

October 5 Site Walk

Questions, Responses, Sign-in Sheet, and Presentation

Mokelumne River Floodplain Habitat Restoration Project

#	Question / Topic	Response
1	Are the permits site-specific, with separate permits for each restoration site, or will the entire project be covered under a single permitting process encompassing all project sites?	One project umbrella (i.e., multiple projects sites under one permitting process).
2	Exhibit C is missing?	EBMUD will post it as an addendum.
3	Will the CAD plans be available for the proposal process?	EBMUD will follow-up on this question and post it as an addendum.
4	How should costs be broken up in the form?	Costs should be presented at multiple levels to clearly distinguish planning/design costs from project-specific implementation costs and then a total summed cost. <u>Example Cost breakdown:</u> • Planning and Preconstruction Costs: Separate total for project management, planning, reporting, design, permitting, environmental compliance, and other preconstruction activities. • Project-Specific Costs: Separate total for each implementation project: - o Construction of MRDUA Restoration Project - o Construction of Conservation Easement Restoration Project • Overall Project Total: Planning and preconstruction costs plus the costs for each implementation project should sum to the total proposed contract amount. <u>Standardized Cost Metrics:</u> EBMUD will evaluate whether standardized metrics should be included to support comparison among proposals, such as cost per acre of habitat restored or cost per cubic yard of material excavated/placed.
5	What is the budget? Is there an area that is a priority based on budget?	There is no set budget. Upstream Conservation Easement is priority.
6	Permit compliance during construction - who is responsible?	Proposers are responsible. We are unsure of the requirements for Cultural monitoring at this time and this will be directed by the permitting agencies.
7	Are there 70% specifications?	Yes - Addendum 3.
8	Award one contract for both projects?	Yes.
9	Regarding riffle construction and other work in flowing water. Will work be completed in the dry (i.e., coffer dam)?	This is up to the proposers to decide their methodology in their proposals. We have permits that require work to be constructed a specific way. In water work has been completed before.
10	Project success - who is responsible? What are the goals and how are they measured?	We will think about this, and we hope to respond in a future addendum.
11	RFP is form-heavy - are we looking for a technical narrative?	Yes. Our reviewers need details. The proposal is form-heavy, but there needs to be a narrative description (e.g., MRDUA Step 1, Step 2, etc.).
12	How much stockpile?	We at EBMUD will create a standardized number and reach out with an addendum.
13	Do we want to get all projects done?	Yes, all projects are critical (need to get all done).
14	Does all material stay on site?	Yes. Spoils will be transported to spoil piles identified in the 70% design which are on-site (all EBMUD private road).

#	Question / Topic	Response
15	How should contaminants be considered?	If mercury testing or remediation is required, the work can be addressed through a change order and does not need to be included in the base proposal.
16	Is there road access on the north side?	Yes - public road access to the north side property and then EBMUD road to the work area.
17	Will construction impact grazing?	We can coordinate with EBMUD up-country team to ensure grazing is not taking place during construction activities.
18	Staging - can equipment/materials remain overnight?	Yes - locked gates.
19	Any chance the bid deadline would be extended?	Date was verbally extended during the presentation to no later than 4:00 p.m. on Friday, October 30, 2026.
20	Extend Request for Information date?	Yes, the Request for Information date will also be extended to no later than 8:00 a.m. on October 26, 2026.
21	El Niño / wet-year assumption?	If we have a big wet winter construction may need to be modified (especially in-water work). Environment is out of our control.
22	Is in-water work permitted?	Yes - part of the permitting process.
23	Do we know what RMP number?	No.
24	Will we push out the Q/A period?	Yes, the Request for Information (Q/A period) date will be extended to no later than 8:00 a.m. on October 26, 2026.
25	Will access be shut down?	Specific areas will be shut down during construction activities.
26	Is this vineyard organic? (Concerns regarding herbicides/pesticides.)	Yes. Additional handwritten note appears to say "LOM rules" (unclear; confirm wording).
27	What is the plan for excess trees/vegetation beyond what is being used on site?	We will work to get an answer to this question and put it out in a future addendum.
28	Can we pull water from the river?	Yes. The permits are written such that water can be used to wash the gravel.
29	One more week extension?	If there are enough organizations that state solid rationale/justification for extending the date then we will. However, the rationale must be strong, as the delay could affect the overall project ability to be implemented in a timely fashion (i.e., little delays have ripple effects).
30	Standardized values for construction costs?	We will have an internal meeting on the feasibility of this task and follow up with a future addendum.

OPTIONAL SITE VISIT - SIGN-IN SHEET

Mokelumne River Floodplain Habitat Restoration Project - RFP FW2-26

Date: October 5, 2026

Meeting Location: EBMUD Office, 1 Winemasters Way, Lodi, CA 95240

Site Visit: Site #1 - Mokelumne River Day Use Area Site #2 - Conservation Easement (Upstream and Downstream Sites)

#	First & Last Name	Organization	Title
1	Jerry Middleton	Ford Construction Company Inc.	Chief Estimator
2	Ed Aldine	McGuire and Hester	Director
3	Dave Thomas	ECORP Consulting	Principal Fisheries Biologist
4	Paul Frank	FlowWest	Principal Engineer
5	Chrisian Rodil	Haley and Aldrich	Construction Manager
6	Matt Nicely	Forgen	Project Director
7	Michael Peterson	Triangle Land Restoration	Superintendent
8	Jeff Setera	Sandis Civil Engineering	President
9	Logan Linderman	Innovative Construction Solutions	Estimates
10	Stephanie Noegel	Odin Environmental Solutions	Business Development Manager
11	Kalloch Fox	Dixon Marine Services	General Manager
12	Luis Jacinto	Sierra Mountain Construction Inc.	Project Engineer
13	Claire Watkins	Helix Environmental Planning Inc	Project Manager
14	Brett Baatrup	Innovative Construction Solutions	BDM + PM
15			
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Habitat Restoration Project

