

## **AGENDA ITEM NO. 6-A**

### **MONTEREY PENINSULA REGIONAL PARK DISTRICT BOARD REPORT**

**DATE:** April 2, 2025  
**TO:** Board of Directors  
**FROM:** Jake Smith, Planning & Conservation Program Manager  
**REVIEWED BY:** Shuran Parker, Interim General Manager  
**SUBJECT:** Award of Contracts for Rancho Cañada Floodplain Restoration Project Construction, Construction Management, and Construction Monitoring Services

---

#### **SUMMARY**

Staff respectfully recommend that the Board authorize award of contracts to Teichert Construction, ANCHOR, and Denise Duffy & Associates for construction, construction management, and construction monitoring of the Rancho Cañada Floodplain Restoration Project, respectively.

#### **FISCAL IMPACT**

\$32,010,688 for construction, construction, management, and construction monitoring services.

#### **FUNDING SOURCE**

The Project is funded by \$35,000,000 in state and federal funding secured by the State Coastal Conservancy and Wildlife Conservation Board. No local match is required for implementation.

#### **FUNDING BALANCE**

Funded via advance grant payments that will be issued by the State Coastal Conservancy and Wildlife Conservation Board.

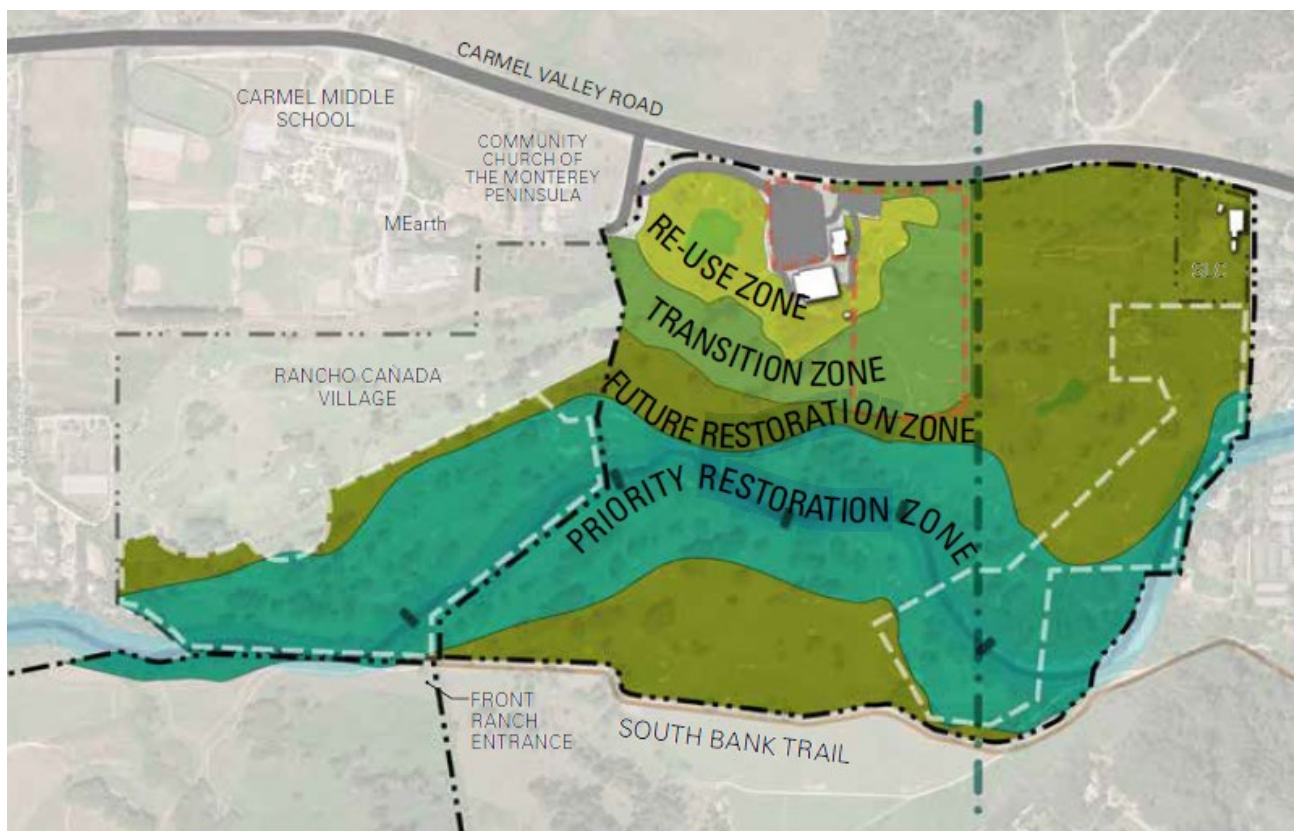
#### **DISCUSSION**

##### **Background**

On April 1, 2018, the Monterey Peninsula Regional Park District (MPRPD) acquired the 185-acre Rancho Cañada property from the Trust for Public Land, adding it as a unit of Palo Corona Regional Park. This acquisition was made possible through grant funding from the State Coastal Conservancy (Coastal Conservancy), California Natural Resources Agency, California Department of Fish and Wildlife, and Wildlife

Conservation Board. The goals of the acquisition were to protect and restore habitat around the Carmel River, dedicate a portion of the property's water rights to support instream flows, and provide compatible public and private recreation and environmental education uses.

In August 2018, MPRPD completed the Palo Corona Regional Park General Development Plan (GDP), which guides the planning, development, and management of the park. The GDP designated zones within the Rancho Cañada Unit, concentrating community amenities near the parking lot and former golf course clubhouse while preserving the remainder of the property for natural open space, recreational trails, and future watershed restoration projects (Figure 1).



**Figure 1: Rancho Cañada Unit Restoration and re-use diagram from the Palo Corona Regional Park General Development Plan, identifying the Carmel River Floodplain as a “Priority Restoration Zone”.**

MPRPD began working with Trout Unlimited, the Santa Lucia Conservancy, Monterey Peninsula Water Management District, and the Coastal Conservancy in summer 2018 to form a technical advisory committee (TAC) comprised of stream and aquatic habitat restoration experts, other subject matter experts, and grant funders primarily from local, state, and federal resource agencies to advise on the development of a restoration plan.

