



Midpeninsula Regional
Open Space District

R-21-125
Meeting 21-28
September 22, 2021

AGENDA ITEM 8

AGENDA ITEM

Award of Contract to Geocon Consultants, Inc., for installation of a residential water well at Toto Ranch in Tunitas Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a base contract with Geocon Consultants, Inc., to install a residential well for a base amount of \$68,947.
2. Authorize a contingency of \$6,788 to be expended only if necessary, in the event conventional drilling methods are not possible due to geological issues bringing the contract to an amount not-to-exceed \$75,735.
3. Authorize an Alternative Site Allowance of \$57,104 specifically for exploring and developing a secondary well site in the event the first location proves unsuccessful at locating water, bringing the total contract to a not-to-exceed amount of \$132,839

SUMMARY

The General Manager recommends awarding a contract to the only responsive bidder, Geocon Consultants, Inc., for a base contract amount of \$68,947 and authorizing a contingency of \$6,788 for a not-to-exceed contract amount to \$75,735 to install a residential water well at Toto Ranch in Tunitas Creek Open Space Preserve. In addition, the General Manager recommends authorizing an Alternate Site Allowance amount of \$57,104 in the event exploration and development of a secondary well site is necessary. If successful, the scope under the recommended contract will complete the first phase of the project to provide residential water to the Toto Ranch farmhouse. The second phase of the project will connect the well to the farmhouse. The estimated cost of the second phase is \$90,000 and would be implemented through a separate contract at a later date. The Fiscal Year 2021-22 (FY22) budget includes sufficient funds for both phases of work.

DISCUSSION

Located in the 707-acre Tunitas Creek Open Space Preserve, Toto Ranch is one of twelve conservation grazing units within the Midpeninsula Regional Open Space District (District). A single-family house is rented to the grazing and agricultural tenant. The farmhouse has always obtained its water from a spring box. However, with ongoing extended periods of drought, the water source has become unreliable. The District has provided water deliveries to this property for part of the year over the last three years as a stop gap method until a new water source could be developed. The rate of water deliveries and related costs have increased from an initial 4-

month duration to a current 6-month-plus duration of water deliveries during the dry season. During the delivery period, the residence is required to conserve water. The residential lease does not require the tenant to pay for water since the spring was sufficient in the past to supply water, therefore the District has absorbed the cost of water deliveries.

Staff submitted a permit application in December of 2019 to drill a domestic well at the ranch. In August of 2020, the San Mateo County Agriculture Advisory Board approved the project and forwarded it to the San Mateo County Planning Commission for final approval. In March of 2021 the San Mateo County Planning Commission approved the development of a domestic well.

Phase I – Well Exploration and Installation

In 2019, the District consulted with the subcontractor Earthflow and Rich Deeney, a local water expert, to identify two possible drilling locations. Both locations were reviewed by District staff to confirm that the sites were in an area with the highest potential for water discovery. If water is located at the first location without any drilling complications, the well will be completed for \$68,947. However, it is typical to encounter conditions, such as bedrock, dense sand, or tight gravel formations that require more expensive mud-rotary drilling. If this method is required, it could add up to \$6,788 in drilling cost, which would be covered by the recommended contingency amount. If no water is found at the first well hole location, the Alternative Site Allowance will be exercised at an additional cost of up to \$57,104 to drill a second well. Earthflow will seal and abandon any unsuccessful test holes as part of approved contract amounts. If developing a well at this site is not successful through two drilling attempts, other options for the future of the residence and/or agricultural operation will need to be explored.

Phase II – Infrastructure Installation

If the well drilling is successful, a second phase under a separate future contract will install a solar pump with a connection for a backup generator, storage tank, water meter, and waterline to the residence. The estimated cost of this work is \$90,000. It is estimated that the second phase can be completed within the FY22 project budget.

Contractor Selection

A Request for Bids (RFB) was issued on April 6, 2021 for the well installation (phase I). District staff posted a legal notice in the San Mateo County Times and the San Jose Mercury News, released the RFB to the local builders' exchanges, posted an Invitation to Bid on the District website as well as BidSync, and solicited local drilling companies. No bids were received during the submittal timeframe, which ended May 3, 2021.

