



Engineering, Operations, & Technology Committee

Webb Tract Wetland Restoration Project

Item 8-1

July 13, 2026

Presented by: Malinda Stalvey

Item 8-1

Webb Tract Wetland Restoration Project

Subject

Award a \$16,525,536 contract to Wood Bros Inc. to construct a wetland on Webb Tract Island; and authorize a \$1,988,400 agreement with MBK Engineers to provide construction management services; an increase of \$864,000 to an existing agreement with Environmental Science Associates for a new not-to-exceed total of \$1,844,000 for environmental monitoring; an increase of \$260,000 to an existing agreement with GEI Consultants Inc. for a new not-to-exceed total of \$1,760,000 for technical support; an increase of \$145,000 to an existing agreement with HydroFocus Inc. for a new not-to-exceed total of \$600,000 for scientific monitoring; and an increase of \$100,000 to an existing agreement with J.A. Spezia Consulting for a new not-to-exceed total of \$300,000 for public outreach and tribal coordination

Purpose

Reverse subsidence, reduce GHG emissions, increase revenue and create new habitat

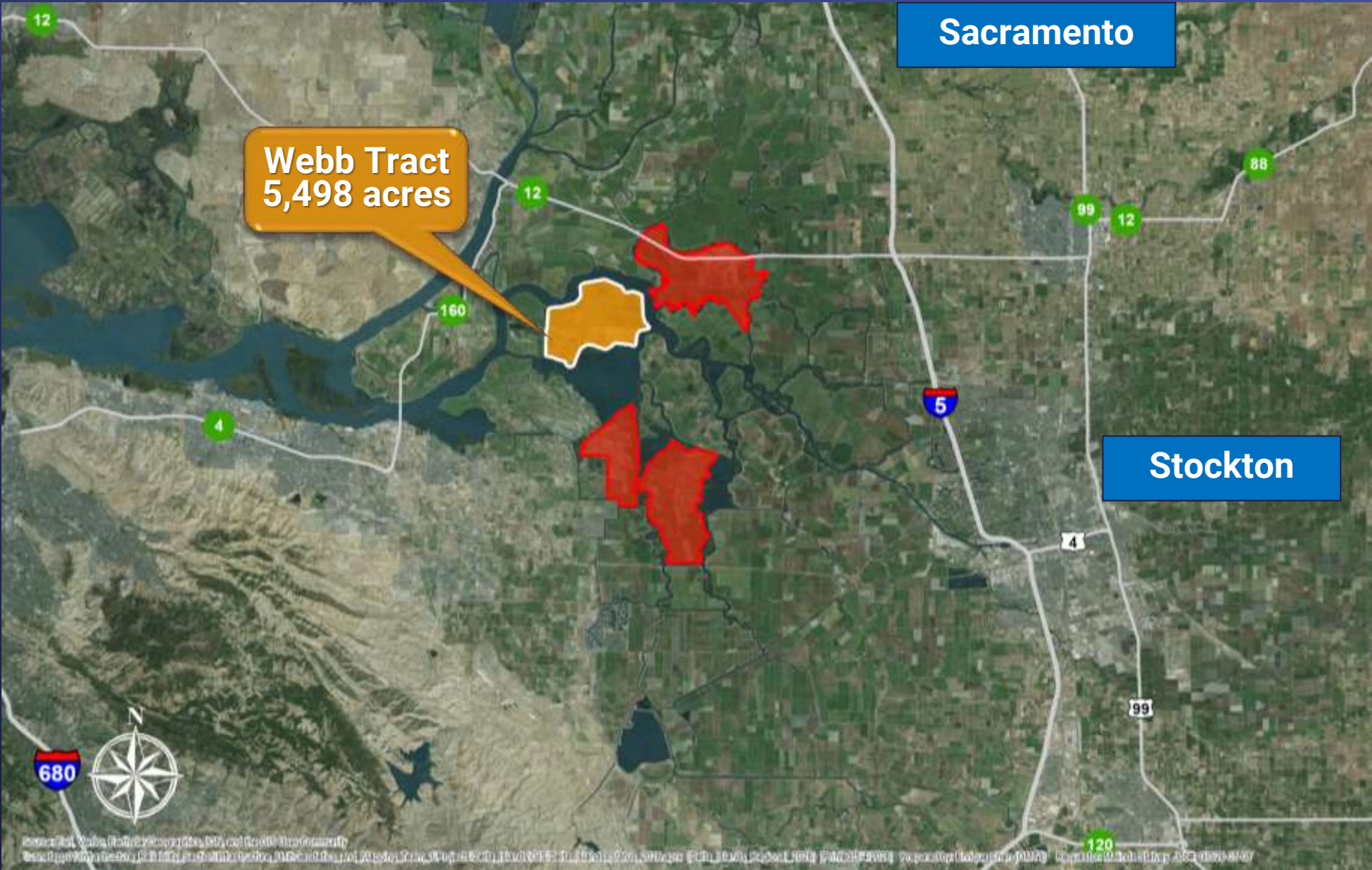
Recommendation and Fiscal Impact

Award construction contract to construct a wetland on Webb Tract. Authorize one new agreement and amend four existing agreements to support the project's construction.