An initial restoration project concept was presented during the March 4, 2020 Board meeting which outlined a ‘process-based’ floodplain restoration design concept that would excavate areas surrounding the incised river channel, enabling the river to once again fan out over the surrounding landscape, restoring cycles of inundation and disturbance that support the recovery of resilient riparian habitat types that were lost from historic ranching and golf course uses.

MPPRD then entered into an agreement with the Coastal Conservancy in March 2020 that outlined that MPPRD, and the Conservancy would work in partnership on the development of the Rancho Cañada Floodplain Restoration Project (Project) design, completion of environmental review, Project permitting, and securing grant funding for Project implementation. MPPRD and Coastal Conservancy then formed a core Project team in April 2021 consisting of Trout Unlimited, Alnus Ecological, Applied River Sciences and SWCA Consulting LLC to advance the restoration from conceptual design.

The Project team conducted extensive outreach to inform the restoration design since May 2021, consisting of seven TAC meetings, focused meetings with subsets of the TAC, adjacent landowners, community groups, local tribes, and a public workshop for the Project on March 9, 2022, which informed the selection of a preferred project design alternative. The 65% design for the preferred Project alternative was then presented during MPPRD’s Board Meeting on December 7, 2022, and was further refined by the Project team and subsequently approved by the Board on April 5, 2023. The approved Project design has since served as the basis of project-related environmental review, permitting, and grant applications for project implementation funding.

## Design Overview

The Project will restore a 1-mile-long section of the Carmel River, lowering approximately 40 acres of surrounding land to reconnect the river to its historic riparian forest footprint by lowering the landscape surrounding the river and placing excavated soils in upland areas. These soils will be contoured to suppress invasively introduced grasses, serve as sound and visual buffers, create suitable padded areas for future park improvements (e.g., an enclosed off-leash dog park), and provide new trails and nature overlooks (Figure 2).

The Project also introduces new backwater channels and off-stream ponding features to provide expanded habitat and refugia for rare, threatened, and endangered species such as South-Central California Coast steelhead (*Oncorhynchus mykiss*), California red-legged frog (*Rana draytonii*), and migratory bird species. Additional benefits include flood mitigation, groundwater recharge, carbon sequestration, enhanced park aesthetics, and opportunities for nature-based recreation, education, and interpretation.



