DATE: **September 25, 2025**

TO: **WCA Governing Board**

FROM: **Mark Stanley, Executive Officer**

SUBJECT: **Item 14: Consideration of a resolution for the ratification of an agreement with Albert Webb & Associates as construction management service for the Oaks East Fork River Access Project (WCA25502)**

RECOMMENDATION
That the WCA Governing Board ratify an agreement with Albert Webb & Associates for $339,252 as the provider of construction management service for the Oaks East Fork River Access Project (WCA25502).

PROJECT DESCRIPTION
Project roles and responsibilities are divided between WCA and the Angeles National Forest (ANF). The WCA will act as the lead for the project, utilizing the grant funding to hire contractors to complete the on-the-ground construction work for each project phase (trash receptacles, access points, restrooms). The WCA will ensure all work adheres to the grant requirements and established timelines. The Angeles National Forest (ANF) will provide overall project oversight and ensure compliance with federal regulations. ANF staff will monitor the work of the contractors throughout the project to guarantee it meets the outlined specifications and adheres to the National Environmental Policy Act (NEPA) requirements. ANF staff will likely include personnel with expertise in contracting, engineering, and environmental compliance.

Through a competitive bid process for construction management service Albert Webb & Associates was chosen for construction management. The RFP was released April 17, 2025. Technical questions were due via email no later than April 28, 2025. Addendum One was released April 30, 2025, addressing all questions received. Proposal were due electronically by Friday, May 16, 2025, by 12:00 pm.

A total of eight (8) proposals were received. Cummings Group retracted it submittal, leaving balance of seven (7) responsive submissions. Each proposal was reviewed and ranked by a committee of four - three staff providing project managements services to WCA and the Landscape Architect. The top three (3) teams were interviewed by the selection panel, a US Forest Service manager, and the WCA Executive Officer.

Proposer	TM Average	Cost Average	"Earned" Average Total	Interview Pts	FINAL
Albert A Webb Associates	57.0	21.3	78.3	20.4	98.7
Paul Hansen Engineering	56.3	21.5	77.8	16.4	94.2
Conservation Corps of Long Beach	48.8	27.0	75.8	16.0	91.8
Construction Cost Estimating Group, LLC	45.0	30.0	75.0	n/a	75.0
Syrusa Engineering, Inc	52.8	19.5	72.3	n/a	72.3
FCG Consultants, Inc	56.5	15.3	71.8	n/a	71.8
NCD Associates	43.8	15.0	58.8	n/a	58.8

Albert Webb & Associates was selected, receiving the highest score, based on the consultant team's experience and portfolio of managing projects of similar size and scope.

BACKGROUND

The East Fork Confluence with Cattle Canyon Improvements Project (East Fork Project) is located approximately 14 miles north of the city of Azusa on federal lands managed by the ANF San Gabriel Mountains National Monument, within the boundaries of the WCA territory. The project site encompasses an approximate 2.5-mile reach of the East Fork of the San Gabriel River (EFSGR), running generally south until its confluence with Cattle Canyon Creek, and continuing in a generally westerly direction along the East Fork of the San Gabriel Canyons.

In response to increasing public demand, the USFS partnered with the Watershed Conservation Authority (WCA), a joint powers authority between the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District (LACFCD), to develop a project to promote sustainable recreation. Under the collaboration of the WCA and the USFS, the San Gabriel River Confluence with Cattle Canyon Improvements Project (East Fork Project) was developed. The project would provide recreational improvements and ecological restoration opportunities to address resource management challenges with a focus on mitigating impacts along the most heavily used section of the river.

During the planning phase of the East Fork Project, a Sustainable Site Access Model was developed to provide better public access to the river while protecting natural resources. The intent of the Sustainable Site Access Model is to help control trash dispersal and habitat degradation by designating formal river access points and providing adequate litter receptacles and restrooms at each access point. Components of the Sustainable Site Access Model include parking, infrastructure to provide for potential development of future shuttle services, litter disposal, restrooms, picnic tables and seating, East Fork Scenic Trail with interpretive elements, safe river access trails, and elimination of user-created trails and parking.

FISCAL INFORMATION

San Gabriel Rivers and Mountains Conservancy has awarded $2,000,000 (RMC22022) for construction and implementation of Phase 1. In 2023, the RMC awarded an additional $502,000, RMC23015, for restroom facilities in the picnic area, low wall seating, informational kiosk and parking improvements. In May 2025, the California State Water Resources Control Board awarded a grant of $1,502,472 of Nonpoint Source Pollution Control Program funds. The most recent cost estimate for the project construction, before additional enhancement is well within available funding.

REQUEST FOR PROPOSAL (RFP) ANNOUNCEMENT
Watershed Conservation Authority (WCA)

Request for Proposal (RFP)
CONSTRUCTION MANAGEMENT SERVICES
FOR OAKS EAST FORK RIVER ACCESS PROJECT

PROJECT LOCATION:
E Fork Rd, Azusa, CA 91702 (Lat. 34.22940, Long. -117.77825)

The WCA is seeking a qualified entity to provide construction project management services for implementation of a recreational area adjacent to the East Fork of the San Gabriel River above the City of Azusa in the San Gabriel Mountains. Services must be provided by a licensed architect, registered engineer, or licensed general contractor for managing and supervising work performed on the project. Such services will include construction project design review and evaluation, construction mobilization and supervision, bid evaluation, project scheduling, cost-benefit analysis, claims review and negotiation, and general management and administration of a construction project (GC §§ 4525(e), 4529.5).

Interested entities may view the RFP on the Watershed Conservation Authority website at www.wca.ca.gov.

In the opinion of the WCA, this RFP is complete and without need of explanation. However, any and all technical questions should be directed to Salian Garcia, Staff Services Manager II, via email sgarcia@rmc.ca.gov, no later than April 28, 2025 at 5:00pm.

Other questions related to the agency and project may be directed to Mark Stanley, Executive Officer, at mstanley@wca.ca.gov.

Proposals must be submitted electronically by the deadline to the staff listed below:

Submittal Deadline: Friday, May 16, 2025, by 12:00pm

WCA General Inbox at staff@wca.ca.gov
Cc: Salian Garcia at sgarcia@rmc.ca.gov

Hard copy submissions are **NOT** required.

Office Phone: (626) 815-1019

Please see the RFP for full instructions and details of the scope of work.

Facsimiles or Proposals submitted/passed through to other WCA personnel, or personnel of related agencies, will not be accepted

Request for Proposal - (RFP)
Watershed Conservation Authority (WCA)

The Watershed Conservation Authority (WCA) is issuing a Request for Proposals (RFP) for construction management services for implementation of a recreational area adjacent to the East Fork of the San Gabriel River at the Oaks Picnic Area above the City of Azusa in the San Gabriel Mountains. The objective of this RFP is to select a Consultant that is best qualified to perform the work described in this RFP.

The contract will be awarded to the best qualified Consultant whose proposal is determined to be the most advantageous to the WCA, based on demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required at a fair and reasonable price. The successful consultant may be awarded multi-year agreements on a fixed rate basis.

I. PROJECT DESCRIPTION – CONSULTANT SERVICES AGREEMENT

The WCA is developing the "Oaks East Fork River Access Project" (Project) located adjacent to the East Fork of the San Gabriel River above the City of Azusa in the San Gabriel Mountains, with the Unified States Forest Service (USFS) and Lynne Dwyer (Project's landscape architect) as project partners. The Project site is located at E Fork Rd, Azusa, CA 91702 (34.22940, -117.77825) (see Exhibit A). At the time of the RFP release date, 90% Construction Documents have been prepared for the Project and are being reviewed by the

The WCA is seeking an individual or firm (entity) to provide construction management services for the Project. The estimated contract amount is $250,000 - $400,000 and the estimated contract term is two (2) years. The Agreement shall be Task Order driven and for specific phases of the Project will be prepared on a flowing basis. The scope of services and total fee for individual task orders will be negotiated utilizing the rates specified in the Proposal. Expenses such as mileage and printing may be eligible for reimbursement so long as detailed supporting documentation are submitted with invoices. The WCA does not guarantee that any work will be made under the agreement(s) during the contract period to the selected entity. The WCA may issue a separate contract for each phase.

The lowest responsive Proposer is expected to be selected and the contract awarded by the end of May 2025 with a start date no earlier than June 1, 2025.

The executed Agreement may be formally amended to accommodate schedule conflicts or any unexpected costs associated with the services, by mutual consent of the WCA and the Contractor. A variation of the terms (i.e., change in project representative, change in budget) requires mutual consent from the WCA and Contractor. No verbal understanding, agreement, or amendment not incorporated into the Agreement is binding on either party.

II. BACKGROUND

The Angeles National Forest/San Gabriel Mountains National Monument is the backyard for many highly urbanized communities in LA County. It is estimated that the forest receives over 3.5 million visitors annually. Due to steep topography and dense chaparral, recreation is highly concentrated in areas that are relatively flat with access from the main roads. The East Fork of the San Gabriel River is a major recreation destination, offering visitors in-stream water play, stream-side picnicking,

and even large group religious baptisms. The area is known to attract high levels of use and during peak-season can cause Highway 39 to be closed by late morning due to overcrowding in the Forest. The scope of the project is in direct response to a multi-year planning process undertaken by the WCA in collaboration with the U.S. Forest Service. This project is multi-faceted with strategically identified priority sustainable recreational improvements along the East Fork of the San Gabriel River. During the planning study, this area was identified as a priority project based on need due to the large concentration of visitors. The study showed that a large number of “wild” access trails leading to the riverbed constitute a substantial management problem related to soil erosion and trash. Visitors commonly park along the road and on unimproved parking areas and then choose the closest “wild” path to access the riverbed. This “dispersed” access pattern does not allow positioning of an adequate number of trash cans, toilets, and regulatory signage which ultimately contributes to the current trash problem.

The Oaks East Fork River Access Project is a multi-benefit project that supports a special status riparian area and sensitive aquatic species, the Santa Ana Sucker, through the development of sustainable recreation facilities. Heavy recreational use, combined with a lack of public amenities, has resulted in the degradation of the site, which includes impacts to vegetation, soil compaction, erosion, on-site litter, and stream alteration to create pooling water. The project consists of three primary activities:

1. Construct safe and dedicated access trail to the river, at a defined location, emphasizing the rarity and value of the natural resources to be protected from ‘wild’ trails and water play.

2. Construct amenities that respond to recreational need, including stairs, restroom, walking trail, trash bins, picnic tables, interpretive displays, river overlook, crosswalk, and formalized parking.

3. Install access improvements that will remove potential barriers to user’s removal of trash from the river and flood plain.

The WCA is a local public entity of the State of California exercising joint powers of the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District pursuant to Section 65000 et seq. of the Government Code. The purpose of the WCA is to expand and improve open space and recreational opportunities for the conservation, restoration, and environmental enhancement of the San Gabriel and Lower Los Angeles Rivers Watershed area consistent with the goals of flood protection, water supply, groundwater recharge and water conservation.

