

**SAN JOAQUIN AREA FLOOD CONTROL AGENCY
CONSULTING SERVICES FOR CONSTRUCTION MANAGEMENT OF THE MOSSDALE
URBAN FLOOD RISK REDUCTION PROJECT
(SJAFCA-RFP-25-02)**

1. INTRODUCTION

The San Joaquin Area Flood Control Agency (SJAFCA) requests proposals from a prime contractor or a consultant team to undertake, perform, and complete tasks set forth in this Request for Proposal, SJAFCA-RFP-25-02 (**RFP**). SJAFCA is the administrator of this **RFP**. The selected consultant/consultant team (**CONSULTANT**) shall be contracted by SJAFCA to perform professional consulting services (**SERVICES**) related to construction management for the Mossdale Urban Flood Risk Reduction Project (Project). Design of the Project will be completed under a separate RFP. The prime contractor or any member of its consultant team cannot provide both design/permitting and construction management services for this Project. The separately selected design team will provide engineering during construction services through a separate contract. The **CONSULTANT** is required to provide all labor, equipment, tools, and facilities necessary for completion of its **SERVICES** for the Project and has the option of using sub-consultants to accomplish this.

SJAFCA seeks to encourage local economic development and enhance regional technical expertise. Throughout this proposal, the **CONSULTANT** is strongly encouraged to describe how their team can contribute to this initiative. Examples of supporting local economic development and regional technical expertise include but is not limited to:

- Including local consultants that have a physical office within San Joaquin County.
- Including national consultants that have (or plan to open) a physical office within San Joaquin County.
- Participation in academic, non-profit, or other organizations that support the establishment of small businesses and/or economic development in San Joaquin County.
- Participation in academic, non-profit, or other educational programs that support student interest in Science, Technology, Engineering, and Mathematics (STEM) career paths.

SJAFCA staff will manage the solicitation of proposals from consultants responding to SJAFCA -RFP-25-02 and facilitate selection of the **CONSULTANT**. SJAFCA will manage the **CONSULTANT**, including authorizing payments to the **CONSULTANT**. A template Master Services Agreement is enclosed as Attachment A to this RFP for reference by potential respondents. The **CONSULTANT** shall provide any exceptions to the Master Service Agreement with the proposal, and no further changes will be considered by SJAFCA during contract negotiations. While this RFP will select the **CONSULTANT** for all phases of construction management, the cost proposal should only cover Construction Management support during the design and construction contractor procurement phases of the Project.

SJAFCA does not currently have a Pre-Qualified Consultant List for Construction Management Services. SJAFCA may elect to use the Statement of Qualifications section of the proposals received in response to this solicitation to establish such a list for use on other SJAFCA projects.