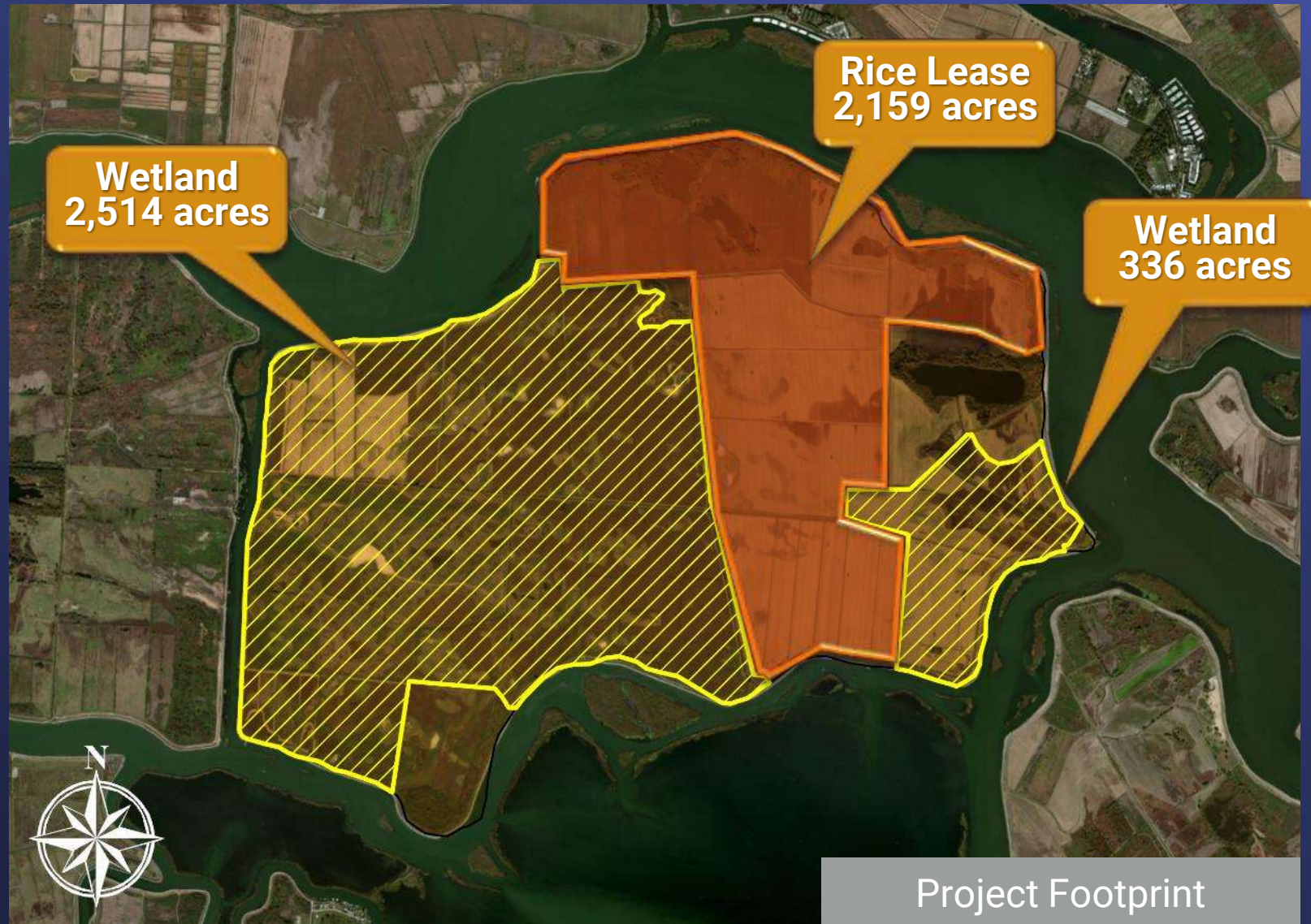
Fiscal Impact – \$23.5M capital funds; \$13.76M grant reimbursement; \$9.7M net cost

Budgeted

Location Map



Webb Tract Wetland Restoration Project Footprint



Webb Tract Wetland Restoration Project

Background

- Island purchased in 2016 for \$47.6 M
 - Deeply subsided, land below sea level
 - Challenging topography
 - Only accessible by ferry
 - Land use limited by County
- Key milestones for restoration project
 - Received Statutory Exemption for Restoration Projects– July 2025
 - Permits received from CDFW, USFWS, ACOE, RWQCB – February 2026

