

TO: James L. App, City Manager
FROM: Doug Monn, Interim Public Works Director
SUBJECT: Award Water Storage Tank Site Alternative Investigation
DATE: August 2, 2005

NEEDS: For the City Council to consider awarding a contract to conduct an investigation of alternative water tank sites at Chandler Ranch and at the southwest part of the City (Trent property).

- FACTS:**
1. The City needs to continue its efforts to investigate and identify potential tank sites to adequately meet existing and future fireflow and water service demands.
 2. It is the City's policy to develop gravity-fed water supplies. Water storage facilities based on gravity pressure are more reliable in times of emergency/power loss. Consequently, the topographic setting/elevation of tank sites is a strategic consideration.
 3. The number of area tank sites with suitable elevation to accommodate a gravity-fed system is limited. There are candidate sites in the Chandler Ranch area and near the southwest corner of the City.

**ANALYSIS
AND**

CONCLUSION: Boyle Engineering is currently assisting the City with its Water Master Plan update, Integrated Water Resource Plan preparation, and Ladera and 21st Street water tank site investigations. They are very familiar with the City's current water system needs and challenges. Consequently, Boyle was asked to estimate a cost to investigate the viability of additional potential water tank sites. Their preliminary investigation would include site geotechnical analysis, biological and cultural surveys, visual impact analysis, and cost estimates. The preliminary investigations are estimated to cost \$62,000.

POLICY

REFERENCE: General Plan; Water Master Plan

FISCAL

IMPACT: Appropriate \$65,000 to perform tank site investigation studies at Chandler Ranch and at South Vine Street.

OPTIONS:

- a. Adopt Resolution No. 05-xx to:
 - (1) Appropriate \$65,000 from the Water Enterprise Fund to Budget No. 600-310-5224-782, and
 - (2) Authorize the City Manager to engage the services of Boyle Engineering to perform investigation of three (3) tank sites in Chandler Ranch and four (4) sites at South Vine for \$62,034.
- b. Amend, modify, or reject the above option.

Attachments (2)

- 1) Scope of Work and Fee Proposal
- 2) Resolution

Ditas Esperanza, PE
Capital Projects Engineer
CITY OF PASO ROBLES
1000 Spring Street
Paso Robles, CA 93422

July 6, 2005

Chandler Ranch Reservoir – Site Alternative Investigation

Dear Ditas:

This letter outlines the scope of engineering services proposed for the investigation of potential reservoir sites capable of providing future water storage within the City's Main East pressure zone, or to serve as an alternative site for the planned Ladera Reservoir Project. The objective of this investigation is to assess the suitability of four (4) potential reservoir sites (three [3] sites¹ within the planned Chandler Ranch development and one site located on the southwest end of the City²), and to identify issues and site constraints that may prove prohibitive to their development. This "fatal flaw" analysis will include the characterization of subsurface soil conditions, identification of potential biological and cultural impacts, preliminary visual simulation of the proposed reservoirs, and a relative project cost assessment for the four alternatives under consideration.

Scope of Engineering Services

Task 1 Project Kick-Off.

Boyle will attend a kick-off meeting with City Staff to review the project scope, schedule, responsibilities of the project team, available information, and project deliverables. Upon completion of the meeting, a field visit will be attended by the project team to identify any specific concerns prior to the initiation of work.

Task 2 Reservoir Center Staking

Twin Cities Surveying of Templeton will provide preliminary staking of reservoir centers at all four sites.

Task 3 Geotechnical Exploration, Analysis, and Preliminary Report

Fugro West, Inc. of San Luis Obispo will provide geotechnical services for the alternative site evaluation to identify any potential fatal flaws that may exist. Once a specific site and pipeline alignment are selected, a detailed soils evaluation will be required to augment this effort prior

¹ Reservoir Sites to be evaluated are "City Site", "Alt. B", and "Alt. C", see Plate 1.

