



SUMMARY REPORT

Agenda Date: 4/28/2026

To: Board of Directors, Sonoma County Water Agency

Department or Agency Name(s): Sonoma County Water Agency

Staff Name and Phone Number: Grant Davis 707-547-1900, Jason Roberts 707-791-4461

Vote Requirement: Majority

Supervisorial District(s): All

Title:

Ralphine Tank No. 1 Recoating - Contract Award and Consulting Agreement for Coating Inspection Services

Recommended Action:

- A) Adopt and approve the Project Manual and Drawings (“plans and specifications”) entitled “Ralphine Tank No. 1 Recoating.”
- B) Award the contract to SoCal Pacific Construction Corporation, dba National Coating and Lining, for \$3,971,410 for the Ralphine Tank No. 1 Recoating Project, and authorize the Chair to execute the contract.
- C) Authorize Sonoma County Water Agency’s General Manager to sign Section 00 65 23 (Agreement and Release of Any and All Claims), with County Counsel review, if any unresolved claims are listed by the contractor.
- D) Authorize the General Manager of the Sonoma County Water Agency to execute an agreement with Gaya Coating Consulting Inc., in substantially the form as the draft presented to this Board, for coating inspection services through December 1, 2027, in the not-to-exceed amount of \$387,210.

Executive Summary:

This item requests approval of a contract with SoCal Pacific Construction Corporation, dba National Coating and Lining, for \$3,971,410 for the Ralphine Tank No. 1 Recoating Project (Project) to remove and replace interior and exterior coatings and paint, and to install health, safety, seismic, structural, and cathodic protection system improvements to maintain the functional lifespan of the tank. This item also requests approval of an agreement with Gaya Coating Consulting, Inc. to perform specialized coating and painting inspections for the Project.

Discussion:

HISTORY OF ITEM/BACKGROUND

Sonoma Water’s Capital Improvement Plan (Plan) identifies key infrastructure projects to meet the needs of wastewater, flood management, and water transmission facilities within its jurisdiction. The Plan includes a Tank Recoating Program with a goal to maintain and protect the original lifespan of Sonoma Water’s 18 above-grade welded steel water storage tanks through targeted proactive maintenance actions, structural repairs, and cathodic protection systems. The Plan also includes the seismic retrofit of storage tanks to mitigate seismic-related vulnerabilities at water storage tanks.

Water storage tanks are integral components of the water transmission system that provide a source of water

when demand exceeds production rates and require periodic recoating and painting to maintain the original lifespan of the structures. These periodic actions seek to prevent corrosion, minimize infrastructure replacement costs, and help ensure water storage and transmission reliability.

RALPHINE TANK NO. 1 RECOATING PROJECT

On November 8, 2024, Sonoma Water contracted with Harper and Associates Engineering, a specialty water tank coating consultant, to perform a comprehensive inspection of Ralphine Tank No. 1 and to prepare recoating and seismic rehabilitation plans and technical specifications for the proposed Project.

Float inspections, condition assessments, and staff observations identified localized corrosion in the tank rafters and multiple areas of coating system failure. The existing coating system, now approximately 30 years old, has exceeded its anticipated service life and requires full removal and replacement to restore protective performance and prevent further deterioration. Structural analyses determined the inlet piping and tank catwalks are vulnerable to failure during a seismic event.

The Project is located at the Ralphine Tank Farm in Spring Lake Park, and includes, but is not limited to, repairing corroded structural steel features within the tank, installing lateral bracing, applying protective coating to tank interior, painting tank exterior, installing new cathodic protection system for long term corrosion prevention, seismic mitigation, fence installation, and other miscellaneous improvements.

CONSULTING AGREEMENT

Specialized coating inspection services, beyond the capabilities of Sonoma Water staff, will be required for construction of the Project. Under the agreement, Gaya Coating Consultants, Inc. (Consultant) will complete the following:

- Coordinate and schedule on-site inspections.
- Provide testing equipment and perform compliance tests.
- Prepare and submit daily inspection reports during construction.
- Take digital photographs of significant features and damaged or defective areas.

