



AGENCY: City Council
MEETING DATE: May 22, 2023
DEPARTMENT: Public Works
PRESENTED BY: Diane O'Connor
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AGENDA ITEM SUMMARY

TITLE: Discuss Reservoir Project Design Engineering Request for Proposals (RFP) and Recommend Release

ISSUE:

On March 31, 2023, the City finalized the purchase of six (6) parcels totaling 582 acres (the "Property"), located adjacent to Highway 20 and abutting the Summers Lane Reservoir property. The primary objective of the purchase is to construct three (3) reservoirs of the approximate size of Summers Lane Reservoir, which is 45 acre-feet. This location provides convenient connection to infrastructure allowing gravity flow to our raw water line, conveying water to our treatment plant. Another benefit is the proximity to high power PG&E transmission lines. Our reservoirs require a floating cover to suppress algal growth and evaporation. The City's existing reservoir has floating balls to reduce the effects of sunlight which has worked extremely well. It is our hope to install floating solar panels on the new reservoirs to generate roughly 3 megawatts of electricity.

While being an ideal location for the proposed reservoirs, the site does contain sensitive natural communities that have been mapped by California Department of Fish and Wildlife (CDFW). Consequently, the construction of reservoirs on the site will require mitigation of any impacts to the sensitive habitat. The City is working very closely with CDFW on this project. The City has also discussed this project with the California Department of Fish and Wildlife Lake and Streambed Alteration Division (CDFWSA). This project provides off stream storage which greatly reduces impacts to the stream aquatic ecosystem.

The three reservoirs will require approximately 30 acres of land. The remainder of the property will be used for a combination of mitigation, conservation and recreation. The City is working with the Mendocino Land Trust and CDFW to establish a Community Forest on the site to protect the land, and to provide access to the public. Staff has prepared a Request for Proposals (RFP) to attract qualified firms interested in assisting the City with the reservoir site design and all of the associated technical and environmental studies necessary to obtain project approval, including acquisition of permits necessary to construct the project.

ANALYSIS:

The RFP is written to provide sufficient information to prospective firms to generate comprehensive proposals that demonstrate their capabilities to perform the work. Because this project has several components and the potential to generate considerable interest, staff is bringing forward the RFP for City Council review and approval. While the primary goal is the construction of the reservoirs to improve our water resiliency, the secondary goal of creating a Community Forest will also greatly benefit the community.

An important part of the proposed project will be defining what areas of the property will be

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used for reservoir construction, construction mitigation, conservation, and recreation, as the associated environmental document will need to be created appropriately.

The project will include the following construction:

- Reservoir Compound: Approximately 30-acre fenced area containing three 45-acre foot reservoirs, a caretaker residential unit and a storage unit.
- Parking Area: Construction of fenced parking lot and pit toilets in the highly disturbed area off of Highway 20.
- Caretaker unit: An additional residential unit to be located in disturbed area by Humane Society that was occupied by a residence in the past.

Based on preliminary observations, it appears as though the southerly central portion of the site is best suited for locating the reservoirs. Preliminary biologic work is underway under separate contract to determine if that is actually the case. Based on the previous mapping done by CDFW, the southwesterly area along Summers Lane has some of the best examples of the sensitive species and will likely need the most protection. For areas outside of the reservoir compound, the primary tasks for this project will be determining which of the existing trails and paths will be formalized and which will be abandoned or restored, identifying what areas need immediate intervention for preservation, and determining appropriate preservation strategies. Staff expects these decisions to be made with the assistance of CDFW, as well as the Land Trust, who may ultimately manage the Community Forest.

RECOMMENDED ACTION:

Direct staff to release the RFP

ALTERNATIVE ACTION(S):

1. Do not release the RFP
2. Modify the RFP for release
3. Provide alternative direction to staff.

FISCAL IMPACT:

While the City might be eligible for grant funding to support the design of this project, it would likely delay project startup by up to a year. Acquisition of grant funding for other water projects has allowed for adequate funding to be available in the Water Enterprise Account. Staff anticipates that grant funding will be available in the future for construction of the reservoirs as well as for conservation of the property. Current budget amount for this design project is \$850,000.

GREENHOUSE GAS EMISSIONS IMPACT:

No impacts are anticipated from the design of the project.

CONSISTENCY:

Completion of this project will increase water reliability and help protect both aquatic and special status terrestrial plant habitats. It will also help with developing an emergency supply for disaster preparedness.

IMPLEMENTATION/TIMEFRAMES:

Below is the proposed schedule:

Advertise RFP	May 25, 2023
Last Day to Submit Written Inquiries	July 6, 2023
Proposal Due Date	July 19, 2023
Preliminary Selection	July 28, 2023
City Council Contract Award	August 14, 2023
Notice of Award	August 15, 2023
Anticipated Notice to Proceed	September 5, 2023
Ready to Bid for Construction	January 5, 2025

ATTACHMENTS:

1. RFP for Design and Associated Environmental Studies

NOTIFICATION:

1. None