Webb Tract Restoration Projects Previous Board Actions

- **May 2023**
Board adopts Resolution 9344 to accept grant funding, if awarded (Delta Conservancy subsequently awarded Metropolitan a \$20.9M grant for proposed projects)
- **October 2023**
Board approved addition of rice & wetland projects into Capital Investment Plan initiating final design
- **April 2026**
Board awards rice lease
- **June 2026**
Information Item at EOT committee
- **July 2026**
Award construction contract & agreements

Sacramento - San Joaquin Delta Conservancy Grant



\$20.9 Million Awarded for Two Projects - 2023

- Wetland Restoration (\$16.1 M)
- Rice Conversion (\$4.8 M) – Lease award Apr 2026
- Grant funding term ends Feb. 2029
- Original project estimate - \$25 M
 - Original Metropolitan cost share \$4.1 M
- Revised project cost - \$28.5 M
 - Increase \$2.8 M to offset rice land prep cost
 - Increase \$700 K wetland
 - Metropolitan cost share \$7.6 M (25%)

Wetland Goals & Objectives

- Construct ~2,800 acres of wetland and upland habitat
- Create and support vital habitat
- Additional Benefits:
 - Halt and/or reverse subsidence
 - Reduce GHG emissions
 - Generate revenue from GHG credits
 - Explore food web benefits
 - Explore paludiculture opportunities
 - Integrate indigenous ecocultural values



Alternatives Considered

- Considered Alternatives – Agricultural changes
 - Different or same agricultural crop - continued subsidence and GHG emissions
 - Convert entire island to rice - extensive and costly land leveling
- Selected Alternative – Mosaic of rice and wetlands
 - Prioritizes revenue generation
 - Reduces or reverses subsidence
 - Reduces GHG emissions

Scope of Work

- Contractor
 - Building and heightening berms, modifying toe ditches
 - Clearing and grubbing, grading
 - Furnishing and planting vegetation
- Metropolitan
 - Oversee environmental monitoring
 - Conduct construction management
 - Provide construction support and submittal reviews
 - Perform project management and contract administration

Bid Results

Specifications No. 2153

Bids Received	May 14, 2026
No. of Bidders	4
Lowest Responsible Bidder	Wood Bros Inc.
Low Bid	\$16,625,636
Range of Other Bids	\$16,883,330 to \$21,599,500
Engineer's Estimate	\$18,000,000
SBE Participation Goal	10%

Webb Tract
Wetland
Restoration
Project
Construction
Inspection

MBK Engineers – New Agreement

- Selected based on RFP 1291
- Experienced in managing construction projects on Metropolitan-owned islands and throughout the Delta
- Scope of Work
 - Provide on-site construction inspection and contract administration services
- NTE amount: \$1,988,400
- SBE participation level: 100%

Webb Tract
Wetland
Restoration
Project
Environmental
Monitoring

Environmental Science Associates – Agreement Amendment

- Selected based on RFP 1265
- Scope of Work
 - Biological and environmental monitoring
 - Preparation of monthly and annual reports to satisfy regulatory permit requirements
- Agreement increase: \$864,000
- NTE amount: \$1,844,000
- SBE participation level: 10%

Webb Tract
Wetland
Restoration
Project
Engineer of
Record

GEI Consultants Inc. – Agreement Amendment

- Selected based on RFP 1291
- Scope of Work
 - Provide technical support during construction
 - Submittal review
 - Prepare record drawings
 - Advise on technical issues and information requests
- Agreement increase: \$260,000
- NTE amount: \$1,760,000
- SBE participation level: 15%

Webb Tract
Wetland
Restoration
Project
Scientific
Monitoring

HydroFocus Inc. – Agreement Amendment

- Selected based on RFP 1291
- Scope of Work
 - Scientific monitoring and GHG data collection before and after construction
 - Calculate GHG reductions for carbon credit generation
- Agreement increase: \$145,000
- NTE amount: \$600,000
- SBE participation level: 100%

Webb Tract
Wetland
Restoration
Project
Ecocultural
Working Group
& Public
Outreach

J.A. Spezia Consulting – Agreement Amendment

- Selected based on RFP 1291
- Scope of Work
 - Outreach and tribal engagement support
- Agreement increase: \$100,000
- NTE amount: \$300,000
- SBE participation level: 100%

Allocation of Funds

Webb Tract Wetland Restoration Project – \$13,760,000 Grant Funding

Metropolitan Labor

Owner Costs (Proj. Mgmt., Contract Admin., Envir. Support)	\$	2,150,000
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Construction Inspection & Support		361,000
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Submittals Review, Tech. Support, Record Drwgs.		90,000
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Incidental Expenses		400,000
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Professional/Technical Services

