



OPERATIONS COMMITTEE

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Agenda Report

File #: 2025-4102

Agenda Date: 2/26/2025

Agenda Item No: 9.

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

SUBJECT:

CONTROL ROOM RECONFIGURATION AT PLANT NO. 1, CONTRACT NO. J-120A

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION:

- A. Receive and file Bid Tabulation and Recommendation for Control Room Reconfiguration at Plant No. 1, Contract No. J-120A;
- B. Award a Construction Contract Agreement to Estate Design and Construction, Inc. for Control Room Reconfiguration at Plant No. 1, Contract No. J-120A as part of Process Control System Upgrades, Project No. J-120, for a total amount not to exceed \$1,033,000; and
- C. Approve a contingency of \$103,300 (10%).

BACKGROUND

The Control Room Reconfiguration at Plant No. 1, Contract No. J-120A, will reconfigure the existing control room located in the Plant No. 1 Control Center at the Orange County Sanitation District (OC San) to accommodate the new workstations being installed under Contract No. J-120A.1, Control Room Reconfiguration at Plant No. 1, for the Distributed Control System (DCS). This reconfiguration will replace the existing consoles, computers, and displays with a user-friendly, ergonomic workstation configuration.

RELEVANT STANDARDS

- Comply with California Public Contract Code Section 20103.8, award construction contract to lowest responsive, responsible bidder
- 24/7/365 treatment plant reliability
- Maintain a culture of improving efficiency to reduce the cost to provide the current service level or standard
- Provide a safe and collegial workplace

PROBLEM

The existing control system furniture and configuration in the Plant No. 1 control room is outdated and incompatible with the design and functionality of the new workstations required for the DCS being installed as part of the larger J-120 Process Control Systems Upgrades project.

PROPOSED SOLUTION

Award a Construction Contract Agreement to renovate the existing control room and provide the required infrastructure improvements to the existing Control Center to accommodate the new workstations, displays, cabinetry, and furniture that will be installed under Contract J-120A.1, Control Room Reconfiguration at Plant No. 1.

TIMING CONCERNS

Delays in reconfiguration of the existing control room could impact the overall project schedule and delay the timing of having the new control room operational with the new DCS.

RAMIFICATIONS OF NOT TAKING ACTION

Plant operations staff will need to continue to use the existing furniture and outdated workstation configuration which is not optimized for the new DCS.

PRIOR COMMITTEE/BOARD ACTIONS

N/A

ADDITIONAL INFORMATION

OC San advertised Contract No. J-120A for bids on October 8, 2024, and two sealed bids were received on December 3, 2024. A summary of the bid opening follows:

Engineer’s Estimate	\$1,050,000
<u>Bidder</u>	<u>Amount of Bid</u>
Estate Design and Construction, Inc.	\$1,033,000
Marjani Builders, Inc.	\$1,310,000

The bids were evaluated in accordance with the OC San’s policies and procedures. A notice was sent to all bidders on December 19, 2024, informing them of the intent of OC San staff to recommend award of the Construction Contract Agreement to Estate Design and Construction, Inc.

Staff recommends awarding a Construction Contract Agreement to the lowest responsive and responsible bidder, Estate Design and Construction, Inc., for a total amount not to exceed \$1,033,000.

CEQA

The project is exempt from CEQA, and a Notice of Exemption was filed and stamped in July 2021 with the OC Clerk-Recorder.

FINANCIAL CONSIDERATIONS

This request complies with the authority levels of OC San's Purchasing Ordinance. This item has been budgeted (Budget FY 2024-25 and 2025-26, Section 8, Page 38, Process Control System Upgrades, Project No. J-120) 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) with the complete agenda package:

- Construction Contract Agreement

GR:lb