STAFF REPORT

To:	**Coastside County Water District Board of Directors**
From:	**Mary Rogren, General Manager**
Agenda:	**October 14, 2025**
Date:	**October 10, 2025**
Agenda Title:	Award of Contract to GSW Construction, Inc. for the Pilarcitos Wellfield Replacement Project

Recommendation/Motion:
Authorize the General Manager to enter into a contractual agreement with GSW Construction, Inc. for the Pilarcitos Wellfield Replacement Project for a total cost of $3,723,560.

Background:

The District has six shallow raw water wells under the influence of surface water located in Pilarcitos Canyon that serve as the points of diversion for the District's surface water rights to Pilarcitos Creek (License for Diversion and Use of Water No. 10598.) Pumping is limited to November 1 through March 31, and the maximum annual diversion volume is 360 acre-feet per year. The District has maximized this water right since the 1960's, supplying approximately 20% of the District's current annual water demands.

Three of the wells were built in the 1960's; two in the 1970's; and one in the 1990's. The condition of these aging wells present operational challenges and increasingly high maintenance costs due to scale buildup, fouling, and corrosion that requires frequent and costly cleaning and pump maintenance. In addition, the existing wells lack modern automation and monitoring capabilities and require manual operation.

This Project includes (1) the construction of six new wells "in kind" and associated reinforced concrete pads, piping, valves and appurtenances, and connections to the existing raw water pipeline; (2) destroying five existing production wells; (3) converting one existing production well into a monitoring well; (4) installation of six new submersible pumps; and (5) installation of new electric and controls equipment. Modernizations include adding variable frequency drives (VFDs) at all of the pumps; adding integration with the District's supervisory control and data acquisition (SCADA) system for remote monitoring and automated control; and adding manual transfer switches for emergency generators. EKI Environment and Water, Inc. (EKI)

provided engineering design services and will also provide engineering services during construction. EKI is also coordinating the environmental permitting work by Environmental Sciences Associates. (ESA).

The Bid Opening was held on August 28, 2025, and only one bid was received by GSW Construction, Inc. (GSW) for $5,196,060. District staff believes that rebidding the project would yield the same results.

District staff and the District's engineer on the project, Jon Sutter, have met with GSW and their subcontractors to look for opportunities to reduce costs in the project. The primary cost differences between the bid and the engineer's estimate of $2.1M are with the well drilling and the instrumentation, electrical, and controls work. Note that there have been sharp increases in electrical, instrumentation, and mechanical equipment costs in recent months due to tariffs, supply chain issues, and the general construction market. GSW, Jon Sutter, and District staff have looked for areas for cost savings and have been able to reduce the total cost by $1,472,500 to $3,723.560. Staff has also involved the Board President in review of the project costs and specifications.

The District is currently working with GSW on the Pilarcitos Creek Road Culvert Replacement Project and is very pleased with their work. GSW also recently completed several projects with SFPUC in the watershed and is familiar with the environmental requirements.

Given that the District has limited time to drill the wells (the work must be done between September 15 – March 15, which is the timeframe outside of the marbled murrelet breeding season), staff recommends awarding the contract to GSW to allow for the new wells to be drilled before March 15, 2026. Note that the old wells will continue to be operational during the November 1, 2025 through March 31, 2026 pumping season. Work will continue on the electrical and instrumentation into the Fall of 2026 with the expectation that the new wells will be operational for the November 1, 2026 – March 31, 2027 pumping season.

In summary, this project is needed to maintain the level of service to District customers at an affordable cost. (Use of these wells reduces the need for the District to purchase water from SFPUC.) This project does not result in an expansion of use, but rather allows the District to continue to operate the wells as it has since the 1960's. In addition, this project modernizes the wells, improves operational resiliency, and improves the District's ability to deliver water supply during emergencies.

Fiscal Impact: Construction costs of $3,723,560.

