



SAFE, CLEAN WATER PROGRAM

PROJECT MODIFICATION REQUEST (PMR) FORM

YEAR:	FY26-27
REGIONAL PROGRAM:	Infrastructure Project
PROJECT NAME:	South Santa Monica Bay Water Quality Enhancement: 28th Street Storm Drain Infiltration Project
PROJECT LEAD(S):	City of Manhattan Beach (Mamerto Estepa Jr., Prem Kumar, and Shawn Igoe)
APPROVED STORMWATER INVESTMENT PLAN (SIP) YEAR:	FY21-22

Compiled by: **CWE SCWP (SCWP@cwecorp.com)**
Compiled on: **October 31, 2025**
Submitted on: **October 31, 2025**

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General Information

Please review the Project information below.

Project Name

South Santa Monica Bay Water Quality Enhancement: 28th Street Storm Drain Infiltration Project

Project Developer

City of Manhattan Beach (Mamerto Estepa Jr., Prem Kumar, and Shawn Igoe)

Program Type

Infrastructure Project

Fiscal Year (FY) for Consideration

FY26-27

Watershed Area

South Santa Monica Bay

Current Phase

Design

Project Phase Funded by SCW this FY

No SCW Program Funding Awarded for this FY

Project Phase Schedule Summary

The following dates come from the most recently completed Mid-Year or Annual Report at the time of the modification request. If dates were not provided in the most recently completed report, they will not populate below.

- Planning Start Date: 9/1/2021
- Planning End Date: 9/12/2029
- Design Start Date: 9/1/2021
- Design End Date: 5/30/2025
- Bid/Award Start Date: 8/1/2025
- Bid/Award End Date: 9/30/2025
- Construction Start Date: 6/2/2025
- Construction End Date: 9/11/2026

Transfer Agreements

Transfer Agreement Number: 2021RPSSMB04

Has a Transfer Agreement or Addendum been executed for FY23-24 or later? No

Latest Transfer Agreement or Addendum executed in FY23-24 or later: N/A

Date of Latest Transfer Agreement or Addendum Executed

2022-01-13

Funding Information

Total Anticipated SCW Program Funding	\$17,620,030.00
Total SCW Program Funds Awarded to Date	\$17,620,030.00
Total SCW Program Funds Received to Date	\$9,508,565.00
Total SCW Program Reported Expenditures	\$1,226,030.94
Total New SCW Program Funding Request	\$20,620,030.00

Description of Modification

Select the option(s) that best describe your proposed modification. Select all that apply.

Like-for-like modifications

No

Functionally equivalent BMP modifications

No

Modifications to Project components that were not material to the WASC, ROC, or Board of Supervisors' decision to include the Project in the SIP

No

Changes in Project Water Quality Benefits, Water Supply Benefits, or Community Investment Benefits

No

Change in capture area where benefits claimed are diminished or where there is a change in the Municipalities that are receiving benefits

No

Updated engineering analysis resulting in a reduction of benefits

No

Change in methodology (e.g., infiltration instead of diversion to sanitary sewer)

No

Decrease in BMP capacity

No

Change in location

No

Increase in community support

No

Reduction or withdrawal of community support

No

Change in amount or status of leveraged funding

Yes

Original leveraged funding

\$5,119,326.04

Proposed leveraged funding

\$13,669,852

Please include the type of leveraged funding (i.e., Agreements, MOUs, Grant Awards, Municipal Funds, Federal Funding, Other Funding), Project Phase(s) tied to the leveraged funding, Status of leveraged funding (In Progress, Submitted, Commitment Received, Money Received), a description, and supporting documentation.

The Project's overall scope, community investment benefits, water quality benefits, and water supply benefits remain unchanged. The City is submitting a project modification request for the following: change in the amount of leveraged funding and an increase in total amount of funding request of Regional Program funding for the Project. A total of \$17,620,030 was requested from the Safe, Clean Water Program (SCW Program or SCWP), which was split over five fiscal years (2021-22 through 2025-26). The initial SCWP Regional funding request was based on early planning efforts of the preliminary design, including technical evaluation and feasibility study. The 2021 funding request represented a prediction of the project elements, quantities, and their associated costs (prior to the start of design). The preliminary cost opinions were developed and consistent with the project information available at the time. The funding request was based on the 2020-2021-dollar value and did not account for changes in pricing that have occurred. Based on the U.S. Bureau of Labor Statistics, the Consumer Price Index inflation \$10,000 in September 2020 has the same buying power of approximately \$12,480 in September 2025. The volatile U.S. trade policy, specifically fluctuating tariffs, has had significant pressures on cost of construction materials and products. The City issued requests for bids for Project construction and received bids in October 2025. The City completed necessary procurement activities to facilitate contractor selection and award, including finalizing bid documents, coordinating advertisement for bids, bid opening, collecting pre-bid inquiries, and providing response to inquiries. The City is currently evaluating contractor bids. The Project's proposed modification of increasing the SCWP Regional Program funding request reflects realistic contractor proposal and the construction funding gap to complete the Project. The increased funding request responses are detailed in the Funding Modification or Reallocation Section of the Project Modification Request Module. The selection of the contractors, contract awards, and issuance of notice to proceed are expected in December 2025. The Project is expected to begin construction in January 2026 and the anticipated construction completion date is mid-2027.