Board Purchasing Policy 3.03 recognizes that the purchasing procedures set forth in the policy may need to be waived in specific circumstances such as when three (3) bids or proposals are unavailable. These special circumstances are applicable here.

After making a reasonable attempt to obtain formal bids through a publicly advertised process, staff attempted to do the functional equivalent of obtaining competitive bids by contacting contractors individually to obtain pricing. Drilling operators from the North Bay and Central Valley were solicited, but no drilling companies could meet the permit and District requirements for the project. Staff was able to connect with Geocon, a consultant company that has worked with the District on several past projects, to act as the General Contractor and provide consulting support to move the project forward. Geocon secured Earthflow as a drilling sub-contractor to

perform the well exploration. Contracting with Geocon was deemed to be in the best interest of the District due to the following circumstances:

1. The District had already made a good faith attempt at obtaining publicly advertised bids, but this effort did not yield a responsible and responsive bidder.
2. The District wishes to secure a long-term domestic water supply at the site, and actively soliciting Geocon's bid on the open market is the only means by which a well can be installed at this time.

FISCAL IMPACT

The FY21 adopted budget includes \$227,425 for the Toto Ranch Well Drilling and Construction, Tunitas Creek (61010) project. There are sufficient funds in the project budget to cover the recommended action and expenditures.

61010 - Toto Ranch Well Drilling and Construction, Tunitas Creek	Prior Year Actuals	FY22 Adopted	TOTAL
District Funded (Fund 40):	\$9,365	\$227,425	\$236,790
Total Budget:	\$9,365	\$227,425	\$236,790
Spent-to-Date (as of 08/19/21):	(\$9,365)	\$0	(\$9,365)
Encumbrances:	\$0	\$0	\$0
GEOCON Base Contract:	\$0	(\$68,947)	(\$68,947)
Contingency:	\$0	(\$6,788)	(\$6,788)
Alternate Site Allowance:	\$0	(\$57,104)	(\$57,104)
Budget Remaining (Proposed):	\$0	\$94,586	\$94,586

BOARD AND COMMITTEE REVIEW

None.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This item is a project subject to the California Environmental Quality Act. CEQA documentation and review for this project was conducted by the San Mateo County Planning Department, recommended by the San Mateo County Agricultural Advisory Committee, and approved by the San Mateo County Building and Planning Commission.

NEXT STEPS

If approved, the General Manger will enter into a contract with Geocon Consultants Inc. The project is expected to be completed by November 1, 2021.

Attachment:

1. Toto Ranch Domestic Water Well Install Map

Responsible Department Head:

Brandon Stewart, Manager Land and Facilities Services Department

Prepared by and staff contact:

Omar Smith, Senior Property Management Specialist, Land and Facilities Services Department

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

TUNITAS CREEK OPEN SPACE PERSERVE

SAN MATEO COUNTY, CA

TOTO RANCH DOMESTIC WATER WELL INSTALL



VICINITY MAP

SPECIAL NOTE:
WHERE UNDERGROUND AND SURFACE STRUCTURES ARE SHOWN ON THE PLANS, THE LOCATIONS, DEPTHS AND DIMENSIONS OF STRUCTURES ARE BELIEVED TO BE REASONABLY CORRECT, BUT ARE NOT GUARANTEED. SUCH STRUCTURES ARE SHOWN FOR THE INFORMATION OF THE ONTRACTOR, BUT INFORMATION SO GIVEN IS NOT TO BE CONSTRUED AS A REPRESENTATION THAT SUCH STRUCTURES WILL, IN ALL CASES, BE FOUND WHERE SHOWN, OR THAT THEY REPRESENT ALL STRUCTURES WHICH MAY BE ENCOUNTERED.