Attachment A: GSW Revised Quote
Attachment B: Pilarcitos Wellfield Presentation to SMC Planning Commission

Attachment A

Biditem #	**GSW BASE BID SUMMARY_10.8.2025 (Coordination Confirmation)_PILARCITOS WELLFIELD**	**Bid Quantity**	**Unit**	**Bid Price**	**Bid Total**
1	DESTROY EXISTING PRODUCTION WELLS, 5 EACH	5.000	EA	15,700.00	78,500.00
2	IMPLEMENT ENVIRONMENTAL MITIGATION MEASURES AT EACH OF THE 6 WELL SITES	1.000	LS	64,500.00	64,500.00
3	~~DRILL BOREHOLE AND FURNISH AND INSTALL 22-INCH OD CARBON STEEL CONDUCTOR CASING~~ ***(EXCLUDED)***	~~0.000~~	~~LF~~	~~0.00~~	~~0.00~~
4	DRILL BOREHOLES, 15-INCH DIAMETER BY 250 LINEAR FEET	340.000	LF	1,411.76	480,000.00
5	FURNISH AND INSTALL ~~STAINLESS STEEL~~ BLANK WELL CASING, 10-INCH ID BY 110 LINEAR FEET ***[SUBSTITUTE, PVC]***	110.000	LF	390.00	42,900.00
6	FURNISH AND INSTALL STAINLESS STEEL SUPER-FLO LOUVERED WELL SCREEN, 10-INCH ID	230.000	LF	954.70	219,580.00
7	FURNISH AND INSTALL GRAVEL FILL PIPE, 3-INCH ID BY 100 LINEAR FEET	100.000	LF	130.00	13,000.00
8	FURNISH AND INSTALL GRADED SAND FILTER PACK AND BENTONITE TRANSITION SEAL	250.000	LF	40.00	10,000.00
9	FURNISH AND INSTALL SAND- CEMENT ANNULAR SEAL, 90 LINEAR FEET	90.000	LF	470.00	42,300.00
10	CONDUCT PLUMBNESS AND ALIGNMENT TESTING, 6 EACH (1 TEST PER WELL)	6.000	EA	1,290.00	7,740.00
11	CONDUCT WELL DEVELOPMENT USING BAILING, AIRLIFT PUMPING AND/OR SWABBING (16 HOURS PER WELL)	96.000	HR	630.00	60,480.00
12	FURNISH, INSTALL, AND REMOVE DEVELOPMENT PUMP OR PUMPS FOR USE IN EACH OF THE 6 NEW WELLS	1.000	LS	15,400.00	15,400.00
13	CONDUCT DEVELOPMENT PUMPING, 48 HOURS (8 HOURS PER WELL)	48.000	HR	2,020.00	96,960.00
14	CONDUCT DOWNHOLE CASING VIDEO SURVEY, 6 EACH (6 WELLS IN TOTAL)	6.000	EA	5,350.00	32,100.00
