

Collections Yard Relocation and Warehouse Demolition at Plant No. 2, Project No. P2-127

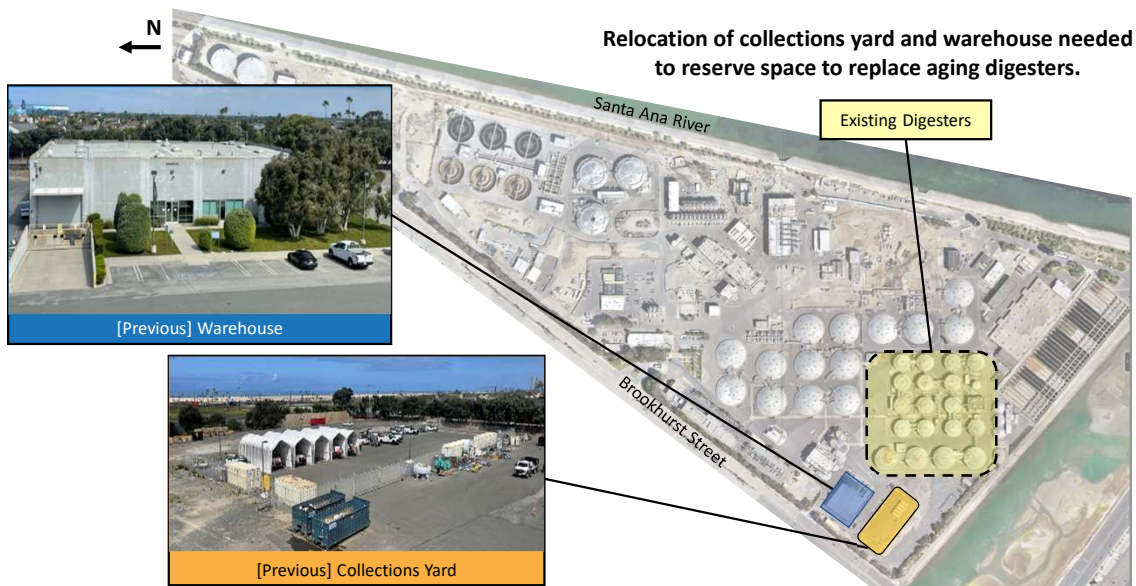
Presented by:
Raul Cuellar
Engineering Manager

Operations Committee
September 3, 2025

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ORANGE COUNTY SANITATION DISTRICT

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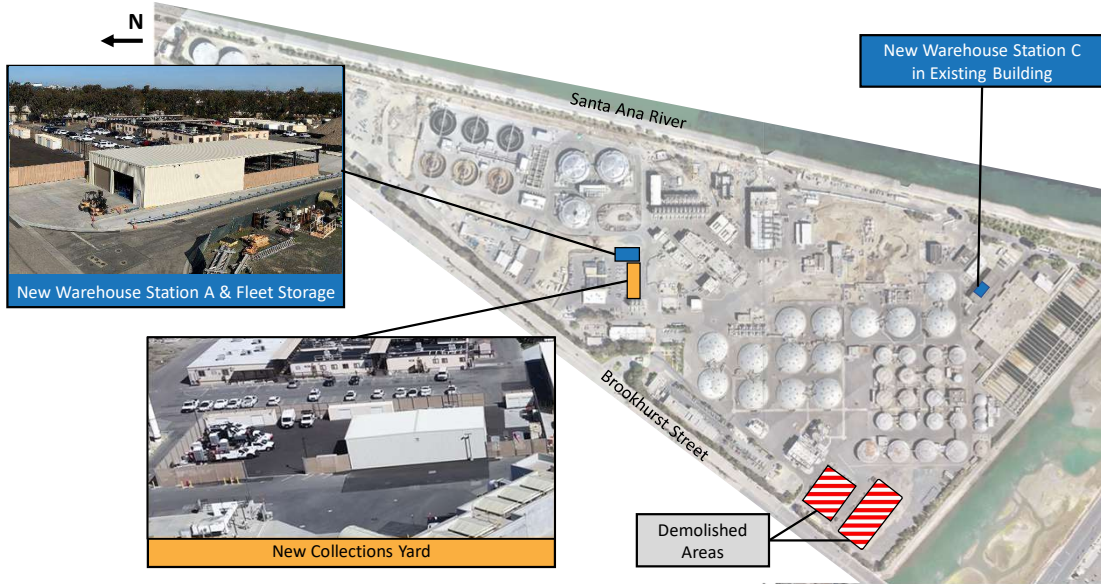
Plant No. 2 Previous Site Plan



