



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** February 24, 2015
From: Dennis Cron, Assistant Town Manager **Item No:** 2
Subject: APPROVE ADDITIONAL FUNDING TO COMPLETE THE
REFURBISHING OF THE EXISTING WELL AT THE APPLE VALLEY
GOLF COURSE

T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

That the Mayor and Town Council approve a budget amendment and authorize an expenditure in an amount not to exceed \$45,000.00, to complete the work necessary to refurbish the existing irrigation well at the Apple Valley Golf Course.

SUMMARY:

On June 10, 2014, the Town Council awarded a professional services contract to Hall & Foreman, Inc. (HFI) in the amount of \$80,000.00 for the design of a new irrigation well at the Apple Valley Golf Course (AVGC). During the investigative phase, staff located an existing, previously drilled well within the Golf Course property, in close proximity to the existing irrigation well. At the direction of staff, HFI placed the design of a new well on hold and performed investigative depth, video-log, swabbing, bailing and pump testing of this newly identified well to ascertain its condition for use. To date, the Town has expended \$70,280.00 of the original \$80,000.00 authorized for design, performing research, and analysis on the newly located well.

HFI is currently preparing specifications, bid documents, and construction drawings to complete work necessary to bring the refurbished well on line for use by the golf course.

BACKGROUND:

Shortly after the Town's involvement at the AVGC, the irrigation well failed. Several attempts to reconstitute the well were made with limited success and the decision was made to avoid the capital expense of drilling a new well at that time. In the alternative, staff negotiated the deviated rate schedule with Apple Valley Ranchos Water Company

(AVRWC) and purchased water under this rate schedule from AVRWC. It is no longer in the Town's best interest to purchase water under the deviated rate schedule for the AVGC.

The AVGC requires an irrigation supply, whether that supply is provided by an onsite well or whether that supply is provided by AVRWC. Today, the Golf Course is irrigated with well water from the AVGC well and with water purchased from AVRWC.

FISCAL IMPACT:

Once completed, it is likely that the Town will eliminate the need to purchase irrigation water under the deviated rate program except in emergency situations. With adequate irrigation supplies located at the AVGC, the Town would pump and irrigate the golf course using the Town's own water rights, which will result in an overall savings to the Town.

ATTACHMENTS:

1. Letter and Scope of Services from Hall & Foreman
2. Budget Amendment Request Form



A Division of David Evans and Associates, Inc.

January 26, 2015

150003.0000

Mr. Dennis Cron, Assistant Town Manager
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307

Re: Apple Valley Golf Course Irrigation Well Additional Services Request

Dear Dennis:

Hall & Foreman has recently complied with your request to retain Best Drilling and Pumping, Inc. and Water Well Developers to clean, rehabilitate and test the existing capped well near the power pole off of the 14th fairway. Costs for this work were not included in our original scope of work.

The additional services required to complete the project are itemized in the paragraphs below. The level of effort for engineering, hydrology and inspection is estimated at an additional \$42,500. Your original authorization was \$80,000, and we will have expended an estimated \$70,280 by the end of January, yielding approximately \$9,700 available in the current contract. We understand that you wish to proceed with this work as quickly as possible and have started on the design to added the submersible pump and accessories

Should you have any questions, please do not hesitate to contact me at kschmidt@hfinc.com or, 951-294-9322.

Sincerely,
Hall & Foreman, Inc.

Kevin Schmidt
Project Director
Temecula Office

Attachments (3)

<p>Tustin 17782 17th Street, Suite 200 Tustin, CA 92780-1947 Tel 714.665.4500 • Fax 714.665.4501</p>	<p>Los Angeles 811 Wilshire Blvd., Suite 1450 Los Angeles, CA 90017-2606 Tel 213.785.7887</p>	<p>Santa Clarita 25152 Springfield Court, Suite 350 Santa Clarita, CA 91355-1096 Tel 661.284.7400 • Fax 661.284.7401</p>	<p>Temecula 41951 Remington Avenue, Suite 130 Temecula, CA 92590-2553 Tel 951.294.9300 • 951.294.9301</p>	<p>Victorville 14297 Cajon Avenue, Suite 101 Victorville, CA 92392-2335 Tel 760.524.9100 • 760.524.9101</p>
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EXHIBIT "A"

SCOPE OF SERVICES

Hall & Foreman, Inc. (HFI) agrees to perform and furnish the following services:

(Note: The numbers in parenthesis, e.g., (070) refer to Hall & Foreman, Inc.'s internal service codes.)