15	CONDUCT WELL DISINFECTION, 6 EACH (6 WELLS IN TOTAL)	6.000	EA	20,430.00	122,580.00
16	~~STANDBY TIME, 48 HOURS (8 HOURS PER WELL, 6 WELLS IN TOTAL)~~ **(EXCLUDED FROM BASE SCOPE)**	~~0.000~~	~~HR~~	~~0.00~~	~~0.00~~
17	FURNISH AND INSTALL PUMP COLUMN ASSEMBLIES (EXCLUDING PUMP LENGTH)	260.000	LF	290.00	75,400.00
18	CONDUCT DEMOLITION AND SITE PREPARATION	1.000	LS	13,200.00	13,200.00
19	CONDUCT FINISHING SITE WORK AND CONCRETE PAD CONSTRUCTION	1.000	LS	209,320.00	209,320.00
20	FURNISH AND INSTALL A PERMANENT WELL PRODUCTION WELL PUMP IN EACH NEW WELL	6.000	EA	36,350.00	218,100.00
21	FURNISH AND INSTALL ABOVE GROUND PIPING, VALVES AND APPURTENANCES AT ALL WELL SITES	1.000	LS	192,000.00	192,000.00
22	FURNISH AND INSTALL BURIED 4- INCH DUCTILE IRON PIPE WATER MAIN	190.000	LF	230.00	43,700.00
23	FURNISH AND INSTALL BURIED 6- INCH DUCTILE IRON PIPE WATER MAIN	10.000	LF	460.00	4,600.00
24	FURNISH AND INSTALL BURIED 4- INCH 45-DEGREE BEND FITTINGS	10.000	EA	810.00	8,100.00
25	FURNISH AND INSTALL BURIED 6- INCH X 4-INCH REDUCER FITTINGS	2.000	EA	960.00	1,920.00
26	FURNISH AND INSTALL BURIED 6- INCH X 4-INCH TEE	1.000	EA	1,900.00	1,900.00
27	FURNISH AND INSTALL BURIED 4- INCH GATE VALVE	1.000	EA	4,510.00	4,510.00
28	CONNECTION TO EXISTING 4-INCH WATER MAIN	7.000	EA	1,320.00	9,240.00
29	FURNISH AND INSTALL ELECTRICAL, INSTRUMENTATION AND CONTROLS EQUIPMENT, WIRING AND APPURTENANCES	1.000	LS	1,655,530.00	1,655,530.00
	****Excludes NETA and Arc Flash Testing. Includes Low Harmonic VFD***				
30	~~FURNISH AND CONDUCT SYSTEM STARTUP AND TESTING~~ **(EXCLUDED)**	~~1.000~~	~~LS~~	~~0.00~~	~~0.00~~
	REVISED WELL SCOPE COORDINATION TOTAL:				**3,723,560.00**

