



Legislation Text

File #: 2022-0845, **Version:** 1

To: Board of Directors, Sonoma County Water Agency
Department or Agency Name(s): Sonoma County Water Agency
Staff Name and Phone Number: Scott Carter 707-547-1975
Vote Requirement: 4/5th
Supervisory District(s): Countywide

Title:

Long-Term Water Transmission Storage Tank Maintenance Services

Recommended Action:

- A) Authorize Sonoma County Water Agency's General Manager to execute an agreement with Superior Tank Solutions, Inc., for water transmission storage tank maintenance through August 30, 2032, in the not-to-exceed amount of \$8,236,955.
- B) Adopt a Resolution Authorizing Adjustment to the Board Adopted Budget for Fiscal Year 2022-2023 for the Water Transmission O&M Fund in the amount of \$611,400 for Long-Term Water Transmission Storage Tank Maintenance Services. (4/5th Vote Required)

Executive Summary:

Sonoma County Water Agency (Sonoma Water) owns and operates 18 water storage tanks with a total combined capacity of 128.8 million gallons as a part of the water transmission system that provides clean drinking water to approximately 600,000 residents in nine major cities and water districts within Sonoma and Marin counties. Maintaining these tanks is critical. This item requests authority for Sonoma Water's General Manager to enter into a long-term agreement for maintenance services with Superior Tank Solutions, Inc. (Service Provider).

Discussion:

HISTORY OF ITEM/BACKGROUND

Sonoma Water owns and operates 18 water storage tanks with a total combined capacity of 128.8 million gallons as a part of the water transmission system that provides clean drinking water to approximately 600,000 residents in nine major cities and water districts within Sonoma and Marin counties. Locations of the water storage tanks are shown in Attachment 2.

Sonoma Water is proposing to enter into a long-term agreement with Service Provider for maintenance of the 18 water transmission system's storage tanks. Sonoma Water will oversee Service Provider's maintenance activities and continue to maintain full control and operation of the water storage tanks to preserve water quality and safe operation. The approach to the 10-year maintenance program is to initially understand the condition of each tank, followed by maintenance and repair activities implemented throughout the duration of this agreement. A two-phase approach has been developed to achieve Sonoma Water's requirements as detailed below.

Phase 1 will include an in-depth assessment of 13 tanks, which excludes 5 tanks that have either recently undergone comprehensive renovation or are currently in the design phase for renovation. The renovation and maintenance needs of each tank will be individually scrutinized by tank experts in order to prioritize future tank renovation projects. Tasks included under Phase 1 include the following:

1. Erect scaffolding inside each tank to allow comprehensive inspection of entire tank interior including the roof.
2. Pressure wash, clean, and rinse the entire tank interior to remove silt, sediment, and miscellaneous debris.
3. Conduct coating sampling on interior and exterior tank surfaces to confirm compatibility of coating repairs.
4. Perform magnetic flux leakage survey on the interior floor of the tank to identify areas of possible corrosion and remaining thickness of the floor.
5. Provide review by structural engineer of overall tank condition including, but not limited to, connection points, welded joints and seams, rafters, columns, dollar plates, vents, tank footings, overflow heights, and free board.
6. Prepare report of in-depth assessment including recommended repairs and upgrades. The report will be utilized by Sonoma Water's capital improvement team to prioritize and budget renovation projects for these remaining 13 tanks.

Phase 2 will include a long-term maintenance program for all 18 tanks that is designed to keep the tanks in regulatory compliance, improve water quality, and maximize the service life of the tanks. The long-term maintenance program includes four primary tasks: 1) inspections, 2) tank cleanings, 3) maintenance and repairs, and 4) emergency services and non-critical services. Each of these tasks are key elements to a thorough and successful tank maintenance program. The details of each of these tasks are outlined below and designed to meet or exceed what is required by Sonoma Water:

