

CITY OF SANTA ROSA
BOARD OF PUBLIC UTILITIES

TO: BOARD OF PUBLIC UTILITIES

FROM: STEVE BRADY, SENIOR ENVIRONMENTAL SPECIALIST
SEAN MCNEIL, DEPUTY DIRECTOR ENVIRONMENTAL
SERVICES

SUBJECT: PROJECT WORK ORDER APPROVAL – PROFESSIONAL
ENGINEERING DESIGN, CONSTRUCTION MANAGEMENT,
CONSTRUCTION INSPECTION, AND ENVIRONMENTAL
SERVICES FOR THE KELLY FARM MITIGATION BANK
DEVELOPMENT PROJECT

AGENDA ACTION: MOTION

RECOMMENDATION

It is recommended by the Board of Public Utilities Contract Review Subcommittee and Santa Rosa Water that the Board of Public Utilities, by motion, approve a Project Work Order under the Master Professional Services Agreement with GHD of Santa Rosa, CA to provide professional design, construction management, construction inspection, and environmental services for the Kelly Farm Mitigation Bank Development in the amount not to exceed \$1,160,368.

EXECUTIVE SUMMARY

This proposed action will approve a Project Work Order (PWO) with GHD to complete the Bank Enabling Instrument, California Environmental Quality Act (CEQA) compliance, design, permitting, construction management, construction inspection, and perform post-construction monitoring for the Kelly Farm Mitigation Bank Development Project.

BACKGROUND

The Laguna Treatment Plant (LTP) and many of the city-owned farms are located within the Santa Rosa Plain which is home to endangered species, including the California tiger salamander (CTS), and rare plants, including Sebastopol meadowfoam, Burke's goldfields, and Sonoma sunshine. When the City undertakes a project located at these

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facilities, projects need to be designed to avoid impacts to these sensitive species, or the City needs to purchase mitigation credits from a privately held mitigation bank to offset the impacts. Over the last ten years, the cost of CTS credits has continually increased. The City has planned projects that may require significant mitigation credits, including the LTP Flood Protection Project. The purchase of mitigation credits can add a large cost to projects and extend the time that it takes to obtain regulatory permits, thus delaying the start of projects.

As an alternative to purchasing mitigation credits from privately-owned mitigation banks, the City is planning to establish a CTS and wetland mitigation bank for City projects on an approximately 100-acre portion of the Kelly Farm property. In order to develop the mitigation bank, the City needs outside technical expertise and experience to plan, design, permit, construct, and monitor the bank.

PRIOR BOARD OF PUBLIC UTILITIES REVIEW

On November 5, 2020, the Board of Public Utilities held a study session where staff updated the Board of Public Utilities on progress of the Kelly Farm Mitigation Bank Development Project and future steps necessary to implement the project.

ANALYSIS

The proposed PWO exceeds \$500,000, thus requiring Board approval.

Environmental Services staff solicited proposals from approximately 82 engineering and environmental firms which have current Master Professional Services Agreements with the City. The City received qualifying proposals from Stantec and GHD. A proposal review panel comprised of Board Member Grabill and Water Department staff reviewed proposals and interviewed the consultant firms.

After thoroughly reviewing GHD's proposal and interviewing their team, Water Department staff are confident in GHD's ability to perform and complete the project. GHD has a history of successfully working with the City and has sufficient expertise in CEQA, design, permitting, construction management, and inspection. Additionally, GHD has teamed with Vollmar Natural Lands Consulting of Berkeley, CA to provide biological and technical expertise in wetland and California tiger salamander mitigation bank development and monitoring. Staff have also reviewed GHD's fee estimate and determined the fees are reasonable for this complex, multi-discipline project.

FISCAL IMPACT

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This proposed PWO for this project is for a not to exceed amount of \$1,160,368. To date, \$139,000 has been appropriated to the project and approximately \$1,200,000 in additional funds will be required to fully implement the project. Future funding will be accomplished through a budget transfer of funds already allocated to this project in future fiscal years from the 1631 Subregional Wastewater Facilities Fund.

ENVIRONMENTAL IMPACT

Approval of this PWO is exempt from California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378, and is in part a continuation of planning studies for future action and is thus exempt pursuant to CEQA Guideline Section 15262.

Furthermore, it is anticipated a CEQA analysis of the Kelly Farm Mitigation Bank Development Project will be prepared under the proposed PWO. Further review under CEQA will be brought before the Board before approval of the project.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On May 10, 2021, the Contract Review Subcommittee reviewed the proposed contract and recommended that the Board approve the proposed PWO.

ATTACHMENTS

- Attachment 1 – PWO Agreement

CONTACT

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