

CITY OF SANTA ROSA
BOARD OF PUBLIC UTILITIES

TO: BOARD OF PUBLIC UTILITIES
FROM: CHRIS BALANESI, ASSOCIATE CIVIL ENGINEER
TRANSPORTATION AND PUBLIC WORKS
SUBJECT: APPROVAL OF AMENDMENT NO. 7 TO PROJECT WORK
ORDER WITH WEST YOST ASSOCIATES – EMERGENCY WELL
PUMP STATION – A PLACE TO PLAY – ENGINEERING
SERVICES DURING CONSTRUCTION

AGENDA ACTION: MOTION

RECOMMENDATION

It is recommended by Santa Rosa Water and the Transportation and Public Works Department that the Board of Public Utilities, by motion, approve Amendment No. 7 to Project Work Order No. A010099-2014-15 with West Yost Associates of Santa Rosa, California, for the Emergency Well Pump Station – A Place to Play project for Engineering Services During Construction, increasing the contract amount by \$99,000 for a total value of \$598,948.00.

EXECUTIVE SUMMARY

This motion will approve an amendment to Project Work Order (PWO) No. A010099-2014-15 with West Yost Associates, of Santa Rosa, California, to provide engineering services during construction for the Emergency Well Pump Station – A Place to Play project.

BACKGROUND

The Emergency Well Pump Station – A Place to Play project involves converting an existing test well into an emergency groundwater well and pump station. This conversion includes site grading, demolition of the existing wellhead, well rehabilitation and improvements, construction of a pump facility, modification of an existing sewer manhole, storm drain improvements, and installation of an electrical service.

In 2006, a test well was installed at the site to assess the viability of a future emergency water supply. Pumping tests revealed that the well could sustainably produce up to approximately 500 gallons per minute (gpm).

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In 2016, a full inspection of the physical condition and pumping performance of the test well was completed, which validated that regulated constituents were below primary maximum contaminant levels (MCLs).¹ The pumping test indicated an optimal pumping rate of 475 gpm. Data obtained from this effort was the 'basis of design' for the project, in converting the well from a testing facility to an operating emergency municipal water supply.

In June 2020, the City issued a notice to proceed for construction. However, in November 2020, the project was suspended due to the discovery of arsenic in the groundwater. In response, the City retained the professional engineering services of Black & Veatch (BV) to assess various arsenic removal alternatives and provide recommendations. BV recommended the use of a new treatment technology that bonds the arsenic to added compounds during the treatment process, which allows for the contaminants to be filtered out via cartridge filter. BV's recommendations were then incorporated as an addition to the overall scope of the project.

In October 2021, the Board of Public Utilities (Board) approved, by motion, a Request for Change-Of-Scope Change Order, to provide additional funds to allow the contractor, Team Ghilotti, Inc., to install additional improvements as required to reduce arsenic levels in the groundwater to below the MCL.

In February 2022, construction resumed.

By October 2022, the following project components were complete:

- well site clearing, grubbing, and re-grading,
- the well-building footings,
- underground water and storm drain utilities,
- water piping pressure testing,
- the concrete slab and masonry building structure,
- building roof, mechanical & electrical, drywall, and paint,
- parking lot and fencing improvements.

In June 2022, the additional motor control center (MCC), as required by the design revision, was scheduled to be delivered to the project site.

In March 2023, delivery of the MCC was still delayed. Due to the significant delay in the delivery of the MCC, the contractor requested another contract suspension through the winter for all other project elements, except for the MCC procurement.

¹ Drinking water standards are called MCLs. MCLs are found in [Title 22 of the California Code of Regulations](#). Primary MCLs address health concerns; esthetics such as taste and odor are addressed by secondary MCLs.

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In Spring 2023, MCC construction commenced at the manufacturer's facility. Shortly thereafter, a factory test of the MCC was conducted with representatives from the City. The test revealed several issues, prompting corrections, requests for additional information, and MCC updates. Due to these circumstances, the project was further delayed.

In March 2024, the MCC was finally delivered to the site, and the temporary suspension of the contract for all other project elements was lifted.

In July 2024, the main power was connected to the building, the MCC was programmed, and the wellhead and new water treatment equipment were installed.

In September 2024, during the start-up of the facility, a leak was discovered under the driveway; engineering analysis of the design, procedural delays and the holiday season led to repairs being completed in April 2025.

Presently, the facility is being operated for purposes of calibrating the water treatment equipment. Project completion is anticipated in Summer/Fall 2025.

PRIOR BOARD OF PUBLIC UTILITIES REVIEW

On May 7, 2020, the Board approved, by motion, award of Construction Contract No. C01965 in the amount of \$1,807,141.77 to the lowest responsive bidder, Team Ghilotti, Inc., (TGI) of Petaluma, California, for Emergency Well Pump Station – A Place to Play, approved a 15% contingency, and authorized a total contract amount of \$2,078,213.04.

On October 21, 2021, the Board approved, by motion, a Request for Change-Of-Scope Change Order for Emergency Well Pump Station – A Place to Play to increase the contract scope by \$870,369.00 with a 10% contingency, and authorized a total contract amount, including contingency, of \$3,035,618.94.

On July 18, 2024, the Board approved, by motion, Amendment No. 2 to Project Work Order No. A010146-2016-20 with Green Valley Consulting Engineers of Santa Rosa, California, for the Emergency Well Pump Station – A Place to Play project for Construction Management and Inspection services, increasing the contract amount by \$146,773 for a total value of \$645,147.

ANALYSIS

The additional scope of work necessitating Amendment 7 includes additional engineering services during construction efforts to account for the various project circumstances in 2022 through 2025. Due to the 2021 project redesign, various supply chain delays and the complex water treatment equipment proposed, the original contract values have been

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exhausted prematurely. The attached proposal outlines the scope of work and requests additional funds as needed through the estimated completion date.

Project Work Orders (PWOs) less than or equal to \$500,000 may be executed by the City Manager. PWOs that exceed \$500,000 require the Board of Public Utilities (Board) approval. The subject PWO is now exceeding the \$500,000 threshold.

Prior PWO No. A010099-2014-15 and No. A010099-2014-15A through -15F with West Yost Associates were executed by the Assistant City Manager on January 15, 2020, through May 1, 2025, for engineering services during construction.

FISCAL IMPACT

Approval of this PWO has no additional impact on the budget. Funds for this project were previously appropriated in the Capital Improvement Program Budget.

ENVIRONMENTAL IMPACT

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 Exemption under CEQA Guidelines Section 15303. The project involves construction and location of limited numbers of new, small facilities or structures and minor grading, paving and underground work that will not have a significant effect on the environment,

With regard to the development and use of the well as a long-term emergency supply, the City Council adopted a Mitigated Negative Declaration (MND) on September 19, 2013, for the Ground Water Master Plan, which included emergency groundwater supply development as a component of the project. There are no substantial changes in the project contemplated in the MND, no substantial changes in circumstances, and no new information of substantial importance since it was adopted.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

ATTACHMENTS

- Attachment 1 – Project Work Order Amendment No. A010099-2014-15G

PRESENTER

Chris Balanesi, Associate Civil Engineer