1. Inspections: conduct annual visual inspections on each tank which include, but are not limited to, the following:
 - a) Inspect interior and exterior coatings for signs of deterioration or other defects.
 - b) Identify structural and foundation defects, if any.
 - c) Inspect liquid level indicators and miscellaneous mechanical equipment to verify proper functionality.
 - d) Inspect the site perimeter and tank for evidence of unauthorized access or vandalism, and verify access hatches, equipment cabinets, and gates are locked.
 - e) Inspect condition of tank vents, flap gate or rubber check valves, overflow screens, and other openings.
 - f) Inspect ladders, platforms, railings, fall protection, and other safety items.
 - g) Inspect and calibrate cathodic protection system for optimum corrosion control.
 - h) Prepare report of inspection activities that includes a detailed description and photo documentation of work completed and recommended repairs and upgrades.
2. Tank Cleanings:
 - a) Once during the term of the agreement, provide an additional floor-based cleaning of all 18 tank interiors to remove silt, sediment, and miscellaneous debris.
3. Maintenance and Repairs: perform maintenance and minor repairs identified in inspections including, but not limited to, the following:
 - a) Replace screens and gaskets, and other routine, recurring maintenance items.

- b) Touch up interior and exterior coating defects, including defects due to vandalism or normal deterioration.
 - c) Install upgrades to satisfy regulatory or safety requirements.
 - d) Prepare report of maintenance and repairs activities that includes a detailed description and photo documentation of work completed.
4. Emergency Services and Non-Critical Services:
- a) Provide emergency services 24 hours a day, 7 days a week
 - b) Provide non-critical services within 30 calendar days or the next planned inspection, whichever occurs first.
 - c) Prepare a report for each instance of emergency and non-critical services that includes a detailed description and photo documentation of work completed.

The cost of services will not exceed \$8,236,955 and includes a 3% annual escalation factor; the term end date is August 30, 2032.

The agreement includes two options for Sonoma Water to extend this agreement for a period of one year each by providing written notice to Service Provider thirty days in advance of the expiration date of the agreement and of the first extension option.

SELECTION PROCESS

Service Provider was selected from a list of qualified consultants developed from a prior competitive selection process. Attachment 3 is a memo that explains the previous competitive selection process.

Sonoma Water may seek to amend or enter into subsequent agreement(s) with Board approval if required, relying upon this competitive selection process, after the preliminary or initial work is completed.

County Strategic Plan: N/A

Sonoma Water Strategic Plan Alignment:

Water Supply and Transmission System, Goal 2: Maintain and improve the reliability of the Water Transmission System.

Maintaining and improving the reliability of the water system storage tanks is vital in continuing to provide clean drinking water to approximately 600,000 residents in nine major cities and water districts within Sonoma and Marin counties. In addition to providing clean water for everyday use, these tanks also serve a critical need for fire suppression and other emergencies.

Prior Board Actions:

None.

FISCAL SUMMARY

Expenditures	FY 22-23 Adopted	FY 23-24 Projected	FY 24-25 Projected
Budgeted Expenses		\$1,311,396	\$1,429,457
Additional Appropriation Requested	\$611,400		

Total Expenditures	\$611,400	\$1,311,396	\$1,429,457
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other		\$1,311,396	\$1,429,457
Use of Fund Balance	\$611,400		
Contingencies			
Total Sources	\$611,400	\$1,311,396	\$1,429,457

Narrative Explanation of Fiscal Impacts:

Additional appropriations in the amount of \$611,400 from water rates in the Water Transmission O&M Fund are required to process this expense. With Board approval, unspent appropriations budgeted in FY 2021/2022 and rolled over to FY 2022/2023 will be made in the Water Transmission O&M Fund pursuant to the attached budgetary resolution. Future appropriations will be budgeted in related fiscal years. Funding for the \$8,236,955 is from water rates collected for the Water Transmission Operations and Maintenance Fund.

<i>Fiscal Years</i>	<i>Appropriation</i>
2022/2023	\$611,400
2023/2024	\$1,311,396
2024/2025	\$1,429,457
2025/2026	\$1,400,548
2026/2027	\$340,348
2027/2028	\$695,680
2028/2029	\$515,681
2029/2030	\$648,205
2030/2031	\$1,123,752
2031/2032	\$160,488
Total	\$8,236,955

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:

Resolution

Map

Selection Memo

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

None.