The WCA executes its mission either directly or through local assistance grants for wetland/watershed restoration, natural habitat and urban area enhancement, and public access and recreation projects. As a JPA partner, the WCA follows the RMC’s procurement policies as appropriate. The contractor will work under the direction of the Executive Officer and Project Analysts of the RMC, and with the respective representatives from various organizations including the USFS and project partners.

III. SCOPE OF SERVICES

During the Construction Phase, the CM will utilize their skills and knowledge of construction to provide Project construction services including: schedule development, prepare construction cost models/estimates, conduct value engineering studies, construction project design review and evaluation, construction mobilization and supervision, bid evaluation, project scheduling, cost-benefit analysis, claims review and negotiation, study labor conditions and public funding requirements, identify and advise on constructability issues, advise on the sequencing of procurement and construction work for the Project, and monitor project budgets, and general management and administration of the Project.

The CM will also be responsible for determining the logistics and cost of implementing the requested scope of services.

Contractor will bring a multi-disciplinary team specialized in the following disciplines:

- Design review and evaluation
- Value engineering
- Construction mobilization
- Construction inspection
- Cost estimating
- Bid evaluation
- Project scheduling and analysis
- Cost-benefit analysis
- Constructability review
- Project reports
- Claims analysis and negotiation
- General construction management and administration of a construction project.

The WCA will release a Request for Proposals for General Construction services within the next three months.

At the present time, the WCA have obtained or applied for the following permits:

- CEQA completed 10/30/18
- NEPA completed 11/09/21
- California Fisch and Wildlife Section 1602 – approval expected April 2024
- State Water Control Resources Board Section 401 – approval expected April 2024
- USACE Section 404 – not required
- County of Los Angeles – approval expected April 2024

While diligent efforts have been undertaken to clarify the necessary permits, it is the sole responsibility of the Contractor to verify, procure, and obtain official approval for all final permits. Permit costs are reimbursable.

WCA has developed the following scope of work. Optional tasks may be provided and should be noted in the Proposal. The successful Contractor shall provide the following services:

Task 1: Project Review
The CM shall meet with the Project Team to fully understand the program, the design documents, schedule, and logistics, the project scope, and other pertinent aspects of the project. The CM shall become an integral part of the Project Team that will advise on the development and progress of construction processes on behalf of WCA.

Task 2: Basic Services
Contractor will be called on to provide construction management services for the Oaks East Fork River Access Project on a task and deliverable driven basis from start to finish. These services may include, but are not limited to, preparing submittals for landscape architect review, construction project design review and evaluation, value engineering, construction mobilization, construction inspection, cost estimating, preparing requests for information (RFI), bid evaluation, project scheduling and analysis, cost-benefit analyses, constructability reviews, project reports, claims analysis and negotiation, reviewing application for payments, and general construction management and administration of a construction project.

Specific responsibilities include:

- Collaborate with architects, engineers, and other specialists; hire full-time and part-time subcontractors and laborers and coordinate their schedules
- Visit sites regularly during construction including bid walks, preconstruction walks, in-progress visits, punch walks, and closeouts; and attend status and coordination meetings
- Conduct and document quality assurance and safety inspections throughout the construction process, ensuring that the work environment is acceptable and that tools and equipment are in good working condition
- Maintain and update SOW and preconstruction documents, and meet contract obligations by developing relationships with reliable contractors and vendors
- Respond efficiently and effectively to work delays, emergencies, and other project disruptions

Task 3: Field Architectural and Engineering (A&E)
Contractor shall conduct site visits in which to observe implementation, monitor for compliance with the final construction package, and to report to WCA and its Project partners. Activities shall include, but are not limited to, the review and approval of submittals, attendance during placement of landscape elements, monitoring of plant material delivered and installed, answering Request for Information (RFI)s, and providing clarification to and inspections of engineering elements. The estimated fee for this task may include a contingency; however, such contingency should be accompanied by set rates for specific tasks. Contingency cannot exceed 10% of the Task budget.

Task 4: Bid Support
Contractor shall assist WCA in preparing and bidding the construction contract. Such assistance may include but is not limited to preparing bidding instructions that incorporates a listing of all known work elements with the quantities and materials required to complete the project, providing addenda to construction documents, reviewing bonding requirements, responding to bidder's questions, and attending a pre-bid meeting. Contractor shall also participate in bid evaluations and selection, supporting WCA through the recommendation of awards, and attending a bid award meeting. The estimated fee for this task may include a contingency however, such contingency should be accompanied by set rates for specific task. Contingency cannot exceed 10% of the Task budget.

After selection of the construction entity, CM and Project Team meet with the contracted construction entity to discuss the construction process and other significant items that could affect the progress of the work including but not limited to project background, communication procedures among project participants, construction schedule, phasing and associated requirements, construction progress reporting, contractor's use of site and premises, site conditions, equipment mobilization, change order procedures, and material testing and inspection requirements.

Task 5: Project Closeout

Contractor shall assist WCA in the project closeout phase. The Contractor must be fully aware of the project closeout requirements and the contractor's obligations, and advise the Project Team of requirements, obligations, and issues. Services include but are not limited to review closeout submittals, provide recommendations for final payments, review and provide recommendations for the punch list, and provide recommendations on the dates of substantial completion and final acceptance. Prior to the substantial completion milestone, the Contractor is required to create a punch list of items to be completed or corrected prior to final completion and acceptance of the project. A closeout meeting will be required which may consist of final walkthroughs with Project Team and/or stakeholders. Other closeout tasks include release of retainage, as-built documents, operation and maintenance manuals, product warranties, schedule of follow-up filed observations for incomplete work, and close-out submittals.

IV. DESIRABLE QUALIFICATION AND EXPERTISE:

The Construction Manager (CM) will be a member of the Project Team consisting of the project owner (WCA), the Design Team (the landscape architect Lynne Dwyer), and other consultants as required).

CM shall be familiar with State and County of Los Angeles policies and procedures as related to capital and public works projects. Pursuant to an authorized task order, the Consultant shall provide services and all necessary personnel, material, transportation, lodging, instrumentation, and the equipment necessary to satisfy all appropriate agencies and required to ensure compliance with all applicable Federal, State, and Local statutes, laws, codes, regulations, policies, procedures, ordinances, standards, specifications, performance standards, and guidelines, applicable to the Consultant's services and work product. A resource to the State's contracting process, including policies and guidelines to promote sound business decisions and practices is the State Contracting Manual. A uniform approach to statewide management policy may found in the State Administrative Manual.

The most successful Contractor shall have:

- Experience designing and constructing park projects along forest river corridors, ideally in the Angeles National Forest
- Knowledge of municipal, county, state, and federal regulatory frameworks
- Experience navigating public engagement and incorporating community input into project implementation

V. MINIMUM REQUIREMENTS

Contractors that are interested in providing professional services for this contracting opportunity shall submit the following information in 8.5" x 11" format (11-point font or greater) with each of the numbered sections collated in a separate tab. The Proposal should include a table of contents with use of tabs or some type of divider system to clearly separate out the different parts of the Proposal.

Proposal shall provide straightforward and concise descriptions of Consultant's ability to satisfy the requirements of this RFP. Consultants shall ensure that their written responses completely and accurately indicate how they meet the Selection Criteria listed in **Section VII. SELECTION CRITERIA.** All documents contained in the Proposal shall have original or electronically certified signatures (i.e., DocuSign, Adobe Sign) and shall be signed by a person authorized to bind the Proposing consultant. Proposals not including the proper required attachments or original signatures shall be deemed non-responsive. A non-responsive Proposal is one that does not meet one or more of the minimum requirements.

1. Letter of Interest that includes the Federal Identification Number (if applicable) of the firm as well as the person authorized to negotiate and sign all agreements.

2. A completed Form W-9 Request for Taxpayer Identification Number and Certification should be submitted with an original signature. The current version of the form is available here.

3. Executive Summary (2 pages preferred).

4. Written statement of the contractor(s)'s qualifications that is responsive to the selection criteria below, including standard services, work plan, and project schedule. Contractors shall respond in writing indicating how they believe their qualifications fulfill the requirements of these criteria. **Contractors must respond to each numbered criterion with complete and organized responses**.

   a. Past Performance and Record of Successful Completion of Similar Work: List up to five (5) projects related to construction management services completed within the past five (5) years. At minimum, provide basic information about the level of each listed review, who was the Lead Agency, what was the scope of work and any special consultations or permits that were needed.

   b. Provide a list of projects for which your firm is currently responsible, including the start and end dates of the project(s).

   c. Qualified Staff Resumes and Availability: Provide an overarching organizational chart showing Proposer and any subcontractor(s) working on the project. Provide an organizational chart for the Proposer's staff with clear levels of authority and oversight. Highlight key personnel staffing positions and roles that will be held by staff of Proposer and subcontractors. A resume of the contractor(s) and for any proposed sub-contractors. The resume should include each individual's proposed project assignment and responsibilities, their specific professional experience related to this assignment, and their current work assignment(s) and projected completion dates.

5. **Costs Proposal:** Information requested is required to support the reasonableness of your quotation. Cost must have a detailed breakdown showing how the costs were determined and the desired method of payment (i.e., flat fee, lump sum, unit rate basis). The contract for services is a fixed price cost (all-inclusive). The fixed fee costs will include cost of any and all subcontractors used.

The breakdown must include the following:

   a. Proposer shall provide their Cost Proposal for performing the required services and shall include all applicable taxes and other expenses, such as all travel expenses, copying, postage, and other appropriate expenses.

   b. Deliverables: See **Section III. SCOPE OF WORK**. These costs shall be included in the Cost Proposal. A proposed cost/budget must be included for each Task and Deliverable.

c. For calculation purposes, Proposer shall use the below listed guidelines for costing travel, expenses, and deliverables. No separate or additional billings will be considered for reimbursement without written permission from the RMC.

- Transportation: Travel expenses and per diem directly related to the contract services shall be included in direct costs. Such costs shall not exceed the rates paid to the State's non-represented/excluded employees (CCR Title 2, Section 599.619).
- Hourly Rates: Provide hourly billing rates for staff and subcontractors as follows: Category of personnel, rate per hour, and total cost for each category of personnel.
- Identification of Subcontractor(s) Costs: Provide a listing of proposed subcontractors and associated fees (i.e., admin mark-up).

6. Additional Required Documents:

i) Current Statement of Information (can be obtained on the California Secretary of State's website here). If operating under a fictitious business name, provide all supporting documentation (i.e., fictitious business name statement certified by the appropriate county clerk).

ii) If applicable, proof of current certification from the DGS Office of Small Business and Disabled Veteran Business Enterprise Services (OSDS). This information can be obtained here.

iii) Completed and signed California Civil Rights Laws Attachment (DGS OLS 04), available here.

iv) Darfur Contracting Act Certification (DGS PD 1). This form can be found here.

v) Iran Contracting Act Verification Form. This form can be found here.

vi) The Bidder's Declaration Form (GSPD-05-105, which can be found here). This form documents subcontracted services.

vii) Disabled Veteran Business Enterprise Declarations Form (STD 843, which can be found here). This form documents compliance with the requirements set forth in the Military and Veterans Code and is required to be completed for each Disabled Veteran Business Enterprise.

