



JOINT REPORT

DATE: September 9, 2025

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Upgrades to the Irrigation Pump Station (Phase 1), Project 19-43—Plans and Specifications Approval and Bidding Authorization**

RECOMMENDATION

1. Find that, in accordance with California Environmental Quality Act (CEQA) requirements, Upgrades to the Irrigation Pump Station (Phase 1), Project 19-43, is categorically exempt as Class 2, Replacement or Reconstruction, under CEQA Guidelines (Title 14, Division 6, Chapter 3, Article 3 of the California Code of Regulations), Section 15302(c).
2. Acting in its capacity as the Board of Directors (Board) for the Shoreline Regional Park Community, transfer and appropriate \$3,768,136 of 2018 Shoreline Series B Bond Proceeds from Charleston Road Improvements, Design and Construction, Project 19-34, to Upgrades to the Irrigation Pump Station (Phase 1), Project 19-43, increasing the total project budget to \$6,534,000, of which 96% is from the Shoreline Regional Park Community Fund.
3. Approve plans and specifications for Upgrades to the Irrigation Pump Station (Phase 1), Project 19-43, and authorize staff to advertise the project for bids.
4. Authorize the City Manager or designee and the Community Manager or designee to award the construction contract to the lowest responsive responsible bidder if the bid is within the total project budget of \$6,534,000.
5. Authorize the City Manager or designee and the Community Manager or designee to amend the professional services agreement with Schaaf and Wheeler, a California corporation (Entity No. 1267901), for Upgrades to the Irrigation Pump Station, Project 19-43, increasing compensation by \$150,000 for additional professional services for a total amount not to exceed \$658,000.
6. Authorize the City Manager or designee and the Community Manager or designee to execute a professional services agreement with Marina Construction Management, Inc. (Entity No. 6081240), to provide construction management and inspection services for Upgrades to the Irrigation Pump Station, Project 19-43, in a not-to-exceed amount of \$430,000.

BACKGROUND

The Shoreline Irrigation Pump Station (IPS), located within the Shoreline at Mountain View Regional Park (Shoreline Park) west of the Shoreline Maintenance Building (Figure 1), supplies recycled water from the Palo Alto Regional Water Quality Control Plant to the Shoreline Park and Shoreline Golf Links irrigation system. The IPS consists of six pumps, which includes four vertical turbine and two horizontal end suction pumps. Frequent start/stop cycling caused by fluctuating peak flow demands has accelerated wear on the pump motors and control components. Based on the field condition inspection conducted during the development of the City's 2014 Recycled Water Feasibility Study, several maintenance and rehabilitation projects at the IPS were recommended to extend its useful life.

To address these needs, on [January 10, 2023](#), the City Council approved a \$508,000 professional services contract with Schaaf and Wheeler, Inc. (S&W), to provide design services for Upgrades to the Irrigation Pump Station, Project 19-43.



Figure 1: Location Map

ANALYSIS

Final Design and Key Improvements

This project at the Shoreline IPS (Figure 2) evaluated various pump sizes and control combinations to achieve longer pump cycling while meeting fluctuating irrigation demands at Shoreline Park . The initial project scope and budget estimate were based on preliminary operation feedback and assumed a general range of potential improvements, such as demolition, excavation, concrete work, and some major station upgrades (e.g., switchboard, motor control center, and pump replacements), without committing to any specific solution.



Figure 2: Shoreline Irrigation Pump Station

The existing IPS is at the end of its service life, with frequent breakdowns leading to irrigation disruptions and increased reliance on reactive maintenance. These ongoing issues place significant demands on staff capacity, requiring reactive maintenance to keep up with service reliability at Shoreline and the golf course. Timely and full funding is critical to implement the improvements needed before service interruption becomes progressively worse. To address these challenges, staff worked closely with the pump operator, Shoreline staff, Shoreline Golf Links, and the design consultant to validate operational issues and identify specific upgrades needed to improve system performance and reliability.

The final design incorporates the following key improvements:

- Replacement of six existing pumps with five new efficient pumps. Three of the pumps have variable frequency drive motor controls, which will automatically adjust pump speeds to match the conditions occurring to save energy and cost.
- Replacement of the existing motor control center to support the new electrical, automation, and control requirements.
- Addition of a hydropneumatic tank to stabilize system pressure, reduce pump short-cycling, and provide buffer capacity during rapid fluctuations in irrigation demand.
- Temporary bypass system during construction to ensure uninterrupted irrigation service to the golf course while the station is offline.
- Temporary 24/7 generator and back-up generator for the closed landfill Flare Station to ensure uninterrupted operation while the IPS is offline. It was identified during design investigations that both stations are on the same power supply. The Flare Station must remain in operations 24/7 to meet regulatory requirements.