Optional Site Visit

October 5th 2026

James Pearson

Supervisory Fisheries Biologist

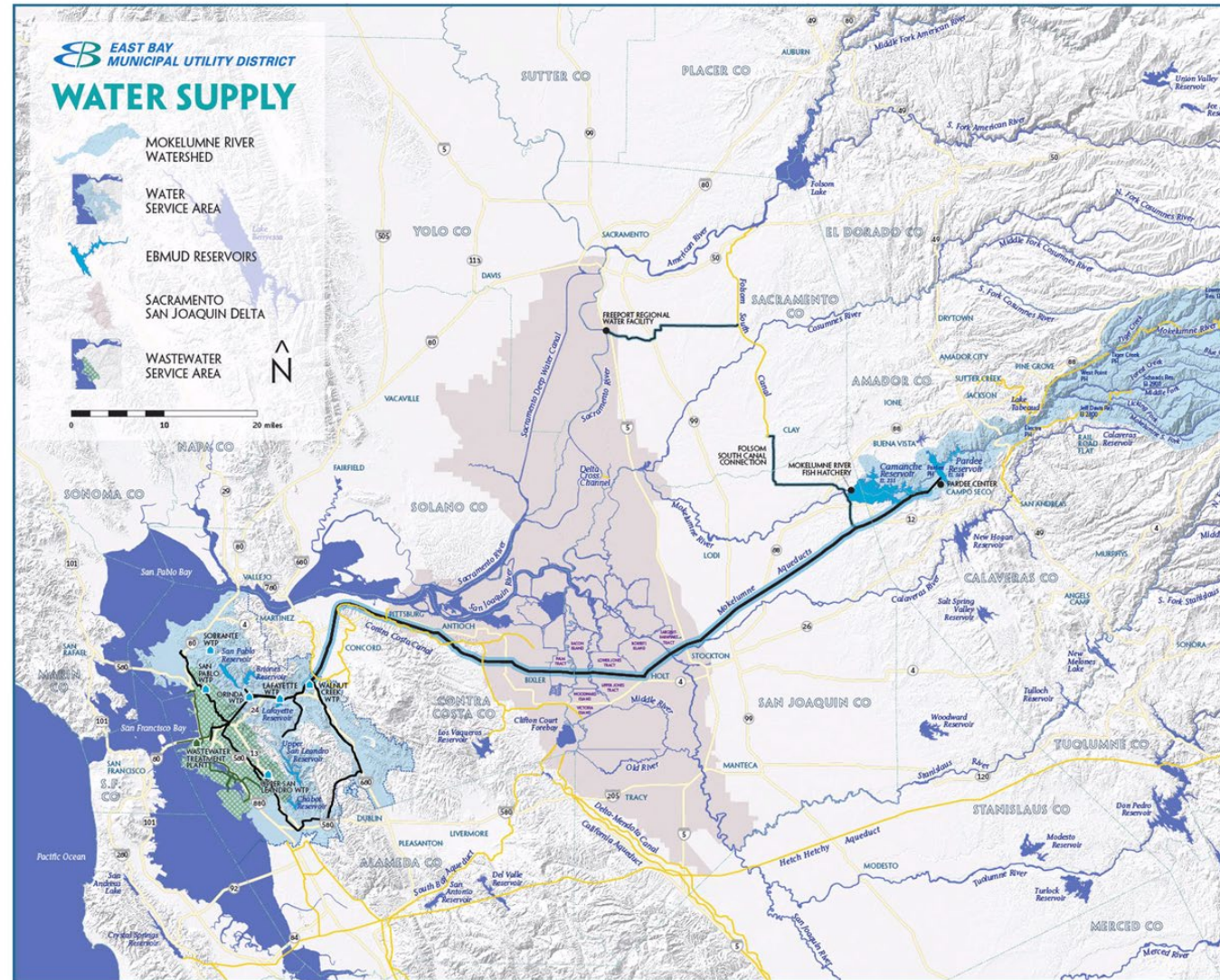
Agenda

- Introductions
- Background on EBMUD
- Healthy Rivers and Landscapes
- Floodplain Restoration Project
- RFP Process and Procedures

Introductions

Who is EBMUD?

- Publicly-owned utility formed in the 1923 to provide water in the East Bay
- Based in Oakland, CA
- Provides water (1.5 million people) and wastewater service (740,000 people) in portions of Alameda and Contra Costa Counties
- Mission:
 - To manage the natural resources with which the District is entrusted;
 - To provide reliable, high-quality water and wastewater services at fair and reasonable rates for the people of the East Bay; and
 - To preserve and protect the environment for future generations.



Healthy Rivers and Landscapes (HRL)

- HRL is a proposed implementation pathway under the Bay-Delta Water Quality Control Plan that combines **flow** and **non-flow** commitments to support native fish and aquatic ecosystems.
 - **Non-flow** commitments consist of habitat restoration, monitoring, and science to improve conditions for native fish and aquatic ecosystems.
- Mokelumne River Habitat Commitments
 - Restore 25 acres of floodplain juvenile-rearing habitat.
 - Restore 1 acre of in-channel juvenile-rearing habitat.
- Implementation Period
 - HRL commitments would be implemented over an eight-year term, with monitoring, accounting, reporting, and science used to evaluate implementation and ecosystem response.

25 acres

Floodplain juvenile rearing
habitat commitment

1 acre

In-channel juvenile rearing
habitat commitment

8 years

Initial implementation period

Past Habitat Restoration Projects

Pre-project



Project Implementation



Post-project



Post-project – 2000 cfs

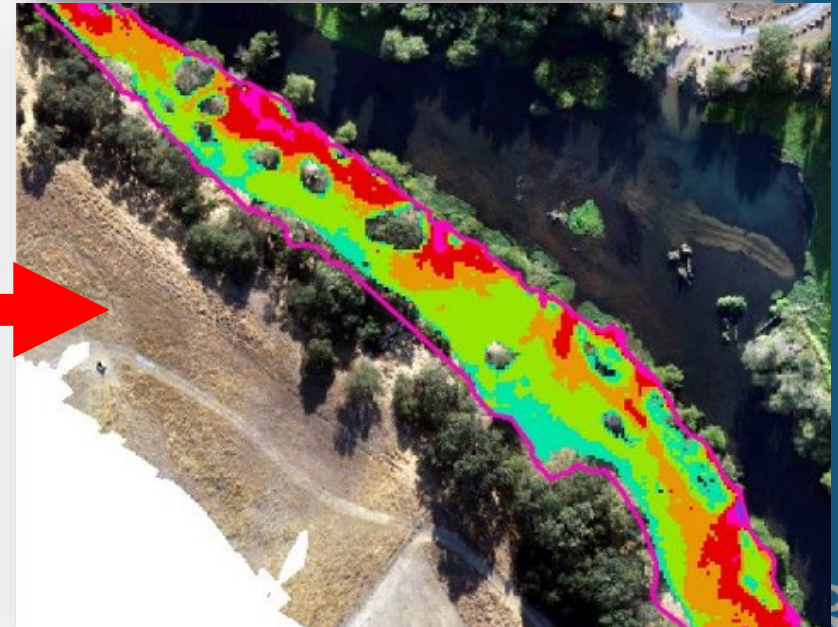
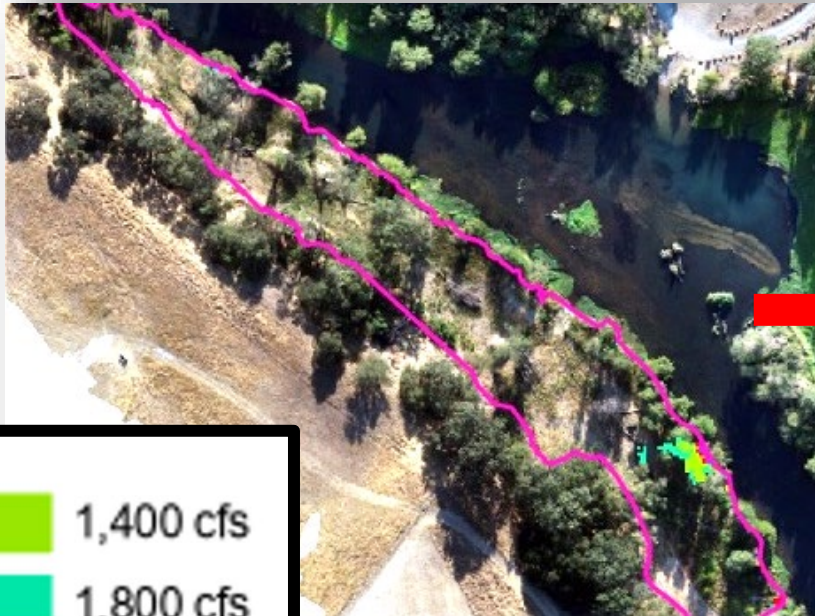


