



Official Memorandum

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To: SLDMWA Board of Directors, Alternates
SLDMWA Finance & Administration Committee, Alternates

From: Pablo Arroyave, Chief Operating Officer
Jaime McNeil, Engineering Manager

Date: May 11, 2026

RE: Ratification of Execution of Change Orders Associated With the Jones Pumping Plant Unit 5
Leak Investigation & Repair Project and Increase in Expenditure of up to \$264,898 from the FY
2026 EO&M Budget

Background

The scope of the Jones Pumping Plant (JPP) Leak Investigation & Repair Project (Project) includes a full disassembly of Unit 5 to investigate and remediate the cause of a leak that was discovered in the concrete surrounding the pump casing. The project includes a vibration analysis, a full inspection and rehabilitation of the pump casing, balancing of the impeller, and replacement of the impeller wear rings. The Project also included additional funding to supplement budget shortages identified in the FY25 Rehabilitate Coating on Pump Casings & Bifurcation Project as the projects are closely related in both scope and physical proximity and would be completed concurrently. Authorization of the extended outage required to complete the work was obtained only after ensuring the team would make every effort possible to keep the project on schedule to return Unit 5 to service as scheduled or sooner if possible.

Following a formal solicitation and after receiving authorization from the Board of Directors, a Construction Agreement was executed on February 5, 2026 with Hartman-Walsh Painting Company in the amount of \$1,037,350 for the JPP Pump Casings & Bifurcation Pipe Recoating Project. In an effort to front load the schedule as much as possible, a \$72,000 Change Order was executed on April 10th to implement double shifts during the blasting phase. Blasting of the project has been substantially completed to date, allowing a full inspection to quantify the amount of repair work required to prepare the surfaces for coatings. While the condition of the bifurcation piping was found to be in good general condition, the suction elbow portion of Unit 5 was found to have excessive pitting and surface damage. The surface requires a full coating of repair material to create a surface that the two-part epoxy coating paint will adhere to. Additional media blasting will also be required after the repair material is applied to ensure proper bonding between the repair material and the paint. Hartman-Walsh provided a Time and Materials estimate to complete this work with a not to exceed amount.

A Construction Agreement was also executed on February 10th, 2026 with Unico Mechanical (Unico) for the JPP Unit 5 Impeller Balancing in the amount of \$149,500 after an informal solicitation process was followed. Six qualified vendors were provided the solicitation directly, with one bid received from Unico. Once the impeller was delivered to Unico's shop, Change Order number 1 was executed on April 29 in the amount of \$28,073 to perform non-destructive testing to determine the integrity of the impeller which brought the total contract value to \$177,573. Once the non-destructive testing was completed, Unico proceeded with the balancing procedure and immediately found the outer diameter to be significantly out of round. An out of



round impeller could have detrimental impacts to the operation of the unit leading to uneven or excessive wear and vibrational issues. Unico provided a proposal to disassemble the impeller, shaft, and wear rings to inspect, take precision measurements, machine to required tolerances, and reassemble.

JPP pumping in July through September is forecast to be close to continuous five-unit operation. Both the Impeller Balancing and the Pump Casing Coating projects are considered to be parallel critical paths to the reassembly of Unit 5. Any delay of Unit 5 (spare unit) availability presents a higher risk of water loss for communities, farms, and businesses should there be any issue with the five remaining units. To avoid this risk, and to maintain the aggressive schedule to make Unit 5 available by late August, staff executed both emergency change orders. The Impeller Balancing Change Order was issued on May 1st and the Bifurcation and Pump Casing Change Order issued on May 6th.

Issues for Decision

- A. Whether the Finance & Administration Committee should recommend, and the Board of Directors should authorize, ratification of execution of change order for Jones Pumping Plant Unit 5 impeller balancing with Unico and increase in expenditure of up to \$123,058 from the FY 2026 EO&M Budget.
- B. Whether the Finance & Administration Committee should recommend, and the Board of Directors should authorize, ratification of execution of change order for Jones Pumping Plant Pump Casing and Bifurcation Pipe Recoating with Hartman Walsh Painting and increase in expenditure of up to \$141,840 from the FY 2026 EO&M Budget.

Recommendation

Staff recommends that the Water Authority Board of Directors ratify execution of the change orders and cumulative increase in expenditure of up to \$264,898 from the FY 2026 EO&M Budget.

Analysis

A. JPP Unit 5 Impeller Balancing Change Order

Unico's cost estimate for the impeller balancing work is \$123,058, which brings the total Unico contract to \$300,631. On April 27, 2026, staff and Unico discovered the condition of the Unit 5 impeller that posed a threat to Unit 5 if it were not corrected; the condition could not have been discovered earlier. Delaying the impeller work would cause the loss or impairment of water and water delivery services, as the JPP units support an essential public service and the Water Authority must minimize the risk of an extended outage. Specifically, delaying execution of the change order (and the start of the impeller work) would have caused delay in the availability of Unit 5 by a minimum of two weeks, and likely more, as it would have caused the impeller work to lose its place in Unico's queue.