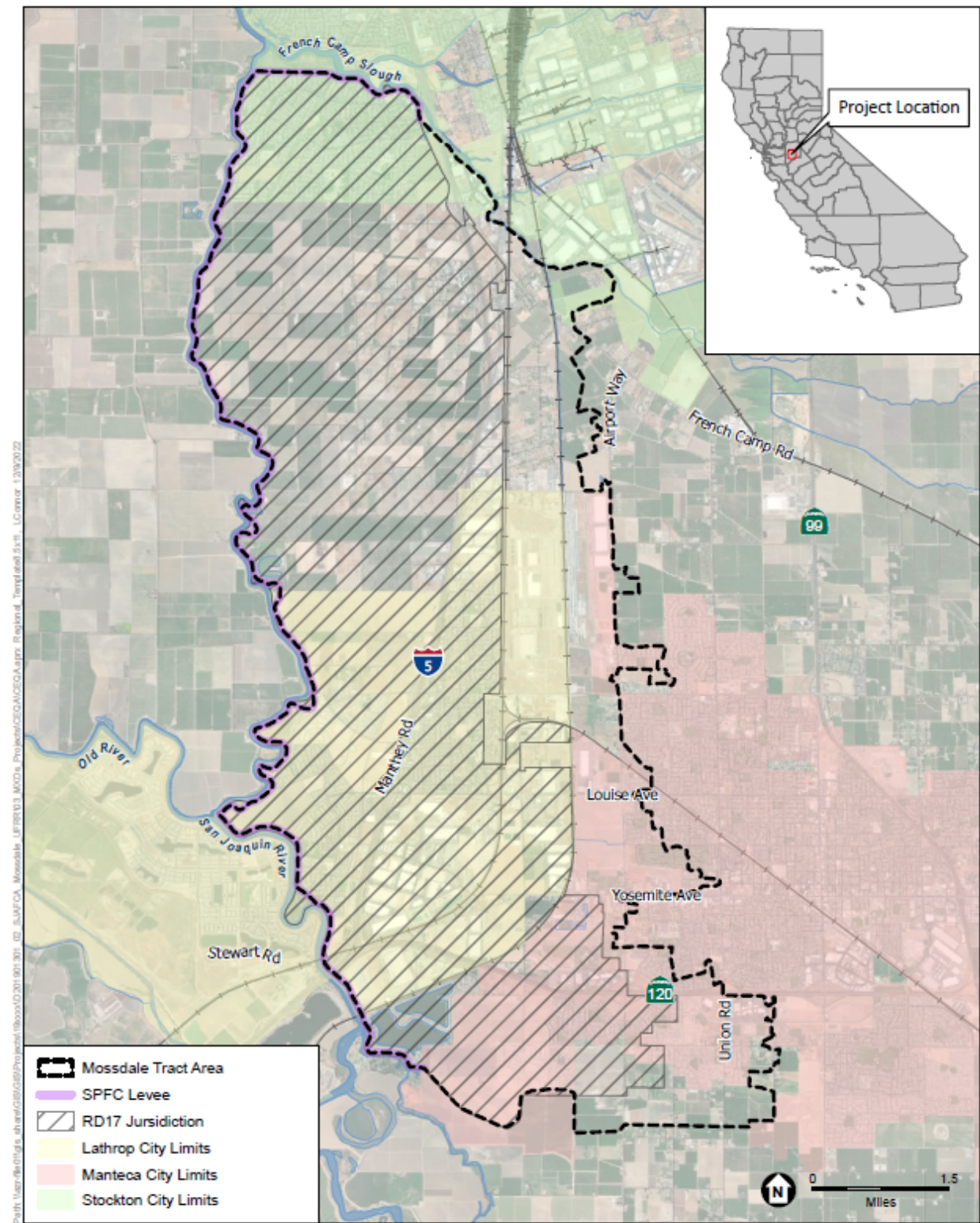
2. BACKGROUND

The San Joaquin Area Flood Control Agency (SJAFCA) is a Joint Powers Authority created in May 1995 between the City of Stockton, San Joaquin County and the San Joaquin County Flood Control and Water Conservation District (SJCFCWCD) for the purpose of addressing flood protection for the City of Stockton and surrounding County area. On November 16, 2017, the Joint Exercise of Powers Agreement was expanded to include the Cities of Lathrop and Manteca in addition to the City of Stockton, San Joaquin County, and SJCFCWCD thereby increasing the geographic area for which SJAFCA is responsible.

SJAFCA's mission is to reduce and manage the region's flood risk. The organization is guided by a Strategic Plan with five goals and supporting objectives and priority actions. The Strategic Plan can be found on the SJAFCA website at <https://www.sjafca.com/>.

SJAFCA, its member agencies, and DWR have collaborated over the past several years on the Project, which is intended to provide 200-year Urban Level of Protection (ULOP) to the area. The Mossdale Tract area includes urban portions of Stockton, Lathrop, Manteca, and areas of unincorporated San Joaquin County (Figure 1). The Mossdale Tract area is protected by levees on the right bank of the San Joaquin River, the left bank of French Camp Slough and a dryland levee to the south maintained by Reclamation District 17. The area totals 22,400 acres, which is characterized as urban and urbanizing, with a largely rural subarea which is not planned for development. The Cities of Stockton, Lathrop, and Manteca, and San Joaquin County control all land use decisions within the area.

