

Headquarters Complex at Plant No. 1

Project No. P1-128A

Presented by:
Mike Dorman
Director of
Engineering

Operations
Committee
September 6, 2023

Quarterly Update



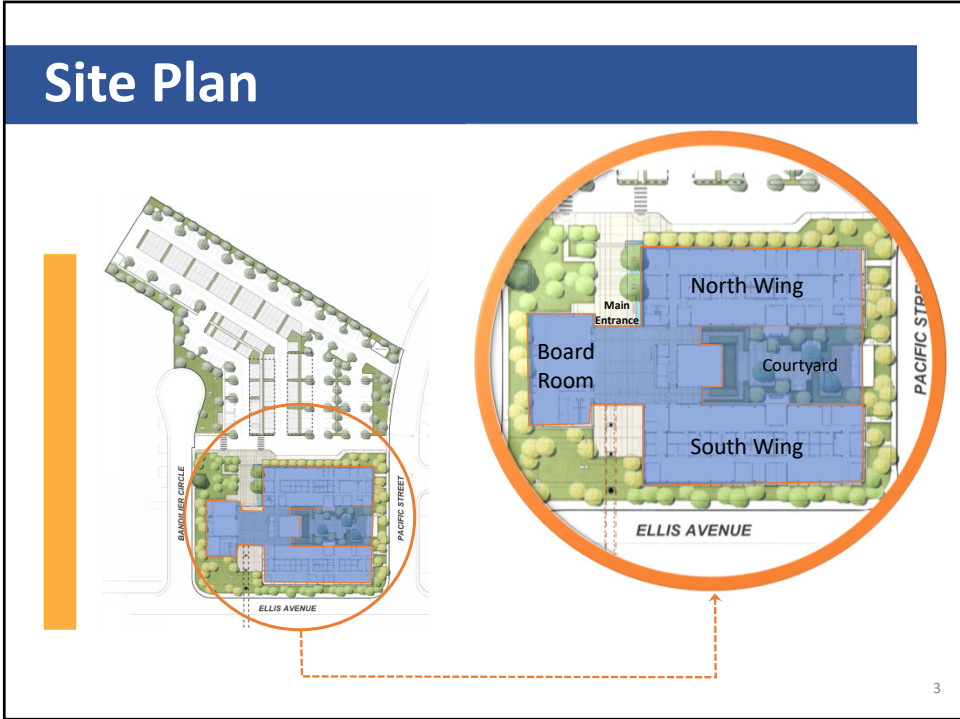
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Project Site



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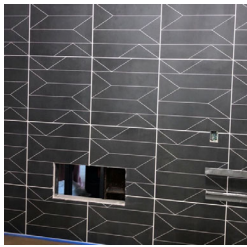
Lobby Entrance



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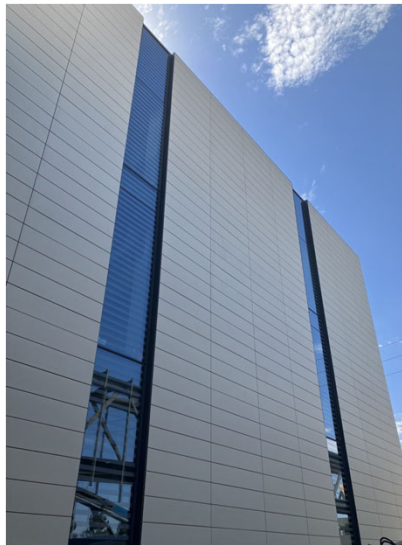
Building Finishes



Restroom Tiling (Accent Wall)



Restroom Tiling



Terracotta Exterior

6

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Building Interior



Chilled Beam



Workspace Area

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Last Update and Now



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Since Last Update

- Bridge installed across Ellis Avenue
- Audiovisual integrator contract awarded
- Parking lot construction started
- Water and power connected
- Roof work
- HVAC



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Upcoming Activities

- Parking lot construction completion
- Interior mechanical, electrical, and plumbing
- Audiovisual installation
- Furniture installation



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FFE Negotiation Update

- Maintained desired quality
- Identified minor changes
- ~\$150-200k total expected savings
- Finalizing ancillary furniture selections



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Project Status

Budget

Original Approved Contract	\$102,544,973	
8 Approved Change Orders	\$1,863,146	(\$3,264,103 Remaining)
Total Current Approved Contract	\$104,408,119	
Amount Invoiced	\$83,222,340	(79% of Total)

Schedule

- 86% of contract elapsed
- Final Completion: January 6, 2024

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Project Website www.ocsan.gov/Headquarters

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ORANGE COUNTY SANITATION DISTRICT

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Headquarters Administration Building Project

Construction Hotline: (714) 378-2965
ConstructionHotline@ocsan.gov

Social Media: #OCSanDistrict

Construction Schedule: Summer 2021 - Late 2023
Construction Budget: \$102.5 million

Live Camera Feed
Register [here](#) for access to view

Notifications

- May 2022 - Ellis Avenue right work
- Mar 2022 - Start of construction
- November 1, 2022 - Notice distributed to affected businesses on Bandelier

Videos

July 22, 2023 - A 100-ft section of the pedestrian skybridge spanning the width of Ellis Avenue was installed. Remaining sections will be installed to complete the bridge to connect the new Headquarters Building to OC San's Plant No. 1. Below are a couple of videos put together by OC San and HDR, the design consultant.

OC San Bridge Installation - July

OC San Bridge Lift 20220722

December 2, 2022 - Mass timber is an engineered wood. It is strong, fire resistant, aesthetically pleasing, reduces carbon footprint, and works alongside other materials as a structural element. Check out video of the last major piece of mass timber being installed.

P1-128A - CLT Topping Off - 12.9

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Questions

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