The WCA encourages Small Businesses and Disabled Veteran Business Enterprises to apply.

To locate certified firms for subcontracting purposes, start on CaleProcure. Website link to CaleProcure. Click on "Small Business / Disabled Veteran Business Enterprise," then "Search for Certified SB/DVBE Firms." In the Certification Type, select any combination of Micro Business (MB), Small Business (SB), or Disabled Veteran Business Enterprise (DVBE).

Additionally, there are fields that allow for a narrowing of the search. In the UNSPSC Classifications field, a search can be conducted in which the words "architectural" or "engineering" are used. If, for example, the UNSPSC Classification for Architectural Engineering (81101508) is selected, in

addition to Disabled Veteran Business Enterprise (DVBE), Service Area (County) Los Angeles (019), a number of DVBE certified firms that associate with the Architectural Engineering category are shown.

If you feel you (if an individual), your company or your subcontractor qualifies as either, you may visit the website link to DGS SB & DVBE or call OSDS at (916) 375-4940 for further information.

VI. SUBMISSION INFORMATION AND DEADLINE

The electronic submission of a single, unprotected (i.e., not password protected) PDF file of the Proposal is required. The electronic submittal will be accepted until **12:00pm on Friday, May 16, 2025**.

The Proposal shall be submitted to the WCA General Inbox at staff@wca.ca.gov, with carbon copy to Salian Garcia at sgarcia@rmc.ca.gov.

Proposals received after this date and time will not be considered.

Hard copies of the submission are NOT required. Proposals submitted/passed through to other WCA or RMC personnel, or personnel of related agencies, will not be accepted.

VII. SELECTION CRITERIA

1. Minimum Qualifications. Each proposal will be checked for the presence or absence of required qualifications outlined in Section V. MINIMUM REQUIREMENTS. Proposals that do not meet Section V will be rejected. **Pass/Fail.**

2. General quality and responsiveness of overall Proposal as shown by Scope of Work. **20%**

3. Demonstration of professional experience and qualifications of the individual or firm in relation to the work to be performed – list each person with their role and office location for all staff identified as a part of this proposal (identify staff of sub-consultants similarly but separately). **20%**

4. Nature and quality of completed work. **20%**

5. Contractor's workload, location, and demonstrated ability to meet schedules. **5%**

6. Demonstrated ability of coordinating and working with various governmental subdivisions, jurisdictions, and municipalities. **5%**

7. Cost Proposal: The contract price submitted by Proposer will be compared to the cost submitted by other Proposers. While the Lowest Cost Proposal will receive the highest number of points, all proposals will be evaluated by certain factors including but not limited to reasonableness, bid is within estimate, bid cover a wide range, hourly rates, admin/subconsultant markup, and realistic to timeline and budget. **30%**

VIII. CONTRACT ADMINISTRATIVE PROCESS

Contractors will be selected for interview on the basis of written responses to this RFP. Submittals will be evaluated and scored based upon the above selection criteria for those organizations/firms

who have complied with the minimum qualification requirements. Typically, three entities (individuals/firms) with the highest scores will be selected for the "short list." These entities may be invited for an oral presentation on their agency and its qualifications and experience.

Upon completion of all interviews, a single entity will be selected. The selected Contractor will be asked to submit a fee proposal specifying the hourly rates for specific classifications of employees, subcontractors, and/or services to be provided. The WCA and each contractor will enter into negotiations to create fixed rates. In the event that a satisfactory agreement cannot be negotiated, the WCA will terminate negotiations with that contractor and begin negotiations with the next ranked contractor, and so on. After successful negotiations, a contract will be awarded and executed. The State does not guarantee the amount of services being requested from each firm, and may utilize services from current agreements on an as needed basis (example: if a firm is unavailable to provide the work or the State and the firm cannot agree on a per project costing).

The State and WCA reserves the right to terminate the selection proceedings at any time. See Public Contract Code § 6106.5 (e) for further requirements pertaining to sub-consultants. The Agreement, if awarded, shall be subject to approval by WCA and shall not be binding on WCA or Contractor until approved by such agency.

IX. GENERAL INFORMATION

1. All Proposals become the properties of the WCA upon receipt and will not be returned to the proposers. Costs incurred for developing Proposal and in anticipation of award of the Agreement are entirely the responsibility of the Proposer and shall not be charged to WCA or the State of California.

2. All Proposers' responses and cost information shall remain undisclosed until a successful firm is identified or, if all proposals are rejected, after rejection of all such Proposals; following that date, all Proposals shall be regarded as public records under the California Public Records Act (GC 6250 et seq) and subject to review by the public.

3. A Proposal may be rejected if it is conditional or incomplete, or if it contains any alterations of form or other irregularities of any kind. WCA may waive an immaterial deviation in a Proposal. WCA's waiver of an immaterial deviation shall in no way modify the RFP document or excuse the Proposer from full compliance with all requirements if awarded the Agreement.

4. Proposer may withdraw its Proposal by submitting a written withdrawal request to WCA, signed by its authorized agent. Proposer may thereafter submit a modified/new Proposal prior to the Proposal Submission Deadline. Proposal modifications offered in any other manner, oral or written, shall not be considered.

5. Engineering firms, architectural firms, consultants, or individuals retained by the **WCA** or its designee to assist in drafting the Project's design or specifications are not eligible to participate in any Contractor bidding for the respective Project.

6. WCA does not accept alternate Agreement language. A Proposal with such language will be considered a counter proposal and will be rejected. WCA's General Terms and Conditions (see Exhibit C) and including Conflict of Interest provisions, are non-negotiable. After award, conflict of interest guidelines, State Contracting laws and policies shall continue to be monitored and enforced by WCA.

7. Contractor agrees that the awarding department, the Department of General Services, the Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this Agreement. Contractor agrees to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated. Contractor agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, Contractor agrees to include a similar right of the State to audit records and interview staff in any subcontract related to performance of this Agreement (GC § 8546.7, PCC § 10115 et seq., CCR Title 2, §1896). Contractor shall comply with the above and be aware of the penalties for violations of fraud and for obstruction of investigation as set forth in PCC § 10115.10.

   A Pre-Award audit may also be performed by the WCA, the Department of General Services, or their designated representative.

8. Prevailing Wages:

   Pursuant to Labor Code Section § 1774, the Contractor and any subcontractors, regardless of tier, shall pay not less than the specified prevailing wage rates to all workers employed in the execution of the Contract.

   Copies of the prevailing rate of per diem wages are on file at the Department of General Services, which shall be made available to all interested parties. Additionally, these prevailing wage rates are available on the Department of Industrial Relations (DIR) website here. For more information, visit the Prevailing Wage Requirements page of the DIR here.

9. Notification of the Right to Protest:
   Should a proposer claim the WCA failed to follow the procedures specified in either subdivision (b) or (c) of PCC § 10344, protestant must submit the initial protest letter and a detailed, written statement of protest, including the RFP title/number, and WCA contact information, to both of the following:

   Watershed Conservation Authority
   Attn: Executive Officer
   100 N. Old San Gabriel Canyon Road
   Azusa, CA 91702

   Contract award protests process and related information may be found here.

10. WCA does not guarantee, either expressly or by implication, that any work or services will be required under any contract issued as a result of this RFP.

11. This Project is subject to compliance monitoring and enforcement by the RMC and WCA.

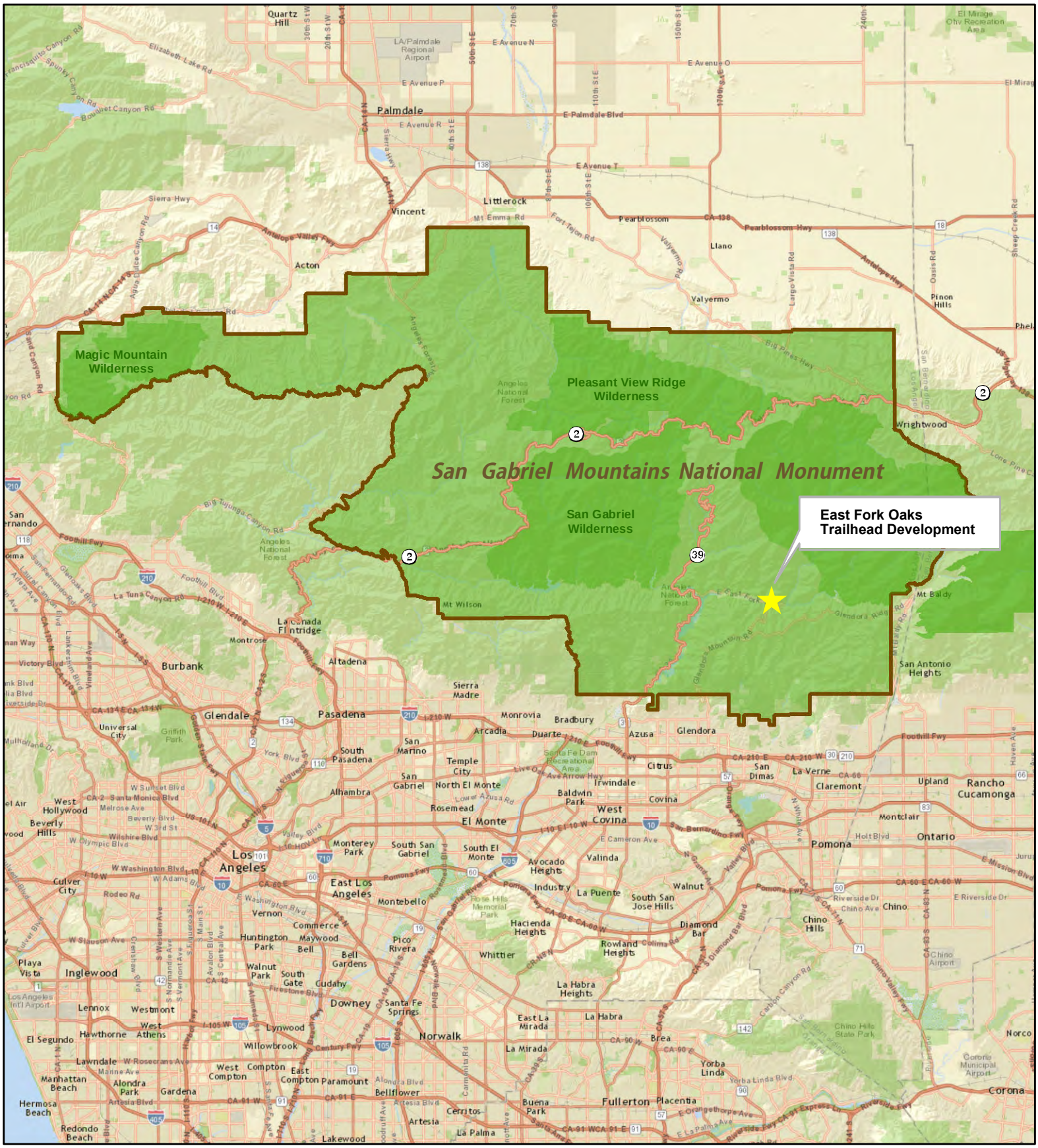
X. LIST OF ABBREVIATIONS:

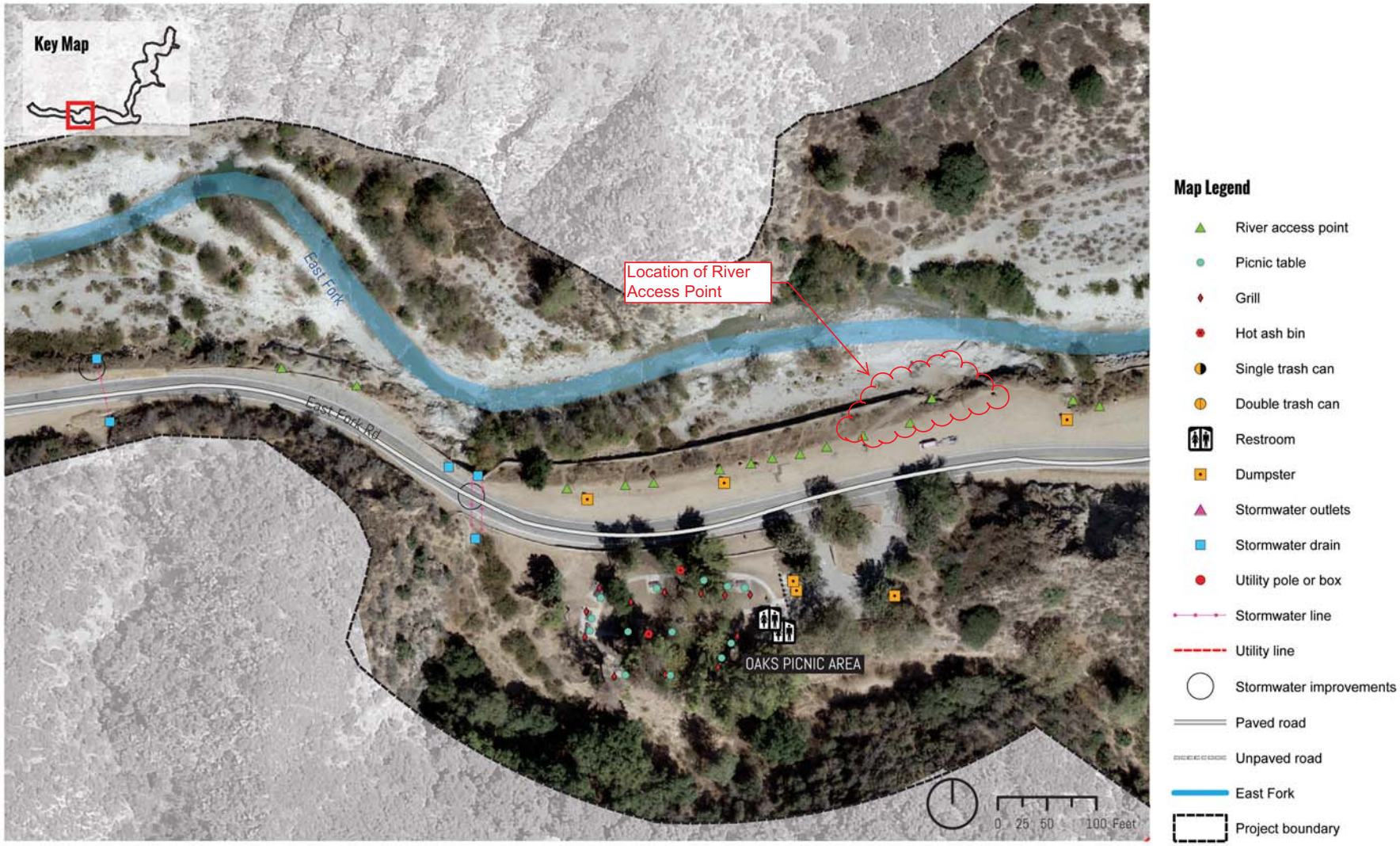
CCR	California Code of Regulations
CD	Construction Drawings
CM	Construction Manager
Design Team	Led by WCA and Landscape Architect (Lynne Dwyer)
DGS	Department of General Services
DGS PD	DGS Procurement Division
DIR	Department of Industrial Relations
DVBE	Disabled Veteran Business Enterprise
EIR/CEQA	Environmental Impact Report/California Environmental Quality Act
GC	Government Code
GTC	General Terms and Conditions
JPA	Joint Powers Authority
NEPA	National Environmental Policy Act
OSDS	DGS Office of Small and Disabled Veteran Business Enterprise Services
OLS	DGS Office of Legal Services
PCC	Public Contract Code
RMC/State	San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy
SB	Small Business
STD form	Standard Form
VE	Value Engineering
WCA/Owner	Watershed Conservation Authority

XI. QUESTIONS

All project and contract related questions and questions concerning this Request for Proposals (RFP) should be directed to Salian Garcia, Staff Services Manager, in writing at sgarcia@rmc.ca.gov **Questions must be received no later than seven (7) calendar days after the RFP advertisement.** In the interest of fairness to all potential contractors, the WCA will not respond to individual requests for information regardingthe RFP. Responses to all questions will be posted on the WCA's website **by 5:00PM April 28, 2025**.

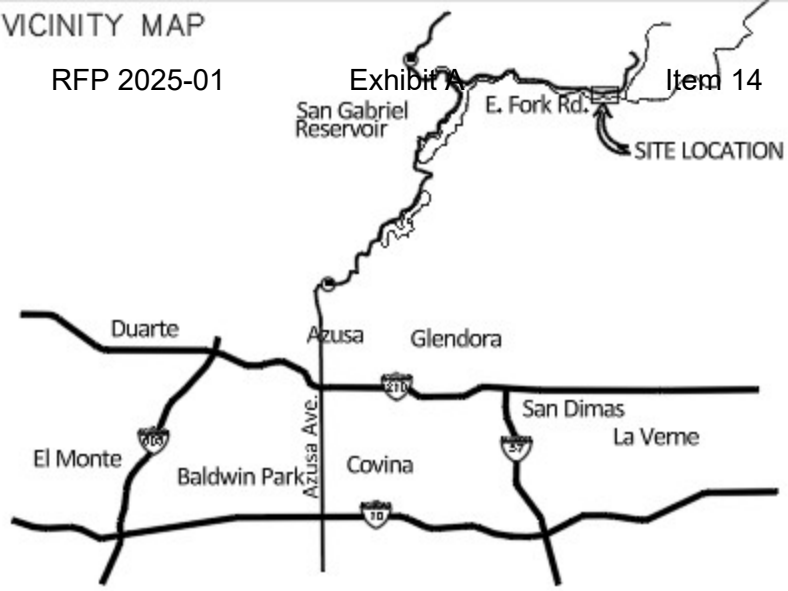
Location Map: East Fork Oaks Trailhead Development





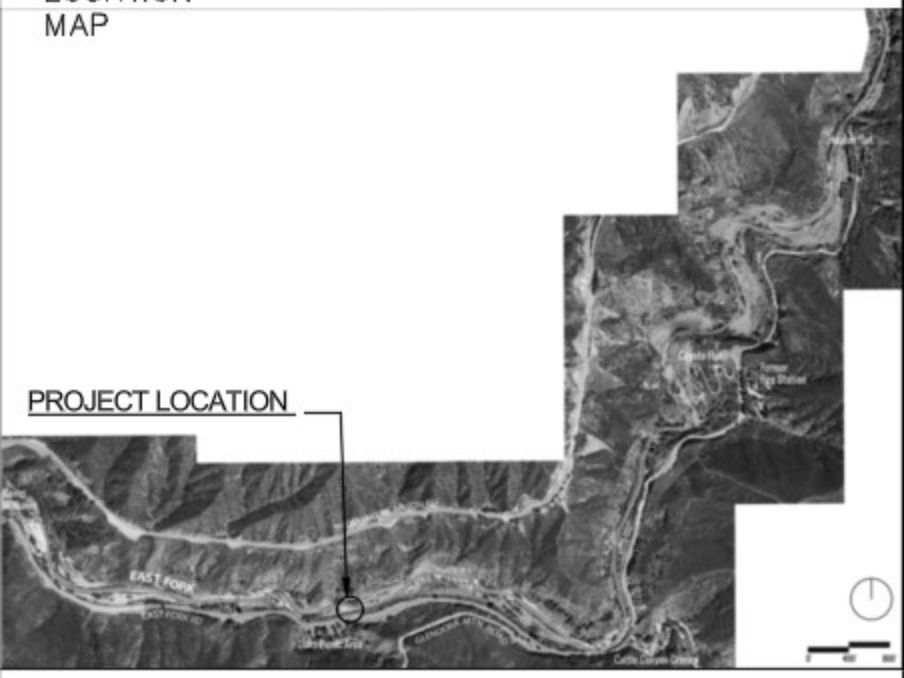
BlueGreen CONSULTING

VICINITY MAP



VICINITY MAP
NTS

LOCATION MAP



PROJECT LOCATION

THE PROPOSED PROJECT IS LOCATED APPROXIMATELY 14 MILES NORTH OF THE CITY OF AZUSA ON FEDERAL LANDS MANAGED BY THE ANGELES NATIONAL FOREST SAN GABRIEL MOUNTAINS NATIONAL MONUMENT, WITHIN THE BOUNDARIES OF THE WATERSHED CONSERVATION AUTHORITY TERRITORY. THE OAKS ACCESS SITE IS LOCATED DIRECTLY OPPOSITE TO THE OAKS PICNIC AREA, APPROXIMATELY .5 MILES DOWNSTREAM OF THE JUNCTION OF EAST FORK ROAD AND GLENDORA MOUNTAIN ROAD.

PROJECT DESCRIPTION

THE 1.16-ACRE OAKS STAIRWAY & OVERLOOK PROJECT CONSISTS OF .23 ACRES OF HILLSIDE RESTORATION USING LOCALLY SOURCED NATIVE PLANT SPECIES, OVERLOOK AREA WITH EXPOSED AGGREGATE CONCRETE PATH AND STONE BARRIER WALL, KIOSK, 3 SHADE STRUCTURES, PICNIC TABLES, SHADE TREES, 67 STRIPED ASPHALT PARKING SPACES, TWO 4-UNIT RESTROOMS, BIKE PARKING, AND TRASH RECEPTACLES. THE PROJECT ALSO INCLUDES TWO FORMALIZED PATHS TO ACCESS THE EAST FORK FOR RECREATIONAL USE. MAINTAINING A RUSTIC AESTHETIC USING LOCAL STONE, CONCRETE WITH EXPOSED AGGREGATE, AND DECOMPOSED GRANITE, THE PROJECT SHALL PROVIDE SAFE ACCESS TO THE RIVER TERRACE AND PREVENT EROSION.