Past Habitat Restoration Projects

Pre-Project

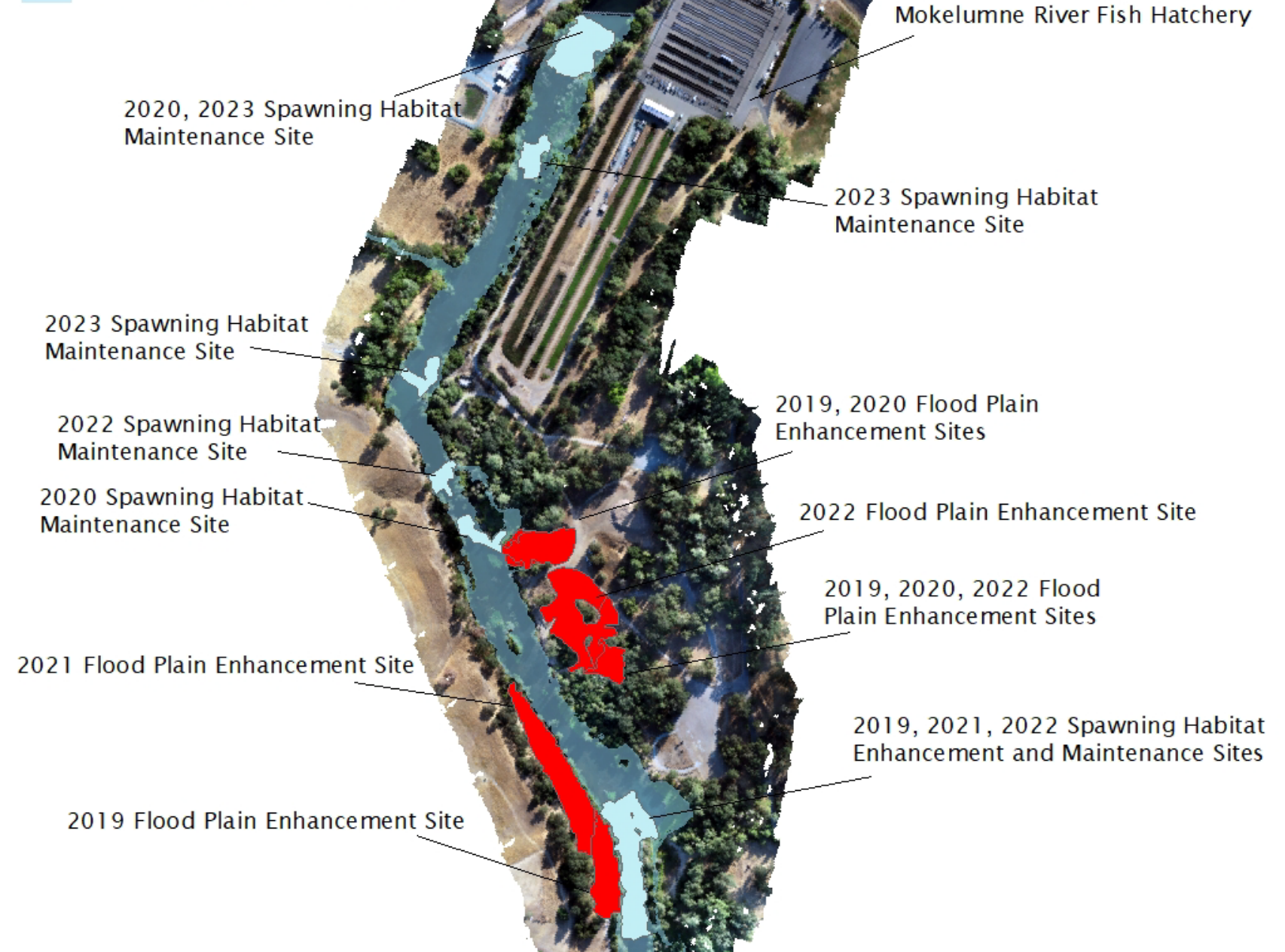


Post-Project



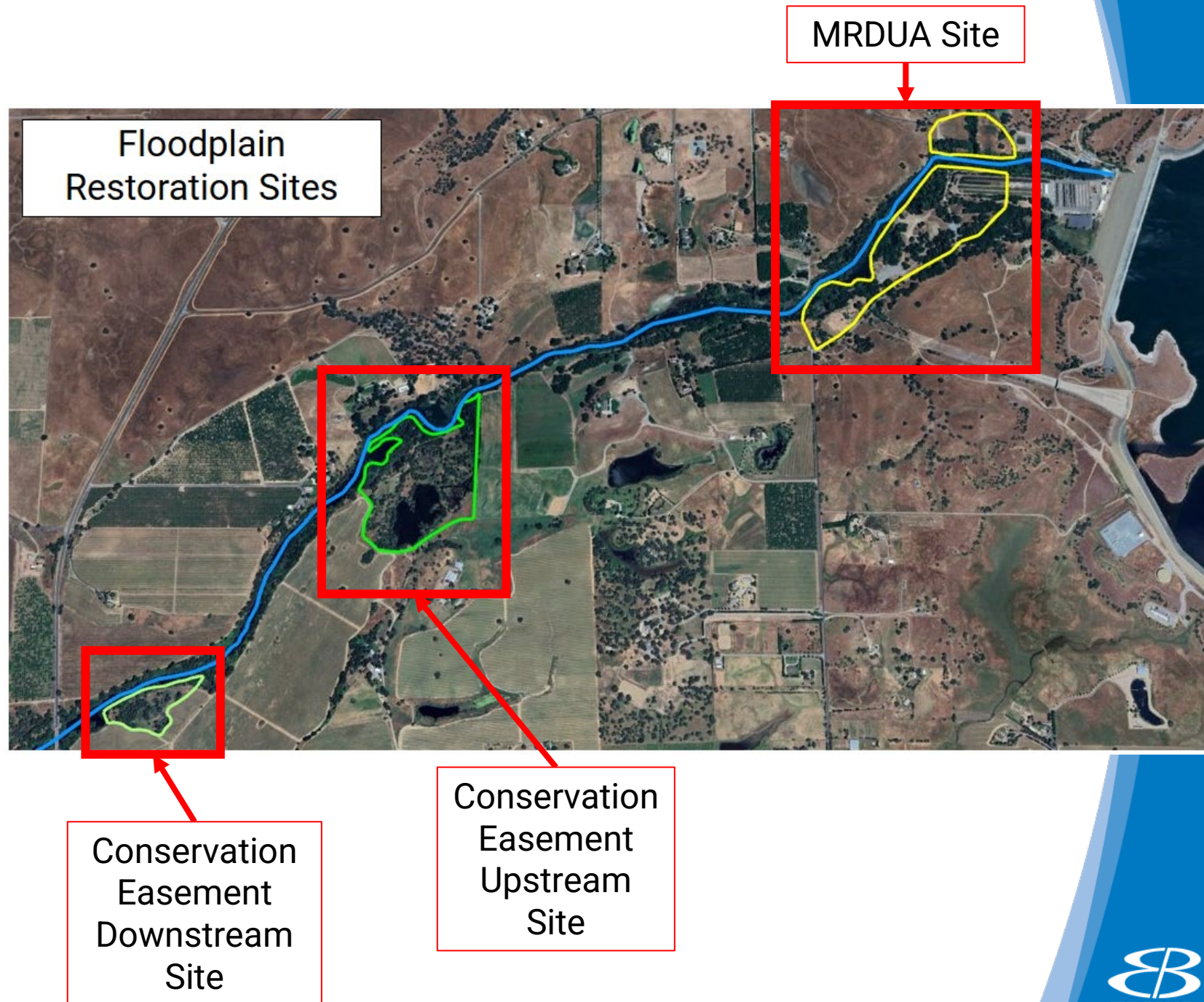
Past Habitat Restoration Projects

- Gravel Maintenance Sites
- Floodplain Construction Sites
- First Mile of the Lower Mokelumne River



