



# OPERATIONS COMMITTEE

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## Agenda Report

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**File #:** 2025-4189

**Agenda Date:** 5/6/2026

**Agenda Item No:** 5.

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**FROM:** Robert Thompson, General Manager  
Originator: Mike Dorman, Director of Engineering

**SUBJECT:**

**SUPPORT BUILDINGS SEISMIC IMPROVEMENTS AT PLANT NO. 1, PROJECT NO. P1-137**

**GENERAL MANAGER'S RECOMMENDATION**

RECOMMENDATION: Recommend to the Board of Directors to:

- A. Approve a Professional Construction Services Agreement with Simpson Gumpertz & Heger, Inc., to provide construction support services for Support Buildings Seismic Improvements at Plant No. 1, Project No. P1-137, for a total amount not to exceed \$1,878,000; and
- B. Approve a contingency of \$187,800 (10%).

**BACKGROUND**

Simpson Gumpertz & Heger, Inc., was selected as part of a competitive, qualifications-based solicitation process to design Support Buildings Seismic Improvements at Plant No. 1, Project No. P1-137. At the time of the solicitation, the Orange County Sanitation District (OC San) documented its intent to award a subsequent agreement to the design consultant for continuation of engineering services during construction.

OC San completed the Seismic Evaluation of Structures at Plant Nos. 1 and 2, Project No. PS15-06, as part of the FY 2017-2018 General Manager's Workplan to enhance infrastructure reliability. The study initiated a long-term seismic upgrade program aligned with OC San's Strategic Plan and Capital Improvement Program. It identified high-priority deficiencies in staff-occupied and critical structures at Plant No. 1 that could limit safety and immediate occupancy following a seismic event.

This project includes rehabilitation of the following buildings: Auto Shop; Control Center; Buildings A, B, 3, 5, and 6; Warehouse; and the 12-kV Service Center.

**RELEVANT STANDARDS**

- Comply with California Government Code Section 4526 to engage the best qualified firm "on the basis of demonstrated competence and qualifications" and "negotiate fair and reasonable fees"
- Protect OC SAN assets
- Commitment to safety & reducing risk in all operations

**PROBLEM**

This project requires the design consultant to provide as-needed services during construction including submittal review, responding to the Contractor's requests for information, reviewing construction change orders, participating in meetings, attending site visits, and preparing record drawings. In addition, the design consultant will provide structural observations and training for the inspectors who will perform the special inspections.

**PROPOSED SOLUTION**

Approve a Professional Construction Services Agreement with the design consultant, Simpson Gumpertz & Heger, Inc., to provide construction support services during construction.

**TIMING CONCERNS**

Construction support services will be required at the start of construction. Construction is anticipated to start in July 2026.

**RAMIFICATIONS OF NOT TAKING ACTION**

The construction support services needed to facilitate and review construction activities would not be available by the Engineer of Record, which may negatively impact the contract execution.

**PRIOR COMMITTEE/BOARD ACTIONS**

July 2022 - Approved a Professional Design Services Agreement with Simpson Gumpertz & Heger Inc. to provide engineering services for Support Buildings Seismic Improvements at Plant No. 1, Project No. P1-137, for an amount not to exceed \$1,900,000; and approved a contingency of \$190,000 (10%).

**ADDITIONAL INFORMATION**

Simpson Gumpertz & Heger, Inc., has successfully furnished engineering services for the design of this project and their support services during construction will provide continuity through the completion of the project.

Staff negotiated with Simpson Gumpertz & Heger, Inc., for these support services in accordance with the OC San's adopted policies and procedures. A review of the proposed price was conducted using estimated quantities of requests for information, submittals, meetings, site visits, change order review, and design revisions, as well as the level of effort for preparing record drawings. Based on this review, staff determined the negotiated fee to be fair and reasonable for these services. Staff is requesting a 10 percent contingency in case unanticipated professional services are needed during construction.

**CEQA**

The project is exempt from CEQA under the Class 1 categorical exemptions set forth in California Code of Regulations Section 15301. A Notice of Exemption was filed with the OC Clerk-Recorder

after OC San's Board of Directors approval of the Professional Design Services Agreement.

### **FINANCIAL CONSIDERATIONS**

This request complies with the authority levels of OC San's Purchasing Ordinance. This item has been budgeted (Budget Update FY 2025-26, Page A-8, Support Buildings Seismic Improvements at Plant No. 1, Project No. P1-137), and the budget is sufficient for the recommended action.

### **ATTACHMENT**

*The following attachment(s) may be viewed on-line at the OC San website ([www.ocsan.gov](http://www.ocsan.gov)) with the complete agenda package:*

- Professional Construction Services Agreement
- Presentation

CQ:lb