² Southwest site is located west of Highway 101 near the southern City Limits. The property is currently owned by the Tatum Trust, see Plate 2.

to preparation of construction plans and specifications. The detailed soils evaluation is outside the proposed scope of work. The geotechnical scope of work is summarized below:

- Two (2) exploratory borings (to a depth of 20 feet and 40 feet) at each site to characterize and evaluate the existing subsurface soil conditions
- Characterization of the subsurface materials and groundwater conditions at the proposed reservoir locations
- Preliminary evaluation regarding potential for tank sites to be impacted by geologic hazards such as seismic activity and liquefaction
- Preliminary design recommendations for reservoir foundation preparation and backfill requirements
- Preparation of a preliminary geotechnical report summarizing results and opinions regarding the subsurface soil conditions each of the four sites

Task 4 Biological Resource Survey

David Wolff Environmental of Los Osos will survey and assess existing biological resources at the reservoir sites under consideration. The Task 3 scope of work is summarized below:

- Review of available background information and search of California Natural Diversity Data Base (CNDDDB)
- Field reconnaissance of biological resources at project site to record and map existing conditions of habitats
- Oak tree inventory
- Recording of special-status species if observed during field reconnaissance
- Preparation of a letter report summarizing results

Task 5 Cultural/Archeological Review

Boyle Engineering will review the Chandler Ranch Master Plan Draft EIR (2000) and the Chandler Ranch Area Specific Plan EIR (August 2004) to determine if significant archeological resources may exist within or around the general area.

Task 6 Visual Impact Analysis

FIRMA of San Luis Obispo will assess the visual impact of the proposed reservoirs in relation to the surrounding area. Digital photo techniques will be used to simulate the effect of the project on the visual setting. The effect of tank placement will be depicted and measures to mitigate impacts such as revegetation, screening, colors, etc. will be depicted graphically. The visual assessment and simulation will include three views, one for each reservoir site. Additional views can be performed at an additional cost.

Task 7 Letter Report Summarizing Results and Recommendations

Boyle will prepare a letter report summarizing the results from the geotechnical investigation, biological and cultural surveys, and the visual impact analysis. A relative costs evaluation for the four alternatives will be prepared and will include the cost of transmission piping, reservoirs, site work, visual screening measures and access road. A recommendation will be made for the City's consideration.

City’s Responsibilities

The City will be responsible for facilitating property access for execution of all tasks described above in the Scope of Work.

Proposed Schedule

The following table outlines our anticipated schedule:

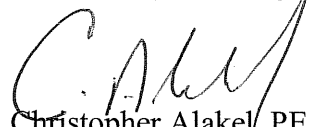
Milestone Schedule City of Paso Robles – Chandler Ranch Reservoir Site Alternative Investigation			
Milestone		Start Date	Completion
1.	Notice to Proceed Received	8/1/05	-----
2.	Task 1 – Project Kick-Off	8/3/05	9/28/05
3.	Task 2 – Reservoir Center Staking	8/3/05	8/15/05
4.	Task 3 – Geotechnical Exploration	8/3/05	9/28/05
5.	Task 4 – Biological Resource Survey	8/3/05	9/28/05
6.	Task 5 – Cultural/Archeological Review	8/3/05	8/15/05
7.	Task 6 – Visual Impact Analysis	8/3/05	9/28/05
8.	Task 7—Letter Report	9/28/05	10/17/05

Budget for Engineering Services

The attached Project Budget (Exhibit A) has been prepared based on Boyle's Standard Fees Schedule (Exhibit B) as attached. We propose to perform the scope of work outlined above on a time-and-materials basis with a not-to-exceed budget of \$62,034.

Thank you for the opportunity to provide this proposal to the City. If there are any questions, please don't hesitate to call.

