing conditions) in Phase 1A-Step1.

As a result of this feedback, the team proceeded with the alternative contractor solicitation strategy, which is a form of a modified “sole source” solicitation. The justification is that the traditional low bid strategy did not result in any responsive bids, and that the feedback clearly pointed to a very limited pool of available and qualified contractors. The team reached out to American Landscape, BrightGreen Landscape, Los Angeles Engineering and Fast-Track Construction, as the only firms that had attended the bid walk and were clearly qualified to construct the project. Only Los Angeles Engineering and Fast-Track affirmed their interest in this alternative solicitation process.

E-mails were then sent to both firms with the following requirements for a “value-engineered design-build not-to-exceed lump sum” proposal:

1. Commitment to a Not-to-Exceed lump sum contract value = \$4M
2. The quantity of elements remaining in the construction documents
3. Recommendations for additional value engineering as needed in the following areas:
 - a. Simplifying the design of some components of the overhead structures
 - b. Simplifying the design and substitution of materials for some of the decorative metal element requiring fabrication (fencing, guard rails, gates)
 - c. Revisions to the design of the lower riparian “landscape mounds” that could reduce the amount of earthwork required for the project
 - d. Clarification of the security and lighting and other electrical requirements for the project
 - e. Suggestions for additional value engineering for the various paving requirements
 - f. Or any other suggestions that would not reduce the presence or quantity of the following elements:
 - i. Overhead Structures
 - ii. Interpretive Elements
 - iii. Upper Riparian Stream as currently designed
 - iv. Extent of paving
 - v. Landscape and Irrigation
4. Project to be completed with 150 working days as specified
5. All other submittal requirements from original RFB still required
6. All General Provisions and specifications in the RFB remain the same

The \$4M value was determined based on the following:

1. Starting value = \$4.5M that was used as the “high” of the “value range” for Phase 1A-Step 2 as represented at the June WCA Board Meeting
 - a. This “high” value includes higher costs related to market conditions and additional “escalation” from the original engineer’s estimate, 100% of the contingency
2. Removal of all WCA non-construction costs = \$350K
3. SCE utility undergrounding and existing irrigation maintenance work = \$150K

The \$4M value includes the 10% contingency (as mentioned above) from the engineer’s estimate, all materials (including OFI items that had been removed during the original RFB process), equipment, and labor required to complete the project, all mobilization costs (including required bonding and temporary facilities), and the specified 12 month plant establishment period.

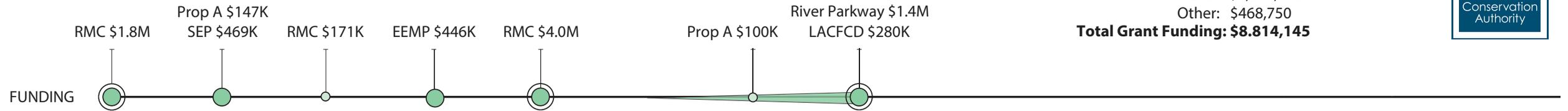
As the total cost for construction including all of the WCA non-construction costs is \$4.5 and the available funding is \$3.3M, the gap funding needed to complete the project is \$1.2M



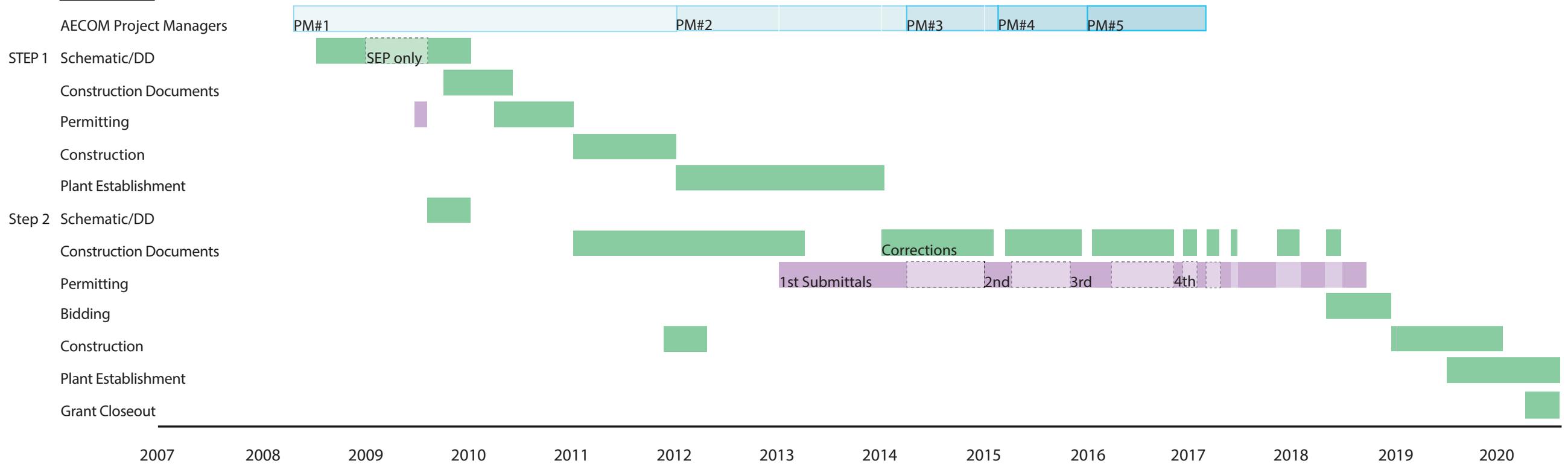
DUCK FARM RIVERFRONT PARK: PHASE 1A - Step 1 + 2