SITE SAFETY AND PROTECTION NOTES:
THE DUTY OF THE OWNER OR ITS AGENTS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE AND THE UNDERTAKING OF INSPECTIONS OR THE GIVING OF INSTRUCTIONS AS AUTHORIZED HEREIN IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF THE ACTUAL CONSTRUCTION NOR MAKE THE OWNER OR ITS AGENTS RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, OR SUPPLERS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.

THE CONTRACTOR SHALL HAVE AT THE WORK SITE, COPIES OR SUITABLE EXTRACTS OF THE CONSTRUCTION SAFETY ORDERS ISSUED BY CAL-OSHA. CONTRACTOR SHALL COMPLY WITH PROVISIONS OF THESE AND ALL OTHER APPLICABLE LAWS, ORDINANCES AND REGULATIONS. THE CONTRACTOR MUST COMPLY WITH PROVISIONS OF THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED BY THE SECRETARY OF LABOR UNDER SECTION 107 OF THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT, AS SET FORTH IN TITLE 29 C.F.R.

TO PROTECT THE LIVES AND HEALTH OF CONTRACTOR'S EMPLOYEES UNDER THE CONTRACT, THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC., AND SHALL MAINTAIN AN ACCURATE RECORD OF ALL CASES OF DEATH, OCCUPATIONAL DISEASE, AND INJURY REQUIRING MEDICAL ATTENTION OR CAUSING LOSS OF TIME FROM WORK, ARISING OUT OF AND IN THE COURSE OF EMPLOYEMENT OR WORK UNDER THE CONTRACT.

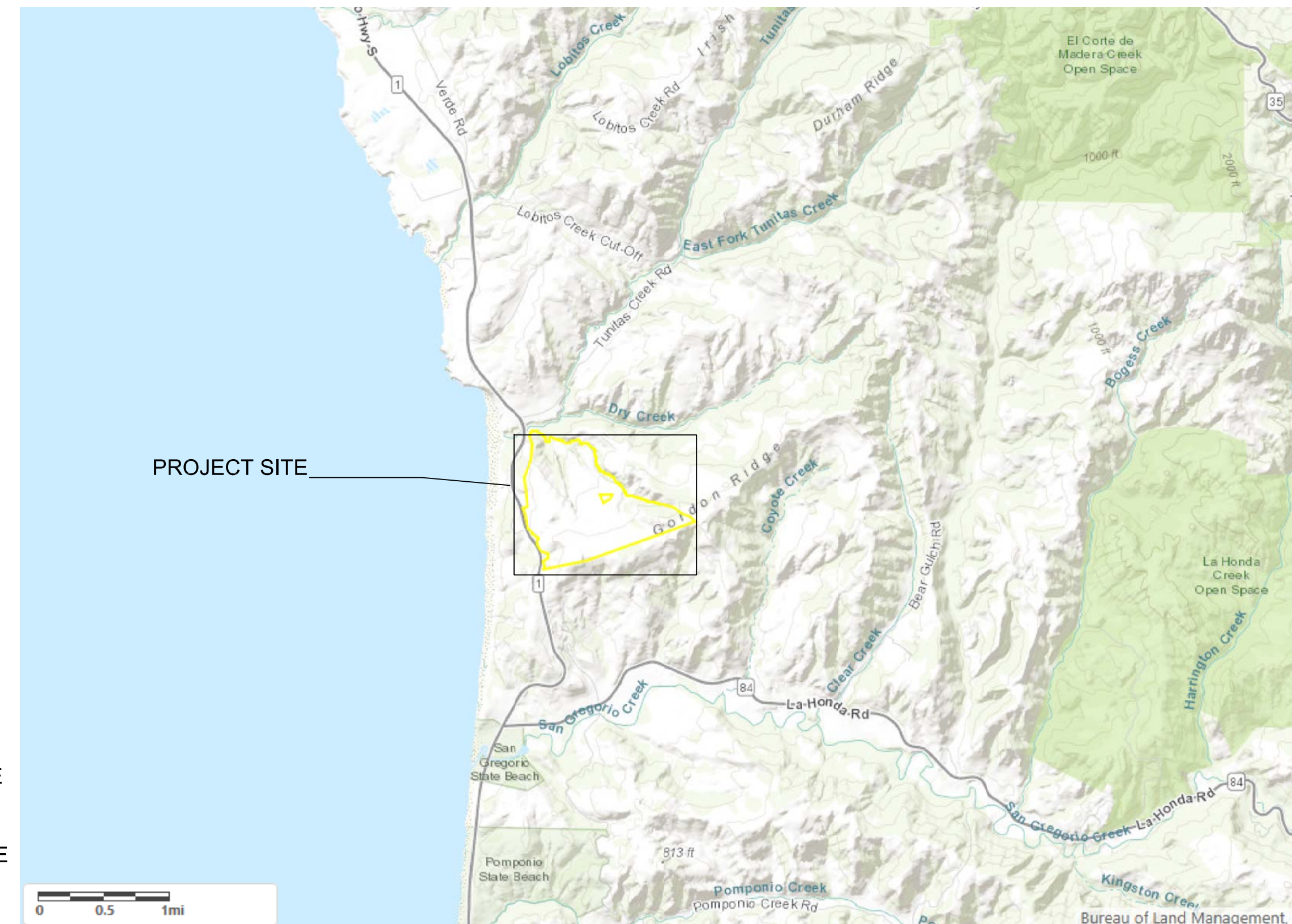
THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR THE SAFETY, EFFICIENCY AND ADEQUACY OF THE CONTRACTORS FACILITIES, APPLIANCES, AND METHODS AND FOR ANY DAMAGE, WHICH MAY RESULT FROM THEIR FAILURE OR THEIR IMPROPER CONSTRUCTION, MAINTENANCE OR OPERATION.