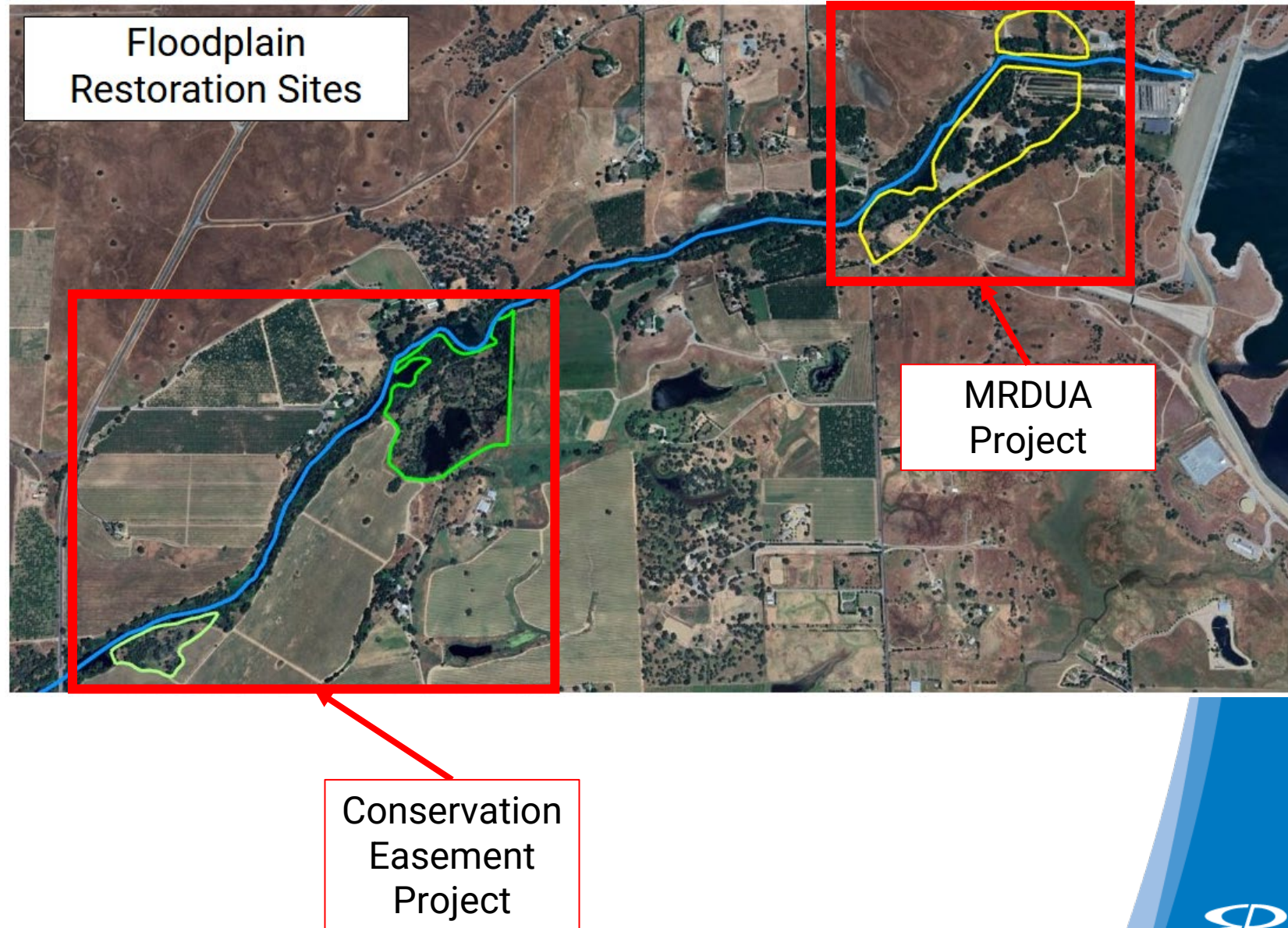
Floodplain Locations

- Three floodplain restoration locations
 - Mokelumne River Day Use Area (MRDUA) Site
 - Conservation Easement Upstream Site
 - Conservation Easement Downstream Site



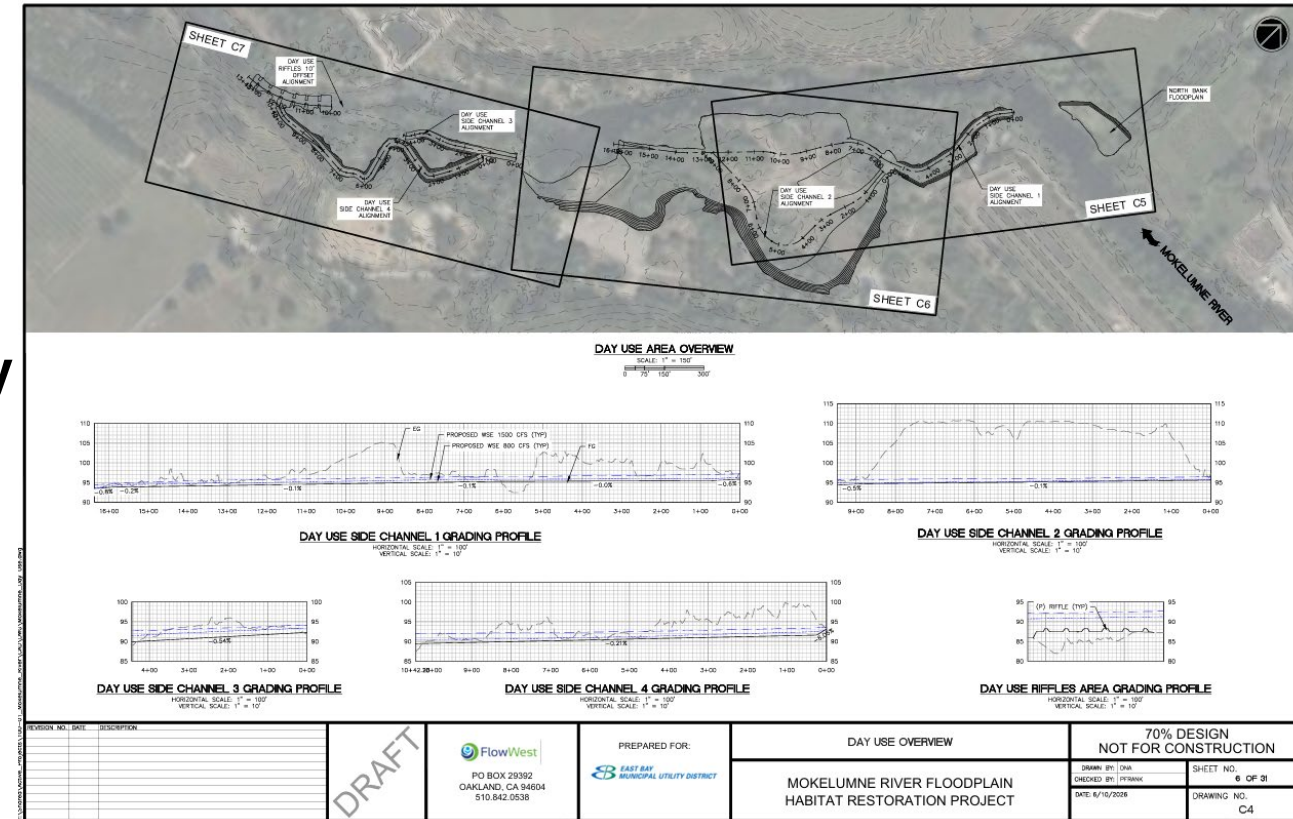
Floodplain Locations

- Two project areas
 - Mokelumne River Day Use Area (MRDUA) Project
 - Mokelumne River Day Use Area Project Site
 - Conservation Easement Project
 - Conservation Easement Upstream Site
 - Conservation Easement Downstream Site



