



## STAFF REPORT

**Date:** Tuesday, April 14, 2015  
**To:** Bryan H. Montgomery, City Manager  
**From:** Kevin Rohani, P.E. Public Works Director/ City Engineer

Approved and Forwarded to City Council:

Bryan H. Montgomery, City Manager

**SUBJECT:** Award of Construction Contract to K. Dejesus Pump & Well Drilling, Inc. for the Cypress Grove Irrigation Well Project – CIP 148

### Background and Analysis

The Cypress Grove project included the construction of the infrastructure needed to allow for the development of approximately 540 single family dwellings and an apartment complex adjacent to Cypress Road at Frank Hengel Way, Picasso Drive and Rubens Way. Part of the project was the construction of a four (4) acre storm water pond, which was also designed to provide irrigation water for parks and other public area landscaping. The pond was completed in late 2005 and irrigation water pumping commenced soon after.

Within a matter of weeks after the irrigation system was started, problems began to occur, primarily related to the water quality. Sprinkler heads and filter screens throughout the system were plugging up continually, requiring park maintenance personnel to constantly clean them during the irrigation season. The primary problem was the growth of organic materials in the pond which were taken in by the pumps into the irrigation system. The designers were consulted and several different attempts were made to try to correct the problems. Over time, filters and pumps were damaged and replaced, but the quality of the water never reached a point where it could be used reliably. In 2012, Staff installed a pipe connection between a fire hydrant and the irrigation system to provide clean water for irrigation while further options were reviewed.

As part of the evaluation process, and in exploring options to address the water quality issue for the irrigation system, Staff solicited input from a mechanical engineering firm who specializes in the design of a similar system. The final determination was to abandon the concept of providing irrigation water from the pond and to construct an irrigation well on the site. This approach would provide clean and clear water that can be used for the irrigation of the park and its landscaping.

The project plans and specifications were prepared and advertised for the construction of this irrigation well. On March 16, 2015, one (1) bid was received for this project in the amount of \$211,755.00. Staff reviewed the bid received and

determined that K. Dejesus Pump & Well Drilling, Inc. is a responsible entity and is responsive to the City's request for proposals. Staff followed up with a number of companies in the well drilling business and were all busy working on other projects, therefore they did not bid on this project. K. Dejesus Pump & Well Drilling, Inc. is a local company and knows the Oakley region very well and has performed a number of similar projects in Oakley.

It is anticipated that the construction of this project will start in May and its completion will eliminate any further need to use potable water from hydrants and reduce the monthly operational utility expenses.

**Fiscal Impact**

Approval of this item will obligate approximately \$211,755 in the CFD # 1 – Cypress funds for the construction agreement and Staff time to manage the project.

**Staff Recommendation**

Staff recommends that the City Council adopt the resolution approving the construction agreement with K. Dejesus Pump & Well Drilling, Inc. for an amount not to exceed \$211,755.00 and authorizing the City Manager to execute said agreement.

Additionally, due to variables associated with construction projects and to address unforeseen circumstances during the course of construction, Staff further recommends that the City Council authorize Staff to execute future change orders to the construction contract as necessary, in an amount not to exceed \$20,000 for work beyond what is defined in the base project bid.

**Attachments**

- 1) Resolution

**RESOLUTION NO. \_\_-15**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY  
APPROVING AN AGREEMENT WITH K. DEJESUS PUMP & WELL  
DRILLING, INC. FOR THE CONSTRUCTION OF THE CYPRESS GROVE  
IRRIGATION WELL PROJECT – CIP 148**

**WHEREAS**, the Cypress Grove subdivisions were constructed in 2004 and 2005 and included the construction of various infrastructure items including a four (4) acre storm water pond; and

**WHEREAS**, the designers of the storm water pond included in their plans, a pumping system to provide irrigation water drawn from the pond to be used for irrigation water to two (2) parks and other public area landscaping; and

**WHEREAS**, soon after the irrigation pumping system was put into service, various problems occurred resulting in plugged sprinkler heads and filter screens and damage to pumps; and

**WHEREAS**, after numerous attempts by staff, consultants and contractors to correct these problems it was decided that the best approach is to construct an irrigation well to provide water to the landscaping; and

**WHEREAS**, in early 2015 a request for proposals was prepared and released and one (1) proposal was received submitted by K. Dejesus Pump & Well Drilling, Inc. in the amount of \$211,755.00; and

**WHEREAS**, after review of the proposal, staff determined K. Dejesus Pump & Well Drilling, Inc. is a responsible entity and the proposal submitted is responsive to the City's request for proposals.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Oakley that the Agreement with K. Dejesus Pump & Well Drilling, Inc. for the construction of the Cypress Grove Irrigation Well Project – CIP 148 for an amount not to exceed \$211,755.00 is approved, and the City Manager is authorized to execute said Agreement.

**BE IT FURTHER RESOLVED AND ORDERED** that funds from CFD # 1-Cypress be appropriated for CIP No. 148 and that the total construction budget for CIP No. 148 be set at \$211,755.00

**PASSED AND ADOPTED** by the City Council of the City of Oakley at a meeting held on the 14<sup>th</sup> of April, 2015 by the following vote:

AYES:

NOES:

ABSENT:  
ABSTENTIONS:

APPROVED:

\_\_\_\_\_  
Doug Hardcastle, Mayor

ATTEST:

\_\_\_\_\_  
Libby Vreonis, City Clerk

\_\_\_\_\_  
Date