Figure 1 – Regional Location



SOURCE: MAXAR, 2021; KSN, 2022; PBI, 2022; ESA, 2022

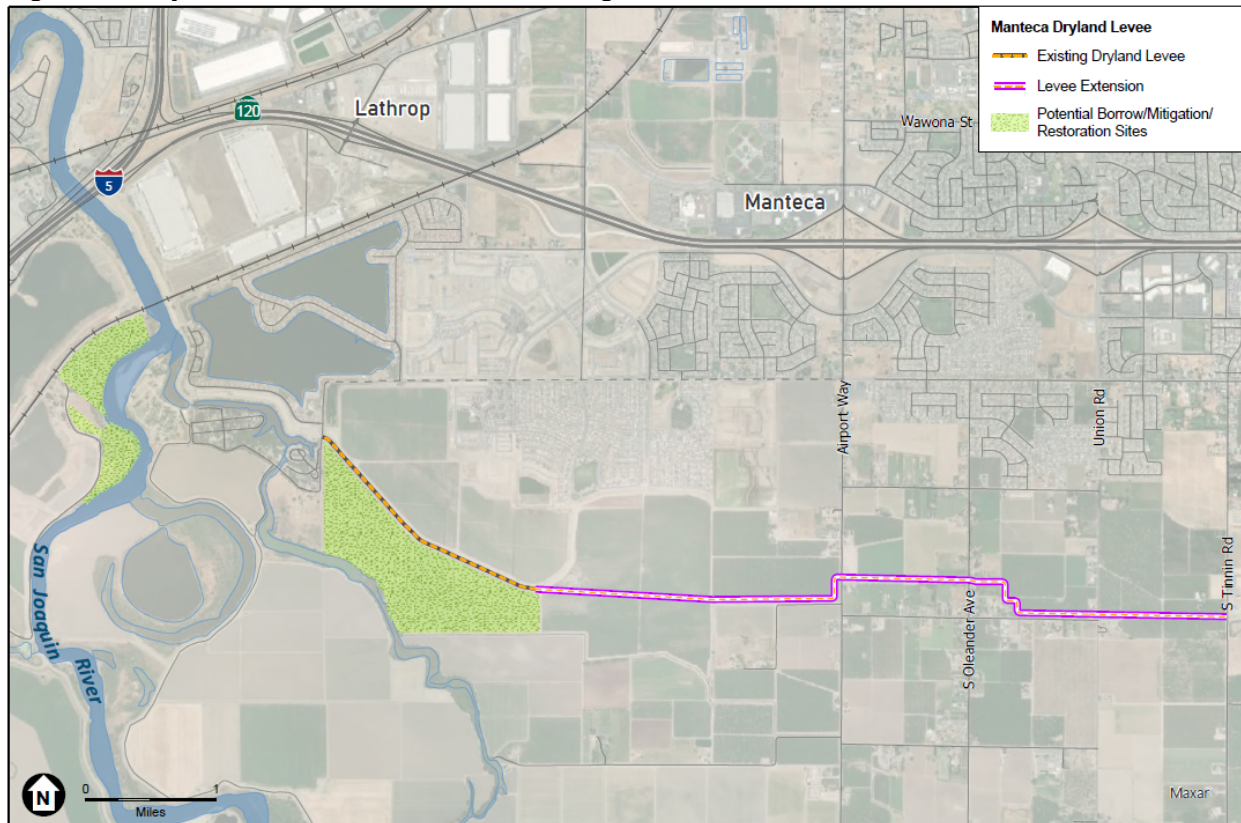
Mossdale Tract Area Urban Flood Risk Reduction Project

The State’s Urban Flood Risk Reduction (UFRR) Grant Program funded three phases of work: the Mossdale UFRR Flood Risk Reduction Feasibility Study (Phase 1), California Environmental Quality Act (CEQA) Documents (Phase 2), and Preliminary Engineering (Phase 3). Under the Phase 1 Study, SJAFCA and DWR evaluated a range of alternatives and arrived at a preferred alternative, or Preferred Plan, that is presented in the final Mossdale Tract UFRR Study report (September 16, 2021). The Preferred Plan developed through the feasibility study (Phase 1) describes a mutually agreeable multi-benefit alternative that serves as the basis for follow-on CEQA (Phase 2), and Preliminary Design (Phase 3) activities. The UFRR report is available here: <https://www.sjafca.org/home/showpublisheddocument/1247/637859766278470000>.

