



Buena Vista Audubon Society

BUENA VISTA AUDUBON SOCIETY

REQUEST FOR PROPOSALS

For Design Services for the Wetlands Reserve Restoration Planning Project

January 21, 2022

Introduction

Through this Request for Proposals (RFP), the Buena Vista Audubon Society (BVAS) is seeking the services of a qualified consultant to conduct the planning and preliminary design of a habitat restoration project (Project). BVAS has acquired a grant to begin the design and planning for restoration of the Wetlands Reserve, a 3.5-acre piece of land owned and managed by BVAS. The activities needed for the design and planning of this Project include conducting baseline studies and surveys, developing a grading plan (if needed), creating a landscape plan, and applying for an exemption to CEQA. Part of the Project site was included in the environmental analysis for the Buena Vista Lagoon Enhancement Project; therefore, it is possible that only addendums to CEQA would be needed (unless the Project is exempted).

Background

The Buena Vista Audubon Society (BVAS) is a chapter of the National Audubon Society and is a 501(c)3 organization that runs a variety of conservation education programs from their nature center located on the Buena Vista Lagoon in Oceanside. BVAS holds title to a 3.5-acre property in the City of Oceanside that borders the lagoon and is located across the Coast Highway from the BVAS Nature Center. The APN numbers of the property are 155-034-15-00, 155-034-16-00, and 155-034-17-00. The property, named the Wetlands Reserve, was purchased in 2016 with the intent to restore it to native coastal sage scrub habitat.

Project Site Description

The Wetlands Reserve is bounded to the south by the Buena Vista Lagoon (a freshwater lagoon due to a weir at the mouth blocking tidal flow) and grades gently upslope to its northern border, which is adjacent to a residential development. The property has a history of heavy disturbance, including foot, bicycle, and motor vehicle traffic, and currently is covered mainly with invasive weeds. A continued problem is stormwater runoff from adjacent streets and erosion from a railroad berm adjacent to the Project site. These sources deliver pollutants into the Buena Vista Lagoon. The southernmost part of the Wetlands Reserve, approximately 0.85-acre in size, is a freshwater vegetated marsh with California Bulrush and cattails. The habitat rises to a degraded wetland-upland transition zone, approximately 1.8 acres in size, which is predominantly non-native plants. Upslope of the transitional area, about 0.85 acre in size, is a disturbed uplands area that is permanently dry and has mainly non-native plants.

Habitat Restoration Goals and Actions

The Project has the following goals and actions:

- 1) Restore the wetland-upland transition zone and the uplands area with native plant species to provide foraging, nesting, and shelter for wildlife. (The plant species will be those that characterize coastal sage scrub communities.)
- 2) Offer a transitional area for future wetland migration.

- 3) Create water quality improvement features to reduce erosion on the Project site and to reduce pollutant loads to the Lagoon.
- 4) Create educational and recreational features for the local community.

The planning work of this Project will set the stage for final planning and implementation of the Project. No recent baseline studies or surveys have been done for the Project. A related issue to consider in the design of the Project is the Buena Vista Lagoon Enhancement Project (BVLEP). This is a project to restore the Buena Vista Lagoon to a saltwater system, planned for the future (SANDAG is the lead agency). Once the BVLEP is complete, there will be a need for transitional habitat adjacent to the Lagoon. As sea-level rise occurs, the transitional habitat on the Wetlands Reserve will allow wetlands migration. BVAS intends to wait until the BVLEP is completed before conducting any restoration of the 0.85-acre strip of wetlands on the Wetlands Reserve.

Consultant Responsibilities

Project Management

The consultant will be responsible for overseeing the project, managing subcontracting, managing field surveys and studies, managing expenditures, and coordinating activities with BVAS. The consultant will give regular reports and updates, along with invoicing.

Baseline Studies and Preliminary Design

The consultant will be responsible for managing and overseeing the studies and design of the Project. She/he will determine the tasks needed to help guide the restoration design and regulatory requirements for the Project. This will include reviewing available historical information, environmental data, and environmental regulatory requirements; determining which field surveys and technical studies should be conducted; subcontracting engineers, biologists, and other professionals to conduct technical studies and field surveys; and overseeing the budget and work progress with input from the Project Coordinator. Specific technical studies and field surveys include: geotechnical and soil tests, hydrology assessments, archaeological/cultural and tribal studies, biological resources assessments, a topographic survey, Phase I/II hazards review, FEMA studies, design of water quality improvement features, and sea-level-rise analysis. In addition, a grading plan (if needed) and a landscape plan will be created based upon these studies and surveys. In addition, an application for an exemption to CEQA will also be required.

Project Schedule and Budget

The Project will begin immediately upon selection of the consultant and must be completed by December 1, 2022 due to the grant requirements. The grant amount available for this Project is \$167,500. The Project cannot exceed this amount.

Anticipated Selection Schedule

The RFP timeline is as follows:

- Deadline for Bidders to Submit Proposal: February 14, 2022
- Consultants interviewed: February 21-24, 2022
- Selection of Consultant: March 2, 2022

Elements of Proposal/Submittal Requirements

The proposal must, at a minimum, include the following elements:

- Name of consultant, educational background, credentials, and experience, with particular attention to experience with large-scale restoration projects, including a representative selection of restoration projects managed for clients.
- A one-page narrative outlining the consultant's strengths and distinguishing skills or capabilities as they relate to this project.
- References for clients where the above restoration work was performed, including email and phone contact information.
- Listing of any current employment status or professional affiliation with a firm or organization engaged in habitat restoration projects, and, if so, indicate resources available from that affiliation.

Evaluation Criteria/Consultant Qualifications

The successful respondent will have the following:

- Relevant Education, experience, knowledge, and skills of individuals who will be providing these services.
- A competitive cost of services.
- Expertise in working on similar projects.

The award will be made to a responsive and responsible person based on the best value and professional capability.

Proposal Format

The proposal shall be no more than 20 pages in length (not including resumes), with at least a 11-point font size.

Budget

Provide a line-item budget for the items under "Consultant Responsibilities."

Place to Submit Proposals

Please email submissions to Natalie Shapiro, Executive Director, BVAS at buonavistanature@gmail.com