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Plant No. 2 Current Site Plan at Completion



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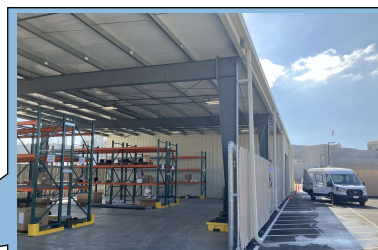
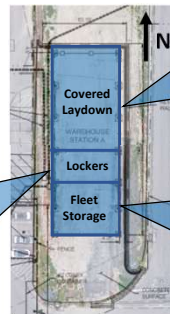
Warehouse Station A & Fleet Storage



Warehouse Station A



Lockers



Covered Laydown



Fleet Storage

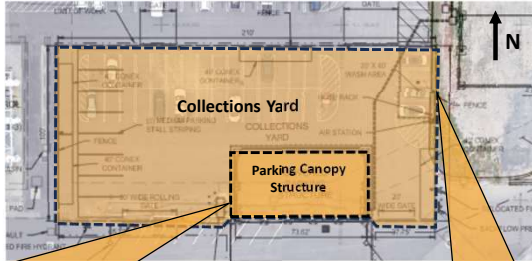
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Collections Yard & New CNG Filling Station



Collections Yard



Parking Canopy Structure with Slow Fill Compressed Natural Gas (CNG)



Tire Filling & Vacuum

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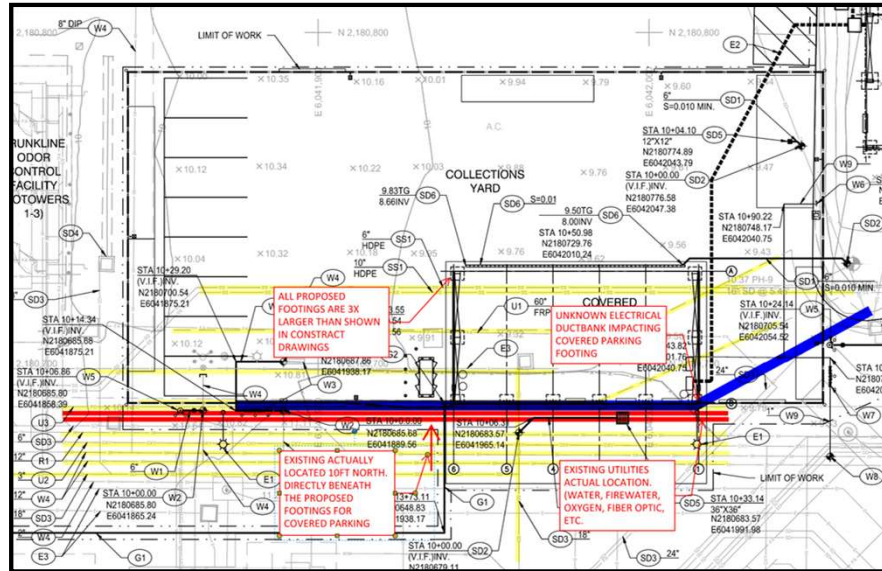
Existing Warehouse Demolition