The City is increasing the amount of leveraged funding to \$13,669,852.00. The initial Exhibit A detailed the City's contributions in the amount of \$198,286 included the City's funding for the completed planning studies and the initial feasibility study (documented as leveraged funds). The original application included \$4,921,040 in additional City match, which will now be covered by the grants listed below. Additional funding opportunities were actively evaluated and pursued by the City, serving as additional leverage funds for design and construction. The City was able to secure \$8,535,000 from the California State Water Resources Control Board's Proposition 1 Storm Water Grant (Prop 1 Grant) and \$4,936,566 from the State of California Natural Resources Agency's California Drought Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Urban Flood Protect Grant Program Proposition 68 (Prop 68 Grant). Combined with the \$198,286 of City funds, the total leveraged funds is \$13,699,852.00. When the SCWP application was submitted, the City did not show the leverage funding for these grants as the funding was not awarded at the time.

The Prop 1 Grant encompasses the following phases: \$41,686 for planning, design, engineering, and environmental; \$8,433,476 for construction and implementation; and \$59,838 for education and outreach. The Prop 1 Grant funds multi-benefit stormwater management projects such as green infrastructure, rainwater and storm water capture projects, and storm water treatment facilities. The Prop 68 Grant funding includes the following phases: \$190,000 for permitting; \$4,315,060 for construction including site preparation, construction, construction material, and post-construction monitoring; and \$431,506 for contingency. The Prop 68 Grant funds planning and implementation projects to improve a community's ability to adapt to the unavoidable impacts of climate change; improve and protect coastal economies; develop future recreational opportunities; and enhance drought tolerance, landscape resilience, and water retention. The supporting documentation included are the executed agreements and addendum for Prop 1 Grant and Prop 68 Grant.

Document

Leveraged Funding CNRA Prop 68 Grant Agreement Amendment.pdf

Leveraged Funding CNRA Prop 68 Grant Agreement.pdf

Document

Leveraged Funding SWRCB Prop 1 Grant Agreement.pdf

Any modification resulting in an increase of the total amount of Regional Program funding for the Project

Yes

Any modification resulting in a decrease of the estimated total amount of Regional Program funding for the Project

No

Reallocation of annual funding projections in the SIP, provided that the total amount of Regional Program funding for the Project remains unchanged

No

Other, please describe

No

Describe the impact on scope or benefits

Neither

Please provide an overview of the impact of the proposed modification(s) on the scope or benefits.

The impact of the proposed modifications on the scope and benefits is neither improved or diminished as the Project's overall scope, community investment benefits, water quality benefits, and water supply benefits remain unchanged. The proposed modification of increasing leveraged funding reflects the City's efforts of pursuing and securing additional funding to try to close the gap in the Project's costs. Additionally, the proposed modification of increasing the total amount of the funding request of Regional Program funding for the Project reflects the final design approach, inflation to current 2025 dollars, bid proposals, and increased soft costs (construction management, etc.). The additional funding request will also allow the City to pursue Envision verification, in alignment with SCWP goals. The initial SCWP Regional funding request was based on early planning efforts of the preliminary design, which represented 2020-2021-dollar value and did not account for inflation or changes in pricing that have occurred by the proposed construction timeline. The 2021 funding request represented the project information available at the time (prior to design).

Funding Modification or Reallocation

Please respond to the following questions based on your proposed modification. Note that you may submit either a funding request change or a funding allocation request, but not both. If the proposed modification includes a change or reallocation in funding, please navigate to the Description of Modification tab and select which funding modification applies.

Does your proposed modification include an increase or decrease to the total SCW Program Funding budgeted and projected?

Yes

Do you propose reallocation of funds (i.e. no increase or decrease to the total SCW Program Funding budgeted and projected)

No

SCW Funding Request Change (Inconsistent)

Fiscal Year	Total SCW Funding Budgeted and Projected	Proposed Funding Request	Change In Funding	Percent Change	Description
FY21-22	\$1,497,100.00	\$1,497,100.00	\$0.00	0.00%	--
FY22-23	\$4,005,732.50	\$4,005,732.50	\$0.00	0.00%	--
FY23-24	\$4,005,732.50	\$4,005,732.50	\$0.00	0.00%	--
FY24-25	\$4,055,732.50	\$4,055,732.50	\$0.00	0.00%	--
FY25-26	\$4,055,732.50	\$4,055,732.50	\$0.00	0.00%	--
FY26-27	\$0.00	\$3,000,000.00	+\$3,000,000.00	--	The initial SCWP Regional funding request was based on early planning efforts of the preliminary design (prior to the start of design), which represented 2020-2021-dollar value and did not account for inflation or changes in pricing that have occurred by the proposed construction timeline. The City is currently performing the bid and award process and reviewing contractor and construction management proposals. The Project's increase in SCWP Regional Program funding request reflects

Fiscal Year	Total SCW Funding Budgeted and Projected	Proposed Funding Request	Change In Funding	Percent Change	Description
					realistic construction funding gap to complete the Project. Construction activities are expected to include the following, in addition to construction management: mobilization, demobilization, diversion structure, diversion piping, pretreatment system, pump system and appurtenances, distribution piping, drywell, electrical, and parking facility improvements. The City may be willing to split this request over two fiscal years depending on WASC input.
FY27-28	\$0.00	\$0.00	\$0.00	0.00%	--
FY28-29	\$0.00	\$0.00	\$0.00	0.00%	--
FY29-30	\$0.00	\$0.00	\$0.00	0.00%	--
FY30-31	\$0.00	\$0.00	\$0.00	0.00%	--
Total	\$17,620,030.00	\$20,620,030.00	+\$3,000,000.00	+17.03%	

Please provide a description for the increase or decrease funding request. As a reminder, annual funding is at discretion of the WASC, ROC, and ultimately by the Board of Supervisors. Please also upload supporting documentation to indicate in-depth analysis of increased labor costs, construction costs, or costs due to delay.

The increase in funding request is \$3,000,000 for construction activities, including soft costs. Construction activities are expected to include the following, in addition to construction management: mobilization, demobilization, diversion structure, diversion piping, pretreatment system, pump system and appurtenances, distribution piping, drywell, electrical, and parking facility improvements.

As mentioned in the Description of Modification Section, the initial request from SCWP was a total of \$17,620,030 over five fiscal years (2021-22 through 2025-26). The preliminary cost opinion/request was based on the 2020–2021-dollar value and did not account for inflation or changes in pricing that have occurred by the proposed construction timeline. The original funding request was based on conceptual design plans prior to the start of the detailed design process. The cost opinion was finalized in 2021 and consistent with the Project’s information available at the specific. The 2021 funding request represented a prediction of the project elements, quantities, and their associated costs (prior to the start of design).

As described earlier in the PMR, the U.S. Bureau of Labor Statistics’ Consumer Price Index inflation indicates \$10,000 in September 2020 has the same buying power of approximately \$12,480 in September 2025. Additionally, the U.S. is experiencing fluctuating tariffs due to the volatile trade policies yielding in significant pressures on cost of construction materials and products. The final design plans, specifications, and estimates were posted for bid and bids were received in October 2025. The City is currently evaluating contractor bids. Supporting documentation for the

Project Modification Request includes the Bid Analysis. As described throughout the PMR, the City has secured \$13,471,566 of grant funding from Prop 1 Storm Water Grant and Prop 68 Urban Flood Protect Grant Program Grant. The Project's proposed modification of increasing the SCWP Regional Program funding request reflects realistic contractor proposal and the construction funding gap to complete the Project. The Project is expected to begin construction in January 2026, and the anticipated construction completion date is mid-2027. The increased funding request is for the funded activity "Construction" from the Project's original application, Exhibit A, and Board-approved Stormwater Investment Plan. SCWP Regional Program funds will be utilized to close the remaining funding gap to complete construction.

Document	Document Description
Bid Analysis.pdf	

Would the additional funding request be the only option allow the project to be implemented? Please describe.

