



# COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

## SUMMARY REPORT

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**Agenda Date:** 7/9/2024

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**To:** Board of Directors, Sonoma County Water Agency and Board of Supervisors, Sonoma County Regional Parks

**Department or Agency Name(s):** Sonoma County Water Agency and Sonoma County Regional Parks

**Staff Name and Phone Number:** Aaron Fulton 707-547-1974 and Steve Ehret 707-565-1107

**Vote Requirement:** 4/5th

**Supervisorial District(s):** Fifth

**Title:**

Engineering and Design Services for Sonoma County Water Agency Wohler Storage Facility and Sonoma County Regional Park's Maintenance Facility and Park Residence Project

**Recommended Action:**

- A) Authorize Sonoma County Water Agency's General Manager to execute an agreement with Kleinfelder, Inc. in substantially the form as the draft presented to this Board for engineering and design services through June 30, 2027, in the not-to-exceed amount of \$550,000.
- B) Authorize Sonoma County Water Agency's General Manager and Sonoma County Regional Parks' Director to execute and amend a letter of agreement in substantially the form as the draft presented to this Board to reimburse Sonoma County Water Agency for staff labor and consultant costs for preliminary design and environmental studies for the Sonoma County Water Agency Wohler Storage Facility and Sonoma County Regional Parks' Maintenance Facility project in the not-to-exceed amount of \$224,000.
- C) Adopt a Resolution Authorizing Adjustment to the Board Adopted Budget for Fiscal Year 2024-2025 for the Common Facilities Fund in the amount of \$550,000 for the Sonoma County Water Agency Wohler Storage Facility to engage Kleinfelder, Inc. services.  
(Fifth District) (4/5th Vote Required)

**Executive Summary:**

In 2022, Sonoma County Water Agency (Sonoma Water) and Sonoma County Regional Parks (Parks) purchased property located at 9841 Wohler Road so Sonoma Water can construct a centralized storage facility (Wohler Storage Facility) to stockpile water transmission system components and support routine maintenance and emergency response activities. Parks also proposes the development of a storage building and park residence on the subject property to support countywide park maintenance activities and to increase security at the remote site. Sonoma Water seeks authorization to enter into an agreement for preliminary and final engineering design services from Kleinfelder, Inc to complete California Environmental Quality Act (CEQA) compliance and publicly bid and construct the Wohler Storage Facility. Parks will reimburse Sonoma Water for the joint CEQA documentation and preliminary engineering for Park's storage building and park residence as described in the letter of agreement.

**Discussion:**

**HISTORY OF ITEM/BACKGROUND**

As part of continuing efforts to enhance the reliability and resilience of its water supply and transmission system, Sonoma Water seeks to increase its stored inventory of on-hand system components (pipes, pumps, valves, etc.). Having essential equipment and supplies readily available will improve Sonoma Water's ability to provide timely maintenance and restore service in the event of a system failure. This is an essential preparedness step as Sonoma Water contends with an array of hazards and challenges that threaten sustained water transmission operations, including natural hazards (earthquake, flood, wildfire, climate change), aging infrastructure, and supply chain disruptions. Sonoma Water currently procures and stores a limited stockpile of water transmission components at multiple sites across Sonoma County. Design and implementation of a dedicated water transmission storage facility will support organized and efficient aqueduct maintenance operations and increase Sonoma Water's operational resilience and readiness.

On June 13, 2022, the Sonoma County Board of Supervisors and Sonoma Water's Board of Directors (Boards) adopted a concurrent resolution authorizing the purchase of 49-acres (six parcels, collectively known as the DeMuth Property) and authorized the Director of Parks to close the transaction with the property's seller. The Boards also authorized Sonoma Water's contribution of \$600,000 toward the purchase price of the properties, and delegated authority to the General Manager for Sonoma Water and the Director of Regional Parks to enter into a Purchase Agreement and Memorandum of Understanding (MOU) for acquisition and future water resource planning efforts.

The DeMuth Property east of Wohler Road was identified as suitable location for siting a water storage facility, maintenance building and park residence; the latter will establish a security presence at the remote site which is proximal to the Russian River corridor. The subject parcel is located at 9841 Wohler Road, Healdsburg, and will be split between Sonoma Water and Parks once preliminary design, planning, and environmental studies are complete in accordance with the executed MOU. Sonoma Water and Parks will develop a joint CEQA document for the project.