Through this planning phase, the State of California (State) and SJAFCA jointly agreed to advance a portion of this Preferred Plan through final design and construction. This “implementation phase” includes design, permitting, and construction activities for improvements to a segment of the existing Manteca Dryland Levee, extension of the Dryland Levee, and associated borrow, mitigation, and restoration site development associated with the Project’s construction activities. SJAFCA is advancing the Project with the State as a cost-sharing partner with the goal of reducing flood risk by expediting construction of an extension to the Manteca Dryland Levee.

The Project area (Figure 2) depicts the Manteca Dryland Levee segment identified for improvement and the proposed draft levee extension alignment.

Figure 2: Project Area with Draft Extension Alignment



3. SCOPE OF SERVICES AND RELEVANT INFORMATION

The Project includes the design, permitting, and construction of flood risk reduction and restoration components in and adjacent to the Mossdale Tract area. The extended Manteca Dryland Levee helps to safeguard 45,000 people, their homes, local businesses, and 45 critical facilities from flooding. It will be certified as compliant under Urban Levee Design Criteria (ULDC) for ULOP compliance. The extended Manteca Dryland Levee will contribute to ULOP compliance but does not complete it for the Mossdale Tract.

Dryland Levee Extension:

Levee overtopping and/or breaches along the right bank of the San Joaquin River upstream of the Project area could ultimately cause floodwaters to flow overland to the north up against the existing RD 17 dryland levee. While the existing RD 17 dryland levee is FEMA-accredited and designed to provide a 100-year level of protection, the Dryland Levee Extension (Extension) will be designed to provide a higher level of protection. The Extension is needed prevent flood waters from going around the existing dryland levee and flooding the Mossdale Tract area during extreme flood events. The Extension includes the following key elements:

- Reconstruction and seepage remediation of a segment of the existing RD 17 dryland levee.
- Reconstruction or relocation of pipe penetrations that cross the existing dryland levee.
- A tie-in from the reconstructed existing dryland levee to the new dryland levee extension.
- Construction of a new approximately 3-mile-long levee to the east from the tie-in to Tinnin Road.
- Address seepage within new levee extension through a cut-off wall or seepage berm.
- Determine borrow sites for levee remediation or construction, material may be sourced from land within the project area.
- Relocation, removal, and/or reconstruction of utilities and other encroachments to the existing or future levee.
- Mitigation actions associated with the Project.

Ecosystem Restoration:

Parallel to the Dryland Levee Extension design work, SJAFCR's consultants may be advancing ecosystem restoration design. The bidding and delivery of the levee work and ecosystem restoration work will be better understood as the levee design work advances. It is possible that the levee work will be bid out with ecosystem restoration components as bid alternates resulting in one prime contractor for both levee and ecosystem restoration. Alternatively, it may be bid out separately, resulting in two contractors, recognizing that there may be pros and cons for either approach. In any case, the CM may be requested to provide construction management services on the ecosystem restoration components of the project. The CM's contract may be augmented to include the Ecosystem Restoration Design components, and it is anticipated that deployment of the same CM team may result in cost savings on the Mossdale Tract area program for the agency. The proposer shall provide their experience on managing complex ecosystem restoration projects

The CONSULTANT shall be responsible for delivering the following services and deliverables.