Once completed, these upgrades will extend the IPS's service life and provide reliable irrigation services to meet current and future irrigation needs with minimal interruptions.

Design Consultant and Construction Management/Inspection Services

As previously presented to the City Council on [January 10, 2023](#), staff committed to return upon design completion to seek approval for amending the agreement with S&W to provide bidding and construction support. With design now complete, staff is requesting a \$150,000 amendment to the S&W professional services agreement for these postdesign services, increasing the total not-to-exceed contract amount to \$658,000.

To ensure successful construction delivery, specialized consultant support for construction engineering and inspection services is also required. In 2024, a Request for Qualifications process established a list of pre-qualified consultants for these services. For this project, staff solicited proposals from the prequalified consultants and evaluated responses based on expertise, availability, and service fees. Marina Construction Management, Inc. (MCM), was deemed the most suitable firm due to their extensive experience with similar pump station projects. The recommended fee of \$430,000 for basic services and reimbursable expenses is consistent with the range typically charged for such services.

Cost Implications

With the final design complete, the construction cost estimate has been updated to reflect the complexity of the required improvements and operational constraints. The original budget was based on general assumptions and did not fully capture the technical requirements, phasing needs, or temporary systems necessary to maintain continuous Irrigation and Flare Station operations during construction.

Other contributing factors to the cost increase include:

- Long procurement lead times for specialized pump equipment;
- Rising labor and material costs; and
- Inflationary pressures and supply chain disruptions.

The updated total project cost estimate is as follows:

Construction	\$ 3,997,000
Construction Contingency	600,000
Project Management	100,000
Design Consultant Services (including amendment)	658,000
Construction Management and Inspection	430,000
Permits, Project Contingency, and Miscellaneous	<u>350,000</u>
Subtotal	\$ 6,135,000
City Administration	<u>399,000</u>
Total Project Cost Estimate	\$ 6,534,000
Current Project Budget	<u>2,765,864</u>
Project Shortfall	\$ <u>3,768,136</u>

If Council approves the recommended actions and a responsive responsible bid is received within the project budget, the construction contract is anticipated to be executed by end of 2025 with preconstruction work starting in mid-2026 and construction activities to follow in fall 2026. This schedule accommodates long procurement times for the pump equipment and allows the pump station to remain in operation during the 2026 critical summer months.

Environmental Clearance

In accordance with the requirements of the California Environmental Quality Act (CEQA), staff has reviewed the scope of this project and S&W's determination that this project is categorically exempt pursuant to Section 15302, "Replacement or Reconstruction," of the California Code of Regulations as it consists of the replacement of existing public facilities involving negligible or no expansion of capacity at the same site.

Staff recommends that Council make a finding that, in accordance with the CEQA requirements, the project is categorically exempt as Class 2, Replacement or Reconstruction, under CEQA Guidelines (Title 14, Division 6, Chapter 3, Article 3 of the California Code of Regulations), Section 15302(c).

FISCAL IMPACT

Upgrades to the Irrigation Pump Station (Phase 1), Project 19-43, is funded with \$120,000 from the Water Fund, \$2,518,000 from the Shoreline Regional Park Community Fund, and \$127,864 from Google donations to the City's recycled water system for a total budget of \$2,765,864.

An increase in appropriations of \$3,768,136 is required to fully fund Project 19-43. Staff recommends allocating this amount from the Shoreline Regional Park Community Fund, which has sufficient funding to support the recommended actions.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

SUBJECT TO THE LEVINE ACT

☒ Contract or franchise agreement

CONCLUSION

The Shoreline Irrigation Pump Station provides essential recycled water service to irrigate Shoreline at Mountain View and the Shoreline Golf Links. The proposed upgrades will improve

system performance, extend equipment life, and ensure continued irrigation service throughout the peak irrigation months. The final project design reflects significant coordination with stakeholders and incorporates improvements to address current operational challenges and meet future demand needs. Due to added complexity and temporary water and power system requirements, additional funding is needed. Staff recommends allocating the additional funding from the Shoreline Regional Park Community Fund. Council's approval of the recommended actions will allow staff to proceed with the bid process and maintain essential irrigation services to support Shoreline at Mountain View and Shoreline Golf Links operations.

ALTERNATIVES

1. Defer construction.
2. Request staff to reduce the project scope and reduce the amount of increase to the project.
3. Provide other direction.

PUBLIC NOTICING

In addition to the standard agenda posting, staff sent notices to occupants and property owners within 750' of the project.

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PWK/JC-09-09-25CR

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