THE CONTRACTOR AGREES THAT IT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS: AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THEIR RESPECTIVE AGENTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THEIR RESPECTIVE AGENTS.

THE OWNER AND ITS AGENTS' SITE REPSONSIBILITIES ARE LIMITED SOLEY TO ACTIVITIES OF THIER EMPLOYEES ON SITE. THESE RESPONSIBILITIES SHALL NOT BE INFERRED BY ANY PARTY TO MEAN THAT THE OWNER OR ITS AGENTS HAVE RESPONSIBILITY FOR THE SITE SAFETY. SAFETY IN, ON, OR ABOUT THE SITE IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR ALONE. THE CONTRACTORS METHODS OF WORK PERFORMANCE, SUPERINTENDENCE AND THE ONTRACTOR'S EMPLOYEES, AND SEQUENCING OF CONSTRUCTION ARE ALSO THE SOLE AND EXCLUSIVE RESPONSIBILITIES OF THE CONTRACTOR ALONE.

GENERAL NOTES:

1. MIDPENINSULA REGIONAL OPEN SPACE DISTRICT (OWNER OR DISTRICT SHALL BE CONTACT AT LEASE 48 HOURS PRIOR TO COMMENCEMENT OF WORK ON OR NEAR EXISTING DISTRICT FACILITIES, PHOE: 650-691-1200
2. USED MATERIALS, REJECTS, MISFITS, OR SECONDS, ETC. ARE NOT ACCEPTABLE FOR USE ON MIDPENINSULA REGIONAL OPEN SPACE DISTRICT FACILITIES.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THESE PLANS, PROJECT SPECIFICATIONS AND MIDPENINSULA REGIONAL OPEN SPACE DISTRICT SPECIFICATIONS.
4. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING FACILITIES PRIOR TO COMMENCING WORK. CALL UNDERGROUND SERVICE ALERT (USA) AT 8-1-1. CONTRACTOR SHALL MAKE DISTRICT AWARE OF ANY DISCREPANCIES.
5. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS OF THE STATE OF CALIFORNIA AND CAL/OSHA STANDARDS.
6. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ALL PIPELINE CRACKS, WHICH DEVELOP DURING CONSTRUCTION OF IMPROVEMENTS AFFECTING EXISTING FACILITIES.
7. ALL EXCESS MATERIALS AND/OR DEBRIS SHALL BE REMOVED UPON COMPLETION OF INSTALLATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DUST CONTROL AT ALL TIMES.