A. Construction Management

During the design phase and prior to awarding a construction contract, the CONSULTANT may review and comment on design submittals, draft construction drawings and specifications, and

other technical work products. The CONSULTANT will partner with the Designer of Record to develop ready-to-advertise construction bid documents, then lead the procurement process to solicit for, select, and enter contract with a construction contractor. Upon construction contract award, the construction manager shall administer the construction contract, including review of work plans, schedules, budgets, and cash flow projections; evaluation of value engineering proposals; evaluation of change orders; and review of invoices for progress payment. Conduct construction meetings and prepare monthly progress reports. Review and processing of contractor submittals and requests for information. Conduct construction inspections to ensure that Contractors' work is performed in accordance with construction plans and specifications and is consistent with the intent of the design. Monitor the construction schedule and costs. Conduct quality assurance (QA) testing to ensure compliance with the requirements of contract documents, and review of the effectiveness and adequacy of the contractor's quality control (QC) program. Implement start-up, closeout and acceptance procedures for the systematic, orderly and timely completion, acceptance, and transfer of facilities constructed, as well as contract closeout.

The CONSULTANT will be required to propose and upon SJAFCA's acceptance, implement an electronic construction management software/ service for all construction document and process management on project, including but not limited to RFIs, submittals, PCOs, CCOs and other approvals. A minimum of 10 client users are required and Software as a Service (SaaS) platforms will be required. The consultant shall also propose a construction management plan identifying the construction management and approval process for the project.

The CONSULTANT shall also prepare a Construction Completion Report for construction activities that will include a summary of the project history, daily inspections, interim and final surveys, problems encountered, and resolutions made, summary of major changes, summary of bid and final project costs, QA and QC testing results, photographs depicting construction work, and project record (as-built) drawings. It shall also include a certification from the CONSULTANT that construction was completed in strict accordance with the design.

Task also includes conducting preconstruction biological surveys, training, and construction monitoring for biological resources before and during construction. Conduct cultural resource surveys, training, and construction monitoring near known cultural resources.

The design team, selected through a separate RFP, will continue to provide engineering support during construction.

The CONSULTANT will act as construction project coordinator and the primary point of contact for all communications with the contractor, affected and partner public agencies, and design engineer. In coordination with SJAFCA, the construction manager will communicate with the public and other interested parties regarding construction activities, progress, and impacts.

The CONSULTANT will coordinate regular progress meetings with SJAFCA, other team members involved in quality assurance and quality control, key staff from regulatory and partner agencies, and key staff from utilities during all phases of construction. The CONSULTANT will prepare reports documenting the progress of construction. Reports will include photographs and other supporting information, and documentation collected during construction. The CONSULTANT will establish and maintain Project files for delivery of one copy to SJAFCA after the work is completed.

The CONSULTANT will conduct final inspections to ensure compliance with all plans and specifications, address any punch list items like any remaining minor defects or incomplete work identified during inspections, and compile final project documentation, including gathering and organizing all project documents, including contracts, invoices, permits, and as-built drawings, for future reference.

Examples of tasks and services for which the CONSULTANT will be responsible:

- Design Phase
 - Review Constructability of the 60%, 90%, 100%, and Ready-to-Advertise (RTA) design submittals. The Construction Manager is prohibited from discussing or disclosing any design information to prospective contractors prior to bid opening. Any contractor engaged to support the design or construction management work in a consulting capacity shall be prohibited from subsequent project bidding.
 - Provide input to the design team regarding needed staging areas, haul routes, and site access.
 - Provide input to the design team regarding required construction submittals, schedule, and methods for measurement and payment.
 - Determine potential borrow sites for levee material.
 - Advise the DOR on construction activities and associated scheduling for the overall project (i.e. fixed completion date or working day scheduling) and providing input on the DOR's working day assumptions.
- Design Phase Deliverables
 - Constructability Review Report(s)
 - Schedule: A baseline project construction schedule, including major milestones and critical path analysis.
 - Construction Management Plan, including a quality control/ quality assurance plan.
 - Providing assistance to SJAFCA in the review and development of boilerplate construction contract and maintenance contracts
- Construction Contractor Procurement
 - Support development of Ready-to-Advertise Construction Bid Documents
 - Compile and facilitate responses to bidder inquiries with SJAFCA and the DOR
 - Conduct a site walk with contractors.
 - Schedule and support contractor bid opening.
- Construction Contractor Procurement Deliverables
 - Communication log of bidder inquiries and responses.
- Construction Phase
 - Lead pre-construction meetings, including a separate labor compliance meeting.
 - Provide on-site construction supervision.
 - Monitor project progress and adherence to schedule.
 - Work with SJAFCA's Public Outreach Consultant to engage with the public and other interested parties regarding construction activities, progress, and impacts.
 - Coordinate with utility companies and contractor to facilitate utility relocation work.
 - Ensure compliance with safety regulations.
 - Facilitate comprehensive laboratory services for conducting quality assurance testing during construction.
 - Ensure appropriate traffic control monitoring.
 - Ensure appropriate management of subcontractors and suppliers.