Floodplain Restoration Project – 70% Design

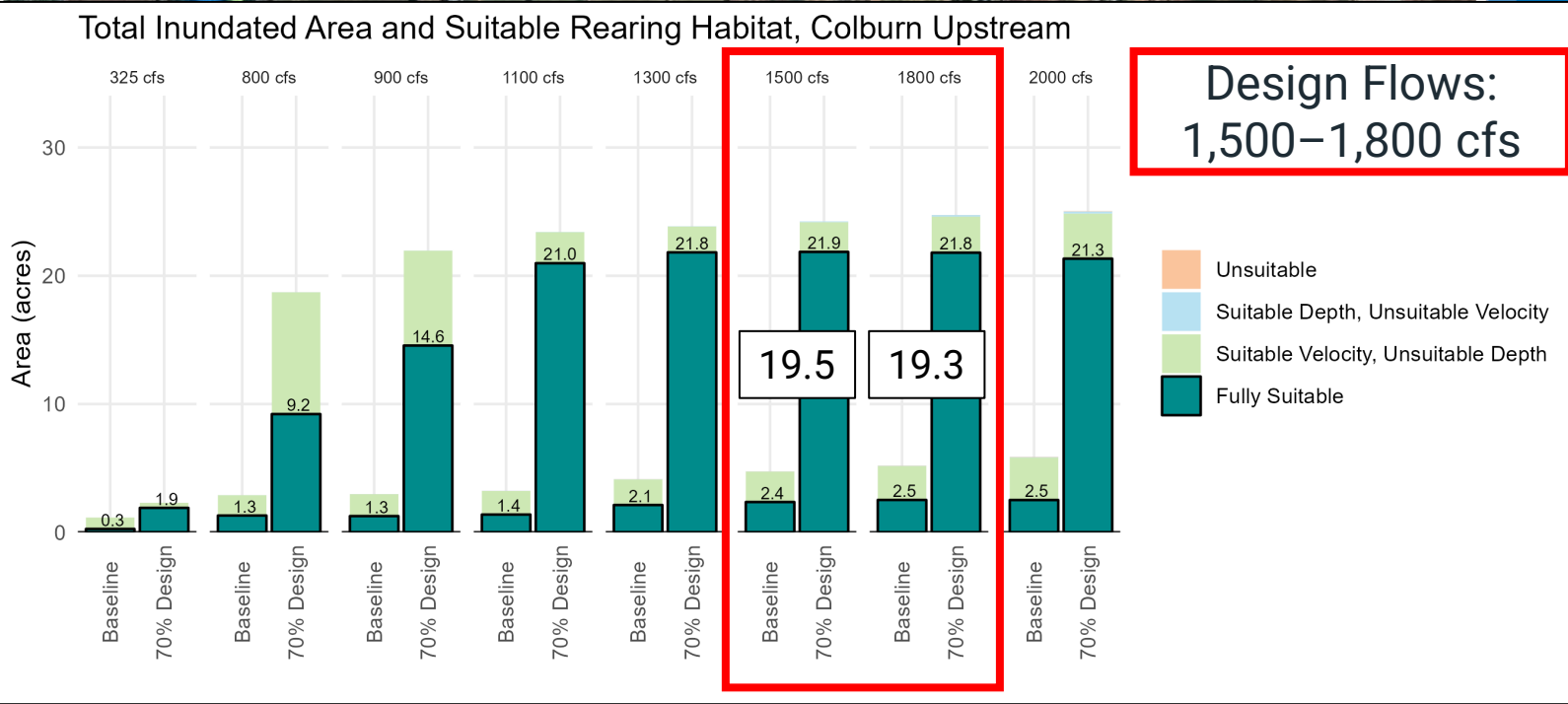
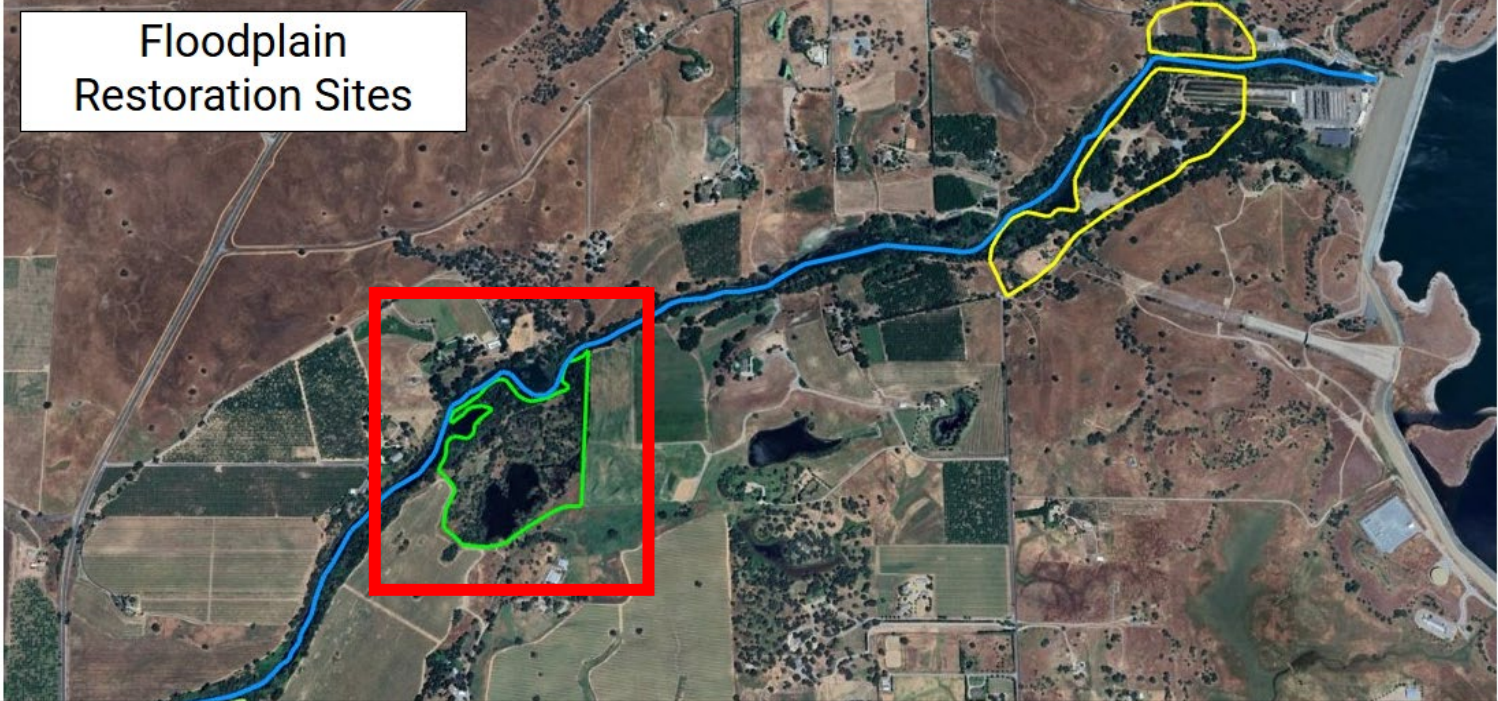
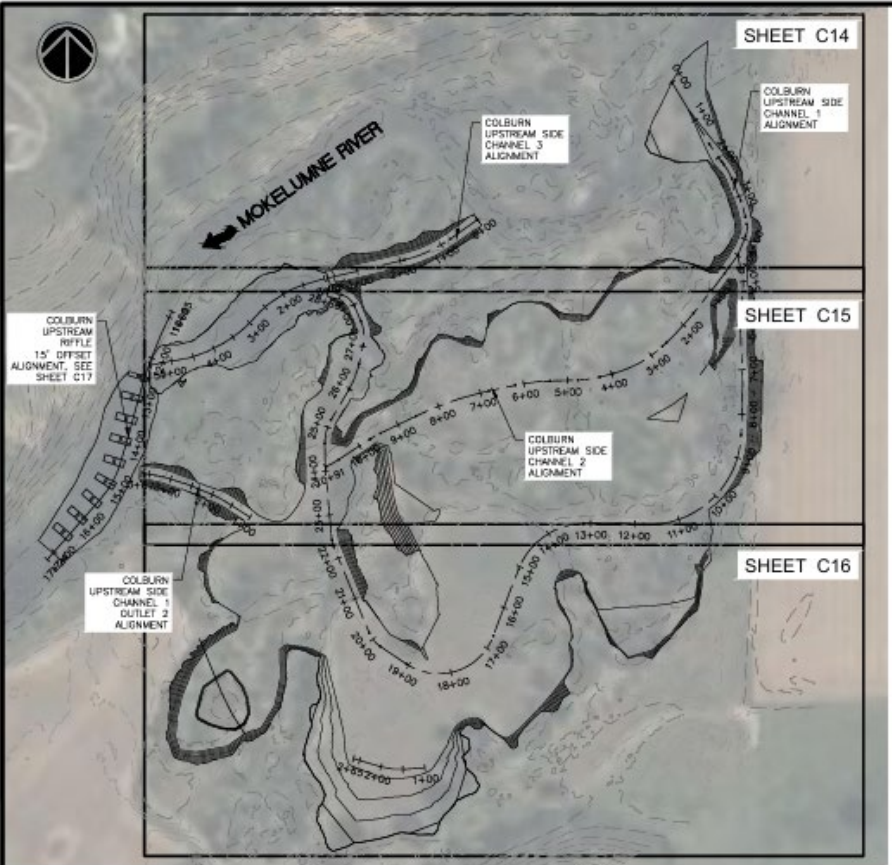
- **Completed baseline investigations and technical studies** for all three sites, including hydrology, geomorphology, biological and cultural resources, and topography.
- **Advanced all three sites through 70% design.**
- **Completed 2D hydraulic and habitat-suitability modeling** to evaluate inundation, depth, velocity, drainage, and habitat performance.
- **Refined floodplain and in-channel habitat features**, including side channels, terraces, riffles, gravel placement, setback berms, and revegetation.
- **Initiated regulatory permitting.**