SITE MAP

Midpeninsula Regional Open Space District
330 Distel Circle Los Altos CA 94022
office: 650.691.1200

Tunitas Creek Open Space Preserve
Domestic Well Installation
20080 Cabrillo HWY South Half Moon Bay, CA 94019
SAN MATEO COUNTY, CA

Date: 09/01/2019
Drafted: OKS III
Project contact: Aaron Peth
APeth@openspace.org
OSmith@openspace.org
Revision Date:

APN: 081060100
ZONING: PAD/CD

General
Cover
1

Attachment 1

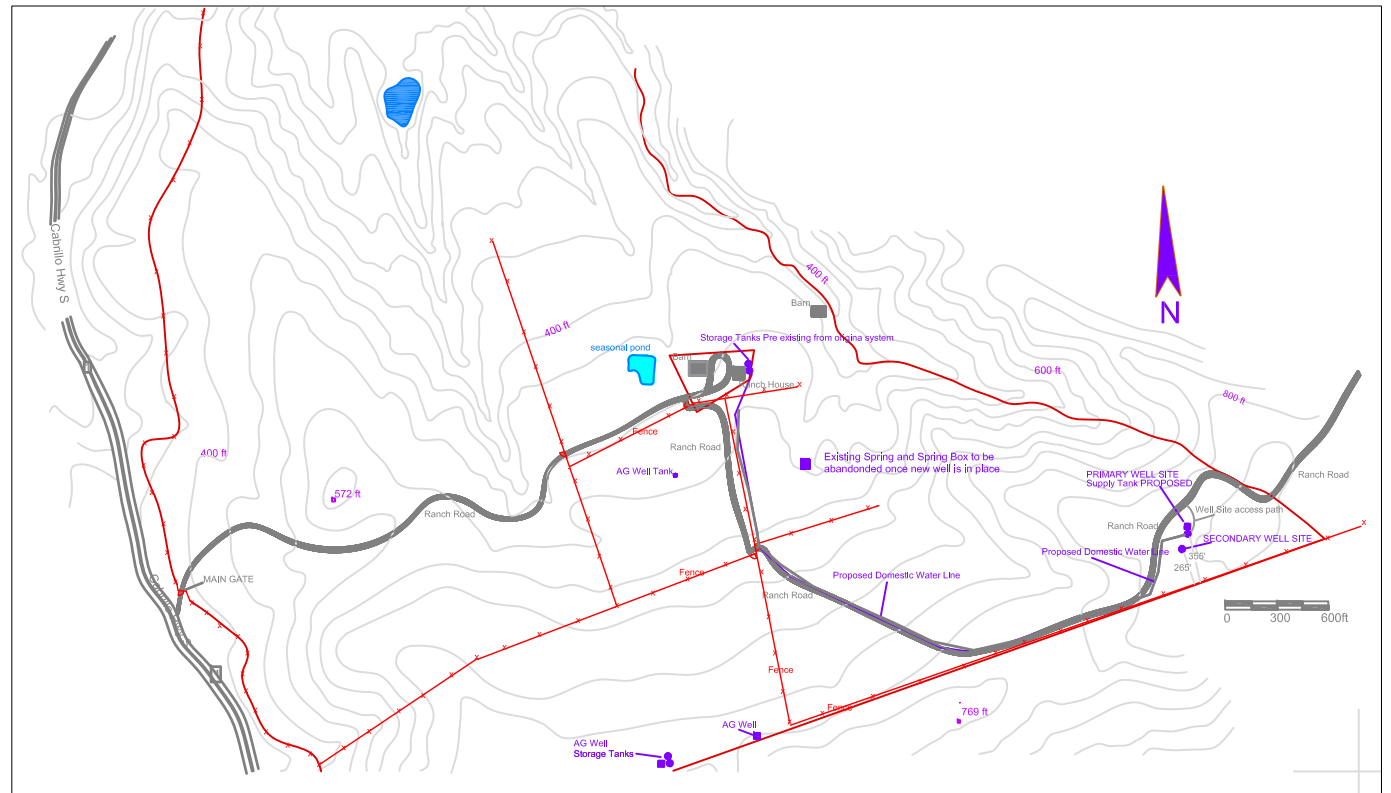


GENERAL STRUCTURE NOTES: THREE STRUCTURES ON SITE

1. DOMESTIC RESIDENCE: FARM HOUSE 3264 SQFT 4 BEDROOM, 1 BATH, 2 STORY
2. MAIN BARN: BUTLER STEEL BUILDING 3600 SQFT ONE STORY. USED FOR STORAGE OF AGRICULTURE EQUIPMENT, SUPPLIES AND PRODUCTS. BUILDING HAS SMALL OFFICE WITHIN BUILDING.
