



## City Council Agenda Item Staff Report

CITY OF SAN BRUNO

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**DATE:** December 10, 2024

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Alex D. McIntyre, City Manager

**PREPARED BY:** Matthew Lee, P.E., Public Works Director  
Hae Won Ritchie, P.E., Deputy Director of Public Works  
Jake Zhang, Assistant Engineer

**SUBJECT:** Consider Adoption of a Resolution:

- Approving the Design of the Acappella Well Project (Commodore Park Well Replacement) – Phase I;
- Authorizing the City Manager to Award a Construction Contract with Roadrunner Drilling & Pump Company, Inc for the Acappella Well Project (Commodore Park Well Replacement) – Phase I in an amount not to exceed \$918,967;
- Approving a Construction Contingency of \$138,000;
- Approving a Total Project Budget in the Amount of \$1,310,000; and
- Determining the Project is Exempt Under the California Environmental Quality Act

### **BACKGROUND:**

The City receives water from three supply sources: the San Francisco Public Utilities Commission (SFPUC), local groundwater through production wells, and North Coast County Water District (NCCWD). Well No. 15, located at Commodore Park, had been a significant source of the City's water production until it was placed out of service in 2010. In the intervening years, the SFPUC water rates significantly increased and are projected to further increase. These escalating costs are passed on to San Bruno water customers and emphasize the need for the City to replace Well No. 15 and maintain its ability to produce water and meets its water supply needs, particularly during drought years.

Well No. 15 was deactivated 2010 due to low production requiring constant maintenance. Between 2010 and 2021, well testing was performed at multiple sites to determine the most suitable well replacement location and rights-of-way were obtained. In May 2021, the City Council authorized a contract with Luhdorff & Scalmanini for the Design of the Acappella Well Project (Commodore Park Well Replacement) – Phase I ("Project").

The Project will be completed in two phases. The first phase (Phase I) will consist of designing and constructing a production well; and the second phase (Phase II) will consist of completing the design and constructing the well facilities, which includes the structure and treatment system.

**DISCUSSION:**

The Acappella Well Project (Commodore Park Well Replacement) – Phase I Design, which consists of plans and specifications on file with the Public Works Department, was completed in October 2024.

On September 30th and October 7th, 2024, staff issued a notice inviting bids for the construction of the Project. Notice to bidders was sent to contractors listed in the City’s contractor directory, posted on the City’s website and provided to construction distribution centers. Staff held a mandatory pre-bid meeting on October 8th, 2024.

A total of five (5) bids were received and opened on October 18th, 2024. A summary of the bid results is provided below.

Contractor	Total Bid Price
1. WildRose Drilling, LLC dba WildHeron Drilling (Withdrew Bid)	\$ 894,070
2. Roadrunner Drilling and Pump Company, Inc	\$ 918,967
3. Zim Industries, Inc	\$ 1,015,507
4. Nor-Cal Pump & Well Drilling, Inc	\$ 1,110,715
5. Bradley & Son's, Inc	\$ 1,139,145
<b>Engineer’s Estimate</b>	<b>\$ 914,805</b>

Due to a clerical error on WildRose Drilling, LLC dba WildHeron Drilling’s (“WildHeron”) bid, WildHeron officially withdrew their bid proposal on November 18, 2024. After a thorough review of all bid proposals for responsiveness, compliance with bid specifications, and reference checks, staff recommends awarding the contract to Roadrunner Drilling and Pump Company, Inc. (“Roadrunner Drilling”) of Woodland, California. Roadrunner Drilling is a responsible bidder and submitted the lowest responsive bid in the amount of \$918,967, which was \$4,162 more than the engineer’s estimate. Roadrunner Drilling has satisfactorily completed numerous potable well projects for public agencies in the Bay Area including for the Cities of Vacaville and Winters, Yolo County, and Sonoma County. Based on their experience and performance, staff has determined that Roadrunner Drilling meets the qualifications to perform the work for the Project as specified in the contract documents.

The construction work will be limited to the hours of 8:00 am to 5:00 pm Monday through Friday, excluding holidays during non-24/7 construction times. Well drilling work is best completed in one continuous operation without breaks or pauses. This helps to avoid borehole collapse during completion of reaming, installation of casing and gravel pack. Luhdorff & Scalmanini strongly recommends continuous construction for a period of two weeks to accommodate the nonstop drilling of the well. If 24/7 construction is not performed, the contractor will at minimum need to work between the hours of 7 am to 7 pm Monday through Saturday and 8 am to 6 pm on Sundays for a period of three to four weeks. Weekend work will be required because longer periods of breaks in well drilling increases the risk of poor well performance and well collapse. Weekend work would help mitigate borehole collapse but would not greatly reduce the risk that continuous 24/7 drilling would provide.

Construction will be performed in a manner to minimize disruptions to adjacent residents. Construction impacts will include temporary roadway closures, on-street parking, noise, dust,

and short-term accessibility in and out of Commodore Drive. Alternate access or detours will be provided during temporary road closures. Sound impacts of construction are estimated at approximately 75 decibels, similar to the background noise level of the adjacent Highway 380, measured around 70-80 decibels. Management of the nearby Acappella Apartments and National Archives have been thoroughly informed of the construction impacts of the Project.

To best mitigate the risks of borehole collapse, and because the drilling noise will be similar to background noise levels, continuous drilling will be performed.

A community meeting will be conducted with the neighborhood prior to construction to advise residents and businesses of project-related construction impacts and obtain their comments and feedback. Construction on the project is expected to begin in Winter 2024-25 and be completed by Spring 2025. Thereafter, Staff will proceed with the completion of the design of Phase II of the project and seek to procure a contractor to perform the work.

#### **FISCAL IMPACT:**

The Acappella Well Project (Commodore Park Well Replacement) – Phase I is a project within the approved CIP budget. The approximate total cost of the project is \$1,310,000, is within the current project budget of approximately \$8,348,000. The remaining budget will be utilized for Phase II of the Project, which is for the completion of the design and construction of the well facilities.

The estimated project costs for Phase I are as follows:

Project Management	\$ 150,000
Construction Contract (Roadrunner Drilling)	\$ 918,967
Construction Contingency (15%)	\$ 138,000
Construction Management and Inspection	\$ 100,000
<b>Estimated Total Project Cost (rounded)</b>	<b>\$ 1,310,000</b>

#### **ENVIRONMENTAL IMPACT:**

This project falls within the Statutory Exemption set forth in CEQA Guidelines, Section 15302(c), which exempts the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

#### **RECOMMENDATION:**

Consider Adoption of a Resolution:

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**ALTERNATIVES:**

1. Reject all bids and direct staff to re-advertise the project. This action will delay the completion of the Acappella Well Project (Commodore Park Well Replacement) – Phase 1 Production Well Project and may result in the City receiving higher bids and fewer contractors bidding.
2. Do not award the construction contract and do not complete the project.

**ATTACHMENTS:**

1. Resolution
2. CIP Budget
3. Location Map