



STAFF REPORT

Meeting Type: Board of Directors
Title: Award of Contract No. 2037 - Fire Flow Improvement Program – Sleepy Hollow Pipeline Replacement Project (F24002)
From: Alex Anaya, Director of Engineering
Through: Ben Horenstein, General Manager
Meeting Date: December 16, 2025

TYPE OF ITEM: X Action Information

RECOMMENDATION: Approve a resolution authorizing award of Contract No. 2037, Fire Flow Improvement Program – Sleepy Hollow Pipeline Replacement Project, to Argonaut Constructors, Inc. in the amount of \$1,528,132

SUMMARY: This item was reviewed by the District Planning Committee on November 13, 2025. The Fire Flow Improvement Program – Sleepy Hollow Pipeline Replacement Project will install approximately 4,250 feet of new pipe to replace old, leak-prone, fire flow deficient piping in the unincorporated community of Sleepy Hollow within the County of Marin, California.

DISCUSSION: The Fire Flow Improvement Program – Sleepy Hollow Pipeline Replacement Project (Project) is a component of the District’s Fire Flow Improvement Program. This Project will install approximately 4,250 feet of new 12-, 8-, and 6-inch welded steel pipe to replace old, leak-prone, fire flow deficient piping installed as early as 1932.

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, Lengths, Installation Dates, and Existing Sizes and Types

STREET	LENGTH	INSTALLATION DATE	EXISTING SIZE & TYPE
Legend Road	700 ft	1945	4” CIP
Raven Road	100 ft	1954	6” CIP
Butterfield Road	120 ft	1932	12” CIP
Deer Hollow Road	2,450 ft	1938	4” CIP, 2” GTP
Oakcrest Road	700 ft	1948	4” CIP
The Alameda	180 ft	1948	4” CIP

*CIP = Cast Iron Pipe, GTP = Galvanized Threaded Pipe

These street segments were evaluated for the installation of recycled water piping. The nearest existing recycled water pipeline is approximately 6.7 miles away located at the intersection of Sequoia Road and North San Pedro Road in San Rafael. Therefore, the installation of recycled water piping was determined to be infeasible.

On December 4, 2025, the District opened eight (8) bids, as shown in Table 2, for the Fire Flow Improvement Program – Sleepy Hollow Pipeline Replacement Project. Argonaut Constructors, Inc. submitted the lowest responsive and responsible bid in the amount of \$1,528,132. Therefore, staff recommends that the Board of Directors approve a resolution awarding Contract No. 2037 to Argonaut Constructors, Inc. in the amount of \$1,528,132 and authorizing the General Manager to execute any necessary amendments to Contract No. 2037, which do not exceed \$150,000.

Table 2. Bid Results for the Fire Flow Improvement Program – Sleepy Hollow Pipeline Replacement Project

Bid Rank	Contractor Name	Bid Amount
1.	Argonaut Constructors, Inc.	\$1,528,132
2.	Westrock Engineering	\$1,561,960
3.	W. R. Forde Associates, Inc.	\$1,626,810
4.	D & D Pipelines Inc.	\$1,783,160
5.	Piazza Construction	\$1,790,000
6.	Team Ghilotti, Inc.	\$1,827,141
7.	Maggiora & Ghilotti, Inc.	\$1,876,876
8.	Mitchell Engineering	\$2,241,720

Engineer's Estimate: \$1,850,000

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

Budget:

Contract Award:	\$ 1,528,132
Contingency (10%):	\$ 150,000
Materials and Professional Fees:	\$ 425,000
District Labor/Inspection:	\$ 225,000
Total Budget:	\$ 2,328,132
Budget Category:	A2A

Project Implementation:



Project Advertisement: November 18, 2025
Bid Opening: December 4, 2025
Project Award: December 16, 2025
Estimated Completion Date: June 30, 2026
Duration: 197 days

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 – Sleepy Hollow Pipeline Replacement Project is estimated at \$2,328,132, inclusive of District Labor, materials and contingencies.

ATTACHMENT(S):

1. Proposed Resolution
2. Site Map
3. Draft Notice of Exemption

DEPARTMENT OR DIVISION	DIVISION MANAGER	APPROVED
Engineering	 Alex Anaya Engineering Director	 Ben Horenstein General Manager