



Midpeninsula Regional  
Open Space District

R-11-63  
Meeting 11-17  
June 22, 2011

## **AGENDA ITEM 7**

### **AGENDA ITEM**

Authorization to Amend a Contract with Weiss Associates for Hydrological Investigations for Well Testing Related to the South Area Field Office Project at Sierra Azul Open Space Preserve

### **GENERAL MANAGER'S RECOMMENDATIONS**

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA) as set out in this report.
2. Amend the contract with Weiss Associates for an additional amount of \$39,000 to conduct hydrological investigations for the South Area Field Office Project at Sierra Azul Open Space Preserve for a total contract amount not to exceed \$55,433.

### **SUMMARY**

On January 16, 2008, the Board approved the purchase of the 56.88-acre former Beatty property located on Alma Bridge Road approximately two miles east of the intersection with Highway 17 (see Report R-08-08). District staff identified this site as a possible location for a south area field office. To determine the feasibility of building a new field office at this location, staff has proceeded with preliminary water quantity and quality investigations to determine if the site has sufficient water for both domestic and fire protection use to meet the permitting requirements of the State Department of Public Health (CDPH) and California Department of Forestry and Fire Protection (CAL FIRE). In March 2011, the District contracted with Weiss Associates to perform flow rate tests and water quality monitoring under the General Manager's contractual authority to enter into contracts not exceeding \$25,000. The results from the first phase of testing determined the need for unanticipated additional work to more adequately determine the availability and quality of water onsite. The additional hydrologic work builds upon the preliminary testing results collected by Weiss Associates and will require a contract amendment for an additional \$39,000, for a total contract amount not to exceed \$55,433.

### **DISCUSSION**

Two existing wells on the Beatty property are currently under investigation to determine if these meet the regulatory requirements for a new water system and provide sufficient water for the proposed south area field office. The following lists the three main water-related regulatory requirements that apply to the project:

1. Water quality requirements for domestic use from the California Code of Regulations;
2. Water quantity requirements for domestic use from the California Waterworks Standards; and
3. Water quantity, re-charge, and storage requirements for fire protection from CAL FIRE.

On January 21, 2011, under the General Manager's contractual authority to enter into contracts not exceeding \$25,000, the District released a Request for Proposals (RFP) for water quantity and quality testing services for the two active wells on the property. The RFP outlined the scope of services which included groundwater testing and either an 8-hour or 72-hour pump test. The purpose of this work was to determine the water quality of the wells and what flow rate the wells could produce over the long term. Staff conducted an exhaustive search to find local, qualified consultants with experience in groundwater hydrology and regulatory permitting and with the technical qualifications required by the State. The District received and reviewed three proposals and determined Weiss Associates had the best approach and a well-developed proposal.

While the contract and scope of work were being finalized, Weiss Associates reviewed the well geology and determined that the wells are considered hardrock wells. Hardrock wells, according to the California Waterworks Standards, may only be tested for flow rate from August through October. The District chose to phase the scope of work and proceed first with the water quality monitoring which does not have time constraints. Water quality sampling requires flushing the wells, so it was decided that, prior to the official pump test in August, a preliminary two-hour flow rate test could be performed during flushing in order to obtain preliminary flow rate data on the wells. The 72-hour pump test in August would be the second phase of work. The District then entered into a contract with Weiss Associates for \$16,433 to collect and analyze groundwater samples, conduct the two-hour pump tests, and calculate a water demand analysis (which determines the projected water use of the proposed field office). Staff intended to amend the contract for the 72-hour pump test in FY2011-12 for a total contract amount not exceeding \$25,000 under the General Manager's contractual authority.

In mid-March, Weiss Associates conducted the hydrological investigations for the two wells. Results from their work indicate that Well #2 (see Exhibit A) does not have sufficient water quality or quantity and is not a viable well for domestic use. Additional sampling is needed to confirm the water quality results to determine if Well #2 may be suitable for non-domestic use such as irrigation.

Well #1 (see Exhibit A) has the potential to meet regulatory requirements for a water system. The two-hour pump test indicates that the long-term well capacity is potentially between 6 and 20 gallons per minute (gpm). The well must pump an average of 21.4 gpm in a 72-hour test or 10.7 gpm in a 10-day test in order to obtain state approval for the maximum daily demand required for the field office. Based on these state requirements for flow rate, the 10-day test gives the existing well a greater chance of meeting the requirements. Due to the unanticipated low flow rate results from the preliminary 2-hour tests, the 10-day pump test was a change in the original scope of work and caused a significant increase in cost.

The scope of work also includes a well feasibility analysis, which would only be required if testing determines that Well #1 cannot meet water quantity and quality requirements for the proposed south area field office. The analysis will look into the probability of finding a new, more productive well on the site and will include research of neighboring properties and wells, review of geologic maps, and soil investigation.

Because determining the viability of Well #1 is dependent on the baseline information that Weiss Associates has collected to date, and given the high quality service provided to date, staff recommends amending the contract with Weiss Associates to perform follow-up water sampling and pump testing. Staff completed a thorough search to find three consultants who meet state requirements for qualifications and who are also experienced in local hydrology. The proposed fee schedules from the three consultants were comparable to one another. Releasing a new RFP for the second phase of the project would duplicate this previous work and would result in added costs in staff time and consultant fees because of the effort needed to release an RFP and because a new consultant would either need to replicate or peer review the work that Weiss Associates has completed to date.

The recommended contract amendment of \$39,000 includes \$28,830 for the additional sampling and testing, \$4,900 for the well feasibility analysis, and a contingency of \$5,270 (approximately 10%) to cover unforeseen conditions affecting the testing. The total contract amount is not to exceed \$55,433.

### **FISCAL IMPACT**

The project's budget for FY2011-12 is \$195,500. Therefore, sufficient funds exist in the budget for the proposed contract amendment of \$39,000. The proposed action does not result in an unanticipated increase to the budget.

### **PUBLIC NOTICE**

Public notice of this Agenda item was provided pursuant to the Brown Act. No additional notice is required.

### **CEQA COMPLIANCE**

The actions to be performed under this contract consist of minor alterations to land. Therefore, it is categorically exempt under Section 15304 of the CEQA Guidelines.

### **NEXT STEPS**

Upon Board authorization, the General Manager would execute a contract amendment with Weiss Associates to proceed with tasks necessary to complete the project.

Attachment(s)

1. Exhibit A – Site Map

Prepared by:

Galli Basson, Planning Technician

Contact person:

Same as above










Graphics prepared by:

Same as above

Created By: gbasson Path: G:\Projects\Sierra\_Azul\Beatty\BoardReport\_Weiss\_contract.mxd



### Attachment A: Former Beatty Property Site Map

- |   |  |   |
|---|--|---|
|  Former Beatty Property                   |  Watershed Land   |  Non MROSD Conservation or Agricultural Easement |
|  MROSD Preserves                          |  Private Property |  MROSD Conservation or Agricultural Easement     |
|  Other Protected Open Space or Park Lands |  Developed Land   |  Well Location                                   |

Midpeninsula Regional  
Open Space District  
(MROSD)



May, 2011



While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.