



# MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **May 7, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

**SUBJECT: Review and Possible Action Regarding Sole Source Selection of Maggiora Bros. to Perform Rehabilitation of the District's North Airport Well and Airport Well No. 3**

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The District's North Airport Well (NAW) and Airport Well No.3 (AW3) both require immediate rehabilitation due to accumulation of mineral deposits in the wells that effect the water quality produced by both sources. The scope of work includes pulling the pumps and installing the swab and brush equipment. These activities will be followed by injecting chemicals to clean the wells and reinstalling the pumps.

District's staff proposes to sole-source this work to Maggiora Bros. Drilling, Inc. (Maggiora) due to their prior unique experience with these facilities. Maggiora is the only contractor who possesses the specialized expertise required for this type of the public water supply well rehabilitation work. Additionally, they have direct experience with both wells the District's facilities associated with them. Staff was unable to locate any other contractor who can perform the work without a substantially increased risk to the water system. In summary, the following are the key reasons for sole-sourcing this important and critical well rehabilitation work to Maggiora Bros. Drilling:

- Few contractors possess the specialized expertise required for this type of rehabilitation work
- Of those, Maggiora is the only contractor with direct experience on this specific asset and system configuration
- The work cannot be reasonably substituted without increased risk
- Maggiora is uniquely qualified due to its prior rehabilitation work on the wells
- Improper or delayed performance of the work could result in service interruptions, regulatory compliance violations, and potential impacts to public health and safety and engaging Maggiora with demonstrated experience on this specific wells materially reduces these risks.
- Competitive bidding for this Project is impractical and would not yield a meaningful competitive outcome

The attached quotes from Maggiora are for \$24,460 for each well. Staff proposes to award the contract for a not-to-exceed amount of \$60,000 for both wells, to allow for unexpected expenses. As time is of the essence on this rehabilitation work, staff proposes to impose Liquidated Damages (LDs) for every day of delay past the scheduled completion date. The work, including mobilization, chemical treatment, and demobilization, is expected to take 30 days.

RECOMMENDATION:

1. MOVE To Suspend Competitive Bidding That Is Impractical And Would Not Produce A Competitive Result Due To The Specialized Nature Of The Work And Absence Of Qualified Contractors.
2. ADOPT Resolution No.\_\_\_\_, Resolution Of The Montara Water And Sanitary District Approving Contract Documents For Well Maintenance Repairs, Authorizing Sole Source Procurement, Waiving Competitive Bidding, And Authorizing Manager To Accept Proposal And Execute Contract With Maggiora Bros. Drilling, Inc. Up To \$60,000

## RESOLUTION NO. \_\_\_\_\_

### **RESOLUTION OF THE MONTARA WATER AND SANITARY DISTRICT APPROVING CONTRACT DOCUMENTS FOR WELL MAINTENANCE REPAIRS, AUTHORIZING SOLE SOURCE PROCUREMENT, WAIVING COMPETITIVE BIDDING, AND AUTHORIZING MANAGER TO ACCEPT PROPOSAL AND EXECUTE CONTRACT WITH MAGGIORA BROS. DRILLING, INC. UP TO \$60,000**

**WHEREAS**, the Montara Water and Sanitary District (“District”) owns and operates the North Airport Well and Airport Well No. 3, which are critical components of the District’s public water supply system; and

**WHEREAS**, both wells require immediate rehabilitation due to the accumulation of mineral deposits that are adversely affecting water quality and system performance (“Project”); and

**WHEREAS**, the Project scope of work includes removal and reinstallation of pumps, mechanical swabbing and brushing of the wells, and chemical treatment to restore well function; and

**WHEREAS**, the rehabilitation of public water supply wells requires specialized equipment, technical expertise, and experience with well cleaning, chemical treatment, and pump handling that are not widely available among contractors; and,

**WHEREAS**, few contractors possess the qualifications necessary to perform this type of work. Based on staff’s investigation, Maggiora Bros. Drilling, Inc. (“Maggiora”) is the only contractor identified with both the requisite expertise and availability to perform the work within the required timeframe; and,

**WHEREAS**, Maggiora has prior direct experience performing work on the District’s North Airport Well and Airport Well No. 3, and therefore possesses unique knowledge of the design, condition, and operational characteristics of these specific facilities; and,

**WHEREAS**, improper or delayed performance of the rehabilitation work could result in service interruptions, degradation of water quality, regulatory compliance issues, and potential impacts to public health and safety. The use of a contractor

without demonstrated experience on these wells would materially increase these risks; and,

**WHEREAS**, given the specialized nature of the work, the limited pool of qualified contractors, and the need for asset-specific expertise, the Board finds that competitive bidding would not result in a meaningful or advantageous competitive process; and,

**WHEREAS**, the District Board of Directors has authority to contract for public works and to determine that competitive bidding is impractical where it would not produce a meaningful competitive result, consistent with the District's authority under the Sanitary District Act of 1923 and applicable public contracting principles; and

**WHEREAS**, this Board, by motion duly made and carried, has suspended competitive bidding requirements so that the District can contract with Maggiora Bros. Drilling, Inc., who possesses the unique experience and specialized expertise for the Project, and the public interest would not be served by strict compliance with said requirements.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE MONTARA WATER AND SANITARY DISTRICT, A PUBLIC AGENCY IN THE COUNTY OF SAN MATEO, CALIFORNIA, AS FOLLOWS:**

1. The foregoing recitals are true statements of fact and are hereby incorporated herein.
2. Based on the foregoing findings, the Board hereby determines that competitive bidding is impractical and unnecessary for this Project and waives formal bidding requirements.
3. This action is not a "project" under the California Environmental Quality Act ("CEQA") because it involves maintenance and repair of existing public facilities with no expansion of use, and/or is otherwise exempt under applicable CEQA Guidelines.
4. The two (2) quotes of Maggiora Bros. Drilling, Inc., dated April 29, 2026, in the amount of Twenty-Four Thousand Four Hundred and Sixty Dollars (\$24,460.00) for each of the two wells, with a total not-to-exceed amount of Sixty Thousand

Dollars (\$60,000.00) for both wells to allow for unanticipated expenses, are hereby accepted.

5. The District General Manager is hereby authorized and directed to enter into a purchase and installation agreement with Maggiora Bros. Drilling, Inc. in accordance with the above approval.
6. This Resolution shall take effect immediately upon adoption.

\_\_\_\_\_  
President, Montara Water and Sanitary District

COUNTERSIGNED:

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Secretary, Montara Water and Sanitary District

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I HEREBY CERTIFY that the foregoing Resolution No. \_\_\_\_\_ was duly and regularly adopted and passed by the Board of Directors of the Montara Water and Sanitary District, San Mateo County, California, at a regular meeting on May 7, 2026 by the following vote:

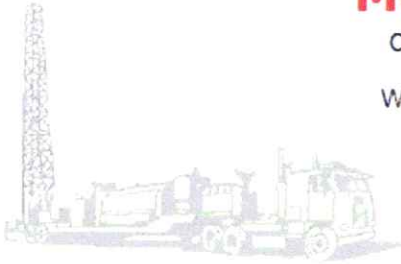
AYES, Directors:

NOES, Directors:

ABSENT, Directors:

\_\_\_\_\_  
Secretary, Montara Water and Sanitary District





# Maggiara Bros Drilling, Inc.

CORPORATE OFFICE  
595 Airport Blvd  
Watsonville, CA 95076  
(831) 724-1338

BRANCH OFFICE  
2001 Shelton Drive  
Hollister, CA 95023  
(831) 637-8228  
(800) 728-1480

STATE CONTRACTORS LICENSE #249957

**Attention:** JULIAN MARTINEZ ap Tracy

**Date:** 04/29/2026 **Quote No.:** 106145 **Rev No.:** 0

**Billing Address:**

MONTARA WATER/SAN. DISTRICT  
P.O BOX 370131  
MONTARA, CA 94037

**Job Address:**

MONTARA WATER/SAN. DISTRICT  
AW3  
MONTARA, CA 94037

**Phone:** (650) 766-6986

**Job Attention:** JULIAN MARTINEZ ap Tracy

**Phone:** (650) 766-6986

**Fax:**

**Fax:**

**Email:** tracy@mwsd.net julian@mwsd.net

**Email:** tracy@mwsd.net julian@mwsd.net

A. The following is Maggiara Bros. Drilling, Inc. proposal to rehabilitate the AW3 well.

B. General description of work: Pull well pump and install swab/brush equipment. Inject WaterSafe AR (50 gallons) through swab pipe and agitate chemicals in well for approximately 8 hours. Let chemicals sit overnight and air swab chemicals to 3,000 gallon neutralization tank. Video log well and re-install well pump equipment. Water to be disposed of on site after neutralization. Sales tax included in proposal.

DESCRIPTION	QTY	UOM	UNIT PRICE	ITEM TOTAL
MOBILIZATION / DEMOBILIZATION	1	LS	2,500.00	2,500.00
PUMP HOIST - PULL WELL PUMP EQUIPMENT	1	LS	2,500.00	2,500.00
PUMP HOIST - SWAB/BRUSH INSTALLATION OF CHEMICALS	8	LS	385.00	3,080.00
PUMP HOIST - AIR SWAB CHEMICALS	8	HR	385.00	3,080.00
WATERSAFE AR	50	GAL	38.00	1,900.00
SWAB EQUIPMENT AND COMPRESSOR RENTAL	1	LS	500.00	500.00
3,000 GALLON OPEN TOP BIN RENTAL - DELIVERY/PICKUP	1	LS	3,000.00	3,000.00
VIDEO WELL	1	EA	1,200.00	1,200.00
ACID NEUTRALIZATION ON SITE	1	LS	500.00	500.00
PUMP HOIST - INSTALL WELL PUMP EQUIPMENT	1	LS	2,500.00	2,500.00
MOTOR SPLICE KIT, TAPES, COMPOUNDS AND CHLORINE	1	LS	300.00	300.00
MOBILIZATION / DEMOBILIZATION - WATER TRUCK	1	LS	1,000.00	1,000.00
WATER TRUCK - LOAD, HAUL AND DISPOSE OF APPROXIMATELY 14,000 GALLONS - 4 LOADS	1	LS	2,400.00	2,400.00

**Total Labor and Materials: \$24,460.00**

**50% Deposit due PRIOR to SCHEDULING of job. BALANCE DUE UPON COMPLETION.  
Proposal is valid 1 month from date above**

I HAVE READ AND UNDERSTAND THESE TERMS. My signature indicates my ACCEPTANCE & AUTHORIZATION for work to begin.

Michael Maggiara	04/29/2026		
_____ Authorized Salesperson	_____ Date	_____ Customer Acceptance	_____ Date