Operations Committee Meeting - February 19, 2020

1. Agenda Packet

   Documents:

   200219 AGENDA PACKET - POSTED 200213.PDF

2. Related Agenda Item

   Documents:

   PUBLIC COMMENT - SAMPSEL.PDF

3. Media Index By Agenda Item

   Documents:

   MEDIA INDEX BY AGENDA ITEM.PDF
OPERATIONS COMMITTEE

AGENDA

DATE: Wednesday, February 19, 2020  TIME: 3:00 p.m.

1. CALL MEETING TO ORDER AND ROLL CALL.

2. ITEMS TO BE ADDED, WITHDRAWN, OR REORDERED IN THE AGENDA.

3. PUBLIC COMMENT.
   Opportunity for members of the public to address the Committee. (Government Code Section 54954.3).

4. ACTION AGENDA.
   The following items on the Action Agenda call for discussion and action by the Committee. All items are placed on the Agenda so that the Committee may discuss and take action on the item if the Committee is so inclined, including items listed for information.

   A. Request for Remote Service – Sweetwater Bicycle Path & Promenade, Chula Vista
      A.P.N. 567-011-05, 18, 28 and 760-648-26

   B. Consideration to Authorize Sole-Source Work on SDF Well No. 6 in Conjunction with the SDF Well No. 1 Rehabilitation and Replacement Project

5. CLOSED SESSION.
   At any time during the regular session, the Committee may adjourn to closed session to discuss real property matters within the attorney-client privilege, subject to the appropriate disclosures. (Government Code Section 54956.8).

6. NEXT MEETING DATE: Wednesday, March 4, 2020 at 3:00 p.m.

7. ADJOURNMENT.

This agenda was posted at least seventy-two (72) hours before the meeting in a location freely accessible to the Public on the exterior bulletin board at the main entrance to the Authority’s office and it is also posted on the Authority’s website at www.sweetwater.org. No action may be taken on any item not appearing on the posted agenda, except as provided by California Government Code Section 54954.2. Any writings or documents provided to a majority of the members of the Sweetwater Authority Governing Board regarding any item on this agenda will be made available for public inspection at the Authority Administration Office, located at 505 Garrett Avenue, Chula Vista, CA 91910, during normal business hours. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Board Secretary at (619) 409-6703 at least forty-eight (48) hours before the meeting, if possible.

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A Public Water Agency
Serving National City, Chula Vista and Surrounding Areas
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TO: Governing Board (Operations Committee)
FROM: Management
DATE: February 14, 2020

SUMMARY
As part of the Chula Vista Bayfront Master Plan, the San Diego Unified Port District (Port District) has requested water service for the proposed Sweetwater Bicycle Path and Promenade along a corridor described in draft easement and consent agreements on file at the Authority (Path Corridor) which spans Port District property, three adjacent parcels, and designated right-of-way areas within the Port District and the City of Chula Vista. The Path Corridor is planned to extend along the Chula Vista Bayfront between Gunpowder Point Drive and G Street, near the existing Bayside Park as illustrated on the attached sketch. The requested service is to provide irrigation water for 3.8 acres of irrigated landscaping along the Path Corridor.

The Port District desires to irrigate landscaping within the entire length of the Path Corridor through a single meter fronting right-of-way at the future intersection of E Street and F Street, on the north end of the Path Corridor. The meter would supply an irrigation system spanning multiple parcels and right-of-way beyond the Port District’s property, creating a remote service condition. Based on staff’s review of the water system in this area, the Bayfront Master Plan, and the Water Distribution System Master Plan, it has been determined that providing a water service to the Path Corridor from a combination of multiple meters and water main extensions is neither required nor feasible and would be inconsistent with the water system planned as part of the Bayfront Master Plan. In accordance with the Authority’s Rates and Rules, a remote service subject to Governing Board approval will be required to serve the Path Corridor. As further outlined in the Rates and Rules, final easements and consent agreements will be recorded to define the Path Corridor and provide for access and water service through the subject parcels and right-of-way areas.

The proposed water service and meter for the Path Corridor are to be installed as part of the construction of water facilities for the Costa Vista RV Resort by that project’s developer. However, the construction of that project is not expected to be completed until the summer of 2021 and the timing for the availability of water facilities is uncertain. In order to meet its more immediate need for an irrigation supply, the Port District is
requesting water to be temporarily served from two existing water meters fronting Port District property on F Street, west of Bay Boulevard. With the approval of the subject remote service request, the temporary service would be granted. Following activation of the new water facilities for the Costa Vista RV Resort, the temporary service would be discontinued and the irrigation system for the Path Corridor would be transferred to the permanent water meter at the future intersection of E Street and F Street. The parcels, meter locations, and proposed Path Corridor are illustrated on the attached sketch.