MBK Engineers		1,988,400
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Environmental Science Associates		864,000
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GEI Consultants		260,000
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HydroFocus Inc.		145,000
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J.A. Spezia Consulting		100,000
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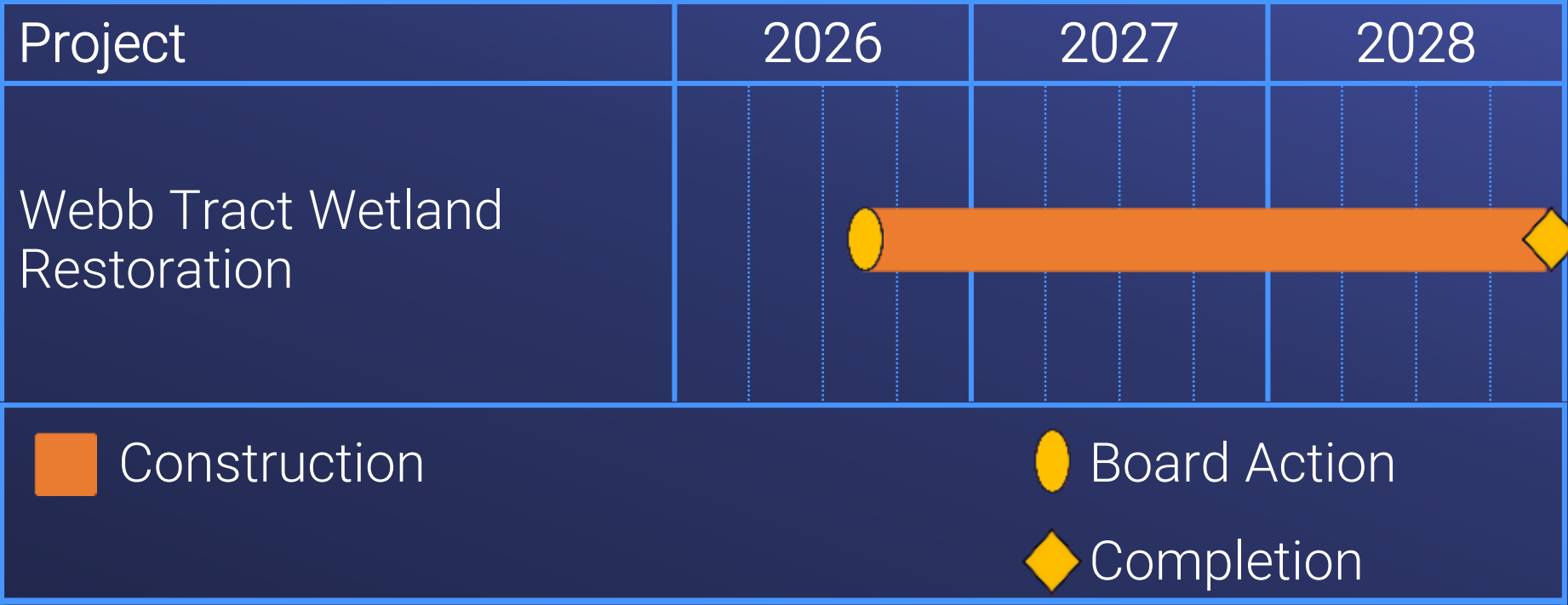
Contracts

Wood Bros Inc.		16,525,536
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Remaining Budget		616,064
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Total	\$	<u>23,500,000</u>
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Project Schedule



Webb Tract Project Recap

- Improvements will increase value of the property
- Improvements will not affect the island's sale
- County zoning restricts use to agriculture & conservation
- Delaying project increases costs & pushes back revenue generation

Board Options

- Option #1
 - a. Award a \$16,525,536 contract to Wood Bros Inc. to construct a wetland on Webb Tract;
 - b. Award a \$1,988,400 agreement with MBK Engineers to provide construction management services;
 - c. Authorize an increase of \$864,000 to an existing agreement with Environmental Science Associates for a new not-to-exceed amount of \$1,844,000 for environmental monitoring;
 - d. Authorize an increase of \$260,000 to an existing agreement with GEI Consultants Inc. for a new not-to-exceed total of \$1,760,000 for technical support;
 - e. Authorize an increase of \$145,000 to an existing agreement with HydroFocus Inc. for a new not-to-exceed total of \$600,000 for scientific monitoring; and
 - f. Authorize an increase of \$100,000 to an existing agreement with J.A. Spezia Consulting for a new not-to-exceed total of \$300,000 for public outreach and tribal coordination.
- Option #2

Do not proceed with the project at this time.

Staff Recommendation

- Option #1