Attachment B

PILARCITOS WELLFIELD REPLACEMENT PROJECT

COASTSIDE COUNTY WATER DISTRICT

13 AUGUST 2025

Presentation by:
Jonathan Sutter, P.E.
jsutter@ekiconsult.com

COASTSIDE COUNTY WATER DISTRICT (CCWD)

- CCWD provides treated water to 18,940 people and businesses in the City of Half Moon Bay and several nearby unincorporated coastal communities in San Mateo County
- CCWD purchases raw (untreated) water from San Francisco Public Utility Commission (SFPUC) (approx. 60-70% of supply)
- CCWD supplements its SFPUC supply with local sources, including **20%** annually in normal years from the **Pilarcitos Wellfield**
- Pilarcitos Wellfield has diverted groundwater under the influence of surface water from Pilarcitos Creek at the current rate since the 1960s

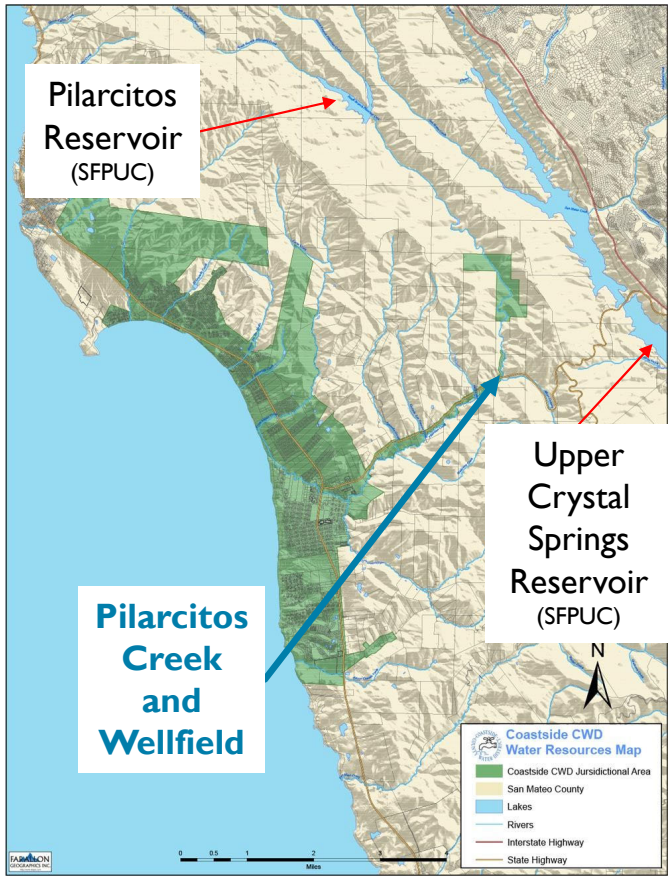
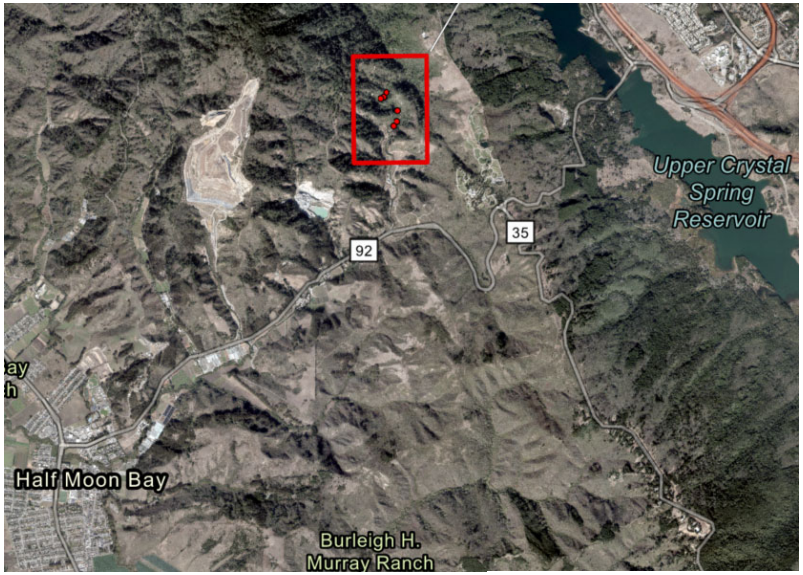


Image Source: CCWD District Map

PILARCITOS WELLFIELD BACKGROUND

- 6 wells are points of diversion for the District's surface water rights to Pilarcitos Creek (License for Diversion and Use of Water No. 10598)
  - Maximum diversion (total from all wells):1.5 cubic feet per second (cfs)
  - Maximum annual diversion volume: 360 acre-feet per year (AFY)
  - Pumping is limited to November 1 through March 31
  - District has maximized this water right since the 1960s supplying approximately 20% of the District's current water demands
- Historically the lowest cost supply source to the District and its customers
- Existing wells constructed between 1965 and 1995



