

Request for Proposals

San Dieguito Lagoon
“Opportunity Parcels”
Restoration Feasibility Studies
and Conceptual Design
Drawings



September 25, 2019

Contact: Jonathan Appelbaum, Conservation Manager, San Dieguito River Valley
Conservancy. Jonathan@sdrvc.org. (858) 344-6654

Summary: The San Dieguito River Valley Conservancy (SDRVC) requests competitive cost proposals for the preparation of feasibility studies analyzing the restoration of three "Opportunity Parcels" located in and around the San Dieguito Lagoon based on the attached restoration concepts (Attachment 1) as well as conceptual design drawings for each site's preferred alternative project design.

For the purpose of this analysis, "Opportunity Parcels" are select undeveloped parcels located in and around the San Dieguito Lagoon that do not have existing development plans, existing habitat restoration plans, long term conservation status (e.g. designated MRCA), or are otherwise encumbered by restrictive covenants, etc.

To be considered, proposals must include a fixed fee cost, detailed scope of work, organizational chart, proposed project milestone schedule, and any additional documentation as described in this RFP.

Scope of Work:

Task 1) Feasibility Study+ including: 1) Opportunities and constraints analysis, 2) Identification of scientific studies required, 3) Identification of landowners and jurisdictional entities, 4) Analysis of land use planning and permitting requirements. 5) Likely project implementation timelines, 6) estimated planning and implementation schedule and budget, 7) estimated GHG sequestration quantification (Optional Task - provide separate cost).

+Feasibility studies will include an environmental setting including description of historical ecology and literature review of available data. (e.g. soil mapping, flood zone mapping, topographic surveys, recorded site contamination [i.e. environmental site assessment database review], etc. These studies will not include new site surveying, hydrologic studies, or geotechnical studies (i.e. civil engineering).

Task 2) Conceptual Design Drawings w. cut and fill estimates with the intent to determine economic feasibilities of construction implementation.*

*Note: This RFP does not include legal land surveying, CEQA / NEPA analyses, regulatory permitting, or biological resource studies (e.g. wetland delineation, protocol-level focused surveys, etc.)

Consultant will incorporate one round of revisions on the draft deliverables for Tasks 1 and 2 and submit a final set of deliverables reflecting these revisions.

Site Descriptions: The three study sites are between 0.93 acre and 3.69 acres in size and include two tidal (or potentially-tidal) sites and one non-tidal site that was historically influenced by tidal processes. See Attachment 1 – Restoration Concepts for additional site details.

Project Schedule: Consultant will develop draft Feasibility Studies and Conceptual Design Drawings between Friday November 1, 2019 and Monday December 16, 2019. SDRVC will review the draft deliverables and provide revisions by Tuesday December 31,

2019. Consultant will then prepare the final Feasibility Study and Conceptual Design Drawings for submittal by Friday January 31, 2020.

Client: The San Dieguito River Valley Conservancy is a 501(c) (3) non-profit organization based in San Diego, CA. SDRVC has been in operation for over 30 years and has over 1,800 current members

Eligibility: Consulting team should ideally include members whom are included on the San Diego County CEQA Consultant list as to be approved (Pursuant to the County CEQA Guidelines) by Planning & Development Services to prepare CEQA documents for the County for privately initiated projects

Selection Criteria: All bids will be reviewed by SDRVC staff and the winning bid will be selected based equally on contractor's qualifications, experience, and overall cost. Bids should demonstrate familiarity with the site, practical technical approach, and relevant experience of core team members and staff.

Pre-bid meeting: In lieu of a pre-bid meeting, potential bidders are encouraged to contact SDRVC Conservation Manager Jonathan Appelbaum at (858) 344-6654 to schedule a hosted tour of the Orphan Parcel sites.

Contract Terms: Eligible bids will be fixed-fee cost proposals encompassing the entire scope of work as described herein.

Payment: Milestone Billing. 1) 50% Draft Feasibility Study / Conceptual Design Drawings. 2) 50% Final Feasibility Study / Design Drawings.

Bids Due: All bids (including full cost proposals) shall be submitted via email to sdrvc@sdrvc.org by 5:00 P.M. Friday October 18, 2019.

ATTACHMENT 1 – RESTORATION CONCEPTS

Project 1: I-5 / Via De La Valle Interchange / Del Mar Center Brackish Wetland Project

The general intent of this project would be to plan and design a wetland restoration project to improve the hydrologic and ecological functioning of the San Dieguito Lagoon. The project area is located at the discharge of an existing flood control / stormwater drainage channel located at the southeastern corner of the intersection of Interstate 5 and Via De La Valle adjacent to Del Mar Center. The project will improve and enhance the exchange of freshwater into the high marsh and create /enhance brackish wetland habitat within the project area. The project will prevent stagnation within the existing flood control channel and improve groundwater recharge of the upper marsh habitat through re-contouring. It will create channel sinuosity replicating more natural tidal sloughs and freshwater / saltwater exchange patterns. In addition to brackish marsh restoration, this project will include invasive plant eradication and wetland buffer enhancement. Rough boundary estimates of the restoration and enhancement area measures approximately 2.66 acres in size.