AGREEMENT FOR CONSULTANT SERVICES FOR XXXXXXX

THIS AGREEMENT is made and entered into this XXth day of November 20XX,

BY AND BETWEEN

Watershed Conservation Authority (WCA), a joint powers authority between the Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District hereinafter referred to as "WCA"

AND

Organization Name
Address Line 1
Address Line 2
Email of primary contact
Phone: (XXX) XXX-XXXX
hereinafter referred to as "Consultant,"

TEMPLATE

The parties hereto do mutually agree as follows:

1. CONSULTANT'S SERVICES: The Consultant's services, as briefly summarized above, is set forth fully in the attached Exhibit A, Scope of Work. In the event of any actual or perceived discrepancy between the summary of the Consultant's services contained herein and the Scope of Work in Exhibit A, the Scope of Work in Exhibit A shall control.

2. CONSIDERATION: In consideration of the performance by Consultant in a manner satisfactory to WCA of the services described in Article 1 above, including receipt and acceptance of such work by the Executive Officer of the WCA (hereinafter called Executive Officer) or authorized representative, WCA agrees to pay Consultant a maximum not to exceed fee of XXX Dollars ($XXX,XXX). Services will be rendered beginning Month Day, Year and end by Month Day, Year.

WCA shall compensate Consultant as follows:

a. Monthly payments for the work accomplished shall be made upon verification and acceptance of such work by the Executive Officer or authorized representative. Monthly invoices shall be accompanied by an analysis of work completed for the invoice period. This analysis shall be prepared in a format

satisfactory to Executive Officer or authorized representative.

b. In the event that budget reductions occur in any fiscal year covered by this Agreement that may cause WCA to consider terminating this Agreement, the parties agree to attempt to renegotiate the terms of this Agreement to reduce the cost thereof in lieu of termination under the termination provisions of the contract.

c. Consultant will not be required to perform services which will exceed the contract amount, scope of work, and contract dates without amendment to this Agreement.

d. Consultant will not be paid for any expenditure beyond the contract amount stipulated without a written amendment to this Agreement.

3. EQUIPMENT AND SUPPLIES: Consultant agrees to furnish all necessary equipment and supplies used in the performance of the aforementioned services and as set forth in the Exhibit A Scope of Work.

4. WCA RESPONSIBILITY: WCA will make available the items it specified it would make available, if any, in the Request for Proposals.

5. WCA REPRESENTATIVE: Executive Officer, or their authorized representative, shall represent WCA in all matters pertaining to the services to be rendered pursuant to this Agreement.

6. TERMS AND TERMINATION: The term of this Agreement shall commence on the date stipulated on Page 2 of this agreement, through Month Day, Year and unless otherwise modified, shall terminate on the date that the work is accepted by WCA. Either Party may cancel or terminate this Agreement for any lawful reason, without any liability other than payment for work already performed, up to the date of termination by giving thirty (30) days written notice of such termination to the other Party.

In the event of any such termination, Consultant shall provide to WCA a termination report within thirty (30) days consisting of all drawings, specifications, reports, and data accumulated through the date of such termination in a form accessible and usable by WCA.

7. INDEMNIFICATION:

7.1 WCA agrees to indemnify and hold harmless Consultant against any and all damages, claims, liabilities, costs, suits, or expenses arising from Consultant's

TEMPLATE

lawful activities on behalf of WCA under this Agreement for which WCA would be liable if Consultant were an employee, or to the extent the negligent acts and/or omissions of WCA cause or contribute to any loss or damage giving rise to the claim, suit or cause of action.

7.2 Consultant agrees to indemnify, defend, and hold harmless WCA, RMC, and the Los Angeles County Flood Control District, their Board of Supervisors, Executive Officers, agents, its elected or appointed officials, officers, and employees from and against any and all damages, claims, liabilities, costs, suits, or expenses, including reasonable defense costs and legal fees, and claims for damages of any nature whatsoever, including, but not limited to, bodily injury, death, personal injury, or property damage arising from, or connected with, Consultant's negligent, willful or unlawful acts, errors or omissions, or unlawful actions, operations, or services hereunder, as well as any Workers' Compensation suits, liability, or expense arising from, or connected with, services pursuant to this Agreement.

7.3 Neither the Consultant, nor any agents or subconsultants of any tier, shall be obligated to indemnify the WCA and its related persons and entities for liabilities caused by the willful negligence of the WCA and its related persons and entities. However, this provision does not limit any obligation to defend or indemnify the WCA and its related persons and entities arising under the policies of insurance maintained by the Consultant under Article 8, below.

7.4 Consultant agrees to require that any subconsultants, subcontractors, and independent contractors maintain the same insurance coverage which it is required to maintain under Article 8, below, including but not limited to, the obligation to name the WCA and its related persons and entities as additional insureds under each such policy.

7.5 Consultant further agrees to require any subconsultants, subcontractors, and independent contractors to indemnify, defend and hold harmless the WCA and its related persons and entities from any and all claims, liabilities, expenses, lawsuits, actions, or proceedings arising from, or connected with, any negligent act or omission of each such subconsultant, subcontractor, or independent contractor, its agents, or subconsultants of any tier.

7.6 Consultant's failure to require any subconsultant, subcontractor, or independent contractor to provide insurance and indemnification shall constitute a material breach of this Agreement. In the event of such breach, the WCA may, among other things, terminate this Agreement, suspend work being performed on the project by or on behalf of the Consultant, or in its sole discretion, the WCA may obtain replacement insurance coverage. In the event that replacement

TEMPLATE

coverage is obtained, the Consultant shall, upon demand, repay the WCA for the full amount of premiums paid by the WCA for the replacement coverage. In its sole discretion, the WCA may offset the cost of premiums against any monies due to the Consultant from the WCA.

8.0 LIABILITY AND INSURANCE: Without limiting Consultant's indemnification of WCA and during the term of this Agreement, Consultant shall provide and maintain at its own expense the programs of insurance detailed below. Such programs and evidence of insurance shall be satisfactory to the WCA and primary to and not contributing with, any other insurance maintained by the WCA. Certificate(s) or other evidence of coverage shall be delivered to the Watershed Conservation Authority, 100 N. Old San Gabriel Canyon Road, Azusa, CA 91702 prior to commencing services under this Agreement, shall specifically identify this Agreement, and shall contain the express condition that WCA is to be given written notice by registered mail at least thirty (30) days in advance of any material modification or termination of insurance.

8.1 Failure by Consultant to procure and maintain the required insurance shall constitute a material breach of contract upon which WCA may immediately terminate or suspend this Agreement.

8.2 The Consultant shall obtain the following forms of liability insurance and such insurance shall be endorsed naming the Watershed Conservation Authority as an additional insured.

8.2.1. General liability insurance written on a commercial general liability form or on a comprehensive general liability form covering the hazards of premises/operations, contractual, independent contractors, advertising, products/completed operations, broad form property damage, and personal injury with a combined single limit of not less than One Million Dollars ($1,000,000) per occurrence.

8.2.2. Comprehensive auto liability for all owned, non-owned, and hired vehicles with a combined single limit of not less than One Million Dollars ($1,000,000) per occurrence.

8.2.3. Workers' Compensation: Insurance in an amount and form to meet all applicable requirements of the Labor Code of the State of California, including Employer's Liability with a One Million Dollar ($1,000,000) limit, covering all persons the Consultant is legally required to cover. <u>If Consultant is a sole proprietor and is not legally required to cover anyone, Consultant shall be exempt from this specific insurance requirement with the understanding and guarantee by Consultant that Consultant's status in this regard will remain unchanged for the full duration of its performance</u>

TEMPLATE

under this Agreement. Should Consultant's status as a sole proprietor change, it shall notify WCA in advance and shall immediately obtain the required insurance under this provision. Failure to do so shall constitute a material breach of this Agreement.

8.2.4. Professional Liability: Insurance covering liability arising from any error, omission, or negligent act of the Consultant, its officers, or employees with a limit of liability of not less than One Million Dollars ($1,000,000) per claim or occurrence, and Two Million Dollars ($2,000,000) in aggregate. If written on a Claims Made Form, Consultant shall continue to provide coverage for this project for a period of two years from the date of termination or completion of this Agreement.

9.0 ANTI-DISCRIMINATION: The Consultant shall abide by the following provisions found in Section 4.32.010 et seq. of the Los Angeles County Code:

9.1 Consultant certifies and agrees that all persons employed by Consultant, its affiliates, subsidiaries, or holding companies are, and will be, treated equally by Consultant without regard to or because of race, religion, ancestry, national origin, sex, or orientation, and in compliance with state and federal anti-discrimination laws. Consultant further certifies and agrees that it will deal with its subconsultants, bidders, and vendors without regard to or because of race, religion, ancestry, national, origin, or sex. Consultant agrees to allow access to its employment records during regular business hours to verify compliance with the foregoing provisions when so requested by WCA.

9.2 Consultant specifically recognizes and agrees that if WCA finds that any of the foregoing provisions have been violated, the same shall constitute a material breach of contract upon which WCA may determine to cancel, terminate, or suspend the contract. While WCA reserves the right to determine individually that the anti-discrimination provision of the contracts have been violated, in addition, a determination by the California Fair Employment Practices Commission or the Federal Equal Employment Opportunity Commission that Consultant has violated state or federal anti-discrimination laws shall constitute a finding by WCA that Consultant has violated the anti-discrimination provisions of the contract.

9.3 At its option, and in lieu of canceling, terminating, or suspending the contract, WCA may in its sole discretion impose damages for any violation of the anti-discrimination provisions of this clause, in the amount of Two Hundred Dollars ($200) for each violation found and determined. WCA and Consultant specifically agree that the aforesaid amount shall be imposed as liquidated damages for any single violation, and not as a forfeiture or penalty. It is further specifically agreed

TEMPLATE

that the aforesaid amount is presumed to be the amount of damages sustained by reason of any such violation, because from the circumstances and the nature of the violation, it is impracticable and extremely difficult to fix actual damages. In no event shall WCA's exercise of its option under this section to be deemed or construed as a waiver or determination of rights with respect to any violation except the one at issue, including unresolved past, subsequent, continuing, or future violations.

10.0 INDEPENDENT CONSULTANT STATUS:

10.1 This Agreement is by and between WCA and Consultant and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association, as between WCA and Consultant.

10.2 Consultant understands and agrees that all persons furnishing services to WCA pursuant to this Agreement are, for purposes of Workers' Compensation liability, employees solely of Consultant and not of WCA.

10.3 Consultant shall bear the sole responsibility and liability for furnishing workers' compensation benefits to any person for injuries arising from, or connected with, services performed on behalf of Consultant pursuant to this Agreement.