Boyle Engineering Corporation


Christopher Alakel, PE
Project Manager


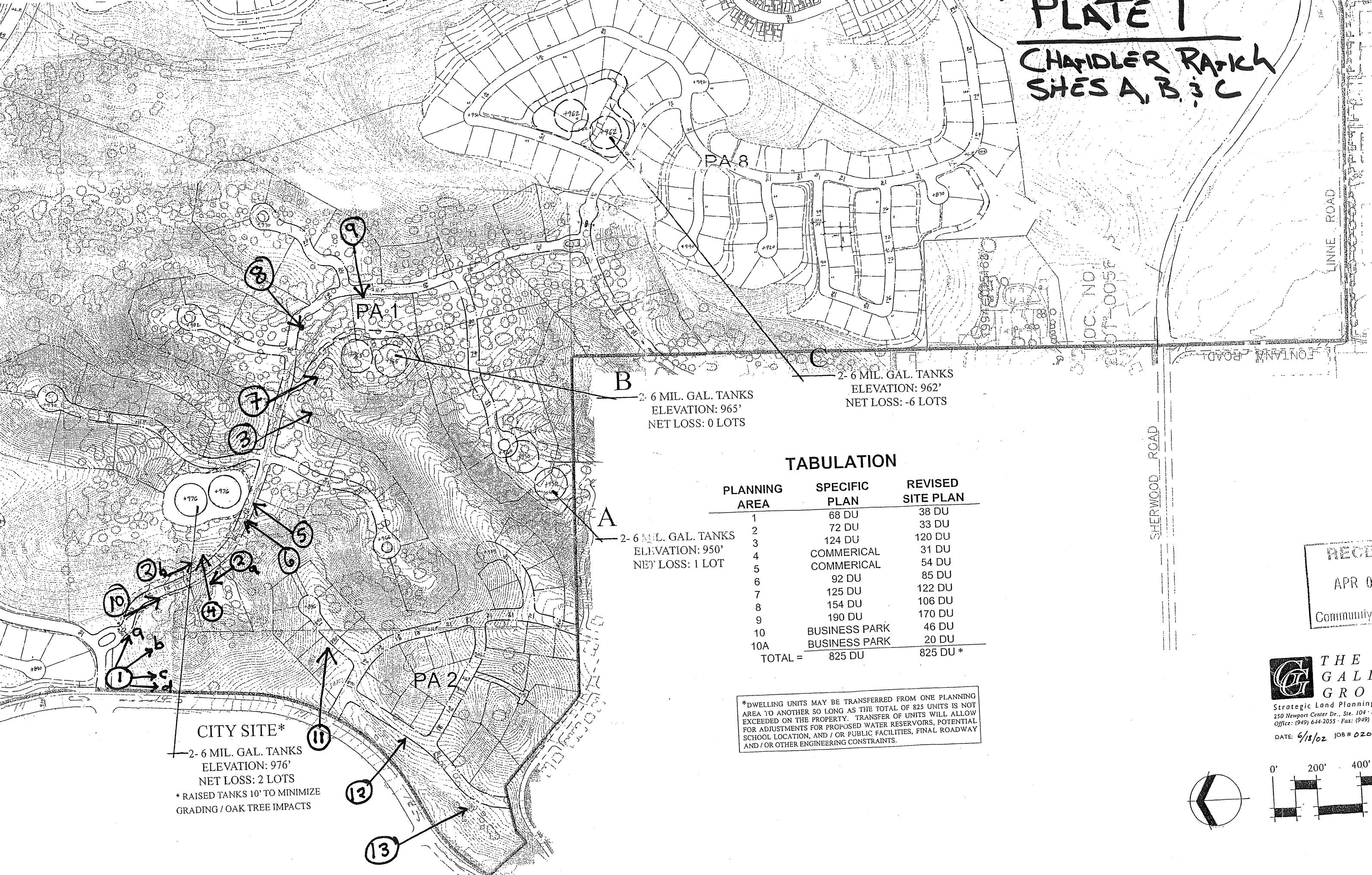

Mike Nunley, PE
Branch Manager

PLATE 1

CHADLER RANCH

SITES A, B, & C



B 2- 6 MIL. GAL. TANKS
ELEVATION: 965'
NET LOSS: 0 LOTS

C 2- 6 MIL. GAL. TANKS
ELEVATION: 962'
NET LOSS: -6 LOTS

A 2- 6 MIL. GAL. TANKS
ELEVATION: 950'
NET LOSS: 1 LOT

CITY SITE*
2- 6 MIL. GAL. TANKS
ELEVATION: 976'
NET LOSS: 2 LOTS
* RAISED TANKS 10' TO MINIMIZE
GRADING / OAK TREE IMPACTS

TABULATION

PLANNING AREA	SPECIFIC PLAN	REVISED SITE PLAN
1	68 DU	38 DU
2	72 DU	33 DU
3	124 DU	120 DU
4	COMMERICAL	31 DU
5	COMMERICAL	54 DU
6	92 DU	85 DU
7	125 DU	122 DU
8	154 DU	106 DU
9	190 DU	170 DU
10	BUSINESS PARK	46 DU
10A	BUSINESS PARK	20 DU
TOTAL =	825 DU	825 DU *