- Facilitate and manage contract change orders.
- Conduct regular site meetings and progress reporting.
- Provide labor compliance services throughout the project.
- Provide materials testing services as needed.
- Permit compliance monitoring, including biological and cultural monitoring and oversight of contractor's activities in regards to permit compliance.
- Construction Phase Deliverables
 - Construction Progress Reports: Regularly updated reports (weekly) detailing project progress, adherence to schedule, and any issues encountered.
 - Quality Assurance/Control Logs: Documentation of inspections and quality tests conducted to ensure compliance with project specifications.
 - Safety Audits and Reports: Records of site safety inspections and compliance with safety protocols.
 - Change Order Logs: Records of all approved change orders, including justifications and cost impacts.
 - Meeting Minutes: Documentation of site meetings, including decisions made, issues raised, and planned actions.
 - Updated Schedules: Periodic revisions to the project schedule to reflect progress or delays.
 - Photo Documentation: Photographs showing construction progress at key stages.
- Post-Construction/Close-Out Phase:
 - Coordinate Pre-Final and Final Inspections and punch-list completion.
 - Ensure compliance with warranty obligations.
 - Prepare the final Construction Completion Report and other project documentation.
 - Provide certification that construction was completed in accordance with the design.
- Post-Construction/Close-Out Phase Deliverables
 - Final Inspection Reports: Summaries of all inspections performed and outstanding punch-list items.
 - As-Built Surveying & Drawings: Updated project drawings reflecting any deviations from the original plans.
 - Review Final Operations and Maintenance Manual.
 - Final Cost Report: A complete financial reconciliation, including a summary of costs and variances from the original budget.
 - Completion Certification: A formal letter or document certifying the completion of the project in accordance with the contract.

4. PROPOSAL GUIDELINES

The proposal should address the following information in the order listed:

1. Introductory Transmittal Letter
2. Statement of Qualifications
2. Consultant Team Organization
3. Key Personnel
4. Approach for required scope of services

5. Cost proposal & billing rates (transmitted in a separate, sealed envelope)

The proposal shall not exceed fifteen (15) single-sided 8.5 by 11-inch pages. Each page must be numbered. The 15-page limit applies to all content with the following exceptions:

- (1) an optional table of contents (not to exceed one page).
- (2) the cover or any section dividers.
- (3) cost proposal and associated consultant rate sheets; and,
- (4) key personnel resumes. All resumes shall be limited to two (2) pages in length.

Any 11 by 17-inch sheets will count as two (2) pages.

4.1 Introductory Transmittal Letter

This letter should be on the company letterhead and addressed to the SJAFCA Executive Director with a statement of the consultant's basic understanding of SJAFCA's needs. The letter should include the name(s), business address and telephone numbers of the firm's officer, director, or owner responsible for the delivery of this Project, the proposed Construction Manager, along with the names and addresses of any parent company. The letter shall identify all proposed subconsultants including the primary point of contact. Prevailing wage is required on the project, and the proposer shall include a statement in the cover letter acknowledging this requirement.