TEMPLATE

11. ASSIGNMENT: This Agreement shall not be assigned without the prior written consent of WCA. Any attempt to assign without consent shall be void and confer no rights on any third parties, and shall not relieve Consultant of its obligations under this Agreement.

12. FORUM SELECTION: Consultant hereby agrees to submit to the jurisdiction of the courts of the State of California. The exclusive venue of any action brought by Consultant, on Consultant's behalf or on the behalf of any sub-consultant, which arises from this Agreement or is concerning or connected with services performed pursuant to this Agreement, shall be deemed to be in the Los Angeles County Superior Court.

13. CONFLICT OF INTEREST: No WCA employee in a position to influence the award of this Agreement or any competing agreement, and no spouse or economic dependent of such employee, shall be employed in any capacity by Consultant herein, or have any other direct or indirect financial interest in this Agreement.

14. PROHIBITION FROM INVOLVEMENT IN BIDDING PROCESS: Consultant understands

and agrees that neither it nor its subsidiaries shall be involved in any way in the bidding process on any Request for Proposal developed or prepared by or with the assistance of Consultant's services rendered pursuant to this Agreement, either as a prime consultant or sub-consultant, or as a consultant to any other prime consultant or sub-consultant. Any such involvement by Consultant shall result in the rejection by the WCA of the bid by the prime consultant in question.

15. GRATUITIES

15.1 It is improper for any WCA Executive Officer, employee, or agent to solicit consideration, in any form, from Consultant with the implication, suggestion, or statement that Consultant's provision of the consideration may secure more favorable treatment for Consultant in the award of the contract or that Consultants' failure to provide such consideration may negatively affect WCA's consideration of Consultant's submittal. Consultant shall not offer or give, either directly or through an intermediary, consideration, in any form, to a WCA Executive Officer, employee, or agent for the purpose of securing favorable treatment with respect to the award of the contract.

15.2 Consultant shall immediately report any attempt by a WCA Executive Officer, employee, or agent to solicit such improper consideration. The report shall be made to Executive Officer or authorized representative.

Among other items, such improper consideration may take the form of cash, discounts, service, the provision of travel or entertainment, or tangible gifts.

16. TERMINATION FOR IMPROPER CONSIDERATION

15.1 WCA may, by written notice to Consultant, immediately terminate the right of Consultant to proceed under this Agreement if it is found that consideration, in any form, was offered or given by Consultant, either directly or through an intermediary, to any WCA Executive Officer, employee, or agent with the intent of securing the Agreement or securing favorable treatment with respect to the award, amendment, or extension of the Agreement or the making of any determinations with respect to Consultants' performance pursuant to the Agreement. In the event of such termination, WCA shall be entitled to pursue the same remedies against Consultant as it could pursue in the event of default by Consultant.

17. NOTICE TO EMPLOYEES REGARDING THE FEDERAL EARNED INCOME CREDIT: Consultant shall notify its employees and shall require each sub-consultant to notify its employees, that they may be eligible for the federal Earned Income Credit under the

TEMPLATE

federal income tax laws. Such notice shall be provided in accordance with the requirement set forth in Internal Revenue Service Notice 1015.

18. REDUCTION OF SOLID WASTE: Consistent with the WCA's policy to reduce the amount of solid waste deposited in landfills, the Consultant agrees to use recycled-content paper to the maximum extent possible on the project.

19. WCA RIGHTS: The WCA may employ, either during or after performance of this contract, any right of recovery the WCA may have against the Consultant by any means it deems appropriate including, but not limited to, set-off, action at law or in equity, withholding, recoupment, or counterclaim. The rights and remedies of the WCA under this contract are in addition to any right or remedy provided by California law.

20. FAIR LABOR STANDARDS ACT: Consultant shall comply with all applicable provisions of the Federal Fair Labor Standards Act, and shall indemnify, defend, and hold harmless WCA, its agents, Executive Officers and employees from any and all liability including, but not limited to, wages, overtime pay, liquidated damages, penalties, court costs, and attorneys' fees arising under any wage and hour law including, but not limited to, the Federal Fair Labor Standards Act for services performed by Consultant's employees for which WCA may be found jointly or solely liable.

21. PREVAILING WAGE REQUIREMENTS: Consultant shall comply with all applicable prevailing wage requirements.

22. EMPLOYMENT ELIGIBILITY VERIFICATION: Consultant warrants that it fully complies with all federal statutes and regulations regarding employment. Consultant shall indemnify, defend, and hold harmless WCA, its Executive Officers and employees from employer sanctions and any other liability which may be assessed against Consultant or WCA in connection with any alleged violation of federal statutes or regulations pertaining to the eligibility for employment of persons performing services under this Agreement.

23. FORCE MAJEURE: Neither party shall be liable to the other for any delay in performance, nor shall any such delay in performance constitute default, if such delay is caused by a "Force Majeure" that was unavoidable despite the exercise of diligence and good business practices and is unrelated to any fault, intentional act or negligence of the Party seeking relief from the delay. As used in this section, "Force Majeure" shall include, but shall not be limited to, acts of God, fire, flood, earthquake, other natural disaster, drought, floods or other environmental conditions that prevents performance of the work, pandemic causing wide-spread work disruption, or governmental statutes or regulations superimposed after the fact. A Force Majeure shall not, under any circumstances, include delay caused by or relating to financial condition of the Party seeking relief from the delay.

TEMPLATE

None of the Force Majeure events will allow for a delay unless and until the Party seeking relief for such delay and interference delivers to the other Party written notice describing the event, its cause, when and how such Party obtained knowledge, the date the event commenced, and the estimated delay resulting therefrom. A Party claiming a delay from a Force Majeure event (a "Force Majeure delay") must deliver such written notice within ten (10) business days after it obtains actual knowledge of the event. The Party receiving a claim of a Force Majeure delay shall then have ten (10) business days from receipt of the written notice to accept or reject the claimed Force Majeure delay. Such acceptance shall be in writing. If the Party receiving the notice of a Force Majeure delay takes no action within ten (10) business days of receipt of such written notice, the claimed Force Majeure delay shall be deemed rejected. The period within which a Party is able to accept a Force Majeure delay may be extended a reasonable time period upon written mutual consent of both Parties to allow the Parties to verify the occurrence of a Force Majeure event, or to confirm the extent of the delay and impact claimed to be caused by a Force Majeure event. The acceptance of a Force Majeure delay shall only extend for the delay estimated in the original written notice of Force Majeure delay; any subsequent delays relating to the same Force Majeure event must be noticed in a subsequent written notice and accepted in a written acceptance, following the same procedures as set forth herein.

If a Force Majeure delay is accepted, and loss or damage was unavoidable despite the exercise of diligence and good business practices and is unrelated to any fault, intentional act or negligence of either Party, WCA and the Consultant shall meet and confer in good faith to determine the best course of action to address any damage that may be caused by such Force Majeure delay.

The Parties shall meet and confer in good faith in the event there is a dispute over whether a Force Majeure delay has occurred.

24. EXECUTIVE ORDER N-6-22-RUSSIA SANCTIONS: The Contractor shall comply with Executive Order N-6-22 (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from entering any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. The State shall provide Contractor advance written notice of such termination, allowing Contractor at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the State.

25. SEVERABILITY: If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, void, or unenforceable, such provision shall be fully severable and such a finding shall in no way affect any other provision of this Agreement or the

TEMPLATE

validity or enforceability of this Agreement.

25. NOTICES: Any notice required or desired to be given pursuant to this Agreement shall be given in writing and addressed as follows:

WCA

Watershed Conservation Authority
100 N. Old San Gabriel Canyon Road
Azusa, CA 91702
Attention: Mark Stanley, Executive Officer

Organization Name

Contact Name
Address Line 1
Address Line 2
Email

The address for notice may be changed by giving notice pursuant to this paragraph.

26. ENTIRE AGREEMENT: This contract constitutes the entire Agreement between WCA and Consultant and may be modified only by further written amendment to the Agreement between the parties hereto.

TEMPLATE

WCA	Organization Name
By_____	By_____
Mark Stanley	Authorized Signatory Name
Executive Officer	Title

RFP QUESTION RESPONSES
Watershed Conservation Authority (WCA)

REQUEST FOR PROPOSALS (RFP) – BID NO. 2025-001
CONSTRUCTION MANAGEMENT SERVICES
FOR OAKS EAST FORK RIVER ACCESS PROJECT

As stated in the RFP released on April 17, 2025, questions regarding this RFP must be received no later than seven (7) calendar days after the RFP advertisement.

Similar questions have been compiled as one question, and questions may have been paraphrased by the RMC for clarity. It is the responsibility of the Proposer to access the WCA website for any changes or Addenda that may be posted.

Q1. Are there plans or specifications available?

A1. The following link contains the Oaks Access files including construction documents, specifications, and cost estimate.
https://ln5.sync.com/dl/ba84d65f0#euds5d7w-48bw6uuz-rybf5by8-pgspyjnv

Q2. Please explain further the Cost Proposal requirements.

A2. The Lowest Cost Proposal will receive the highest number of points (30 points). However, all proposals will be evaluated by certain factors including but not limited to reasonableness, bid is within estimate, bid cover a wide range of requested services described in the Scope of Work (rather only certain services in the Scope), hourly rates, admin/subconsultant markup, and realistic to timeline and budget. Award will be made to the responsible proper earning the highest overall score (technical score plus cost proposal score).

Please see Section III. Scope of Services and Section VII. Selection Criteria of the RFP for additional details.

Q3. For construction inspection, is there any specific inspection certification requirements for the inspector? Is this a visual inspection that work was performed in accordance with plans and specifications, or would it include construction testing? Will they be required under CM services to support construction?

A3. It is expected the CM will monitor activities related to material testing and inspection (MT&I) including coordination/scheduling; however, specific MT&I activities will be performed by a separate consultant.

Q6. What is the anticipated construction contract duration?

A6. The estimated contract term is two (2) years with a start date no earlier than June 1, 2025.

Q7. Will the Contractor have an office onsite or at your headquarters?

A7. The Contractor is expected to work from their headquarters or assigned office.

Correction to RFP Section VI. Submission Information and Deadline

The electronic submission of a single, unprotected (i.e., not password protected) PDF file of the Proposal is required. The electronic submittal will be accepted until **12:00pm on Friday, May 16, 2025**.

The Proposal shall be submitted to the WCA General Inbox at staff@wca.ca.gov, with carbon copy to Salian Garcia at sgarcia@rmc.ca.gov.

Proposals received after this date and time will not be considered.

Hard copies of the submission are NOT required. Proposals submitted/passed through to other WCA or RMC personnel, or personnel of related agencies, will not be accepted.

Correction to RFP Section V. Minimum Requirements:

2. A completed Form W-9 Request for Taxpayer Identification Number and Certification should be submitted with an original signature. The current version of the form is available here.

All other terms and conditions set forth in the Request for Proposal shall remain in full force and effect.