PAST BOARD ACTION
The Board considers requests for remote services on a case-by-case basis.

FISCAL IMPACT
There will be no cost to the Authority associated with the remote service. The Port District will pay for all costs associated with the installation of temporary and permanent water services.

POLICY
It is the Authority’s policy for the Board to consider approval of a remote service to serve an area where it is determined that a water main extension is not required.

Strategic Plan Goal 2: System and Water Supply Reliability: Achieve an uninterrupted, long-term water supply through investment, maintenance, and innovation.

- Objective SR 7: Review proposed development plans and install necessary infrastructure to ensure the facilities meet the required demand, achieve code compliance, avoid cross-connections, and have minimal-to-zero financial impacts to the Authority’s ratepayers.

ALTERNATIVES
1. Approve the remote service request.
2. Reject the remote service request.

RECOMMENDATION
Staff recommends the Governing Board approve the Port District’s request for remote service to serve the Sweetwater Bicycle Path and Promenade corridor.

ATTACHMENT
Sketch – Sweetwater Bicycle Path & Promenade
Request for Remote Service - Sweetwater Bicycle Path & Promenade
Chula Vista, A.P.N. 567-011-05, 18, 28 and 760-648-26
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TO: Governing Board (Operations Committee)
FROM: Management
DATE: February 14, 2020
SUBJECT: Consideration to Authorize Sole-Source Work on SDF Well No. 6 in Conjunction with the SDF Well No. 1 Rehabilitation and Replacement Project

SUMMARY
The FY 2019-20 Budget includes a capital project for Rehabilitation and Replacement of San Diego Formation (SDF) Well No. 1. SDF Well No. 1 was constructed in conjunction with the original Richard A. Reynolds Desalination Facility (Desal Facility) and is located just northwest of the Desal Facility on the west side of the drainage channel, and east of the solar array. The proposed work for SDF Well No. 1 includes removing the existing pump, video inspection of the well casing and screens, and replacement of the well pump including placing the well pump back into service. Rehabilitation of the well casing and screens might also be required based on their observed condition during the proposed video inspection, but the video inspection cannot be performed until the pump bowl assembly and shaft are removed from the well.

For the work on SDF Well No. 1, the Authority requested quotes from three vendors: (1) Brax Company, Inc. (Brax), (2) Fain Drilling & Pump Company, Inc., and (3) Stehly Brothers Drilling, Inc. Only Brax provided a quote for the proposed work on SDF Well No. 1. Through this informal procurement process, the Authority discovered that Brax is the only well company in the Southern California and Southern Nevada region that carries the equipment needed to replace in-kind the pumping equipment for the SDF Wells. The alternative to replacement in-kind would be to purchase a new well at a higher cost.

SDF Well No. 6 Failure
In January 2020, there was a catastrophic failure of SDF Well No. 6, wherein the pump bowl assembly inside the well locked up and the torque of the motor located at ground level sheared the line shaft connecting the motor to the pump bowl assembly. SDF Well No. 6 is located on the Desal Facility site in the northwest corner of the solar array site and is a critical production well for the Authority. Based on the critical need for the capacity from SDF Well No. 6, Authority staff immediately called Brax to investigate the cause of failure and the extent of the damage to the well equipment. Brax, formerly Hidden Valley Pump Systems, Inc., has done maintenance on several of the Authority’s
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production wells and, as stated above, is the only well company in the Southern California and Southern Nevada region that carries the equipment needed to replace in-kind the existing damaged equipment.

Between January 29 and 31, 2020, Brax removed the motor, shaft, and pump bowl assembly from SDF Well No. 6 to assess the damage and perform a video inspection of the well. The physical inspection of the motor, shaft and pump bowl assembly showed that the motor will need to be disassembled to replace bearings, couplings, and windings, among other motor components. Also, the physical inspection showed that several sections of shaft and the pump bowl assembly have significant corrosion. Some loose corroded steel pieces of the pump bowl assembly casting were found, which could have gotten lodged within the pump’s impeller causing it to lock and creating damage to the pump and the shaft. The video inspection showed that the well casing and screens are in good condition and do not need any rehabilitation work. Brax provided a quote of approximately $65,000 to repair the motor for SDF Well No. 6 and to replace the pump and shaft with new equipment.

