

Memo Date: January 14, 2026
To: Utility Commission
From: Kyela O'Loughlin, P.E., Public Works and Utilities Director
Subject: Well 2 Facility Replacement

Background/Overview

The Well 2 Facility Replacement project was designed and bid out by Strand Associates. The Bid Opening was on Wednesday, January 7th, and the bid results are provided with J.H. Findorf & Son's being the lowest bidder. The project lump sum bid was inclusive of the entirety of the demolition and construction of a new well house facility as provided in the drawings and specifications.

The lump sum bid for the construction of Well 2 Facility project was \$1,497,900. Soft costs associated with the project include Strand's task order at \$396,000 for design and construction services, Environmental Management Consulting at \$950 for the hazardous materials survey, and CGC Inc at \$3,400 for geotechnical survey boring and report. Additionally, this project must be approved through the PSC and their fees for review have been invoiced at \$5,190.90. During construction, CGC will be monitoring soil conditions for the building, and a budgetary cost has been assumed of \$5,000. The total soft cost equals \$410,540.

In addition to the well facility be replaced, the well hole is planned to have maintenance, including inspection and replacements, as needed, for the column piping, stainless steel shafts, reconditioning of the motor, ect. The maintenance portion of the well hole will be conducted internally through staff expertise and working with Water Well Solutions. From budgetary numbers from Water Well Solutions, the maintenance of the well hole is budgeted at \$175,000.

Total costs, including engineering, construction, hole maintenance, and soft costs are equal to \$2,083,440, which is below the original budgeted amount of \$2,265,000 and below the approved PSC amount of \$2,265,000. This provides a \$187,509 contingency, which is about 8% of the project.

Recommendation

Staff recommends approval of the low-bidder, J.H. Findorf & Son's for the construction of the well facility. Staff also recommend approval of moving forward with Water Well Solutions for the well hole rehabilitation to be led by staff.