4.2 Statement of Qualifications

The consultant shall provide recent and relevant experience and projects, where work was done in rivers and on levees within California. Experience highlighted should involve capital improvement projects (not maintenance or rehabilitation) that were preferably funded by a State and/or Federal Agency (e.g., DWR, USACE, FEMA, USDA (NRCS) and USBR). Consultants must show experience on projects designed to meet Urban Levee Design Criteria (ULDC) toward the achievement of an Urban Level of Flood Protection. SJAFCA will also consider large-scale levee repair projects (\$10M+) funded under similar DWR Programs.

The following tabbed sections in the order listed below are required in the SOQ:

A. Firm Experience: Provide a summary of the firm's overall size (staffing), capabilities, range of services provided, history, recent and related experience, and expertise. The proposed relationships among all key personnel and support staff that are expected to provide services associated with the SOQ should also be identified. Include experience with major subconsultants. Provide information on the firm's most relevant and applicable experience to SJAFCA's projects and programs.

B. Team Experience: Provide a description of the team anticipated to participate in the proposed services and an explanation of the function each team member will perform, their experience and brief resumes (may be included as attachments). Also provide resumes of the sub-consultant key team members, if any. CONSULTANT will be required to utilize the staff identified in this proposal on the Project. Any deviations or new staff additions will require SJAFCA's written approval.

C. Similar Projects: Provide a description of three similar reference projects that proposed key personnel have completed within the last seven years. The description should include:

- Project Name
- Client name, contact person, and current telephone number.
- Project description and location.
- Description of services provided.
- Describe your original budget, final budget, percent increase, and explain the increase (or decrease)
- Schedule performance – describe the original schedule and the final schedule and explain the delays.
- Key personnel and sub-consultants involved.
- Key challenges and the team's approach to addressing the challenges.

It is essential that we can contact your reference provided as part of the solicitation process. Unverified experience contained within this RFP will not be considered as part of the evaluation.

D. Include a plan outlining how the consultant will provide laboratory services for quality assurance (QA) testing during the project. The consultant is required to either provide an on-site laboratory or establish a contractual arrangement with a certified laboratory to ensure all QA testing is performed in accordance with industry standards.

E. Primary Reference Project: Describe at least one primary reference project, in more technical detail than listed above that the proposed project team has completed in the last five years. Specify the date the primary reference project was completed or is expected to be completed.

Describe the approach and methodology of providing the required services for the primary reference project, including any special approach recommended by your firm, which enhanced the project or program, reduced cost, or expedited delivery.

Identify the construction manager's specific responsibilities. List all sub-consultants that provided services to the firm for the completion of the project and describe the role they performed. Identify the approach to quality control/assurance related to the work effort and products delivered.

4.3 Consultant Team Organization

The CONSULTANT shall describe their proposed team for this Project, including all subconsultants. The description shall include the roles and responsibilities of each team member and the associated lines of authority.

4.4 Key Personnel

The CONSULTANT shall identify the Construction Manager, Field Engineer, Lead Inspector, and other key team members, including subconsultants, and their responsibilities. Include the expected amount of involvement for each key team member. Describe the key team members' experience with similar projects. Include resumes of key team members to be assigned to the project. Resumes should include information on specific projects the individual has been involved with, clearly showing experience relevant to the project and service areas requested in this RFP.

The proposed construction manager shall be an individual with exceptional project management capabilities and must possess sound judgement, technical competency, and patience/temperament that is required to effectively manage large-scale construction contracts.

4.5 Approach for Required Scope of Services

The CONSULTANT shall describe their proposed approach for providing construction management support for this Project. The responding firm(s) shall describe their approach for engaging with partner consultants, client agency staff, other governmental agencies, independent technical reviewers, and regulatory agencies within relevant support service area(s) to accelerate project implementation and completion. The approach should include (at a minimum) a sequence of events, estimated duration, assumptions, additional services necessary to deliver the project outcomes, and any other relevant information and detail necessary to deliver a successful project.