**Funding**

While work can be performed concurrently on both wells, the current funding for SDF Well No. 1 in the amount of $106,500 is not adequate to cover the work on both wells. In addition, both wells are in close proximity to each other and pumping from one well has an influence on the water level for the other well. As a result, the following systematic approach maintains operations and manages the limited funds available:

(1) The work on SDF Well No. 6 is completed initially this fiscal year since SDF Well No. 6 is more critical to the operation of the Desal Facility,

(2) The scope of the project be amended to cover the work at both wells and identify the project as a two-year project, and

(3) That additional funding be added to this expanded project scope to cover the rehabilitation and replacement of SDF Well No. 1 next fiscal year.

It is anticipated that the impellers of the well pump for SDF Well No. 6 have been worn down over the 16-years this pump has been in service and that replacing the pump assembly with the originally specified pump may increase the production capacity. The phased approach of replacing SDF Well No. 6 this fiscal year and then performing the work on SDF Well No. 1 next fiscal year, subject to Governing Board approval, will allow time to observe the influence of SDF Well No. 6 on the water levels in SDF Well No. 1 during the highest production summer months.
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Vendor Selection
Regarding the selection of Brax for the work, as stated above, they are the only company in the Southern California and Southern Nevada region that carries the pump equipment installed in SDF Wells 1 and 6. Furthermore, efforts to obtain competitive quotes for the SDF Well No. 1 work only resulted in a quote from Brax. As such, Brax is the sole-source supplier for the work on SDF Wells No. 1 and 6.

PAST BOARD ACTION
June 12, 2019 Board Adopted Resolution 19-14: Adopting a Budget for the FY 2019-20

FISCAL IMPACT
The budget for FY 2019-20 includes $106,500 for the SDF Well No.1 Rehabilitation and Replacement project. Based on the quote obtained from Brax, the proposed work for SDF Well No. 6 will cost approximately $65,000.

Additional funds for SDF Well No. 1 would be considered during the FY 2020-21 Budget process, making the work on both wells a multi-year project.

POLICY
The Authority’s Purchasing Policy requires Governing Board approval to award contracts in excess of $75,000.

Strategic Plan Goal 2: System and Water Supply Reliability (SR) - Achieve an uninterrupted, long-term water supply through investment, maintenance, innovation and developing local water resources.

- Objective SR9: Cost-effectively maintain facilities and infrastructure to optimize their useful life and performance.
  - 005.00 Inspect and rehabilitate San Diego Formation Well No. 1 to improve water production efficiency and protect pumps from burnout.

ALTERNATIVES
1. Authorize the sole-source procurement of the equipment and services from Brax Company, Inc. to perform the work on SDF Well No. 6, using some of the funding assigned for the San Diego Formation Well No. 1 Rehabilitation and Replacement Project, for a not-to-exceed amount of $65,000 and defer the work on SDF Well No. 1 by Brax Company, Inc. to FY 2020-21, after the Governing Board approves the Fiscal Year 2020-21 Budget.
Memo to: Governing Board (Operations Committee)  
Subject: Consideration to Authorize Sole-Source Work on SDF Well No. 6 in Conjunction with the SDF Well No. 1 Rehabilitation and Replacement Project  
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2. Obtain another funding mechanism for the work on SDF Well No. 6 so the work on this well can be performed in FY 2019-20.

3. Other direction as determined by the Governing Board.

RECOMMENDATION

Staff recommends that the Governing Board authorize the sole-source procurement of the equipment and services from Brax Company, Inc. to perform the work on SDF Well No. 6, using some of the funding assigned for the San Diego Formation Well No. 1 Rehabilitation and Replacement Project, for a not-to-exceed amount of $65,000 and defer the work on SDF Well No. 1 by Brax Company, Inc. to FY 2020-21, after the Governing Board approves the Fiscal Year 2020-21 Budget.
1. CALL MEETING TO ORDER AND ROLL CALL. (00:03)

2. ITEMS TO BE ADDED, WITHDRAWN, OR REORDERED IN THE AGENDA. (00:19)

3. PUBLIC COMMENT. (04:47)
   Opportunity for members of the public to address the Committee. (Government Code Section 54954.3).

4. ACTION AGENDA.
   The following items on the Action Agenda call for discussion and action by the Committee. All items are placed on the Agenda so that the Committee may discuss and take action on the item if the Committee is so inclined, including items listed for information.


   B. Consideration to Authorize Sole-Source Work on SDF Well No. 6 in Conjunction with the SDF Well No. 1 Rehabilitation and Replacement Project (13:03)

5. CLOSED SESSION. (40:58)
   At any time during the regular session, the Committee may adjourn to closed session to discuss real property matters within the attorney-client privilege, subject to the appropriate disclosures. (Government Code Section 54956.8).

6. NEXT MEETING DATE: Wednesday, March 4, 2020 at 3:00 p.m. (41:02)

7. ADJOURNMENT. (41:47)

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