



STAFF REPORT

Meeting Type: Planning Committee/Board of Directors
Title: Fire Flow Improvement Program – Palm Avenue Pipeline Replacement Project (F26002)
From: Alex Anaya, Director of Engineering
Through: Ben Horenstein, General Manager
Meeting Date: July 28, 2026



TYPE OF ITEM: Approve X Review and Comment

RECOMMENDATION: Review and comment on the proposed Fire Flow Improvement Program – Palm Avenue Pipeline Replacement Project

SUMMARY: The Fire Flow Improvement Program - Palm Avenue Pipeline Replacement Project will install approximately 1,730 feet of new pipe in the unincorporated community of Kentfield. District staff will make a recommendation for contract award at a future regularly scheduled Board meeting.

DISCUSSION: The Palm Avenue Pipeline Replacement Project is a component of the District's Fire Flow Improvement Program. This Project will install approximately 1,730 feet of new 6" and 8" welded steel pipe to replace the old, leak-prone, fire flow deficient piping installed as early as 1937.

The Project will be constructed in coordination with Marin County's upcoming road resurfacing project. As part of this coordination effort, the County has agreed to waive the District's standard requirement to perform typical resurfacing along Palm Avenue. Instead, the District will be permitted to perform plug pavement restoration, with the County completing the full-depth roadway restoration as part of its resurfacing project.

The project will take place in the locations described in Table 1 and shown on the map provided in Attachment 1.

Table 1
Pipeline Replacement Locations

STREET	LENGTH	INSTALLATION DATE	EXISTING SIZE & TYPE
Palm Avenue	1450 ft	1937	4" CIP
Laurel Grove Avenue**	80 ft	1935	8" CIP
Cypress Avenue**	68 ft	1962	6" ACP

*CIP = Cast Iron Pipe * ACP = Asbestos Concrete Pipe ** Pipeline Tie-In Location

These street segments were evaluated for the installation of recycled water piping. The nearest existing recycled water pipeline is approximately 3.9 miles away located at the intersection of San Pablo Avenue and Sequoia Road. The closest wastewater treatment plant, Central Marin Sanitation Agency, is located approximately 4.0 miles away in San Rafael. However, their facilities are not equipped to provide tertiary recycled water.

Summaries of the estimated Project costs and schedule are provided below.

Budget:

Engineer's Estimate:	\$ 710,000
Contingency (10%):	\$ 71,000
Materials:	\$ 173,000
District Labor/Inspection:	\$ 155,000
Total Budget:	\$ 1,109,000
Budget Category:	A2A

Project Implementation:

Project Advertisement:	July 14, 2026
Bid Opening:	July 30, 2026
Project Award:	August 18, 2026
Estimated Completion Date:	November 11, 2026
Duration:	85 days

District will open construction bids for this Project on July 30, 2026. Staff will make a recommendation for contract award of the Project at a future regularly scheduled Board meeting.

ENVIRONMENTAL REVIEW: The Director of Engineering has found that the Project is Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302(c), Replacement or Reconstruction, and statutorily exempt under Public Resources Code section 21080.21, pipelines less than one mile. The Project qualifies for exemption pursuant to Section 15302(c) inasmuch as it is the replacement of existing water pipeline involving negligible or no expansion of capacity, and is statutorily exempt pursuant to Public Resources Code section 21080.21 since the proposed Project will replace less than one mile of pipe within the public right of way or street.

FISCAL IMPACT: The total cost to complete the Fire Flow Improvement Program – Palm Avenue Pipeline Replacement Project is estimated as \$1,109,000, inclusive of District Labor, materials and contingencies. Funding for this project is included in the Adopted 2 Year Capital Improvement Budget (FY 2026-2027) and will be funded by the Fire Flow Program.

ATTACHMENT(S):

1. Site Map