Salian Garcia
Budgets and Administration Officer
sgarcia@rmc.ca.gov

RFP QUESTION RESPONSES
Watershed Conservation Authority (WCA)

REQUEST FOR PROPOSALS (RFP) – BID NO. 2025-001
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Q2. Please explain further the Cost Proposal requirements.

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Please see Section III. Scope of Services and Section VII. Selection Criteria of the RFP for additional details.

Q3. For construction inspection, is there any specific inspection certification requirements for the inspector? Is this a visual inspection that work was performed in accordance with plans and specifications, or would it include construction testing? Will they be required under CM services to support construction?

A3. General Public Works inspector is the minimum requirement. Inspector will be required to perform visual inspection that work was performed in accordance with plans and specifications. It is expected the CM will monitor activities related to material testing and inspection (MT&I) including coordination/scheduling; however, specific MT&I activities will be performed by a separate consultant.

Q4. Does the WCA need continuous construction management onsite or as needed basis? What is the frequency of site visits and progress meetings?

A4. Onsite meetings are as needed, including weekly on-site construction progress meetings and construction observation reporting. We are expecting to hold weekly status meetings with WCA Project Team and may hold additional meetings dependent on progress, schedule updates, and for any critical issues that arise. The first "kickoff" meeting is planned to be in person and subsequent meetings to be virtual.

Q5. Are inspection services required such as soil inspection, concrete or structural inspections required under CM services to support construction?

A5. It is the general contractor's responsibility to provide all material testing. The CM will be required to provide observation reports and oversight.

Q6. What is the anticipated construction contract duration?

A6. The estimated contract term is two (2) years with a start date no earlier than June 1, 2025.

Q7. Will the Contractor have an office onsite or at your headquarters?

A7. The Contractor is expected to work from their headquarters or assigned office.

Correction to RFP Section VI. Submission Information and Deadline

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2. A completed Form W-9 Request for Taxpayer Identification Number and Certification should be submitted with an original signature. The current version of the form is available here.

All other terms and conditions set forth in the Request for Proposal shall remain in full force and effect.

Salian Garcia
Budgets and Administration Officer
sgarcia@rmc.ca.gov

ALBERT A. WEBB ASSOCIATES

webbassociates.com

80th ANNIVERSARY

Proposal to Provide

CONSTRUCTION MANAGEMENT SERVICES FOR OAKS EAST FORK RIVER ACCESS PROJECT

May 16th, 2025

RFP No. 2025-01 WCA East Fork CM-A1

Prepared for:
Watershed Conservation Authority

3788 McCray Street
Riverside, CA 92506

951.686.1070

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1. LETTER OF INTEREST

May 16, 2025

Salian Garcia, Staff Services Manager II
Watershed Conservation Authority
100 N. Old San Gabriel Canyon Road
Azusa, CA 91702

RE: Request for Proposal for Construction Management Services – Oaks East Fork River Access Project RFP No. 2025-01 WCA East Fork CM-A1

Dear Salian,

Thoughtful intervention at the Oaks East Fork site has the power to restore balance between recreational access and ecological preservation—transforming unmanaged impacts into an enduring community resource and ecological sanctuary. The success of this project hinges not just on quality construction oversight, but on a construction management team that understands the sensitivities of working within a beloved yet fragile river corridor.

Albert A. Webb Associates (WEBB) offers that balance. With our deep roots in environmental planning, engineering, and recreation-focused infrastructure delivery, we're prepared to partner with the Watershed Conservation Authority (WCA) to realize your vision for an environmentally conscious, user-friendly river access point.

Three aspects set our team apart:

1. **Proven Success Managing Projects in Natural Settings:** WEBB has led construction management for five comparable public infrastructure projects within the last five years, many adjacent to rivers, parks, and environmentally sensitive areas. Our team is adept at navigating field conditions while upholding safety, permitting, and quality assurance—all under budget and on schedule.

2. **Longstanding Relationship with WCA and Knowledge of Your Processes.** Associate Landscape Architect Jessie Corea, PLA, brings existing working relationships with WCA leadership, including Executive Officer Mark Stanley, and a strong understanding of your design and approval cycle. This history—through efforts like the Azusa Wilderness Project—allows us to integrate swiftly, communicate effectively, and represent WCA's interests from day one.

3. **A Stewardship-Driven Approach to Construction Oversight.** We understand that this project is about more than recreation—it's about protecting the Santa Ana Sucker's habitat, restoring native riparian zones, and preventing erosion from informal use. Our approach infuses environmental compliance into every phase of construction management, from just-in-time delivery logistics to field A&E monitoring and transparent public communication.

Thank you for the opportunity to support the Oaks East Fork River Access Project. We look forward to advancing WCA's mission with integrity, expertise, and a shared commitment to environmental stewardship.

Sincerely,

Reed Chilton, PE, QSD - Principal in Charge
Director, Construction Management and Inspection and Land Survey and Mapping
951.830.5746 / reed.chilton@webbassociates.com
3788 McCray Street, Riverside, CA 92506

2. WEBB W-9

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Albert A. Webb Associates

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

3788 McCray St.

Requester's name and address (optional)

6 City, state, and ZIP code

Riverside, CA 92506

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

9 5 – 1 7 2 3 7 3 0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Jeannie Lagman **Date** 3/19/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

3. EXECUTIVE SUMMARY

Albert A. Webb Associates is pleased to submit our proposal to provide Construction Management (CM) Services for the Oaks East Fork Water River Access Project. We bring a proven track record of delivering high-quality, and task driven CM services on complex public infrastructure projects, with a special emphasis on sustainability and environmental stewardship. Our multi-disciplinary approach of in-house civil engineers, landscape architects, environmental planners, construction managers, inspectors, and surveyors is tailored to meet the Watershed Conservation Authority's objectives for cost control, schedule adherence, quality assurance, and environmental responsibility.

Project Understanding

The Angeles National Forest/San Gabriel Mountains National Monument offers a unique experience of nature, water, recreation, and wilderness for LA County. As a major recreation destination The Oaks East Fork River Access Project is a critical initiative designed to restore and protect a sensitive riparian ecosystem while enhancing the quality of recreational use. This multi-benefit project supports the preservation of rare and sensitive aquatic habitats, including those of the Santa Ana Sucker, through the development of thoughtfully designed and sustainable public amenities. Years of unmanaged recreation and inadequate infrastructure have led to severe site degradation—manifesting in soil compaction, vegetation loss, erosion, litter accumulation, and harmful stream modifications intended to create artificial pools.

To reverse these impacts and promote long-term ecological resilience, the project centers on three key components:

1. Dedicated River Access Trail: A clearly defined, safe, and sustainable access path will be constructed to guide visitors to the river. This trail will discourage the formation of informal "wild" trails and reduce disturbance to native habitats. Interpretive elements will reinforce the ecological value and rarity of the surrounding environment.

2. Recreational and Support Amenities: Infrastructure improvements will directly address visitor needs while protecting environmental resources. These include ADA-accessible stairs, a restroom facility, walking trails, trash bins, picnic tables, interpretive signage, a river overlook, crosswalks, and organized parking to formalize use patterns and reduce ecological strain.

3. Enhanced Trash Removal Access: Improvements will be made to facilitate easier public and maintenance access for removing litter from the river and adjacent floodplain. These enhancements aim to eliminate common physical barriers and promote stewardship among users.

Together, these components embody a balance between public enjoyment and conservation, laying the groundwork for a river access experience that is both environmentally conscious and socially enriching. With these impacts as a framework, our CM services approach will span the pre-construction, construction, and post-construction phases with a clear understanding of environmentally sensitive management practices.

WEBB Overview

Albert A. Webb Associates (WEBB) has been a trusted provider of civil engineering and landscape architectural services to public sector clients across California since 1945. As a California Corporation, our longevity reflects a foundation of financial stability and adaptability through decades of evolving economic landscapes. As a mid-sized consulting firm with offices in Riverside and Murrieta, WEBB is strategically positioned to serve the diverse needs of our clients effectively.

We offer comprehensive in-house professional services, bringing decades of experience to public and private sector clients throughout Inland Southern California. Our team specializes in addressing the unique challenges faced by cities, water and special districts, counties, regional agencies, and industry partners. From project development and planning to design, entitlement, funding assistance, permitting, construction management, and inspection, our services span the entire project lifecycle.

WEBB's enduring legacy, financial strength, and dedicated team of experts make us the preferred partner for public sector entities in California. We are committed to delivering excellence, ensuring the success of every project, and fostering lasting professional partnerships.

POINT OF CONTACT

Jessie Corea, PLA
Associate Landscape Architect
jessie.corea@webbassociates.com
T: 951.248.4273

Engineering & Planning Excellence Since 1945

WEBB offers the following services:

- **Construction Management & Inspection**
- **Environmental Services**
- **Land Development Engineering**
- **Land Development Planning & Entitlement**
- **Land Survey & Mapping**
- **Landscape Architecture**
- **Traffic & Transportation**
- **Water Resources**

Learn more by visiting
webbassociates.com/services

Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070

80th ANNIVERSARY

190+ Number of Associates

40+ Licensed Professionals

4. STATEMENT OF QUALIFICATIONS

Past Performance

CIVIC CENTER STORM DRAIN PROJECT AND OASIS STREET BEAUTIFICATION PROJECT

City of Indio
100 Civic Center Mall, Indio, CA 92201

The City of Indio Civic Center Storm Drain Project and Oasis Street Beautification project is an excellent example of how WEBB takes advantage of three of our in-house departments to deliver a state-of-the-art downtown beautification. The storm drain project started as a project to provide a solution to the flooding happening in downtown Indio. WEBB incorporated stormwater capture BMPs keeping in mind the objectives of the Downtown Specific Plan. As the storm drain project developed, the City recognized we were suggesting improvements above ground that they wanted to build on. The Oasis Street Beautification Project was added as a downtown revitalization component to solving the drainage issues. WEBB was also given the architectural plans for upcoming projects for downtown Indio, including the new civic center, to guide the design along the streets. The City's design direction is forward-thinking and will invite space activation. To help bring this important project to fruition, WEBB was engaged to provide construction management and inspection services, ensuring seamless communication and coordination between the design team and the contractor. While our Transportation Department managed the project and provided street improvement plans, our Water Resources Department provided the storm drain design, and our Landscape Architecture Department beautified the streets and the basin at Marshall Park, where the storm drains exited.

Rather than a typical trapezoidal basin design, the stormwater basin became a representation of the desert seasonal stream bed. People are encouraged to walk up to its edge, sit in a tree-shaded spot overlooking the basin, or walk through the basin to discover the native plants and wildlife that flourish there.

Project Highlights

Reference:
Juan Raya, PE
City Engineer
100 Civic Center Mall, Indio, California 92201
jraya@indio.org
760.541.4225

Duration:
2024 - 2025

WEBB Contract:
$1.7 million

MECCA NEIGHBORHOOD PARK AND GREENING PROJECT

County of Riverside
3525 14th Street, Riverside, CA 92501

WEBB provided services for the Mecca Neighborhood Park and Greening Project, funded through a Urban Greening Grant Program. The project transformed a previously underutilized and vacant 0.3-acre, triangle-shaped parcel into a vibrant neighborhood park and introduced key greening elements along nearby corridors to enhance the community's environmental and recreational infrastructure.