**Figure 2: Preferred Project design illustrating areas of restoration with the floodplain (green and blue zones) and areas where excavated soils will be deposited onsite (brown zones) and trail segments that will be constructed.**

The Project helps to construct a subset of trails and utility roads that are outlined in the larger Rancho Cañada Trail Replacement and Reconstruction Project approved by the Board on February 7, 2024 (Figure 3). Project plans include construction of a ~260-foot free-span bridge and a consolidated trail network across the restored floodplain and upland mounds to replace deteriorating golf course bridges and paths, providing improved access and a nature-based experience for visitors (Figures 2 & 4).



**Figure 3. Trail and utility road alignments outlined in the Rancho Cañada Trail Replacement and Reconstruction Project that was approved in February 2024.**



**Figure 4. Trail crossings through the restored floodplain constructed by the Project. The trail segment outlined in yellow will not be constructed if the right to provide access across Bridge 5 is secured from the adjacent landowner.**

## **Construction**

Most of Project construction will be completed in two phases over the course of two years. In the first year, work is expected to focus on the western (downstream) half of the park, followed by the eastern (upstream) half in the second year. Most grading and construction activity is anticipated to occur between June and October each year with revegetation efforts extending into December. Work areas will be fenced off and closed to the public.

While large portions of the park will be closed for health and safety reasons during construction, the park will remain open to the public. Interim access routes will be provided to maintain connectivity between the parking lot and across the river to the Southbank Trail and the Front Ranch Unit of the park. Fenced-off sections of the park will remain closed until early summer of the following year (e.g., the phase one area will remain closed until early summer of year two) to allow for revegetation, winter stabilization, and additional trail improvements and retrofits by MPRPD before reopening. The project will enter a third phase in year three focused on-site maintenance and cleanup. During this phase, minor grading and revegetation activities will be carried out to remove small berms used to protect recently graded low areas from winter stream flows. The irrigation system providing water for native plants will be removed in the fall of year four.

Construction will occur according to the following schedule:

- Phase 1 (2025-2026): Construction on the western (downstream) half of the park.
- Phase 2 (2026-2027): Construction on the eastern (upstream) half of the park.
- Phase 3 (2027–2028): Minor grading, irrigation, and revegetation

## **Relationship to the Rancho Cañada Village Housing Project**

On January 8, 2025, the Board approved a Comprehensive Real Estate and Soil Sharing Agreement (Agreement) between the Monterey Peninsula Regional Park District (MPRPD) and Rancho Cañada Venture, LLC (RCV), the developer of the Rancho Cañada Village Housing Project—a 130-unit residential development planned for the privately owned western portion of the former Rancho Cañada Golf Club, directly adjacent to the Rancho Cañada Unit of Palo Corona Regional Park. The Agreement provides that RCV may source up to 150,000 cubic yards of soil required for the Housing Project from MPRPD, as the material is excavated during implementation of the Floodplain Restoration Project, thereby reducing the amount of soil that would otherwise need to be disposed of within the Park by up to 22%. The Agreement also includes the transfer of approximately 35 acres of land—Parcels H and I—from RCV to MPRPD, supporting the expansion of the Park. The transfer of soil requires that RCV advance its Housing Project during Phase 1 of the Restoration Project and adhere to specific timelines to ensure that the Restoration Project proceeds without delay and can be implemented as designed. While RCV has not yet provided a specific timetable for

start of Housing Project construction, Staff continue to coordinate with RCV to enable the Project to be constructed as intended and without delay.

## Permits and Approvals

The Project is using new environmental review and permit streamlining programs developed by state and federal agencies to accelerate voluntary large-scale restoration efforts. The State of California has branded these initiatives as “Cutting Green Tape,” reflecting their goal of reducing obstacles for urgently needed environmental restoration projects. To comply with the California Environmental Quality Act (CEQA), the project has received coverage under the State Water Resources Control Board’s Statewide General Restoration Order Programmatic Environmental Impact Report (PEIR). Additionally, the project has already secured nearly all necessary permits, with the remaining County of Monterey permits expected to be obtained in time for construction in summer 2025 (Table 1).