*DWELLING UNITS MAY BE TRANSFERRED FROM ONE PLANNING AREA TO ANOTHER SO LONG AS THE TOTAL OF 825 UNITS IS NOT EXCEEDED ON THE PROPERTY. TRANSFER OF UNITS WILL ALLOW FOR ADJUSTMENTS FOR PROPOSED WATER RESERVOIRS, POTENTIAL SCHOOL LOCATION, AND / OR PUBLIC FACILITIES, FINAL ROADWAY AND / OR OTHER ENGINEERING CONSTRAINTS.

RECEIVED
APR 0
Community

THE GALLAGHER GROUP
Strategic Land Planning
250 Newport Center Dr., Ste. 104
Office: (949) 644-2055 · Fax: (949)
DATE: 6/18/02 JOB # 020

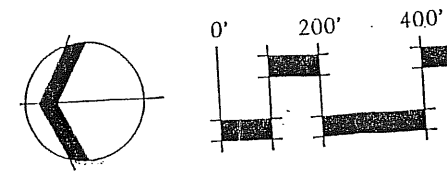
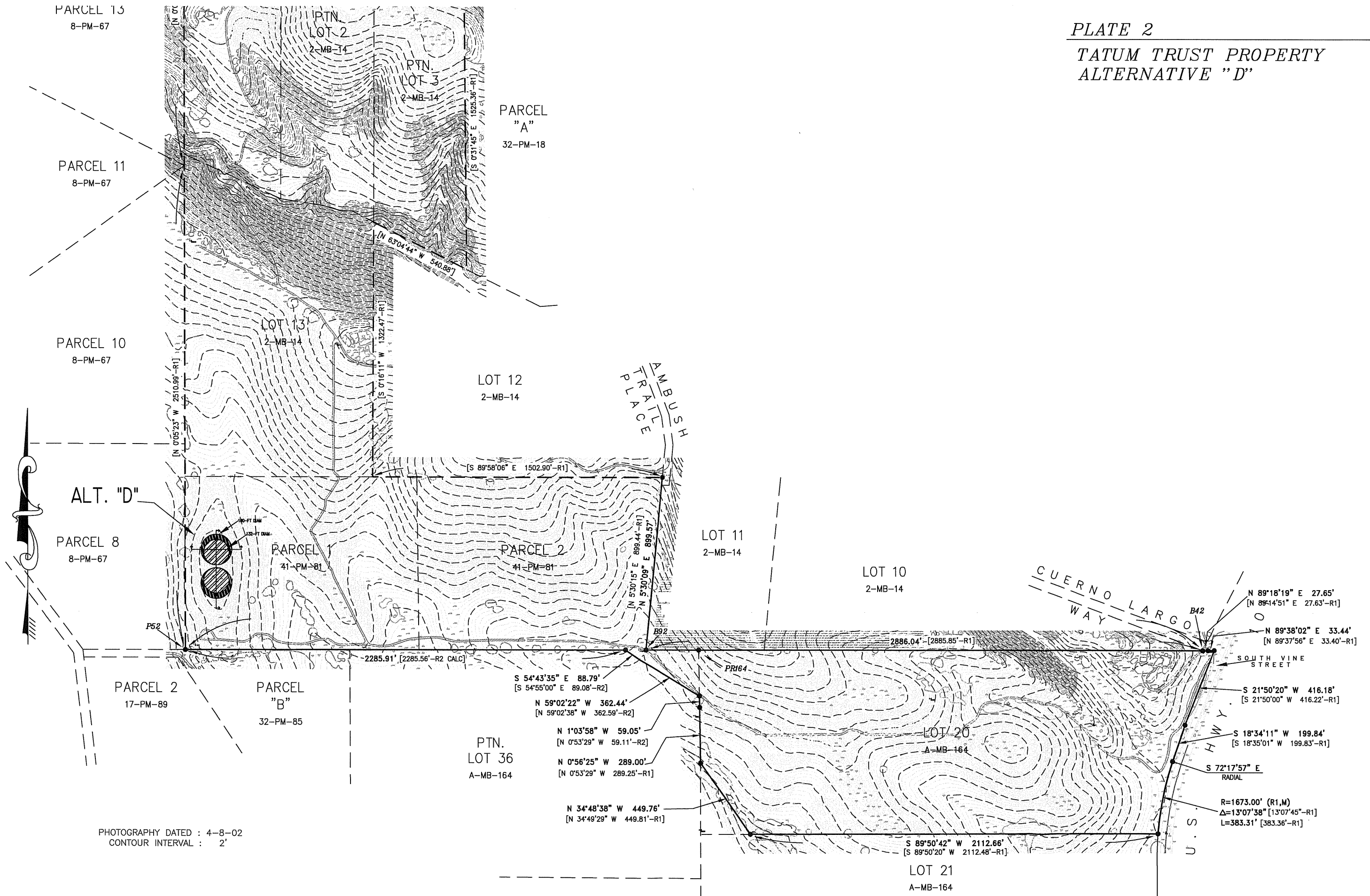