The cost of services will not exceed \$387,210 and the term end date is December 1, 2027. Under the agreement (Attachment 1), Sonoma Water's General Manager shall have the ability to extend the term of the agreement to up to two additional years by providing written notice to the other party thirty days in advance of the expiration date. The extension shall be formalized in an amended agreement or amendment signed by the parties.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Sonoma Water's General Manager has determined that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301(a)(b)(d), Existing Facilities, 15302(c), Replacement and Reconstruction, and 15304(f), Minor Alterations to Land. The maintenance project consists of repair and minor alterations of existing public utility structures and facilities that will have substantially the same purpose and capacity as the structures replaced. The project will also consist of minor alterations to land that will not result in expansion of existing uses or removal of healthy, mature, scenic trees. Sonoma Water staff prepared a Notice of Exemption in accordance with CEQA, the State CEQA Guidelines, and Sonoma Water's Compliance Procedures for CEQA.

SELECTION PROCESS

Ralphine Tank No. 1 Recoating Project

The Project was advertised for bids: 1/22/2026
Bids were opened (Attachment 3): 2/24/2026
The Engineer’s Estimate was \$3,949,200.

The lowest responsive and responsible bid is from SoCal Pacific Construction Corporation dba National Coating and Lining for \$3,971,410 and is \$22,210 above the Engineer’s Estimate. SoCal Pacific Construction Corporation dba National Coating and Lining is experienced in this type of construction and met the experience requirements.

A contractor must execute a release of claims (Section 00 65 23) before final payment but may except any unresolved claims from the release. The requested action authorizes the General Manager to approve the release unless the contractor lists unresolved claims. In that case, County Counsel must review Section 00 65 23 prior to General Manager approval.

Construction of the Project is scheduled to begin approximately June 1, 2026, with an estimated completion date of April 30, 2027.

Coating Inspection Services

The Consultant was selected from a list of qualified consultants developed from a competitive selection process (Attachment 2). The Consultant was selected for the subject work because of Consultant’s outstanding level of qualifications and experience. The Consultant specializes in tank coating processes and materials, is registered with professional standards associations, and has over 25 years of experience working with many municipalities around the Bay Area.

County of Sonoma Strategic Plan:

N/A

Sonoma Water Strategic Plan Alignment

This item directly supports Sonoma Water’s Strategic Plan and is aligned with the following goal, strategy, and action item.

Goal: 2. Planning and Infrastructure - Implement comprehensive, integrated, and innovative infrastructure planning to strengthen existing services, minimize life cycle costs, and prepare for the future.

Strategy: 2.3 Fund and implement the planned capital and maintenance projects on schedule to ensure reliable services.

Action Item: 2.3.2 Fund Capital Improvement Program budgets to meet infrastructure needs.

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

11/05/2024: Board Action authorizing Sonoma Water’s General Manager to execute an agreement with Harper & Associates Engineering, Inc., for engineering and design services through November 30, 2026, in the not-to-exceed amount of \$305,514.

FISCAL SUMMARY

Expenditures	FY25-26 Adopted	FY26-27 Projected	FY27-28 Projected
Budgeted Expenses	\$4,358,620		
Additional Appropriation Requested			
Total Expenditures	\$4,358,620		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$4,358,620		
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$4,358,620		

Narrative Explanation of Fiscal Impacts:

The total budgeted amount of \$4,358,620 is available from FY 2025/2026 appropriations for the Water Transmission O&M Fund (\$3,573,620) for the Tank Recoating Program and the Water Storage Fund (\$785,000) for the Seismic Retrofit of Storage Tanks. No additional appropriations are required to process this expense.

Staffing Impacts:

Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

- Attachment 1 - Draft Agreement with Gaya Coating Consultants, Inc.
- Attachment 2 - Consultant Selection Memo
- Attachment 3 - Bid Summary

Related Items “On File” with the Clerk of the Board:

Agenda Date: 4/28/2026

Project Manuals and Drawings