Yes

The City utilized their General fund for planning studies and the initial feasibility study, which is documented as leveraged funds. After the SCWP application, the City pursued and secured fundings from Proposition 1 Storm Water Grant and the Urban Flood Protect Grant Program Proposition 68 (described throughout the PMR). The City has made extensive efforts to pursue funding for Project implementation, with three sources utilized, and have exhausted budget and time for competitive grant applications. With preexisting executed agreements and grant requirements, the Project must complete construction by March 2027 in alignment with the Proposition 68 grant. If funding cannot be obtained from the SCWP to bridge the funding gap, then the City may look to cut out some of the project elements or defer some implementation to a future phase.

Delaying funding allocation to future fiscal years, would impact the Project's ability to be implemented as currently scoped, some components may need to be eliminated or deferred to a future date. However, the City intends to continue with the Project's key components. The City issued requests for bids for Project construction, which were due in October 2025 and the City anticipates issuing a notice to proceed in December 2025. Construction is expected to begin in January 2026.

Delaying funding allocations to future fiscal years may work with the Project's cash flow, while additional discussions would be necessary before formally agreeing to an alternative schedule.

Would delaying funding allocations to future fiscal years impact the project's ability to be implemented? Please describe.

No

Would funding only a portion of the additional funding request impact the project's ability to be implemented? Please describe.

No

Has the Recipient considered other founding sources? Please describe. Provide a summary of what other sources of funding were explored and/or why funding could not be secured through these other sources.

Yes

The City has considered other funding sources as described in the Description of Modification Section. The City evaluated, pursued, and secured partial construction funding from California State Water Resources Control Board's Proposition 1 Storm Water Grant and the State of California Natural Resources Agency's California Drought Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Urban Flood Protect Grant Program Proposition 68. Funding was explored and secured through these other sources, but a construction funding gap remains. An increase in SCWP Regional Program funds are being sought to close the remaining funding gap to complete construction.

Contacts

Name	Title	Affiliation	Email	Phone	Role(s)
Eduardo Pech, P.E.	Senior Civil Engineer	City of Manhattan Beach	epech@manhattanbeach.gov	310-802-5340	Primary Contact
Gilbert Gamboa, P.E.	Acting City Engineer	City of Manhattan Beach	ggamboa@manhattanbeach.gov	310-802-5356	Secondary Contact



SAFE, CLEAN WATER PROGRAM

PROJECT MODIFICATION REQUEST (PMR) FORM

YEAR:	FY26-27
REGIONAL PROGRAM:	Infrastructure Project
PROJECT NAME:	Wilmington Q Street Local Urban Area Flow Management Project
PROJECT LEAD(S):	City of Los Angeles, Bureau of Sanitation
APPROVED STORMWATER INVESTMENT PLAN (SIP) YEAR:	FY20-21

Compiled by: CityOf LA (san.safecleanwater@lacity.org)
Compiled on: October 30, 2025
Submitted on: October 30, 2025

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General Information

Please review the Project information below.

Project Name

Wilmington Q Street Local Urban Area Flow Management Project

Project Developer

City of Los Angeles, Bureau of Sanitation

Program Type

Infrastructure Project

Fiscal Year (FY) for Consideration

FY26-27

Watershed Area

South Santa Monica Bay

Current Phase

Design

Project Phase Funded by SCW this FY

No SCW Program Funding Awarded for this FY

Project Phase Schedule Summary

The following dates come from the most recently completed Mid-Year or Annual Report at the time of the modification request. If dates were not provided in the most recently completed report, they will not populate below.

- Planning Start Date: 4/1/2023
- Planning End Date: 9/30/2023
- Design Start Date: 10/1/2023
- Design End Date: 1/31/2025
- Bid/Award Start Date: 2/1/2025
- Bid/Award End Date: 8/1/2025
- Construction Start Date: 8/2/2025
- Construction End Date: 8/2/2027

Transfer Agreements

Transfer Agreement Number: 2020RPSSMB03

Has a Transfer Agreement or Addendum been executed for FY23-24 or later? No

Latest Transfer Agreement or Addendum executed in FY23-24 or later: N/A

Date of Latest Transfer Agreement or Addendum Executed

2022-01-03

Funding Information

Total Anticipated SCW Program Funding	\$4,923,700.00
Total SCW Program Funds Awarded to Date	\$4,923,700.00
Total SCW Program Funds Received to Date	\$4,923,700.00
Total SCW Program Reported Expenditures	\$587,098.50
Total New SCW Program Funding Request	N/A

Description of Modification

Select the option(s) that best describe your proposed modification. Select all that apply.