Project 2: Del Mar 'Triangle' Wetland Restoration Project

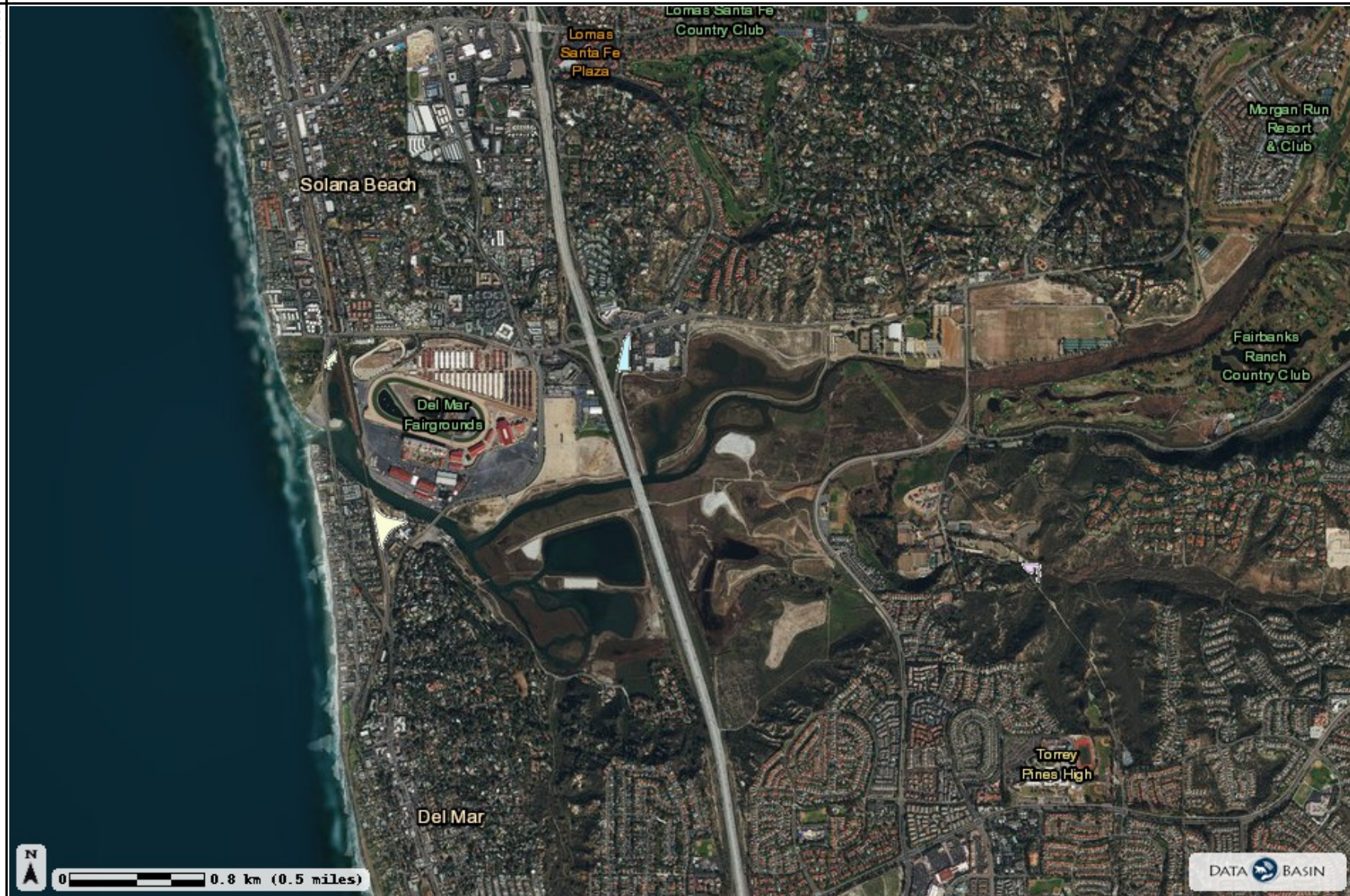
The general intent of this project would be to restore and enhance relic salt marsh habitat within the 'Del Mar Triangle'. The 'Triangle' is disconnected from tidal influence and type converted to disturbed wetland habitat. This project would identify measures to restore and enhance habitat function in the degraded wetland area including invasive plant removal and native planting. Rough boundary estimates of the restoration and enhancement area measures 3.69 acres in size.

Project 3: North Brigantine Basin Sea Level Rise Adaptation and Transitional Habitat Project

The general intent of this project would be to support upslope marsh migration as a sea level rise adaptation strategy. Along the margin of the existing salt marsh, this project would eradicate approximately 0.40 acre of invasive vegetation (e.g. iceplant [*Carpobrotus edulis*]) enabling upslope marsh migration as a sea level rise adaptation strategy. This project would also enhance (via invasive plant removal) adjacent 'transition zones' comprised of surrounding upland habitat measuring approximately 0.67 acre.

117.29° W

33.00° N

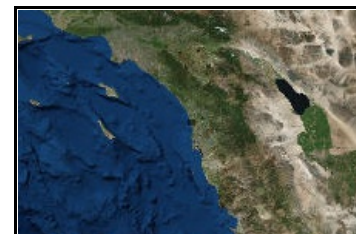


Legend

- Upper Brigantine Basin
Sea Level Rise
Adaptation and
Transition Zone
Enhancement Project
Area
- Del Mar Triangle Project
Area
- Interstate 5 - Via De La
Valle Interchange /
Del Mar Center
Brackish Wetland
Project Area
- Gonzales Canyon
Watershed
Restoration Project
Area

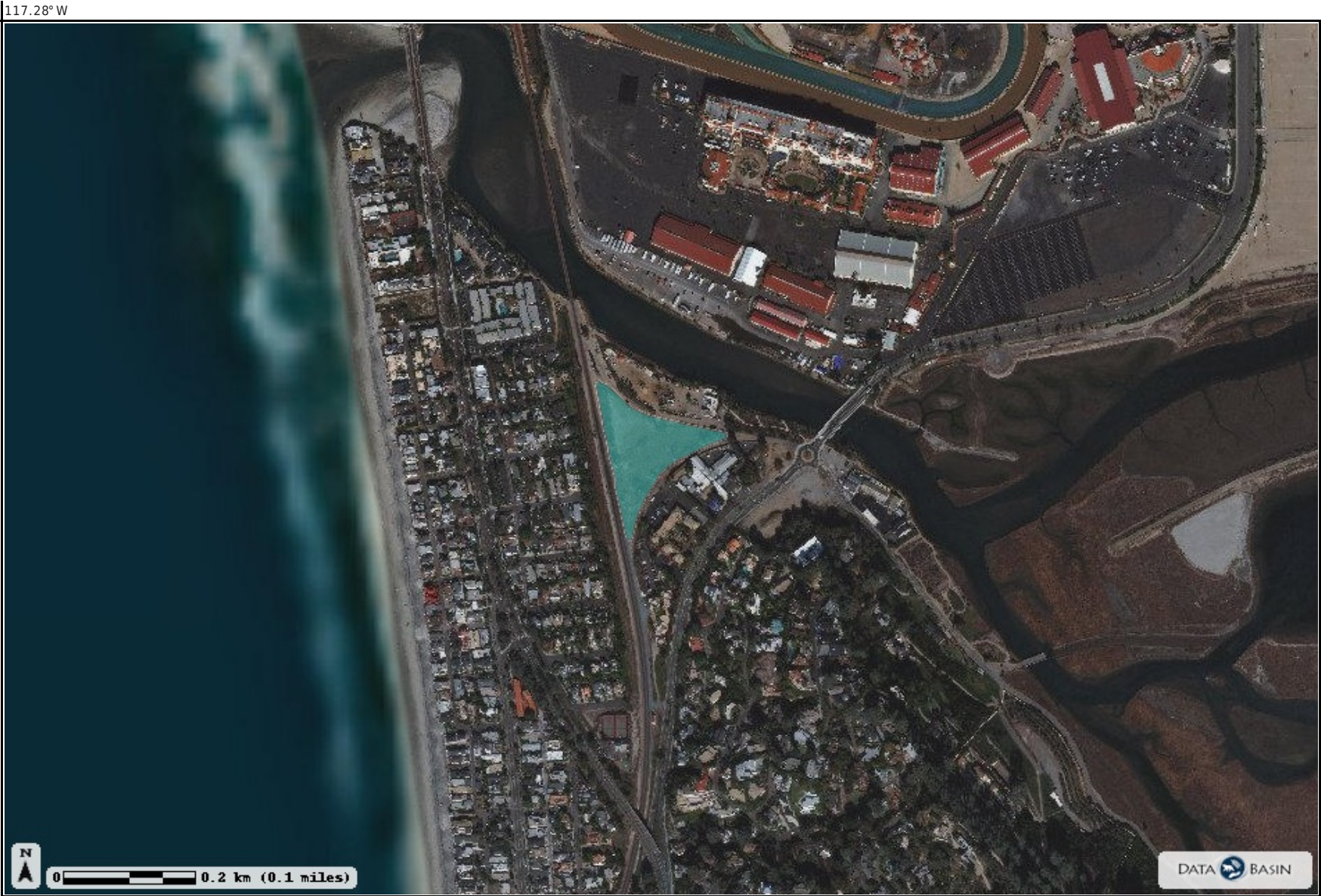
117.21° W

32.95° N



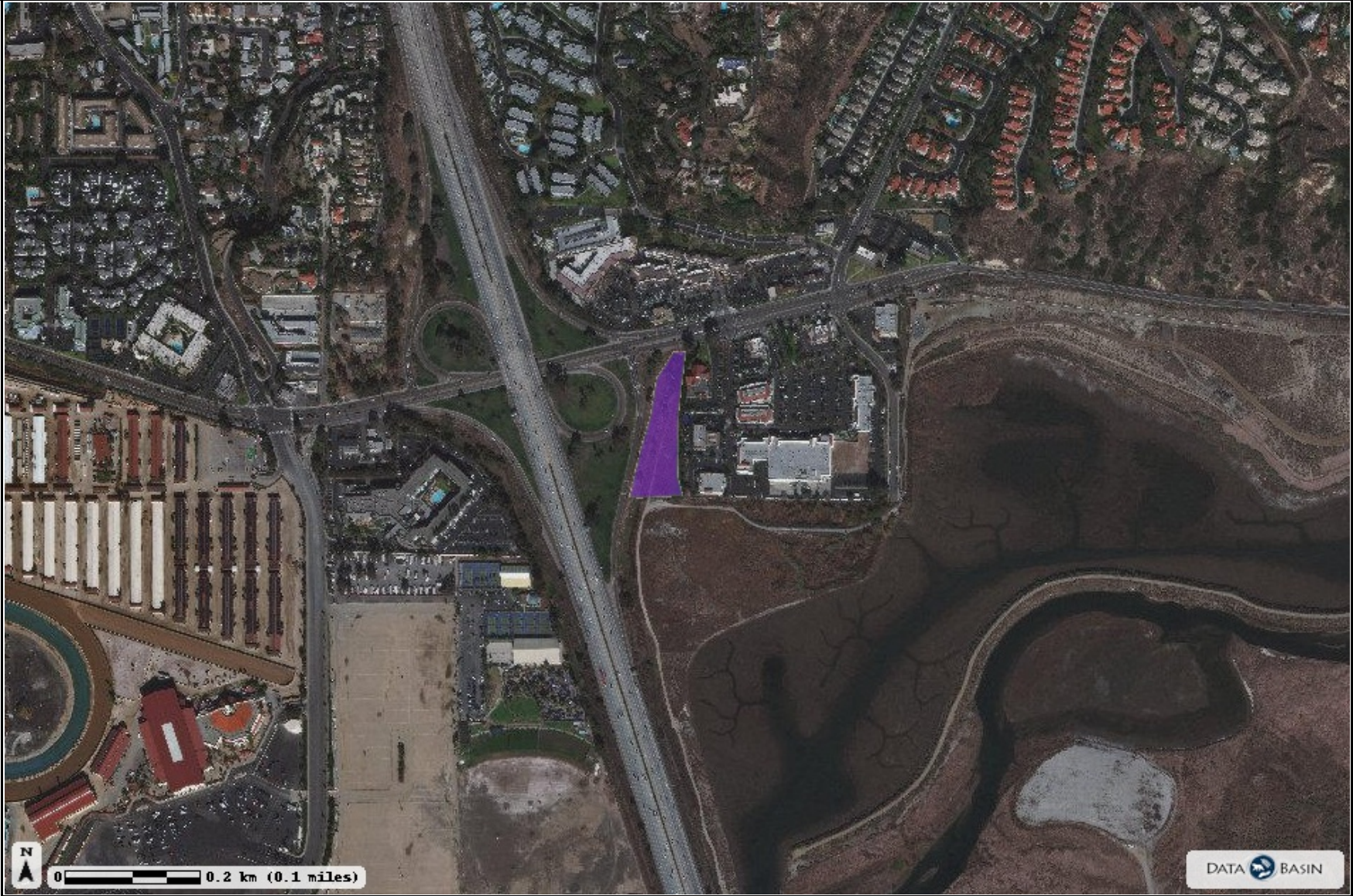
Legend

 Del Mar Triangle Project Area



Legend

- Interstate 5 - Via De La Valle Interchange / Del Mar Center Brackish Wetland Project Area



Legend

- Upper Brigantine Basin
- Sea Level Rise
- Adaptation and
- Transition Zone
- Enhancement Project
- Area