Local: \$527,477
 State: \$7,817,918
 Other: \$468,750

Total Grant Funding: \$8,814,145



PROJECT TIMELINE



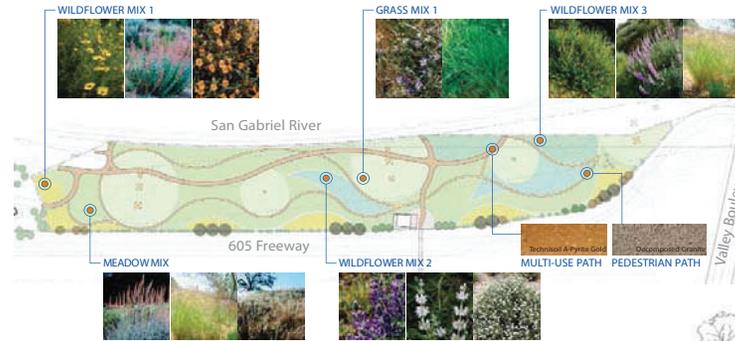


DUCK FARM RIVER PARK

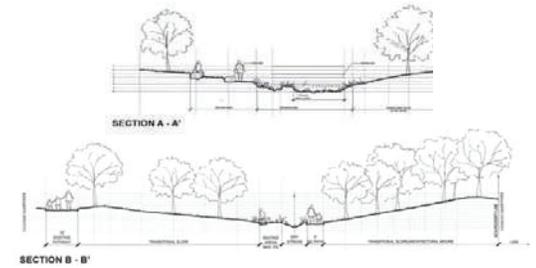
The Watershed Conservation Authority is currently developing the 31+ acre Duck Farm River Parkway and Riparian Enhancement project located along a 1-mile stretch of the San Gabriel River adjacent to Valley Blvd. and the 605 Freeway in the heart of the San Gabriel Valley. Development is located on a multi-jurisdictional parcel with a variety of Agency easements resulting in a complex permit approval environment.

About the Duck Farm

- Key link within the Emerald necklace 17-mile park and greenway master plan
- New park open space and native habitat
- Reconnects community with the river and nature
- Educate and interpret site and highlight the River, Water Conservation, Green Energy and Sustainability
- Restore natural processes of floodplain via pocket wetland and a riparian, seasonal streambed
- Funding Secured \$8.8M and CTD \$4.9M



SCOPE OF WORK - DUCK FARM PHASE 1A - STEP 1



Step 1 - Park Infrastructure and Phytoremediation

- Installation of park infrastructure including trail system and irrigation lines
- Planting natives to both phytoremediate the land of excess nitrogen and restore riparian habitat

Step 2 - Construction of park features & access improvements

- Neighborhood entry park and access improvements
- River overlook
- Demonstration garden
- Picnic areas
- Outdoor classroom and amphitheater
- Riparian areas including seasonal streambed and wet meadow bioswales
- Interpretive stations and seating areas along 1.5 mile trail



SCOPE OF WORK - DUCK FARM PHASE 1A - STEP 2

October 15, 2018 – Item 14

RESOLUTION NO. 2018-25

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS
AND MOUNTAINS CONSERVANCY (RMC) APPROVING A GRANT TO THE WATERSHED
CONSERVATION AUTHORITY FOR THE DUCK FARM PHASE 1A PROJECT