Like-for-like modifications

No

Functionally equivalent BMP modifications

No

Modifications to Project components that were not material to the WASC, ROC, or Board of Supervisors' decision to include the Project in the SIP

No

Changes in Project Water Quality Benefits, Water Supply Benefits, or Community Investment Benefits

No

Change in capture area where benefits claimed are diminished or where there is a change in the Municipalities that are receiving benefits

No

Updated engineering analysis resulting in a reduction of benefits

No

Change in methodology (e.g., infiltration instead of diversion to sanitary sewer)

Yes

Provide a description of the proposed modification(s), why changes in the methodology is being proposed, and how it affects the overall Project. Attach additional pages, as needed.

In the feasibility report, the project proposed stormwater infiltration based on historical geotechnical data. However, during the design phase, geotechnical investigations found that actual infiltration rates were significantly lower than those assumed in the feasibility report. The number of drywells required to meet the original stormwater capture goals would have significantly increased the construction cost.

The project team investigated alternative approaches and determined the goal of capturing the 85th-percentile design storm could be met by using flow-through Modular Wetland Systems or an approved, equivalent product. This change in methodology remains consistent with the overall project objectives.

A detailed description of the change in methodology is provided in Appendix A (attached).

Document

Wilmington Q PMR Request - Appendix A.docx.pdf

Decrease in BMP capacity

No

Change in location

No

Increase in community support

No

Reduction or withdrawal of community support

No

Change in amount or status of leveraged funding

Yes

Original leveraged funding

\$0

Proposed leveraged funding

\$10,688,000

Please include the type of leveraged funding (i.e., Agreements, MOUs, Grant Awards, Municipal Funds, Federal Funding, Other Funding), Project Phase(s) tied to the leveraged funding, Status of leveraged funding (In Progress, Submitted, Commitment Received, Money Received), a description, and supporting documentation.

LASAN is committed to delivering this project and has increased our amount of leveraged funding. Using the City's Municipal Funds, LASAN has provided approx. \$835,000 [Money Received] to pay for City staff costs needed to deliver the project and will continue to cover City staff costs until project completion, which is estimated to be an additional \$1,053,000 [Commitment Received]. Moreover, LASAN sought approval for \$7,800,000 [Submitted] and will seek an additional \$1,000,000 [In Progress], from the City's Municipal Funds, to cover the project's construction shortfall.

In total, the proposed leveraged funding is \$10,688,000 which represents a cost share of almost 70%. There is no increase to the total amount of Regional Funds requested.

A detailed breakdown of the change in proposed leveraged funding is provided in Appendix A (attached).

Document

Wilmington Q PMR Request - Appendix A.docx.pdf

Any modification resulting in an increase of the total amount of Regional Program funding for the Project

No

Any modification resulting in a decrease of the estimated total amount of Regional Program funding for the Project

No

Reallocation of annual funding projections in the SIP, provided that the total amount of Regional Program funding for the Project remains unchanged

No

Other, please describe

Yes

Provide a description of the proposed modification(s), a comparison to the previously approved Project, and the reason(s) why the modification(s) is/are being proposed. Attach additional pages, as needed.

Schedule Revision.

The Project is currently in design phase. A change of methodology was assessed and selected due to lower than anticipated infiltration rates, thus extending design.

A detailed breakdown of the change in project schedule is provided in Appendix A (attached).

Document

Wilmington Q PMR Request - Appendix A.docx.pdf

Describe the impact on scope or benefits

Neither

Please provide an overview of the impact of the proposed modification(s) on the scope or benefits.

No anticipated impacts on scope or benefits.

Funding Modification or Reallocation

Please respond to the following questions based on your proposed modification. Note that you may submit either a funding request change or a funding allocation request, but not both. If the proposed modification includes a change or reallocation in funding, please navigate to the Description of Modification tab and select which funding modification applies.

Does your proposed modification include an increase or decrease to the total SCW Program Funding budgeted and projected?

No

Do you propose reallocation of funds (i.e. no increase or decrease to the total SCW Program Funding budgeted and projected)

No

Contacts

Name	Title	Affiliation	Email	Phone	Role(s)
Sean Phan	Senior Environmental Engineer	LASAN	mark.nguyen@lacity.org	213-485-0587	Primary Contact
Michael Scaduto	Principal Environmental Engineer	LASAN	michael.scaduto@lacity.org	213-485-3981	Additional Contact