Delaying execution of the change order would also have resulted in increased costs, as the impeller would have had to move two extra times (to and from Unico storage), and Unico would have had to accommodate storage of the impeller while waiting to be serviced. Furthermore, Unico was the only vendor to submit a bid following the solicitation process. As a result, Unico is the only vendor, and is best qualified to complete this work.



The Water Authority's Consolidated Procurement Policy allows execution of construction contracts that exceed the \$200,000 threshold without prior Board authorization, and without formal procurement action, in the case of emergency, to prevent or mitigate the loss or impairment of property or essential public services. (Section 1.2; Section 4.6.) Because with execution of the emergency Unico change order the Unico contract total now exceeds the \$200,000 threshold, Board ratification (approval) of execution of the change order is needed. (Section 1.2)

B. JPP Pump Casing and Bifurcation Pipe Recoating Change Order

Hartman-Walsh's cost estimate to apply a filler material and to provide an additional sweep blast to all surfaces in the pump casing and suction elbow is not to exceed \$141,840 based on Time & Materials, which brings the total Hartman-Walsh contract to \$1,251,190. On April 27, 2026, Hartman-Walsh and the Water Authority's independent third-party inspector discovered the condition of the Unit 5 suction elbow and pump casing and notified the Water Authority of the need for repairs. Sixty hours of repair time was estimated within the original contract; however, the extent of the damage was much greater than anticipated. This repair work is necessary to ensure a quality finish is achieved when coatings are applied. It was imperative for the Water Authority to immediately authorize Hartman-Walsh to proceed with the Change Order work as they had to procure the repair material that has a lead time and to plan their staff accordingly to prevent any further delays. Hartman-Walsh estimates this work will take six (6) days beginning on May 12th.

The Water Authority's Consolidated Procurement Policy allows the Water Authority to take immediate action required to prevent or mitigate the loss or impairment of property or essential public services. (Section 1.2; Section 4.6.) The increase in cost associated with execution of the emergency change order exceeds ten percent (10%) of the original contract amount with Hartman-Walsh. Consequently, Board ratification (approval) of execution of the change order is required. (Section 4.8.)

As noted above, delaying the work proposed in either of these Change Orders would have directly delayed the Unit 5 return to service date, leading to a higher risk of water loss for communities, farms, and businesses.

Budget Implications

The Fiscal Year 2026 EO&M budget included \$1,800,000 for the JPP Unit 5 Leak Investigation and Repair Project, which included \$500,000 for Impeller Balancing and \$650,000 to supplement the existing JPP Bifurcation & Pump Casing budget of \$948,000. Both Change Orders are within the budgeted amount.

Attachment

1. Unico Corporation Change Order
2. Hartman-Walsh Change Order



CHANGE ORDER

Change Order No.: 2

Date: 5/1/2026

Name of Project: **Jones Pumping Plant (JPP) Unit 5 Impeller Balancing**
 Specification No.: **F26-JPP-016**
 Owner: **San Luis & Delta-Mendota Water Authority**
 Contractor: **Unico Mechanical Corp.**

Part: 1 Description of Change Order

During inspection of the impeller on the balancing machine, it was identified that the newly installed upper and lower wear rings were significantly non-concentric. If placed in service without correction, the non-concentric wear rings would take up the necessary clearance space required for the unit to run properly leading to impeller vibration and potential unit failure if not corrected. The scope of work requires disassembling the impeller from the shaft in order to place the impeller on a vertical turning lathe (VTL) which will allow for more precise total indicator readings (TIR) to be gathered. Based on the new TIR readings, the wear rings may need precision machining to restore concentricity and the clearance needed for the unit to function properly. Shaft coupling fit surfaces and bearing surfaces will also be examined to verify their concentricity. New coupling bolts will be machined to fit and used during reassembly of the shaft and impeller. (Services as described in the Unico proposal dated 4/28/2026).

As a result, it is deemed mission critical to restore the impeller to its original design conditions to continue with completing the project on schedule. The sudden and unexpected occurrence that was discovered poses a risk to JPP Unit 5 if it is not corrected and could not be reasonably discovered earlier. In addition, delaying work on the impeller would result in the loss / impairment of water / water delivery services. Consequently, this would impact water loss for communities, farms, and businesses should there be any issue with the 5 remaining units.