PLATE 2
 TATUM TRUST PROPERTY
 ALTERNATIVE "D"



PHOTOGRAPHY DATED : 4-8-02
 CONTOUR INTERVAL : 2'

Project Budget

Chandler Ranch Reservoir
Site Alternative Investigation

City of Paso Robles

Task Description	Personnel Hours						Budget			
	Senior Engineer II	Associate Engineer	Assistant Engineer	Drafter	Total Hours	Labor	Subcontractant	Other	Total	
Task Group 1: Project Kick Off Kick off meeting & site visit		5	5	-	10	\$ 1,000		\$ 80	\$ 1,080	
Subtotal		5	5	-	10	\$ 1,000	-	\$ 80	\$ 1,080	
Task Group 2: Reservoir Center Staking Reservoir Center Staking		4			4	\$ 420	2,530		\$ 2,950	
Subtotal		4	-	-	4	\$ 420	2,530	-	\$ 2,950	
Task Group 3: Geotechnical Exploration Geotechnical exploration, analysis, and preliminary report		6	4		10	\$ 1,010	26,840	\$ 81	\$ 27,931	
Subtotal		6	4	-	10	\$ 1,010	26,840	\$ 81	\$ 27,931	
Task Group 4: Biological Survey Biological resource survey and report		6	4		10	\$ 1,010	5,500	\$ 81	\$ 6,591	
Subtotal		6	4	-	10	\$ 1,010	5,500	\$ 81	\$ 6,591	
Task Group 5: Cultural/Archeological Survey Literature search and review		8	4		12	\$ 1,220		\$ 98	\$ 1,318	
Subtotal		8	4	-	12	\$ 1,220	-	\$ 98	\$ 1,318	
Task Group 6: Visual Impact Analysis Visual simulations (1 each per site)		8			8	\$ 840	8,800	\$ 67	\$ 9,707	
Subtotal		8	-	-	8	\$ 840	8,800	\$ 67	\$ 9,707	
Task Group 7: Letter Report Review results from Tasks 3, 4, 5, & 6. Prepare report Prepare plates/exhibits for preliminary tank site plans Preliminary opinions of probable construction costs for sites	3	15	30		48	\$ 1,200		\$ 96	\$ 1,296	
		3	15	20	38	\$ 3,540		\$ 388	\$ 5,233	
		5	15		20	\$ 1,950		\$ 283	\$ 3,823	
Subtotal	3	29	66	20	118	\$ 11,535	-	\$ 156	\$ 2,106	
Total	3	66	83	20	172	\$ 17,035	\$ 43,670	\$ 1,329	\$ 62,034	

**BOYLE ENGINEERING CORPORATION
(SAN LUIS OBISPO OFFICE)**

FEE SCHEDULE FOR PROFESSIONAL SERVICES

Effective January 1, 2004

Engineers, Planners, Architects, Scientists:

Consultant	\$175.00 per hour
Principal	\$160.00 per hour
Senior II	\$140.00 per hour
Senior I	\$125.00 per hour
Associate	\$105.00 per hour
Assistant	\$95.00 per hour

Technical Support Staff:

Design/CADD Supervisor	\$100.00 per hour
Senior Designer/Design CADD Operator	\$95.00 per hour
Drafter/CADD Operator	\$90.00 per hour
Assistant CADD Operator	\$62.00 per hour
Clerical/General Office	\$62.00 per hour

