



Midpeninsula Regional
Open Space District

R-16-31
Meeting 16-09
May 11, 2016

AGENDA ITEM 3

AGENDA ITEM

Authorization to Amend a Contract with Balance Hydrologics, Inc., for Additional Hydrological Studies Conducted for the Water Resources Inventory Project at Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract amendment with Balance Hydrologics Inc.'s for a not-to-exceed amount of \$22,000 for a total authorized amount of \$86,840 for a Water Resources Inventory Study at Bear Creek Redwoods Open Space Preserve.

SUMMARY

In May 2015, the District entered into an agreement with Balance Hydrologics, Inc. in the amount of \$24,934, to perform hydrological studies associated with potential water supply alternatives at Bear Creek Redwoods Open Space Preserve (Preserve). On August 12, 2015, the Board authorized the General Manager to expand the scope of services for the Water Resources Inventory Study and approved a contract amendment for a total not-to-exceed amount of \$64,840 (R-15-113). Following this contract amendment and work performed, the District required additional hydrological data associated with continued monitoring and assessment of the various water resources within the Preserve to better understand the creek flows and water supply potential of several sources in order to best plan for the future uses at the Stables and the overall Preserve.

Additional services and deliverables were also needed to provide hydrological data to an engineering firm to conduct a constructability and cost assessment on the various potential water supply alternatives. Timely completion of this Water Resources Inventory Study and a separate but related Water Systems Constructability Assessment and Cost Estimates was necessary to inform the Stables Site Plan, Preserve Plan and Environmental Impact Report (EIR) currently underway. To avoid further delays to the Stables Site Plan, Preserve Plan and EIR process, and to provide timely data for the engineering assessment, staff authorized Balance Hydrologics, Inc. to proceed with the additional services to complete the Water Resources Inventory Study. However, due to the fact that this complex contract and scope of work was being managed between two District departments, the additional services were authorized before a contract amendment was approved by the Board. As a result, Board approval of a contract amendment for an additional \$22,000 is now being requested by the General Manager to cover the incurred costs associated with this additional scope. The funds for the requested amendment are included in the approved FY2015-16 Midyear budget for the Bear Creek Redwoods Water Resources Inventory Project.

MEASURE AA

This Water Resources Inventory Study was conducted to inform and facilitate the implementation of the Measure AA Bear Creek Redwoods: Public Recreation and Interpretive Projects (Portfolio # 21, Projects 21-3, 21-4, 21-5, 21-6). These projects are included in the Measure AA 5-year projects list adopted by the Midpeninsula Regional Open Space District (District) Board of Directors in October 2014.

DISCUSSION

Evaluation of the Bear Creek Stables (Stables) Site Plan Alternatives and development of an Environmental Impact Report (EIR) for the Bear Creek Redwoods Preserve Plan triggered the need to assess historic and existing water sources, water uses, and infrastructure within the Preserve in order to inform the ongoing planning efforts. An interdepartmental effort was employed to conduct this extensive analysis of water resources.

In late May of 2015, the District initiated a Water Resources Inventory Study (Inventory) for the Preserve. The Inventory was intended to evaluate and categorize the available water resources that could potentially be a reliable water supply for the Preserve, since the Stables Site Plan Alternatives are dependent on the viability of a reliable water system at the Preserve. The findings of the Inventory (conducted by Balance Hydrologics, Inc.) were needed to conduct a separate Constructability Assessment and Construction Cost Estimate of the water supply alternatives (conducted by an engineering firm) which, in turn, would help inform the complex evaluation process of the future Preserve uses and viability of water supply options to serve Bear Creek Stables and overall Preserve. Balance Hydrologics, Inc. completed an Interim Water Resources Inventory (Interim Inventory) on June 30, 2015.

Upon review of the Interim Inventory report, the District determined the study should be continued through the end of the dry season to test source reliability and to meter current use. The Board approved this first contract amendment on August 12, 2015.

In fall 2015, the District determined additional hydrological data was needed and requested Balance Hydrologics, Inc. complete a further expanded scope of work, including:

- Additional water quality sampling and lab analysis of water resources
- A 72-hour pump test for Holmes Well for evaluation of well feasibility
- Hydrologic modeling for area of well influence to groundwater.