Part 2: Time & Materials

#	Item Description	Item Cost	Units	Total
1	Disassembly of Impeller and Shaft with As Found condition of Impeller shaft coupling	\$34,876	LS	\$34,876.00
2	Machining of Impeller Wear Rings	\$23,016	LS	\$23,016.00
3	Shaft TIR Inspection	\$8,716	LS	\$8,716.00
4	Machining of Coupling Bolts	\$15,166	LS	\$15,166.00
5	Assembly	\$33,316	LS	\$33,316.00
6	Support Crane Services	\$5,260	LS	\$5,260.00
7	Bonds	\$2,708	LS	\$2,708.00
TOTAL FOR PART 2 =				\$123,058.00

Cost Summary

Original Contract Amount:	<u>\$149,500.00</u>
Total Prior Change Amount under Change Order 1:	<u>\$28,073.00</u>
Total Contract Amount including Change Order 1:	<u>\$177,573.00</u>
Total Amount of this Change under Change Order 2:	<u>\$123,058.00</u>
Total Contract Amount with All Changes	<u>\$300,631.00</u>

Schedule Summary

Original Estimate Completion Date:	<u>Monday, May 4, 2026</u>
New Estimated Completion Date with all Change Orders:	<u>Thursday, May 28, 2026</u>

Recommended By:  Date: May 4, 2026

(Project Manager), SLDMWA

Accepted By: Andrew Pangelinan Date: May 5, 2026

Andrew Pangelinan (May 5, 2026 14:01:37 PDT)
Contractor Representative.

Approved By: Pablo Arroyave Date: May 5, 2026

(Manager/Director/COO), SLDMWA



CHANGE ORDER

Change Order No.: 2
RFI No. Email

Date: 5/6/2026
Date: 5/1/2026

Name of Project: **Jones Pumping Plant (JPP) Pump Casing and Bifurcation Pipe Recoating**
Specification No.: **F26-JPP-015**
Owner: **San Luis & Delta-Mendota Water Authority**
Contractor: **Hartman-Walsh Painting Company**

Part: 1 Description of Change Order

Severe pitting was observed in the pump casing following removal of the existing coating, revealing substantially more corrosion than originally anticipated. Applying a coating over unfilled pits greater than 1/4 inch in depth would create areas prone to premature failure, as the coating would be thin along the sharp edges of the pit craters. These edges would be the first to wear away, resulting in early coating breakdown and loss of protective integrity. This change order will reduce occurrence of "holidays" (holiday is an industry term for a discontinuity, pinhole, void, or crack) during the coating process resulting in a more reliable schedule on the back end of the project. Filling pits will reduce life cycle costs in operations and maintenance by reducing the need for patch coating in the pump casing and in the suction elbow within the first five years of operation. The scope of this change order includes applying filler material to all surfaces in the pump casing and suction elbow. After filler application, the area will be sweep blasted to create a textured surface for the topcoat finish to adhere to more securely.

As a result, it is deemed mission critical to restore the pump casing coating to its original design conditions to continue with completing the project on schedule and ensure the longevity of the coating. The sudden and unexpected occurrence that was discovered poses a risk to JPP Unit 5 if it is not corrected and could not be reasonably discovered until the existing coating was removed. In addition, delaying work on the impeller would result in the loss / impairment of water / water delivery services. Consequently, this would impact water loss for communities, farms, and businesses should there be any issue with the 5 remaining units.

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Part 2: Time & Materials


#	Item Description	Quantity	UOM	Item Cost	Total
1	Additional Labor	480	HR	\$168.00	\$80,640.00
2	Steel Seam FT910 3/16" thickness over all surfaces	200	GAL	\$75.00	\$17,000.00
	Belzona 1111 Filler	2	CASE	\$5,750	11,500.00
3	Abrasive, media, solvents, sundries	1	LS	\$5,000	\$5,000.00
4	Diesel	1	LS	\$6,800	\$6,800.00
5	Additional Equipment rental	1	LS	\$19,000	\$19,000.00
6	Bond	1	LS	\$1,770	\$1,900.00
TOTAL FOR PART 2 =					\$141,840.00


Cost Summary


Original Contract Amount:	\$1,037,350.00
Total Prior Change under Change Order 1:	\$72,000.00
Total Contract Amount with Change Order 1	\$1,109,350.00
Total Amount of this Change:	\$141,840.00
Total Contract Amount with All Changes:	\$1,251,190.00

Schedule Summary

Original Estimate Completion Date:	May 30, 2026
New Estimated Completion Date with all Change Orders:	May 22, 2026 / May 15, 2026 ¹

Recommended By:  Date: May 6, 2026
 (Project Manager), SLDMWA

Accepted By:  Date: May 6, 2026
 Contractor Representative.

Approved By:  Date: May 6, 2026
 (Manager/Director/COO), SLDMWA

¹ May 15th is the completion of the Unit 6 / Dual Unit outage. The Unit 5 single-unit outage was hoping to also be completed by May 15, but has been extended to May 22.