PART ONE – PROJECT MANAGEMENT (100)

1. **Facilitate Client/Consultant Meetings (101).**

One remaining meeting has been budgeted. HFI will prepare agenda and minutes for the meetings and will facilitate it.

2. **Perform Project Management (105).**

HFI will administer the project, including documentation, budget maintenance, schedule maintenance and quality assurance/quality control.

3. **Perform project Research and Investigation (106).** HFI will team with Mark Roberts to complete the hydrogeologic report, subsequent to the cleaning and testing. HFI will then complete the hydraulic calculations required to size the pump and accessories.

PART TWO – ENGINEERING (400)

1. **Produce Engineering Drawings (417).**

HFI will produce the engineering drawings in Autocad format for well equipping. Drawings will be stamped and signed by a Civil Engineer licensed in the State of California. Five drawings are anticipated: Cover Sheet; Site Plan; Well Plan and Sections; Well Details; and Well Electrical Facilities. Drawings will be produced in a manner suitable for competitive construction bids.

2. **Produce Specifications (425).**

HFI will produce the specifications in CSI format suitable for competitive construction bids. Specifications will include contract and bidding information (boilerplate obtained from Apple Valley in Word format), technical specifications for drilling and technical specifications for well equipping. Anticipated features include well, well sounding gage, shutoff valve, check valve, air release valve, blowdown system, flow meter and pressure gage. Well pump will be specified as package system to include control panel with motor starter and motor protection features.

EXHIBIT "A"

SCOPE OF SERVICES

PART THREE – BID PHASE AND CONSTRUCTION ASSISTANCE (720)

1. **Contractor Meetings (721).**

HFI's Project Manager will facilitate six construction meetings with the Project Manager participation via the telephone. The meetings will coordinate successful project completion, including documentation of status of RFI and submittal logs and schedule updates.

2. **Submittal Review and Requests for Information (723).**

HFI will review submittals for conformance to Contract Documents and return to Contractor. HFI will respond to Contractor Requests for Information (RFI). Ten submittals are anticipated. 15 RFI's are anticipated.

3. **Construction Inspection (727).**

HFI will provide full time construction inspection for the project. Drilling will be supervised by Mark Roberts. Equipping will be supervised by an HFI inspector and is assumed to have a duration of six weeks. Inspection will include daily log with videos.

4. **Record Drawings (728).**

HFI will produce the record drawings for the project. Record drawings will input Inspector field markups onto the ACAD files for final delivery to the Town.

PART FOUR – OTHER DIRECT COSTS (900)

1. **Reimbursables (900).**

HFI's produce check and final drawing plots for the project. HFI will make copies of drawings and specifications necessary for review and construction bids.

2. **Mileage (901).**

HFI will travel to the site for design and construction meetings. Four trips are anticipated.

3. **Sub-Consultants (902).**

HFI will utilize the services of the Cannon Corporation for electrical and instrumentation design. This design is anticipated to include the incoming power service, pump motor starter and power for the flow meter and other 110-volt devices. One drawing is anticipated for the electrical design. A 75 horsepower motor is anticipated.

EXHIBIT "A"

SCOPE OF SERVICES

PART FIVE – EXCLUSIONS

The following, based on our understanding of the project with the Town, are excluded from our scope of services:

- Site fencing and landscaping.
- Variable speed pumping.
- SCADA control.
- Site lighting.