**Table 1. Rancho Cañada Floodplain Restoration Project permit status.**

Approving Agency	Permit/Approval	Status
U.S. Fish and Wildlife Service	Programmatic Biological Opinion for Restoration Projects	Secured
U.S. Army Corp of Engineers	Nationwide Permit 27 for Habitat Restoration	Secured
National Marine Fisheries Service	Programmatic Biological Opinions for Restoration Projects	Secured
State Water Resources Control Board	General Order for Restoration Projects	Secured
California Department of Fish and Wildlife	Lake and Streambed Alteration Agreement	Secured (Draft)
Monterey Peninsula Water Management District	Carmel River River work Permit	Secured
Monterey County	Building, construction, and grading permits	Expected April 2025

## Funding

To date, \$1,750,000 in funding from the State Coastal Conservancy has supported project design, permitting, and grant acquisition efforts. In addition, MPRPD has contributed over \$205,000 to initiate seed collection and plant propagation. An additional \$35,000,000 in state and federal grants has been secured for project

implementation (see Table 2), where MPRPD will only need to manage grant agreements with the Conservancy and the Wildlife Conservation Board.

At MPRPD’s request, staff from both the Coastal Conservancy and the Wildlife Conservation Board have provided written confirmation (**ATTACHMENT 1**) that they can provide advance grant payments to ensure sufficient cash flow throughout the Project. Both agencies also acknowledge the uncertainty surrounding the availability of federal funding over the duration of the Project. They have confirmed that MPRPD will not be held responsible for delivering the full project scope if federal funding is rescinded and have committed to working collaboratively with MPRPD to address any potential shortfall, including seeking additional funding or adjusting the project’s scope and implementation plan to align with available funding—while still ensuring the protection of park resources and public access.

Additionally, the Conservancy has recently received an advance grant payment of \$3.1 million from NOAA, representing 51.6% of the \$6 million NOAA grant, demonstrating that federal funds are still being disbursed and supporting the expectation that these federal grant funds will remain available during Project implementation.

**Table 2. Rancho Cañada Floodplain Restoration Project implementation grants secured.**

<b>MPRPD Grantor</b>	<b>Grant Funding Source</b>	<b>Funding Amount</b>
Wildlife Conservation Board	Wildlife Conservation Board	\$13,000,000
State Coastal Conservancy	State Coastal Conservancy	\$6,000,000
State Coastal Conservancy	National Fish and Wildlife Foundation - National Coastal Resilience Fund	\$10,000,000
State Coastal Conservancy	NOAA - CZM Habitat Restoration & Protection BIL Competition Grant	\$6,000,000

### **Construction Request for Bids & Contract Award Recommendation**

On January 8, 2025, the Board authorized staff to release a [Request for Bids for Construction of the Rancho Cañada Floodplain Restoration Project](#) (RFB) that was subsequently released on January 17, 2025, and included the preferred project design and design alternates that would allow the Project to proceed in the event that RCV is not able to perform as outlined in the Agreement. A mandatory pre-bid meeting was held on January 29, 2025. A total of four (4) firms submitted bids by the February 25, 2025, deadline (Table 3).



**Table 3. Rancho Cañada Floodplain Restoration Project Construction Bids.**

<b>Contractor Firm (Location)</b>	<b>Base Bid</b>	<b>Bid Alternates</b>	<b>Base Bid and Bid Alternates Total</b>
The Dutra Group (San Rafael, Ca)	\$43,998,455	\$6,949,948	\$50,948,403
Granite Construction (Watsonville, Ca)	\$28,812,761	\$4,108,110	\$32,920,871
Granite Rock Company (San Jose, Ca)	\$37,361,895	\$11,030,780	\$48,392,675
Teichert Construction (Pleasanton, CA)	\$28,751,935	\$2,962,240	\$31,714,175

Bids were evaluated using the evaluation criteria and requirements outlined in the RFB, where Teichert Construction’s (Teichert) Bid was found to be responsive and responsible with the lowest bid amount (**ATTACHMENT 2**). The total of base bid and bid alternates were used to determine the lowest bid, however, Teichert’s base bid of \$28,751,935, which was within staff’s estimated construction cost of \$25M to \$29M, reflects the total anticipated cost of Project construction. Teichert has also provided a letter stating that it will guarantee its submitted unit pricing for bid items until July 3, 2025, providing more assurances that the project cost will not increase if RCV is not able to perform according to the Agreement and a design alternate must be advanced after the construction contract is awarded (**ATTACHMENT 3**).