Design Flows: 1,500–1,800 cfs

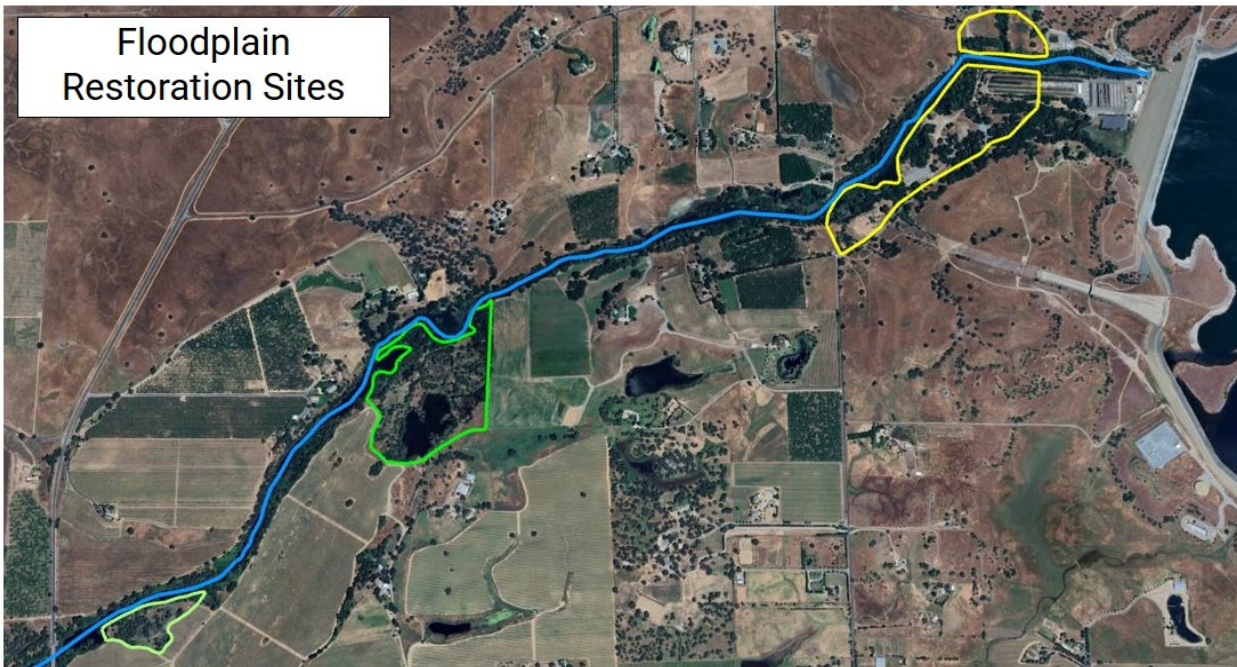
Suitable Juvenile Rearing
Habitat Criteria

Parameters	Criteria
Water Depth	0.5-4.0 ft
Water Velocity	0.0-3.0 fps
Cover	>20% Areal Coverage



Suitable Floodplain Habitat

Floodplain
Restoration Sites



Site	Gain @ 1,500 cfs	Gain @ 1,800 cfs
MRDUA	4.7	6.5
Upstream Conservation Easement	19.5	19.3
Downstream Conservation Easement	4.0	4.1
Total modeled gain (acres)	28.2	29.9

Floodplain Restoration Project – Permitting

CEQA, Local Permits, and Remaining Approvals

- **CEQA**

- Using the **Statewide Restoration General Order PEIR** pathway
- Preparing project-specific **Initial Study / Consistency Analysis**
- Target: **December 8 EBMUD Board meeting**
- **Notice of Determination** to be filed within five business days of Board approval
 - December 15

Floodplain Restoration Project – Permitting

Major State and Federal Permitting Status

- **U.S. Army Corps of Engineers – Section 404 Permit**
 - Agency consultation complete - permit package drafted
 - Anticipated submittal: **October 2026**
 - Likely pathway: **Regional General Permit 16**
 - Estimated review: **~6 months after NOI submittal → March-April 2027**
- **State Water Resources Control Board – Section 401 Certification**
 - Consultation complete; application drafted
 - Project confirmed eligible for **SRGO/PEIR pathway**
 - Planned submittal following CEQA completion: **December 2026**
 - Estimated review: **~3–4 months → March-April 2027**

Floodplain Restoration Project – Permitting

Major State and Federal Permitting Status

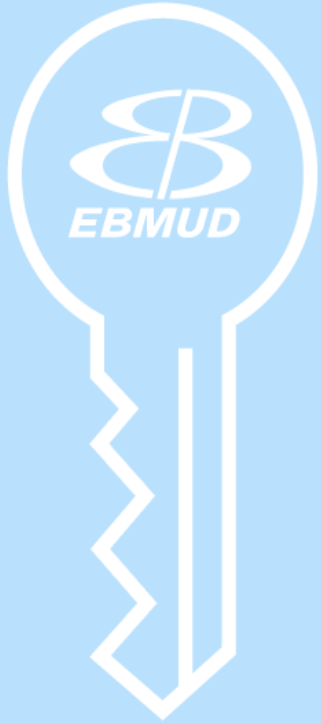
- **California Department of Fish and Wildlife – Restoration Management Permit**
 - Consultation complete; application drafted
 - RMP provides flexibility for future **operations and maintenance**
 - Planned submittal following CEQA completion: **December 2026**
 - Estimated review: **~3–4 months** → **March-April 2027**
- **Central Valley Flood Protection Board – Encroachment Permit**
 - Consultation complete; pre-application materials submitted
 - Formal application cannot be submitted until **CEQA is complete**
 - Estimated review: **~5-6 months** → **May-June 2027**
 - Informal engineering review being pursued in advance to help streamline review

Work window
May 15 - October 15

Floodplain Restoration Project – Permitting

CEQA, Local Permits, and Remaining Approvals

- **Local / Construction-Phase Permits and Plans**
 - Completed under current agreement
 - **San Joaquin County grading/encroachment permits —**
 - Planned submittal following CEQA completion: **December 2026**
 - Estimated review: **~6–8 week** → **January-February 2027**

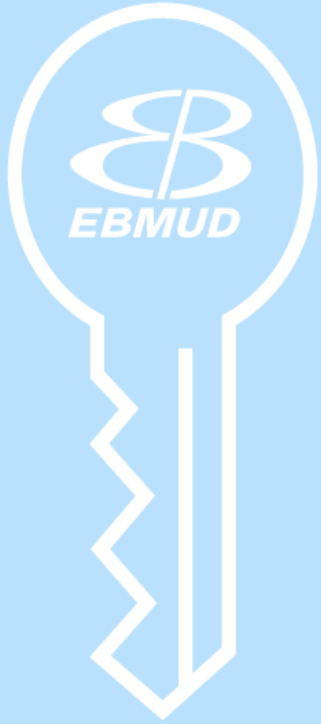


RFP – The Request

I. STATEMENT OF WORK

A. SCOPE

1. It is the intent of these specifications, terms, and conditions to describe the services of a qualified construction and engineering firm to perform the following work:
 - a. Complete 100% final engineering designs and permitting for three (3) floodplain restoration sites: the Upstream Conservation Easement Site, Downstream Conservation Easement Site, and the Mokelumne River Day Use Area (MRDUA) Site.
 - b. Complete, if authorized by EBMUD, construction and ecological restoration for up to two (2) project areas encompassing the three restoration sites described above:
 - (1) **Conservation Easement Restoration Project** – consisting of the Upstream and Downstream Conservation Easement Sites; and
 - (2) **MRDUA Restoration Project** – consisting of the MRDUA Site.
 - c. Proposers shall provide separate, itemized construction pricing for each project area. EBMUD may authorize either or both construction projects based on available funding, project readiness, and implementation priorities. For pricing purposes, the Upstream and Downstream Conservation Easement Sites shall be treated as a single construction project with shared mobilization, demobilization, construction management, and other common project costs unless a different approach is specifically identified and justified by the Proposer.



RFP – The Request

- **Advance the engineering design from 70% to 100% and complete permitting for all three restoration sites:**
 - Upstream Conservation Easement Site
 - Downstream Conservation Easement Site
 - Mokelumne River Day Use Area Site
- **Develop a plan to construct the two restoration projects:**
 - **Conservation Easement Restoration Project**
 - Upstream Conservation Easement Site
 - Downstream Conservation Easement Site
 - **Mokelumne River Day Use Area Restoration Project**
 - Mokelumne River Day Use Area Site
- Provide **separate construction pricing for each project**, as EBMUD may choose to construct one or both depending on available funding, project readiness, and implementation priorities.

Why a Single RFP?

- Traditional approach: **separate design and construction procurements**
- Separate procurements could **delay implementation by several months**
- EBMUD combined **final design and construction into a single RFP**
 - Goal: a more **streamlined, time-efficient design-build approach**



**REQUEST FOR PROPOSAL (RFP)
for
Mokelumne River Floodplain
Habitat Restoration Project
(RFP# FW2-26)**

RFP Evaluation

- **EBMUD is accountable to its ratepayers**, so newly funded projects are evaluated through a competitive procurement process.
- Proposals are reviewed by an **internal evaluation team** with diverse professional backgrounds and perspectives.
- For this procurement, the team will likely include a **Fisheries Biologist, Engineer, and Natural Resource Manager**.
- When possible, reviewers will also represent different EBMUD work locations, such as **Lodi, Oakland, and Orinda**.
- A diverse review team helps **reduce bias and strengthen the consistency and quality of the evaluation process**.