3. SECONDARY SHED 1200 SQFT EQUIPMENT STORAGE.

GENERAL WATER SYSTEM NOTES:

1. WIND POWERED AG WELL WITH STORAGE TANK
2. SOLAR POWERED AG WELL
3. AG WELL STORAGE TANK FOR BARNYARD AREA AND USE.
4. EXISTING DOMESTIC WATER STORAGE TANKS FED BY SEASONAL SPRING
5. NATURAL SPRING AND SPRING BOX. WATER FLOW CURRENTLY SEASONAL. SPRING BOX FAILS TO PROVIDE ENOUGH WATER FOR RESIDENCE AND WATER IS TRUCKED IN AT TIMES THROUGHOUT THE YEAR. SPRING BOX IS TO BE ABANDONDED WITH CONNECTION OF PROPOSED DOMESTIC WELL.



- GENERAL WATER SYSTEM NOTES:**
- MAIN ENTRY GATE IS 150 OFF OF CARBILLO HWY SOUTH
 - GATE IS KEY OR CODE ACCESS WITH 24HR NOTICE.

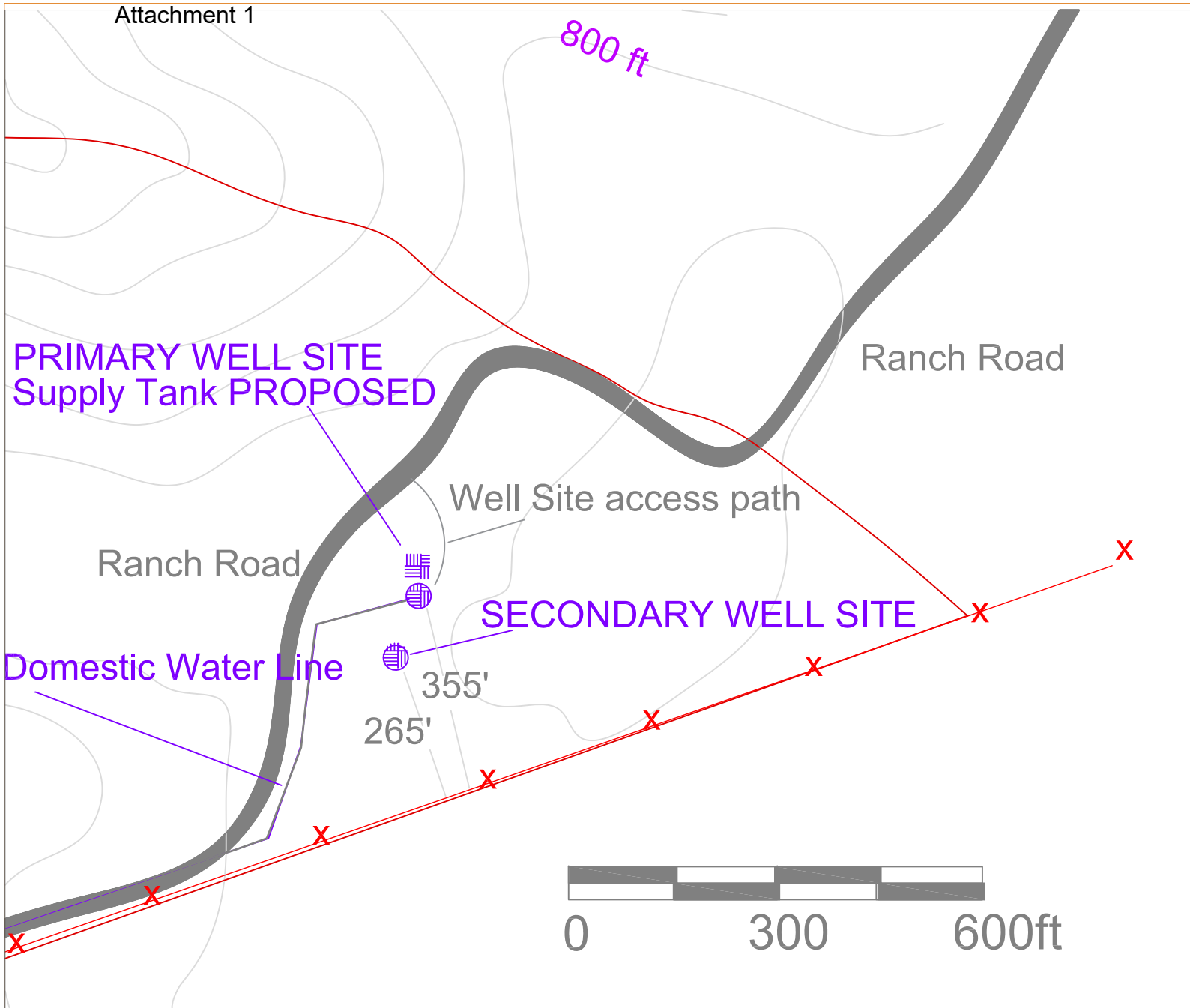
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GPS COORDINATES