The scope of work included the installation of new street trees with irrigation along designated corridors, development of the neighborhood park with drought-tolerant landscaping, decorative paving, decomposed granite paths, park furniture, lighting, signage, and an entry feature—all designed to increase green space and improve pedestrian connectivity. Additional improvements included sidewalk construction along Hammond Road and 66th Avenue, improving access and safety for residents.

WEBB's team coordinated closely with stakeholders and contractors to ensure timely execution, adherence to grant requirements, and the integration of sustainable landscape design elements. Our team played a key role in delivering a project that supports long-term environmental and community benefits.

Project Highlights

Reference
Cathy Wampler
Transporation ADA Coordinator
cwampler@rivco.org
951.955.6803

Duration
2021- 2025

Contract Amount
$85,776

WESTERN GAGE MEDIAN PARK

City of Los Angeles - Los Angeles Neighborhood Initiative

800 South Figueroa Street Suite 970, Los Angeles, CA 90017

The Western Gage Median Park project consists of transforming a 0.35-acre median lot into a re-imagined, vibrant neighborhood park. The median lot is located at the intersection of Western and Gage in the Canterbury Knolls area of South Los Angeles. The WEBB Team is working with the Los Angeles Neighborhood Initiative (LANI) to bring additional, accessible green space into a park-poor, densely populated urban community.

Requirements for the project have included:

- Developing a working relationship with community stakeholders, specifically the Western Gage Median Park Project Steering Committee (PSC), a Project Team composed of City department representatives involved in the project, and LANI Staff
- Leading a Walking Tour of the Project Site with the Western Gage Median Park PSC, Project Team, and LANI Staff
- Participating in PSC meetings and public community meetings to obtain input on project development
- Obtaining approval of plan check from the City of Los Angeles' appropriate departments, including Recreation and Parks, for construction document

Community Engagement

Kick-Off Meeting

Project Highlights

Reference
Anna Apostolos
Director of Programs
anna@lani.org
213.627.1822

Duration
2022 - Present

Contract Amount
$214,821

NATURE RETREAT PARK AT THE PRESERVE

Chino Preserve Development Corporation
1156 North Mountain Avenue, Upland, California 91786

As Construction Manager for the Stark Nature Retreat Park within the Chino Preserve Development, WEBB played a central role in bringing to life a community-oriented recreational facility that balances urban amenities with natural preservation. Overseeing all aspects of project execution, WEBB coordinated site improvements that included a modern restroom facility, shaded picnic areas, ADA-accessible playgrounds, tennis and basketball courts, parking infrastructure, and extensive drought-tolerant landscaping.

Guided by an ethos of environmental consciousness, WEBB worked collaboratively with the design team and stakeholders to ensure that native plantings, efficient irrigation systems, and sustainable construction practices were implemented throughout the 5-acre park site. The project enhanced biodiversity, minimized water use, and provided the community with a welcoming retreat aligned with the City of Chino's broader vision for smart growth and open space integration. Through attentive schedule and quality management, WEBB ensured that the park not only met technical specifications but also reflected a long-term investment in ecological stewardship and community wellness.

Final Design and Construction

Recreational Amenities

Project Highlights

Reference
Patrick Loy
VP Regional Planned Communities
pat.loy@lewismc.com
909.985.0971

Duration
2015 - 2018

Contract Amount
$85,359

CITY OF MENIFEE PLAN CHECKING SERVICES

City of Menifee
29844 Haun Road, Menifee, CA 92586

WEBB was selected by the City of Menifee to provide plan checking services as part of its construction management and inspection support for the Del Oro North Streetscape (IP22-004L) public improvements. Under this engagement, WEBB conducted up to three rounds of landscape plan reviews for Community Facilities District (CFD) improvements, ensuring conformance with City standards, project-specific Conditions of Approval, and other regulatory requirements.

WEBB's approach emphasized responsiveness and rigor. Each review included detailed redlines and a formal comment memo, all submitted through a centralized Bluebeam session to facilitate digital collaboration. While the assignment was limited to public landscaping, WEBB's oversight supported the City's goal of maintaining visually cohesive and environmentally responsible public spaces. By providing thoughtful, technically sound feedback and prioritizing sustainable planting and irrigation practices, WEBB helped guide the project toward functional and aesthetic excellence.

Project Highlights

Reference
Chet Robinson
Principal Engineer
crobinson@cityofmenifee.us
951.672.6777

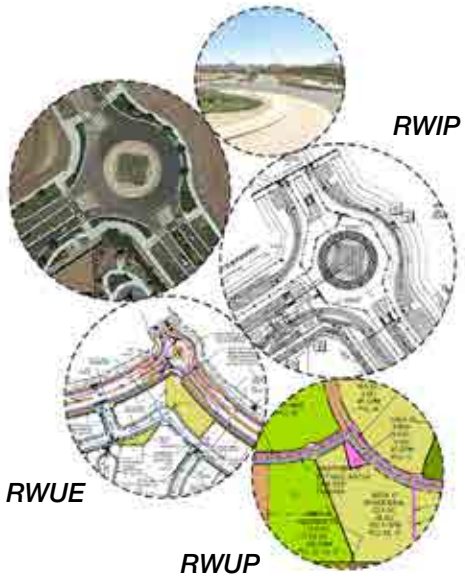
Duration
2024 - Present

Contract Amount
Various

PLAN CHECKING SERVICES

Eastern Municipal Water District
2270 Trumble Road, Perris, CA 92570

WEBB provides comprehensive plan check services for Eastern Municipal Water District (EMWD), supporting all phases of potable and recycled water infrastructure development—from initial backbone facility planning and conceptual site-specific use exhibits to final construction documentation and field implementation. Our work includes irrigation systems and other water infrastructure critical to urban environments.Our team collaborates closely with civil engineering consultants, EMWD engineering staff, land use agencies, and clients to ensure project requirements are fully captured and maintained consistently across disciplines and user groups throughout the project lifecycle.We ensure all project submittals comply with regulatory requirements and meet EMWD's design, CAD, and data acquisition standards, with a focus on technical accuracy and consistency. Our team has experience reviewing a broad range of project types, including parks, multi-tract residential developments, and industrial/commercial projects. As designers of numerous irrigation and RWIP plans ourselves, we bring valuable technical insight to the review process. In addition, our familiarity with the various agencies operating within EMWD's service area gives us a strong understanding of their specific requirements and expectations. We take a collaborative, solutions-driven approach that keeps projects moving forward while meeting the needs of all stakeholders and regulatory authorities.



Initial Facility Planning

Field Inspections

Final Design and Construction

Project Highlights

Reference
Gary Schlenker
Senior Engineering Technician
951.928.3777 ext. 4468
schlenkg@emwd.org

Duration
2022 - Present

Contract Amount
Various

Current Project Workload

Client	Project	Start Date	Completion Date
City of Indio	Civic Center Storm Drain and Beautification Project	2024	2025
County of Riverside	Mecca Neighborhood Park and Greening Project	2021	2025
City of Los Angeles	Western Gage Median Park	2022	2026
City of Chino	Stark Nature Retreat Park - Lewis Preserve	2021	2025
City of Chino	The Preserve Block 3A Streetscape Improvements	2024	2025
City of Chino	The Preserve Block 11 Streetscape Improvements	2024	2025
City of Menifee	Plan Checking Services	2024	Ongoing
Eastern Municipal Water District	Plan Checking Services	2022	Ongoing
City of Coachella	Rancho Las Flores	2023	2027
County of San Bernardino - Department of Public Works	State Street Monument Overhead Project	2024	2026
Rain Tree Investment Corporation	Green Valley Community Park	2021	2026

City of Perris and Raintree Invetsment Corporation - Green Valley Park

Staff Resumes and Availability

The following chart provides an overview of key personnel who will be responsible for the WCA's project. Key personnel will be available to the extent proposed for the duration of the project and WEBB acknowledges that no person designated as "key" to the project shall be removed or replaced without written consent of the Watershed Conservation Authority.

PRINCIPAL IN CHARGE/SENIOR CONSTRUCTION MANAGER
Reed Chilton, PE, QSD
Director, Construction Management and Inspection
C 83827 (CA)

PROJECT MANAGER/POINT OF CONTACT
Jessie Corea, PLA
Associate Landscape Architect
PLA 6840 (CA)

QA/QC
Jeff Hutchins, PLA
Manager, Landscape Architecture
PLA 3815 (CA)

ENVIRONMENTAL COMPLIANCE
Autumn DeWoody
Senior Environmental Analyst

LANDSCAPE ARCHITECTURE

Nicole Volpe, PLA
Senior Landscape Architect
PLA 6436 (CA)

Daniel Gonzalez, PLA
Associate Landscape Architect
PLA 7019 (CA)

Alec Tellchea
Landscape Designer

CONSTRUCTION MANAGEMENT AND INSPECTION

Andrew Vollrath
Assistant Engineer

INSPECTORS
10 In-House Inspectors

September 25, 2025 – Item 14

RESOLUTION 2025-34

CONSIDERATION OF A RESOLUTION FOR THE RATIFICATION OF AN AGREEMENT WITH ALBERT WEBB & ASSOCIATES AS CONSTRUCTION MANAGEMENT SERVICE FOR THE OAKS EAST FORK RIVER ACCESS PROJECT (WCA25502)

WHEREAS, The Watershed Conservation Authority 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, The WCA will act as the lead for the project, utilizing the grant funding to hire contractors to complete the on-the-ground construction work for each project phase (trash receptacles, access points, restrooms) of the Oaks East Fork River Access Project; and

WHEREAS, The project is inclusive of funding from California State Water Resources Control Board awarded a grant of $1,502,472 of Nonpoint Source Pollution Control Program funds under project name East Fork San Gabriel River Trash TMDL Implementation and Recreation Improvements Project (Phase One; and

WHEREAS, A competitive bid process for construction management service was released on April 17, 2025 and proposal were due May 16, 2025 at 12:00 pm; and

WHEREAS, A total of eight (8) proposals were received, Cumming Group retracted its submittal, leaving balance of seven (7) responsive submissions and Albert Webb & Associates was selected based on the consultant teams experience and portfolio of managing projects of similar size and scope; 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 September 25, 2025.

4. **APPROVES** ratification of an agreement with Albert Webb & Associates for $339,252 as the provider of construction management service for the Oaks East Fork River Access Project (WCA25502)

~ End of Resolution ~

//

Motion: _____ Second: _____

Ayes: _____Nays: _____ Abstentions: _____

Passed and Adopted by the Board of the
WATERSHED CONSERVATION AUTHORITY
On September 25, 2025

_____
Vincent Chang
Governing Board Chair

ATTEST:_____
John Natalizio
Deputy Attorney General