General Project Expenses ⁽¹⁾ 8% of Labor

Direct Project Expenses

Other Reproduction (8-1/2 x 11/11x17 Color)	\$1.15/1.50 per page
Plan Sheet Printing – In House Bond / Mylar	\$3.00/7.00 per sheet
Subcontracted Services/Reproduction	Cost + 10%
Subcontracted or Subconsultant Services	Cost + 10%
Auto Mileage for Construction Phase Services	\$0.60 per mile
Travel & Subsistence (other than mileage)	Cost
Miscellaneous Supplies/Services	Cost + 10%

If authorized by the Client, an overtime premium multiplier of 1.5 may be applied to the billing rate of hourly personnel who work overtime in order to meet a deadline which cannot be met during normal hours.

Applicable sale taxes, if any, will be added to these rates. Invoices will be rendered monthly. Payment is due upon presentation.

Fee schedule is subject to change.

⁽¹⁾ Includes mail, telephone, fax, office photo copies, personal computers and mileage (except as noted).

RECEIVED

JUL 18 2005

Public Works Dept.

July 17, 2005

Doug Monn, Interim Director,
Department of Public Works
City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446

Re: Consideration of Offer by Dan Lloyd to Provide West Side Tank Site

Dear Doug,

I have recently entered into escrow to purchase approximately 105 acres adjacent to the City on South Vine Street. The property is within the County's jurisdiction relative to development standards, however, it takes access directly from Vine Street.

The property I am acquiring consists of a 53-acre parcel (an old almond orchard) zoned for one (1) unit per acre, and two (2) parcels approximately 25 acres in size that are zoned Agriculture. My goal is to develop the 53-acre parcel as a cluster subdivision while selling the agricultural parcels as individual home sites

I am aware that the City has need of a new tank site for long term storage and supply in the vicinity of this property. Either of my two 25-acre parcels may provide a suitable location for a new City water tank since their elevation and proximity to the City Limit Line is favorable.

Development of my property can be achieved under County standards through the employment of an on-site community water system and a community disposal field. While these options will provide for safe and reliable water and sewer service to my project, I believe that we should explore the option of providing a tank site and access easements on my property to the City in return for the City providing water and sewer service to my subdivision. I would expect to pay for all infrastructure improvements for both services and all engineering and design services to install the appropriate facilities.

I would like to request that the City consider my proposal and undertake the necessary review to determine if there is sufficient public benefit to be gained by constructing a new City water tank on my property. Once the analysis is complete, we can discuss the specific terms of the transaction.

I look forward to assisting the City as you investigate the benefit of this proposal. Please contact me for any additional information you may need.

Sincerely,



Daniel R. Lloyd

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROPRIATING FUNDS AND AUTHORIZING AWARD OF A CONTRACT
FOR SERVICES TO INVESTIGATE ALTERNATIVE WATER TANK SITES
AT CHANDLER RANCH AND ON SOUTH VINE

WHEREAS, the City Council of the City of El Paso de Robles needs to continue its efforts to investigate and identify potential water storage tank sites to adequately meet existing and future fireflow and water service demands; and

WHEREAS, it is the City's policy to develop gravity-fed water supplies, which are more reliable in times of emergency and/or power loss; and

WHEREAS, topographic settings and elevation of water storage tanks are strategic considerations for gravity-fed water supplies; and

WHEREAS, the number of area tank sites with suitable elevation to accommodate a gravity-fed system is limited, with candidate sites in the Chandler Ranch area and near the southwest corner of the City; and

WHEREAS, at staff's request, Boyle Engineering has provided a Scope of Work and Fee Proposal in the amount of \$62,034 to evaluate the suitability of the reservoir sites in Chandler Ranch and near the southwest corner of the City.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby appropriate \$65,000 to Budget No. 600-310-5224-78, from the Water Enterprise Fund to perform water storage tank investigation studies for sites in Chandler Ranch and at South Vine Street; and

SECTION 2. The City Council of the City of El Paso de Robles does hereby authorize the City Manager to engage the services of Boyle Engineering to investigate tank sites in Chandler Ranch and at South Vine Street for an amount of \$62,034.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 2nd day of August 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk