

TO: City Council
FROM: Patrick Soderberg, Water Resources & Sustainability Program Manager
DATE: April 21, 2026
SUBJECT: Brewery Wellfield Installation and Development Project – Public Works Contract Award with Schneider Equipment, Inc.

1) Recommended Action:

Authorize the Mayor to sign a Public Works Contract with Schneider Equipment, INC., of St. Paul, Oregon, in the amount of \$2,916,412.60 for the Brewery Wellfield Installation and Development project, withholding \$998,856.60 only to be authorized should a third well be necessary.

2) Background:

The Cities of Tumwater and Olympia (Cities) jointly own land and water rights associated with the former Olympia Brewery. This project will install two new production wells, each approximately 400-feet deep, for municipal use. Tumwater's goal is to achieve a combined production capacity of at least 4,343 gallons per minute (gpm) to maximize Tumwater's two-thirds share of the Brewery Wellfield water rights. In the event the two new wells do not achieve the targeted 4,343 gpm, the city may authorize the installation of a third well. If successful, water quality testing, treatment facility design, permitting, and construction will follow installation of the wells. The city aims to have the Brewery Wellfield operational by mid-year, 2028.

The three wells considered for this project are intended to put in use the City of Tumwater's share of the Brewery Wellfield water rights only. Discussions are underway with the City of Olympia for their long-term production needs and overall operation and maintenance of the Brewery Wellfield.

In December 2025, the city solicited bids for the project and received three qualified bids. The Engineer's Estimate was \$2,936,120.50, including the additive third well bid. The total bid of \$2,916,412.60, inclusive of the additive bid amount of \$998,856.60, was submitted by the low bidder, Schneider Equipment, INC., and is appropriate for this project. The contractor shall have up to 180 working days to complete the first two wells, with an additional 90 working days to complete the third well if necessary.

3) Policy Support:

- 2021 Water System Plan, Supply Project S-3
 - 2026-2031 Capital Facilities Plan, Project WA-2
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4) Alternatives:

- Reject bids and revise/re-advertise the project.
- Reject the bids and cancel the project.
- Determine alternative source(s) of water to address current and future potable water needs.

5) Fiscal Notes:

The cost for installing two municipal wells is \$1,917,556.00. Should a third well be needed to meet target production goals, an additional \$998,856.60 may be authorized, amounting to a total contract award of \$2,916,412.60. This project is funded by the Water Utility Fund.

6) Attachments:

- A. Public Works Contract with Schneider Water Services
- B. Office Bid Tabulation Sheet
- C. 2026-2031 Capital Facilities Plan, Water Utility Fund, Project WA-2