These additional tasks were needed to inform the planning and EIR analysis and deliver the necessary data to the engineering consultant to conduct their Constructability Assessment and Construction Cost Estimate on the water supply options. However, due to the aggressive schedules at that time for the Stables Site Plan, Preserve Plan, and EIR, and the fact that this complex contract and scope of work was being managed between two District departments, the additional services were authorized before a contract amendment was approved by the Board. At this time, the District does not anticipate requiring additional services and contract amendments of Balance Hydrologics, Inc. since the Final Water Resources Inventory report has been completed and submitted to the District. Table 1 illustrates the services provided by Balance Hydrologics, Inc. required to complete the Inventory.

Table 1. Scope of Bear Creek Redwoods Water Resources Assessments

Consultant	Type of Assessment	Services Rendered	Date	Contract Amount
Balance Hydrologics, Inc.	Interim Water Resources Inventory	Identified and analyzed potential water resources.	May 20, 2015	\$24,934 (original contract)
Balance Hydrologics, Inc.	Expanded Scope to Broaden Water Resources Inventory	Continued inventory and analysis of potential water resources through end of drought dry-season.	Board Approval of First Contract Amendment on August 12, 2015	\$39,840 additional funds for a total not-to-exceed amount of \$64,840
Balance Hydrologics, Inc.	Conducted additional water sampling and lab analysis for Final Water Resources Inventory; Holmes well 72 hour pump test; modeling for area of well influence to groundwater. Completed Final Water Resources Inventory.	Completed water quality sampling to inform Final Water Resources Inventory. Conducted 72-hour pump test and area of influence study for planning/CEQA purposes.	Board consideration of Second Contract Amendment on May 11, 2016	\$22,000 additional funds for a total not-to-exceed amount of \$86,840
Welenco	Rehabilitation of Holmes Well	Removed sediment, chemically treat, and video inspection of well.	October 20, 2015	\$9,000 (under separate contract)
Tom's Well Service	72 Hour Pump Test of Holmes Well	Installed test pump, provided generator and water meter; removed equipment after test.	October 28, 2015	\$2,368 (under separate contract)

Staff will provide an informational memo to the Board with an overview of the Bear Creek Redwoods Water Resources Inventory and Engineering Constructability Assessment and Cost Estimates to provide background and context on the water supply options for the Board's discussions on Bear Creek Stables Site Plan Alternatives in late May 2016.

FISCAL IMPACT

The additional work that Balance Hydrologics, Inc. completed resulted in an additional expenditure of \$22,000, for which this second Contract Amendment is required for a total not to exceed contract amount of \$86,840. Funding for all project costs associated with the preparation of the Water Resources Inventory is allocated in the Planning Department's approved Midyear FY2015-16 Budget.

Based on the conceptual designs of the potential water systems evaluated to date, the Water Resources Inventory identified preliminary cost estimates in the range of \$2.3 million to over \$6 million, which include the estimated construction costs and future operational and maintenance costs over a 50-year lifecycle. If San Jose Water Company (SJWC) were to permit a direct connection to their water line at Bear Creek Road, the initial capital costs associated with the

installation of the water infrastructure system would be substantially reduced, excluding future operational and maintenance costs. However, SJWC water connection capital costs and ongoing operational and maintenance costs have not been estimated at this time.

BOARD COMMITTEE REVIEW

The Bear Creek Redwoods Preserve Plan process has had substantial Board, Committee, and public review. These reviews have most recently been detailed for the CEQA Scoping Session for the proposed Bear Creek Redwoods Preserve Plan, at the Board meeting of June 24, 2015 (R-15-92). The Water Resources Inventory Study is one of the focused studies identified in R-15-92.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Amendment of the Contract is not a project subject to the California Environmental Quality Act. The Consultants have delivered a Final Water Resources Inventory for the Bear Creek Redwoods Preserve that will be used to inform water resources options to further refine the Preserve Plan and EIR currently underway. The EIR analysis would include the potential water supply sources that have been evaluated in the Final Water Resources Inventory and will be analyzed at a programmatic-level for potential environmental impacts associated with its development.

NEXT STEPS

Upon approval by the Board of Directors, the General Manager will execute a contract amendment with Balance Hydrologics, Inc. for the additional services rendered.

Responsible Department Heads:

Jane Mark, AICP, Planning Department

Jason Lin, Engineering & Construction Department

Kirk Lenington, Natural Resources Department

Prepared by:

Dale Grogan, Capital Project Manager, Engineering & Construction Department

Matt Baldzikowski, Senior Resource Management Specialist, Natural Resources Department