RFP Evaluation

- Each reviewer **independently scores proposals** using the **pre-established criteria** in the RFP.
- Proposals are evaluated across **seven categories**.
- Individual reviewer scores are **combined to produce an overall score for each proposal**.

RFP – The Request



PROPOSAL FORM

Cost shall be submitted on this Proposal Form as is. The prices quoted shall not include Sales Tax or Use Tax; said tax, wherever applicable, will be paid by the District to the General or Professional Service Provider, if licensed to collect, or otherwise directly to the State.

No alterations or changes of any kind to the Proposal Form(s) are permitted. RFP responses that do not comply may be subject to rejection in total. The cost quoted below shall be the cost the District will pay for the term of any contract that is a result of this RFP process.

Quantities listed herein are annual estimates based on past usage and are not to be construed as a commitment. No minimum or maximum is guaranteed or implied.

Description	Unit of Measure	Estimated Quantity	Unit Cost	Extended Cost
Senior Consultant	hour		\$	\$
Junior consultant	hour		\$	\$
TOTAL COST			\$	

This table can be modified slightly

Important Note

- The project has recently reached **70% design** and will continue to be refined.
- EBMUD plans to keep moving forward to maintain **schedule and momentum**.
- **We need your expertise** to help advance the project and fill areas where EBMUD does not have the same level of technical experience at the Lodi Office.
- We are looking for strong **riverine/floodplain engineering, construction, and restoration experience**.
- **Clear communication will be essential** as we navigate permitting, public access, and construction logistics.
- Our focus is the on creating the **best possible outcome for fish, the ecosystem, and the community**.



Updates

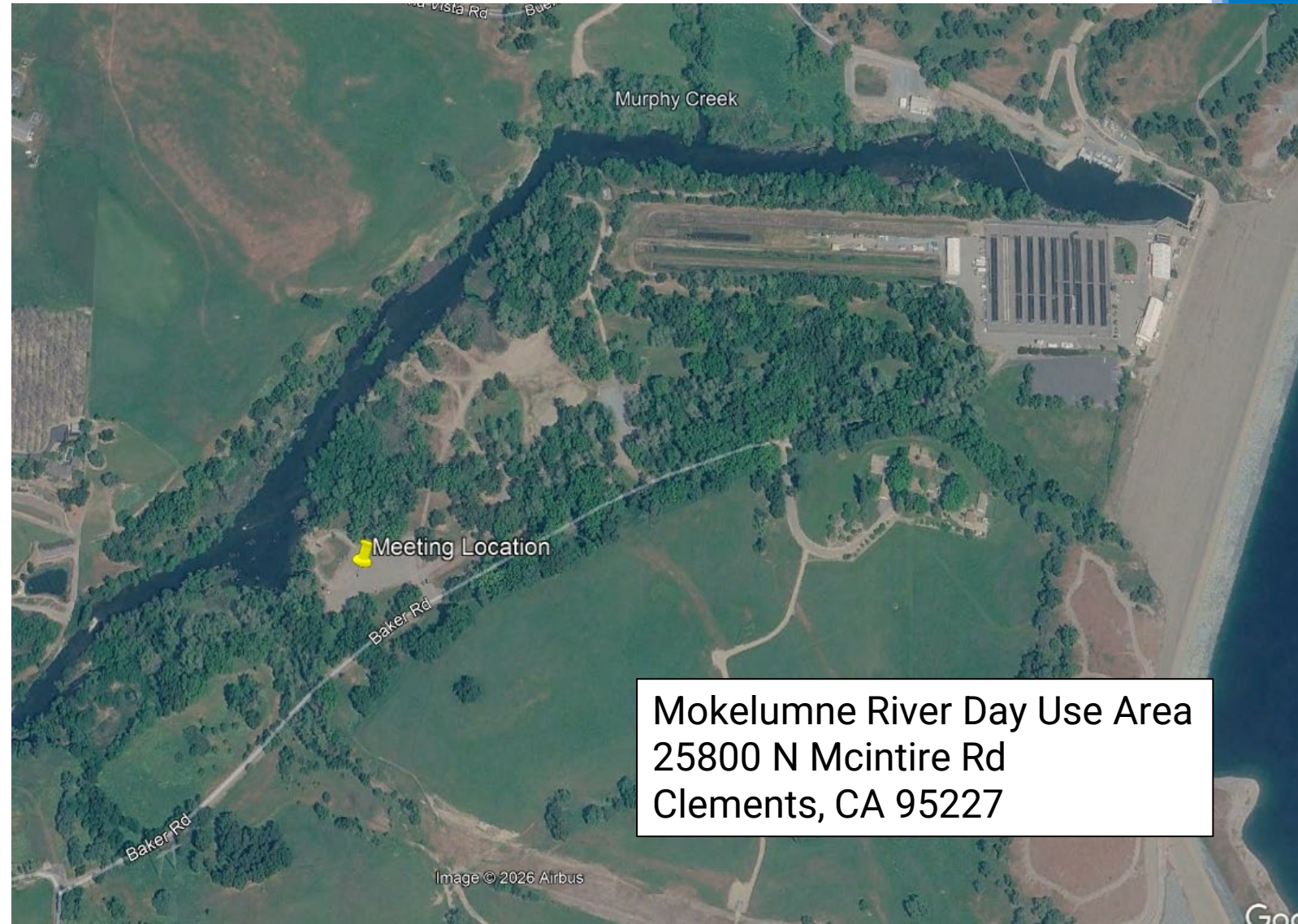
- Deadline:
 - RFP will be extended:
 - October 16 2026 → October 30 2026
- Potential Changes:
 - The current design reflects the best available information and is intended to maximize habitat benefits.
 - EBMUD welcomes technically justified refinements that improve habitat performance, including:
 - Floodplain configuration and connectivity
 - In-channel juvenile rearing habitat
 - Spawning habitat
 - Proposed changes should remain consistent with project objectives and permit requirements and provide a clear habitat benefit.