**Construction Management Request for Proposals & Contract Award Recommendation**

On February 26, 2025, staff released a [Request for Proposals for Rancho Cañada Floodplain Restoration Project Construction Management Services](#) (Management RFP) that requested services including but not limited to construction management, testing and inspections, and assistance with invoicing and grant reporting. A mandatory pre-proposal meeting was held on March 13, 2025 that was attended by a total of five (5) firms. A total of one (1) firm submitted a proposal by the March 17, 2025, deadline (**Table 4**)

**Table 4. Rancho Cañada Floodplain Restoration Project Construction Management Proposal Amounts.**

<b>Consultant Firm (Location)</b>	<b>Total Proposed Cost (including additional as-needed &amp; recommended services)</b>
ANCHOR (Dublin, Ca)	\$1,734,308

The proposal was evaluated according to the requirements and evaluation criteria outlined in the Management RFP, including team qualifications and experience, approach, past performance, and price, where ANCHOR Engineering’s proposal that

included Ausonio Inc. was determined to be a high scoring and responsive proposal. Staff then met with ANCHOR to discuss its assumptions regarding the project and requested a revised price proposal that reduced total estimated budget from \$2,175,308 to \$1,734,308 that staff and ANCHOR believe still maintains a conservative budget that represents a reasonable assessment of Project needs while maintaining allowances for contingencies.

### **Construction Monitoring Request for Proposals & Contract Award Recommendation**

On February 26, 2025, staff released a [Request for Proposals for Rancho Cañada Floodplain Restoration Project Construction Monitoring & Reporting Services](#) (Monitoring RFP) that requested services including but not limited to pre-construction surveys, on-site biological and cultural resource construction monitoring, worker awareness training, post-construction performance monitoring and permit reporting. A mandatory pre-proposal meeting was held on March 13, 2025 that was attended by a total of eleven (11) firms. A total of four (4) firms submitted proposals by the March 19, 2025, deadline (**Table 5**)

**Table 5. Rancho Cañada Floodplain Restoration Project Construction Management Proposal Amounts.**

<b>Consultant Firm (Location)</b>	<b>Total Proposed Cost (including as-needed services)</b>
Denise Duffy & Associates (Monterey, Ca)	\$1,817,825
Dudek (Santa Cruz, Ca)	\$1,434,093
SWCA Inc (Half Moon Bay, Ca)	\$2,312,796
Sequoia Ecological Consulting (San Jose, CA)	\$2,924,620

Proposals were evaluated according to the requirements and evaluation criteria outlined in the Monitoring RFP, including team qualifications and experience, approach, past performance, and price, where Denise Duffy & Associates’ proposal was determined to be the highest scoring, responsive proposal with reasonable fees. Staff then met with Denise Duffy & Associates to discuss its assumptions regarding the project and opted only to include proposal tasks and as-needed services required through the construction phase, reducing the total estimated budget from \$1,817,825 to \$1,524,445.

### **Next Steps**

Staff now need Board approval and award of construction, construction management, and construction monitoring contracts to begin onboarding the Project team so that pre-construction activities can commence as soon as possible, including the development of a detailed project schedule and revised Project cash flow schedule that will be used as the basis of advanced grant payment requests that will be submitted to the Conservancy and WCB. Based on Teichert’s initial schedule, Staff anticipate the construction administrative submittals will begin development immediately, mobilization

and site preparation activities will begin in late May, with earthwork commencing in June. If contracts are not awarded or are delayed staff expect that the Project will likely be delayed an additional year, which may also increase the total Project cost.

## **RECOMMENDED ACTION**

Staff respectfully recommend that the Board:

1. Authorize award of Contract to Teichert Construction for the preferred Project alternative according to the attached bid form (**ATTACHMENT 2**) in the amount of \$28,751,935;
2. Authorize award of contract to ANCHOR for Construction Management Services according to the attached contract in the amount of \$1,734,308 (**ATTACHMENT 4**);
3. Authorize award of contract to Denise Duffy & Associates for Construction Monitoring and Reporting Services according to the attached contract in the amount of \$1,524,445 (**ATTACHMENT 5**);
4. Authorize the Interim General Manager to take all action necessary as required to finalize and execute these agreements and deliver the Project substantially as to form.

## **ATTACHMENTS**

1. [State Coastal Conservancy and Wildlife Conservation Board Letters of Support](#)
2. [Teichert Construction Bid Form](#)
3. [Teichert Construction Extension of Guarantee for Submitted Bid Prices](#)
4. [Draft Agreement with ANCHOR](#)
5. [Draft Agreement with Denise Duffy & Associates](#)