

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Public Works

BOARD AGENDA # *C-1

Urgent Routine

AGENDA DATE September 30, 2014

CEO Concur with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Reject the Bid for the Crows Landing Air Facility Test Well Project - Contract No. 8013

STAFF RECOMMENDATIONS:

1. Reject the only bid received for the Crows Landing Air Facility Test Well Project from Nor-Cal Pump and Well Drilling, Inc.
2. Find that a single bid is not sufficient to determine competitiveness.
3. Authorize staff to re-advertise the Crows Landing Air Facility Test Well Project in the Fall and Winter of Fiscal Year 2014-2015; to receive and open the proposals and to return to the Board of Supervisors to recommend an award to the most responsible proposer.

FISCAL IMPACT:

The single bid received came in at a cost of \$153,511. The Engineer's estimate was \$81,500. The rejection of this bid will result in no fiscal impact.

BOARD ACTION AS FOLLOWS:

No. 2014-503

On motion of Supervisor Monteith, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, Monteith, and Chairman De Martini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST:

Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

The 1,531-acre former Crows Landing Naval Air Facility is located in an unincorporated portion of western Stanislaus County, approximately 1 mile from Interstate 5. The former airfield is bound by Marshall Road to the north, Fink Road to the south, Bell Road to the east, and Davis Road to the west. The site includes two decommissioned runways, associated pavement, and an air traffic control tower. Most structures that supported former military operations on the premises, have been demolished. A segment of the Delta Mendota Canal and segment of Little Salado Creek traverse the site.

In 2004, the County Board of Supervisors accepted conveyance of the former Crows Landing Air Facility, and the National Aeronautics and Space Administration transferred ownership of 1,355 acres to the County. Of the remaining 176 acres associated with the former military facility, 6 parcels totaling 94.7 acres have undergone soil and groundwater remediation and were determined to be clean to industrial standards. Remediation of one 81.3-acre parcel is ongoing.

The primary goal associated with the County's acquisition of the Crows Landing project area has been to create an opportunity to produce a locally based job center that will allow County residents and those living nearby to earn sustainable wages without commuting to the Bay Area or other distant job centers. Specifically, the former Crows Landing Air Facility is envisioned to be an industrial business park that combines the assets of a public use, a general aviation airport, and proximity to Interstate 5.

The combination of available land, nearby transportation infrastructure, and regional connections to the San Francisco Bay Area presents an opportunity for investment and creativity that has the potential to provide a new and important regional employment center in central California.

In October 2013, the Board of Supervisors approved an agreement with AECOM Technical Services, Inc. for land use, engineering, and environmental consultant services for the Crows Landing development project. This effort includes a review and analysis of needed infrastructure to insure the viability of this business park. Water supply is a critical feature of this needed infrastructure. California Environmental Quality Act guidelines require a detailed analysis of potential water supply sources. Groundwater supply will be an essential part of the supply plan for this industrial project.

The purpose of the test well is to gain adequate knowledge of the underlying groundwater system. A test well must be drilled and water samples must be taken to determine quality and quantity of groundwater supplies in this area. The work to be accomplished includes construction of a test well that will allow evaluation of the suitability of the proposed site for the installation of a future domestic water well based on the results of the geophysical exploration and water quality sampling of the test hole.

In July 2014, design and bid documents were prepared to advertise for bids for this work. The bid opening was on August 13, at 2:30 p.m.

Approval to Reject the Bid for the Crows Landing Air Facility Test Well Project - Contract No. 8013

The single bid received was from Nor-Cal Pump and Well Drilling, Inc. The bid was in the amount of \$153,511, nearly double the Engineer's estimate.

At this time, the finding should be made that one bid is not sufficient to determine competitiveness. Additionally, due to market pressure for well drilling the bid estimate is in excess of standard market conditions. It is recommended that the bid results be rejected and the project be re-advertised during this coming Fall and Winter when market conditions return to a more normal pace and competitiveness.

POLICY ISSUES:

The development of the Crows Landing property supports the Board's priority of providing A Strong Local Economy through business park development and job creation objectives for the community.

STAFFING IMPACT:

Public Works staff will oversee the project.

CONTACT PERSON:

Matthew Machado, Public Works Director. Telephone: (209) 525-4130

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**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

INVITATION TO BIDDERS
Crows Landing Air Facility Test Well
Project

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

Owner is Stanislaus County, Modesto CA; Estimated construction cost for this project is \$81,500; Sealed bids are due before 3:00 P.M., January 28, 2015, to the Clerk of the Board of Supervisors, 1010 10th Street, Ste. 6700, Modesto, CA 95354; Project contact is Matthew Machado at MachadoM@stancounty.com or Fax No. (209) 541-2510. Work to be accomplished includes construction of a test well that will allow evaluation of the suitability of the proposed site for the installation of a future domestic water well based on the results of the geophysical exploration and water quality sampling of the test hole. Project specifications are available for purchase from Modesto Reprographics, Modesto CA, (209)544-2400 and can be viewed at www.modestoplanroom.com under "Public Jobs".

Pub Dates January 5, 12, 19, 2015

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of THE MODESTO BEE, printed in the City of MODESTO, County of STANISLAUS, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of STANISLAUS, State of California, Under the date of February 25, 1951, Action No. 46453; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Jan 05, 2015, Jan 12, 2015, Jan 19, 2015

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

MODESTO, California on

January 19th, 2015

(By Electronic Facsimile Signature)


