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.

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

**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 Manager 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
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 ABANDONED WITH CONNECTION OF PROPOSED DOMESTIC WELL.

GENERAL WATER SYSTEM NOTES:
- MAIN ENTRY GATE IS 150' OFF OF CABRILLO HWY SOUTH
- GATE IS KEY OR CODE ACCESS WITH 24HR NOTICE.
PRIME WELL SITE
Supply Tank PROPOSED

SECONDARY WELL SITE

Well Site access path

Domestic Water Line

GPS COORDINATES

ACCESS PATH
LAT: 37.34882754
LON: -122.37422165

PRIME WELL SITE
LAT: 37.34768333
LON: -122.37402351

SECONDARY WELL SITE
LAT: 37.34744977
LON: -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.