ACCESS PATH

LAT 37.34882754
LONG -122.37422165

PRIME WELL SITE

LAT 37.34768333
LONG -122.37402351

SECONDARY WELL SITE

LAT 37.34744977
LONG -122.37424185

WELL NOTES:

New supply tank low profile 1500 gallon at well site.

Well powered by solar pump with battery back up.

New well line to be connected from new well site to existing Domestic storage tanks near house.

Estimated new water pipe line 1.5"-2" diameter 4000 ft in length.

Well site is approximately 860 feet in elevation, existing storage tanks are approximately 500 feet in elevation.

Drill tailings to be spread around current proposed well site in an area less than 200 square feet.

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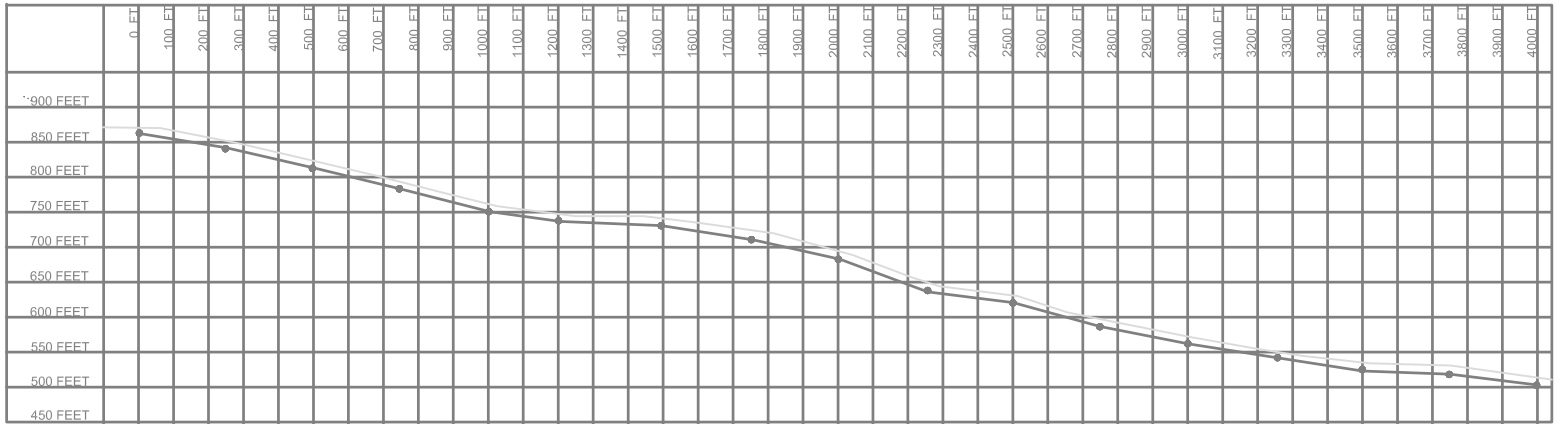
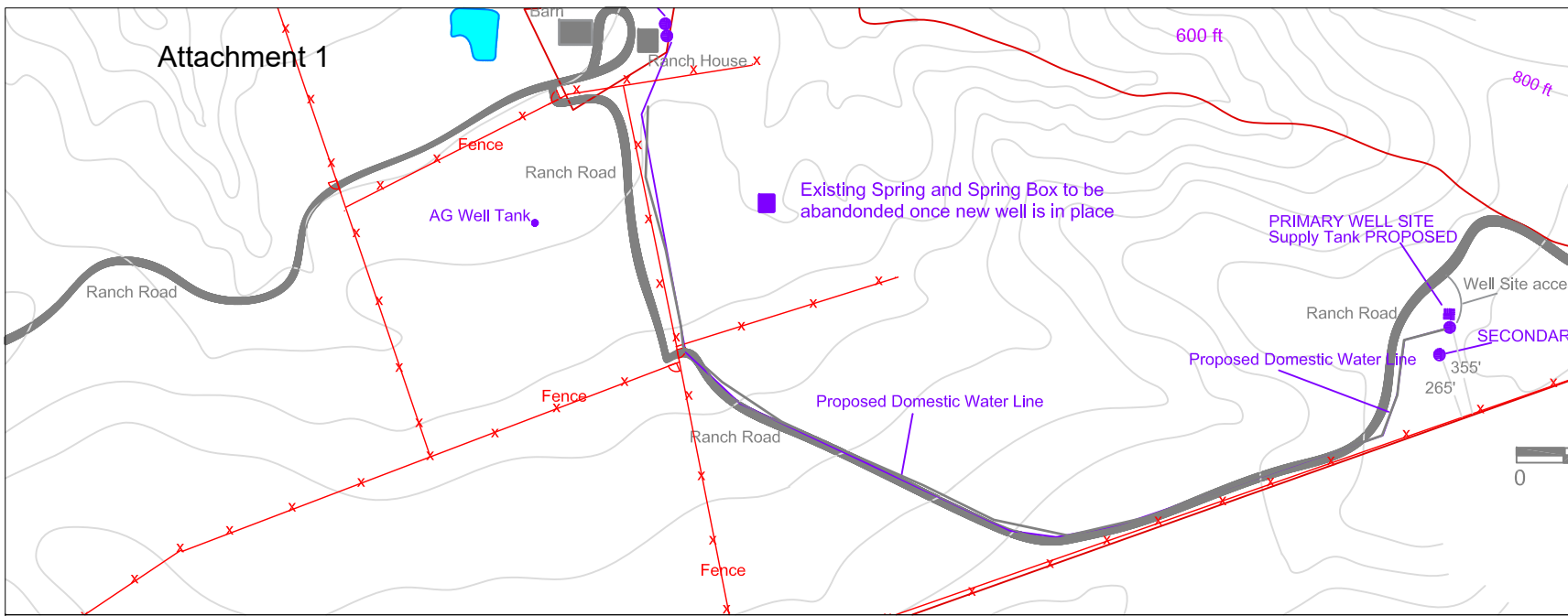
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DETAL
SITE
3

Attachment 1



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Pipeline
Detail
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