



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

DEPT: Public Works

BOARD AGENDA # *C-2

Urgent Routine

AGENDA DATE February 10, 2015

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

STAFF RECOMMENDATIONS:

Reject the only bid received for the Crows Landing Air Facility Test Well Project from Cascade Drilling, L.P.

FISCAL IMPACT:

The single bid received came in at a cost of \$307,050. The Engineer's estimate was \$81,500. The rejection of this bid will result in no fiscal impact.

BOARD ACTION AS FOLLOWS:

No. 2015-55

On motion of Supervisor Chiesa, Seconded by Supervisor O'Brien
and approved by the following vote,

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

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 TALLMAN, Clerk

File No.

Approval to Reject the Bid for the Crows Landing Air Facility Test Well Project

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 first 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

A single bid was received from Nor-Cal Pump and Well Drilling, Inc. The bid was in the amount of \$153,511, nearly double the Engineer's estimate. This bid was rejected by the Board of Supervisors on September 30, 2014. The project was re-advertised for bidding in January, with the bid opening on January 28, 2015. A single bid was received from Cascade Drilling L.P. The bid was in the amount of \$307,050. We believe that the excessive cost of the bids received are due to market pressure for well drilling as a result of the current water shortage. Accordingly we recommend that the bid be rejected. Staff will explore contract alternatives with County Counsel and will return with further recommendations at a later date.

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

mm:aa

H:\MATT MACHADO\Areas\Crows Landing\2014\Water\Approval to Reject Crows Landing Air Facility Bid