The proposed engineering and design agreement with Kleinfelder, Inc. will include both preliminary design and final design to publicly bid and implement the Wohler Storage Facility and preliminary design of Parks' storage building and park residence.

Furthermore, Sonoma Water and Parks are requesting authorization to execute and amend a cost share letter agreement to share staff labor and consultant costs for design and environmental studies, including CEQA documentation, for the Wohler Storage Facility and Park's Maintenance and Park Residence Project (Project). Parks will reimburse Sonoma Water up to \$224,000 for preliminary design of Parks' facilities and CEQA documentation in accordance with the letter agreement.

### **SELECTION PROCESS**

Kleinfelder, Inc. (Consultant) was selected from a list of qualified consultants developed from a competitive selection process. Attached is a memo that explains the competitive selection process.

Consultant was selected for the subject work because they provide a comprehensive list of services including civil, geotechnical, architectural, electrical, and fire suppression design and have significant local experience.

### **SERVICES TO BE PERFORMED**

Under the agreement, Consultant will conduct meetings; submit monthly progress reports; submit 30%, 60%,

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90%, 99%, and final engineering designs for Sonoma Water’s portion of the Project, including permit acquisition support; and provide bid period and construction period services. Consultant will also submit preliminary design of Parks’ facilities to support the joint CEQA process.

The agreement includes authorization for the General Manager to make changes to lengthen time schedules or make minor modifications to the scope of work, which do not increase the amount paid under the agreement, in a form approved by County Counsel. Additionally, under the agreement, the General Manager shall have the ability to extend the term of the agreement for two additional years by providing written notice to Consultant thirty days in advance of the expiration date. The extension shall be formalized in an amended agreement or amendment signed by Sonoma Water and Consultant.

**Strategic Plan:**

N/A

**Sonoma Water Strategic Plan Alignment**

**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:** 2.1 Conduct planning that integrates and balances operational, maintenance, and infrastructure priorities.

**Action Item:** 2.1.2 Continue to engage in planning efforts and partnerships to protect and enhance our water supply.

Establishment of a dedicated storage facility will protect and enhance our water supply by supporting organized and efficient aqueduct maintenance operations as well as emergency response readiness.

**Racial Equity:**

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

No

**Prior Board Actions:**

6/13/2022: Adopted a resolution of the Board of Supervisors authorizing those actions necessary for the County and/or Sonoma Water to purchase the 49.14-acre Demuth Property, located at 9841 Wohler Road, Healdsburg. Delegated authority to the Director of Regional Parks and the General Manager for Sonoma Water to enter into an agreement for Sonoma Water’s \$600,000 contribution towards the purchase price for the Demuth Property in exchange for yet-to-be determined property rights.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY24-25 Adopted</b>	<b>FY25-26 Projected</b>	<b>FY26-27 Projected</b>
Budgeted Expenses	\$112,000	\$56,000	
Additional Appropriation Requested	\$550,000		
<b>Total Expenditures</b>	<b>\$672,000</b>	<b>\$56,000</b>	
<b>Funding Sources</b>			
General Fund/WA GF			

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State/Federal			
Fees/Other	\$112,000	\$56,000	
Use of Fund Balance			
General Fund Contingencies			
<b>Total Sources</b>	<b>\$672,000</b>	<b>\$56,000</b>	

**Narrative Explanation of Fiscal Impacts:**

Budgeted amount of \$112,000 is available from FY24/25 appropriations for the Common Facilities Fund. Additional appropriations of \$550,000 are required to process this expense. With Board approval of the attached budgetary resolution, FY 2024/2025 appropriations of \$550,000 will be made in the Common Facilities Fund. Offsetting revenues of \$168,000 for Sonoma Water staff labor and \$56,000 for preliminary design services provided by the consultant will come from Sonoma County Regional Parks in FY24/25 and FY25/26 in the Wohler Maintenance Facility CIP and Wohler Beach Improvements CIP. Remaining funds in FY25/26 will be budgeted for in that fiscal year.

<b>Staffing Impacts:</b>			
<b>Position Title (Payroll Classification)</b>	<b>Monthly Salary Range (A-I Step)</b>	<b>Additions (Number)</b>	<b>Deletions (Number)</b>

**Narrative Explanation of Staffing Impacts (If Required):**

N/A

**Attachments:**

- Attachment 1: Resolution
- Attachment 2: Competitive Selection Process Memo
- Attachment 3: Draft Agreement with Kleinfelder, Inc.
- Attachment 4: Cost Share Letter

**Related Items "On File" with the Clerk of the Board:**

None