WHEREAS, The legislature has found and declared that the San Gabriel River and its tributaries, the Lower Los Angeles River and its tributaries, and the San Gabriel Mountains, Puente Hills, and San Jose Hills constitute a unique and important open space, environmental, anthropological, cultural, scientific, educational, recreational, scenic, and wildlife resource that should be held in trust to be preserved and enhanced for the enjoyment of, and appreciation by, present and future generations; and

WHEREAS, The people of the State of California have enacted the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006, which provides funds for the RMC grant program; and

WHEREAS, the State of California has authorized an expenditure of funds from Proposition 1, the Water Quality, Supply, and Infrastructure Improvement Act of 2014 to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for capital outlay and local assistance multi-benefit grants for ecosystem and watershed protection and restoration projects; and

WHEREAS, The RMC may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of Division 22.8 the Public Resources Code; and

WHEREAS, The Applicant has submitted a project which is consistent with the purposes of Division 22.8 of the Public Resources Code and the Bond Act; and

WHEREAS, The proposed project meets an objective of the California Water Action Plan for more reliable water supplies, restoration of important species and habitat, more resilient and sustainably managed water infrastructure; and

WHEREAS, The proposed project meets the goals of reducing greenhouse gas emissions consistent with AB 32; and

WHEREAS, The proposed project is consistent with the San Gabriel and Los Angeles River Watershed and Open Space Plan; and

WHEREAS, The proposed project protects land and water resources; and

WHEREAS, The grantee has requested a grant from Proposition 1, Section 79731 (f) and Section 79735 (a) of the Water Code; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); and NOW

Therefore be it resolved that the RMC hereby:

1. FINDS that this action is consistent with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Act and is necessary to carry out the purposes and objectives of Division 22.8 of the Public Resources Code.
2. FINDS that the grant is consistent with the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006, which provides funds for the RMC grant program.
3. FINDS that the Proposition 1 RMC Grant Program is consistent with the Water Quality, Supply, and Infrastructure Improvement Act of 2014 ("Proposition 1"), which provides funds for the RMC grant program
4. FINDS the proposed project meets at least one of the purposes of Proposition 1.
5. FINDS the proposed project meets at least one of the three objectives of the California Water Action Plan.
6. FINDS that the proposed action is consistent with the San Gabriel and Lower San Gabriel and Los Angeles River Watershed and Open Space Plan as adopted by the Rivers and Mountains Conservancy;
7. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
8. ADOPTS the staff report dated October 15, 2018 for this item.
9. AUTHORIZES a grant to the Watershed Conservation Authority for the Duck Farm Phase 1A Project for \$1,200,000, funded through a \$404,550.82 grant from Proposition 84 and \$795,449.18 grant from Proposition 1.

~ End of Resolution ~

Motion _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Passed and Adopted by the Board of the
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS
CONSERVANCY on October 15, 2018

Frank Colonna, Chair

ATTEST:

David Edsall
Deputy Attorney General

October 25, 2018 - Item 16

RESOLUTION 2018-26

RESOLUTION OF THE WATERSHED CONSERVATION AUTHORITY TO AWARD A CONSTRUCTION CONTRACT TO FAST-TRACK CONSTRUCTION CORPORATION IN AMOUNT NOT TO EXCEED \$4,000,000 TO IMPLEMENT THE DUCK FARM PHASE 1A-STEP 2 CONSTRUCTION PROJECT.

WHEREAS, the Watershed Conservation Authority (WCA) has been established as a joint powers agency between the Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District (District); and

WHEREAS, the Watershed Conservation Authority (WCA) has further been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, this action awards a construction contract to Fast-Track Construction Corporation in amount up to a not to exceed value of \$4,000,000 to implement the Duck Farm Phase 1A - Step 2 project; and

WHEREAS, the proposed action is exempt from the provisions of the California Environmental Quality Act; NOW

Therefore be it resolved that the WCA hereby:

1. **FINDS** that this action is consistent with the purposes and objectives of the WCA.
2. **FINDS** that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA).
3. **ADOPTS** the staff report dated October 25, 2018.
4. **AWARDS** a construction contract to Fast-Track Construction Corporation in amount up to a not to exceed value of \$4,000,000 to implement the Duck Farm Phase 1A-Step 2 project.

~ End of Resolution ~

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Motion: _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Passed and Adopted by the Board of the
WATERSHED CONSERVATION AUTHORITY
On October 25, 2018

M. Janet Chin, Governing Board Chair

ATTEST: _____
David Edsall, Jr.
Deputy Attorney General