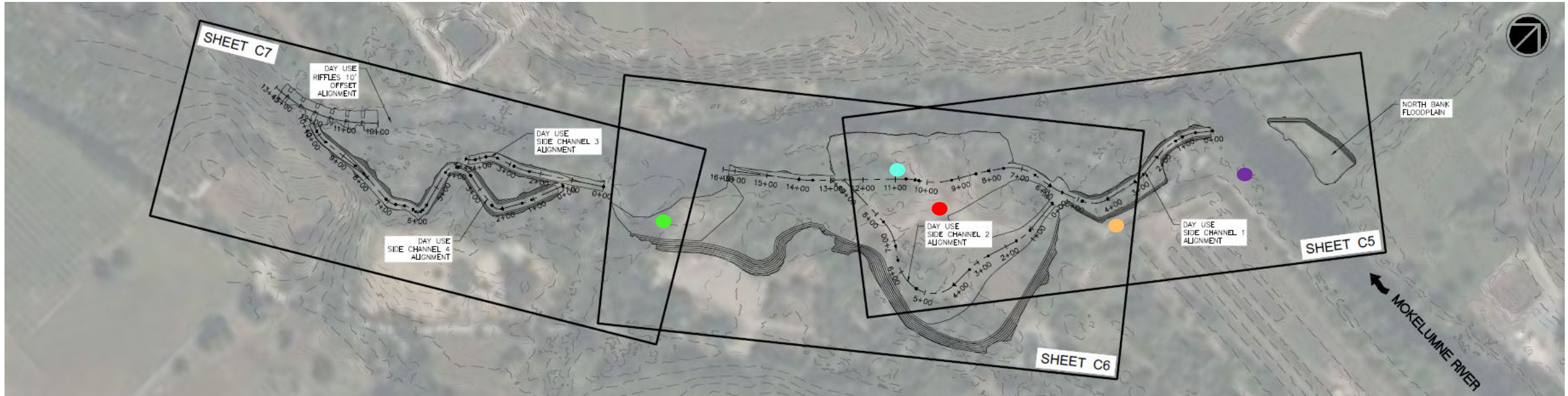
Site Visit

1 Winemaster Way
Lodi, CA 95240

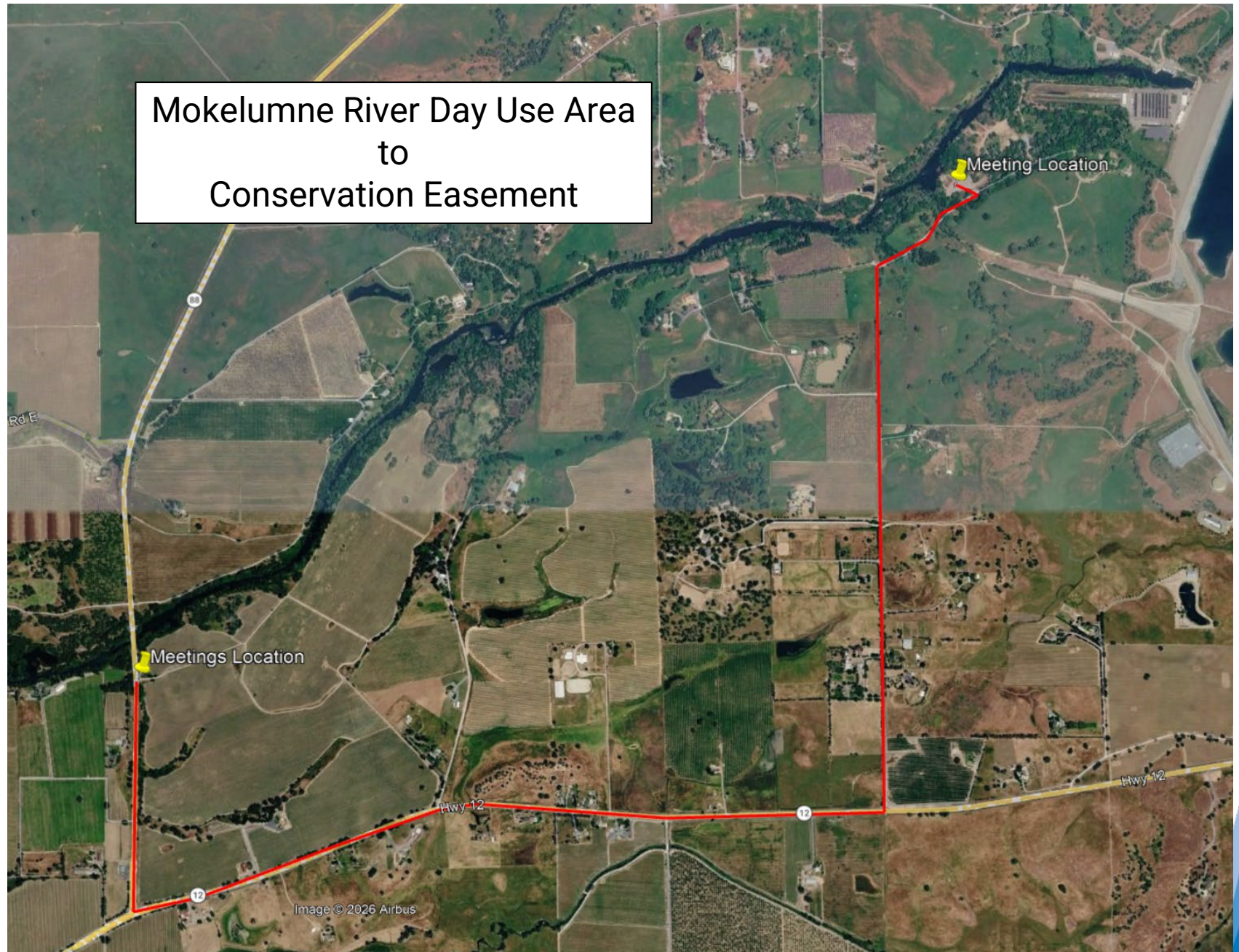
- ↑ 1. Head toward N Guild Ave
0.2 mi
- ↶ 2. Turn left onto N Guild Ave/Winemaster Way
Continue to follow N Guild Ave
0.5 mi
- ↶ 3. Turn left onto CA-12 E
4.7 mi
- ↶ 4. Use the left 2 lanes to turn left onto CA-12 E/CA-88 E
Pass by Burger King (on the right in 1.2 mi)
6.9 mi
- ↑ 5. Continue straight onto CA-12 E
1.7 mi
- ↶ 6. Turn left onto N McIntire Rd
1.3 mi
- ↷ 7. Turn right onto Baker Rd
0.4 mi

Mokelumne River Day Use Area
25800 N McIntire Rd, Clements, CA 95227





Site Visit





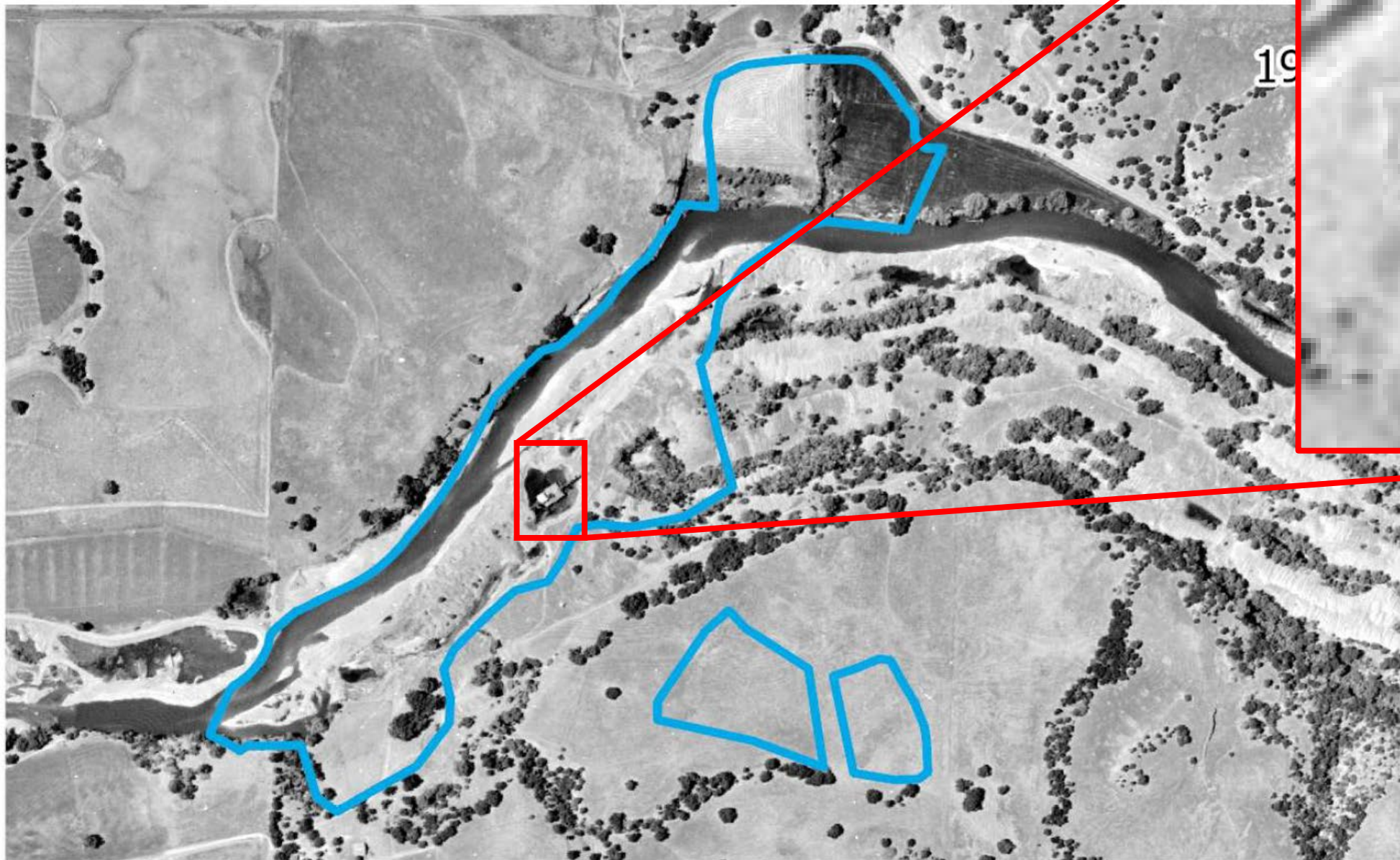
Questions?

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