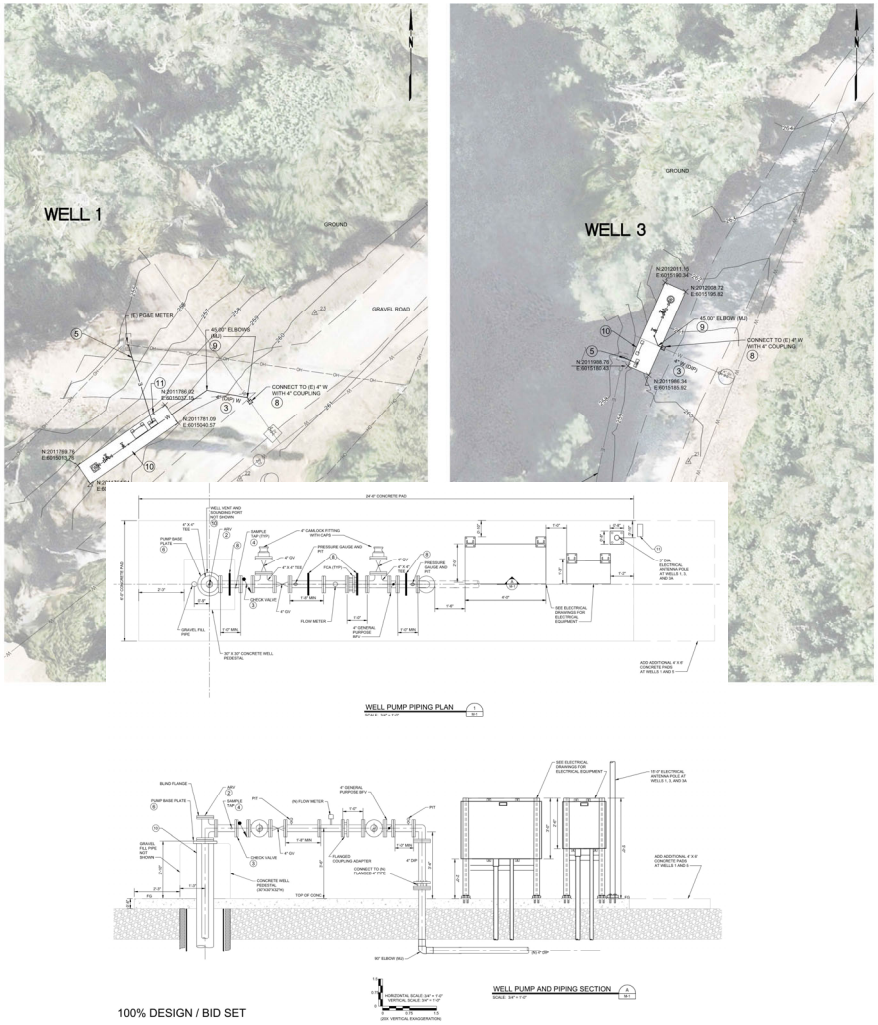
PROJECT NEED AND OBJECTIVES

- Condition of aging wells presents operational challenges and increasingly high costs
  - Scale buildup, fouling, and corrosion requires frequent and costly cleaning and pump maintenance
  - Existing wells lack modern automation and remote monitoring, requiring manual operation
  - Wells are becoming prohibitively expensive to maintain and operate
- Proposed Pilarcitos Wellfield Replacement Project will replace all 6 wells in-kind at the same locations
- Objectives:
  - Improve water supply reliability and resiliency in emergencies
  - Reduce operational and maintenance costs and staff resources
  - Modernize well equipment to improve automation, monitoring capabilities, and efficiency
  - Maintain pumping capacity and volumes diverted (no expansion of use)

Scaling build up on existing pump drop pipe, which fouls well pumps and screens

PROJECT DESIGN OVERVIEW

- Replacement of 6 wells in-kind using corrosion-resistant material (stainless steel casing and screens)
- Replacement of all associated concrete pads, piping, valves, appurtenances, and connections to the existing raw water pipeline
- Replace well pumps but maintain current pump sizes and electrical service connections
- Modernizations
  - Add variable frequency drives (VFDs) at all pumps
  - Add integration with the District's supervisory control and data acquisition (SCADA) system for remote monitoring and automated control
  - Add manual transfer switches for emergency generators



ENVIRONMENTAL CONSIDERATIONS AND BEST MANAGEMENT PRACTICES

- The Project is not anticipated to have any substantial adverse environmental impacts
- Biological resources analysis identified potential habitat for 3 special-status plant species and 4 special-status animal species in reconnaissance pedestrian survey of Project site
- No cultural resources identified
- No substantial impacts to hydrology or water quality
- Best Management Practices (BMPs) and conservation measures will be implemented to mitigate environmental impact

Best Management Practices

- **Biological Monitor(s) On-Site with Stop-Work Authorization**
- **Wildlife Exclusion Fencing**
- **Conservation Measures During Construction, including erosion control, disturbance restoration, and invasive plant species management**
- **Conservation Measures for Sensitive Plants**
- **Conservation Measures for California Red-Legged Frog**
- **Protection Measures for Nesting Birds**
- **Protection Measures for Marbled Murrelet**
- **Conservation Measures for San Francisco Dusky-Footed Woodrat**
- **Worker Environmental Awareness Program Training**
- **Construction Methods to Avoid Impacts to Creek**

eki

PROJECT SUMMARY

- Needed to maintain level of service to CCWD customers at an affordable cost
- Allows District to continue operating wells as it has since the 1960s
- Will not result in increased yield or capacity (no expansion of use)
- Modernizes wells and will improve operational resiliency
- Will improve ability to delivery water supply during emergencies