EXHIBIT "B"
FEE AND PAYMENT SCHEDULE

Task	Fee
Task 1.1-Design Meetings	\$600
Task 1.2-Project Management	\$1,400
Task 1.3-Research and Investigation	\$1,200
Task 2.1-Plans	\$8,500
Task 2.2-Specifications	\$2,000
Task 3.1-Construction Meetings	\$2,500
Task 3.2-Submittals/RFI's	\$2,400
Task 3.3-Inspection	\$9,500
Task 3.4-Record Drawings	\$500
Task 4.1-Reimbursables	\$300
Task 4.2-Mileage	\$1,100
Task 4.3-Subconsultants	\$12,500
Total	\$42,500

The fee and the **Schedule of Hourly Billing Rates**, Exhibit "C", as stated herein, are effective from the date of this Proposal through November 2015.

We anticipate that design can be completed within two months of your Notice to Proceed. A three month construction window is anticipated.

EXHIBIT "C"

SCHEDULE OF HOURLY BILLING RATES

Effective January 1, 2014

OFFICE:

Principal	\$215.00/Hour
Project Management (VP/Sr. Proj. Dir./Proj. Dir./Proj. & Survey Mgr)	\$190.00/Hour
Senior Engr./Proj. Eng./Proj. Surveyor/Sr. Designer/Principal Planner	\$150.00/Hour
GIS Programmer	\$140.00/Hour
Staff Engineer	\$125.00/Hour
Designer/Assist. Proj. Mgr/Planner/Survey Analyst	\$115.00/Hour
Assistant Engineer	\$100.00/Hour
GIS Analyst	\$100.00/Hour
Project Assistant/Expeditor	\$ 90.00/Hour
Administrative	\$ 72.00/Hour

EXPERT WITNESS:

Preparation for Depositions/Court Appearances	\$255.00/Hour
Depositions/Court Appearances	\$450.00/Hour

FIELD SURVEY:

1-Person Survey Crew	\$155.00/Hour
2-Person Survey Crew	\$205.00/Hour
3-Person Survey Crew	\$250.00/Hour
2-Person High Definition Survey Crew	\$230.00/Hour

CONSTRUCTION:

Resident Engineer	\$135.00/Hour
Inspector	\$100.00/Hour

Note 1: Client shall pay the cost, plus 15%, for any applicable governmental fees, title company charges, well monuments, outside vendor reproduction costs, in-house reproduction cost, plotting costs, mileage, and delivery or messenger services incurred on Client's behalf. If requested, HFI will provide a computer printout, which details these costs. HFI does not typically provide any additional back up for these generally nominal expenses as part of our fee.

Note 2: In the event Consultant's fee schedule changes due to any increase of costs such as the granting of wage increases and/or other employee benefits to field or office employees due to the terms of any labor agreement, or increase in the cost of living, during the lifetime of this agreement, a percentage increase shall be applied to all remaining fees and charges to reflect the increased costs.

Note 3: The fee stated herein does not include any sales or use tax. In the event that a sales and/or use tax is imposed by local, state, or federal authority, upon the services rendered hereunder, such sales and/or use tax shall be in addition to said fee herein, and shall be the full responsibility of the Client.

Note 4: Depositions and Court Appearances shall be billed at the above noted rate, with a four (4) hour minimum.



**TOWN OF APPLE VALLEY
BUDGET AMENDMENT REQUEST**

Requesting Department	Prepared By	Date Prepared
Golf Course	Dennis Cron	February 24, 2015

REVENUES AND OTHER FINANCING SOURCES

Account Description	Fund	Dept	Account No.	Amendment Amount
REVENUE TOTAL				-

EXPENDITURES AND OTHER FINANCING USES

Account Description	Fund	Dept	Account No.	Amendment Amount
GC Irrigation Well Funding				45,000
EXPENDITURE TOTAL				45,000

PURPOSE

Golf Course Irrigation Refurbished Well Funding

Department Director	Date	ATM Fin. & Admin./Asst. Fin. Dir.	Date

Town Manager	Date	Entered by	Date