4.6 Cost Proposal

SJAFCA is interested in cost-effective approaches to implement the Project and the final Scope of Services will be subject to negotiation. Also, SJAFCA is interested in timely project implementation given this project's importance to achieving ULOP.

The cost proposal should include all costs for which the CONSULTANT expects to be compensated, including all materials furnished and services provided. While this RFP will select the CONSULTANT for all phases of construction management support, the cost proposal should only cover the Construction Management support during the design and construction contractor procurement phases. The quoted price shall constitute full and complete compensation for the services and materials provided as outlined above, including costs associated with review of subconsultant work or managing subconsultant contracts. CONSULTANT staff fee schedule should be provided as an attachment and should clearly indicate effective dates and fully burdened hourly rates, applicable escalation clauses, equipment and material costs, and subconsultant mark-up rates.

5. PROPOSAL SUBMISSION REQUIREMENTS

SJAFCA reserves the right to reject any and all proposals, or to negotiate separately with any source whatsoever in any manner necessary to serve the best interests of SJAFCA. Nonacceptance of any proposal will be devoid of any criticism of the proposal and of any implication that the qualifications or the proposals were deficient. Costs for developing proposals are entirely the responsibility of the CONSULTANT and shall not be chargeable in any way to SJAFCA. All materials submitted become the property of SJAFCA and may be returned only at SJAFCA's option.

An electronic copy sent via email (in PDF format) of the proposal, signed by an authorized representative, shall be delivered on or before **3:00 pm on Monday, April 28, 2025** to:

Mr. Glenn Prasad
San Joaquin Area Flood Control Agency
2800 W March Ln, Suite 200
Stockton, CA 95219
Glenn.Prasad@sjafca.org

Note: The proposal should not include cost or rate information. A sealed Cost proposal

shall be submitted in a separate sealed envelope by the CONSULTANT. Costs for preparing and submitting a response to this RFP is entirely the responsibility of the CONSULTANT and shall not be chargeable in any way to SJAFCA.

6. CONSULTANT SELECTION SCHEDULE

SJAFCA will follow CONSULTANT selection schedule listed below, but SJAFCA reserves the right to modify the schedule in any manner necessary to serve the best interests of SJAFCA:

Release Request for Proposals	03/28/2025
Non-Mandatory RFP meeting (Attendance not mandatory)	04/07/2025
Written Questions Submitted to SJAFCA by	04/09/2025
SJAFCA Responds to Written Questions	04/16/2025
Proposals Due from Consultant.....	04/28/2025
Consultant Selection/Notification.....	05/16/2025
Conclude Agreement Negotiations.....	05/30/2025
SJAFCA Board Approval.....	06/12/2025
Issue Notice to Proceed.....	06/12/2025

7. SELECTION CRITERIA

A non-mandatory RFP meeting has been scheduled to provide an overview of the project and selection process. After the non-mandatory RFP meeting, all questions must be submitted in writing; and the questions and answers will be posted on SJAFCA’s website.

The CONSULTANT selected shall demonstrate recent and relevant technical experience in construction management for similar levee improvement projects.

Selection will be based upon the following factors, weighted (%) for importance as indicated:

- a) Experience of key personnel (i.e. construction manager, key technical staff, and subconsultants) assigned to this project in conducting construction management of levee improvement projects. (35%)
- b) Experience of the proposed project team to deliver similar projects cost effectively and on schedule together. (25%)
- d) Proposed strategy and approach for delivering comprehensive construction management services for the Project. (20%)
- c) Demonstrated ability to provide laboratory services for quality assurance (QA) testing for a project of this scope. (10%)
- e) Team’s experience working effectively with local flood agencies and local, State and Federal governmental agency staff. (10%)

8. PROPOSAL TECHNICAL QUESTIONS

Questions regarding the RFP may be directed to Glenn Prasad by e-mail at glenn.prasad@sjafca.org.

Any responses to questions that alter any materials found within this RFP will be communicated

out to the pre-qualified consultant list prior to the proposal due dates.