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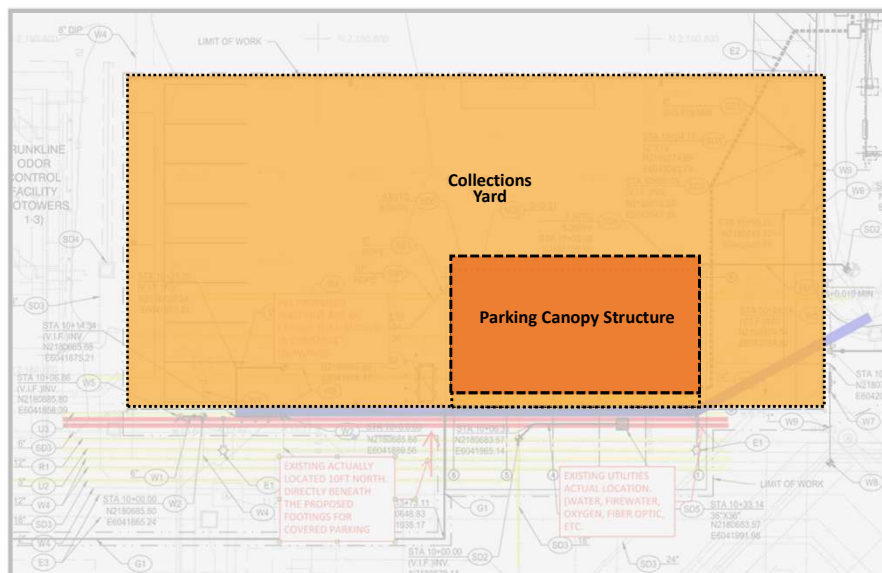
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Utility Conflicts at Collections Yard



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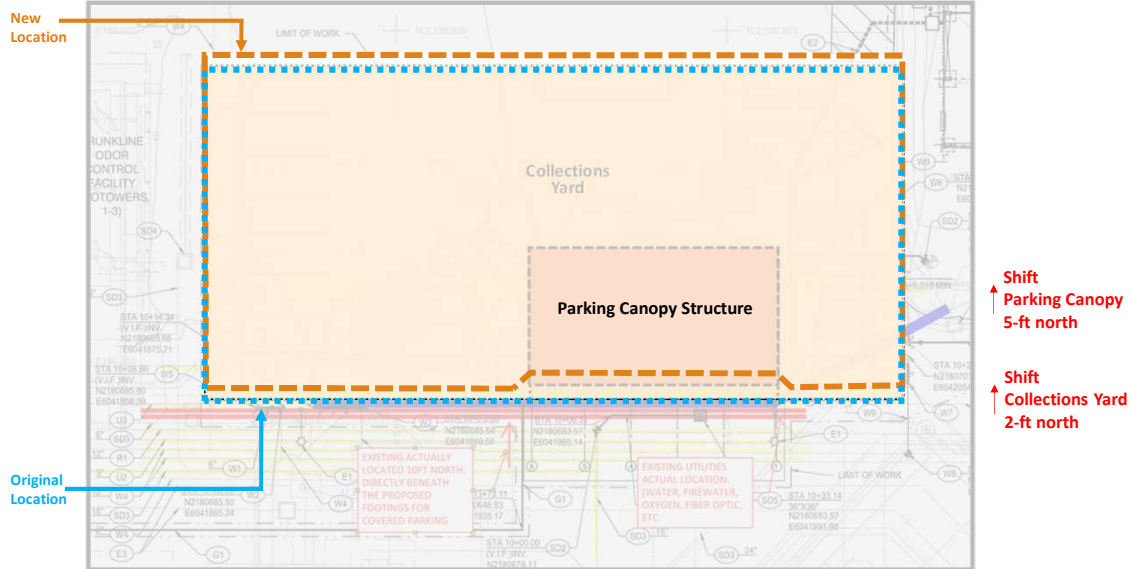
Utility Conflicts at Collections Yard



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Utility Conflicts at Collections Yard



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Contingency and Agreed Changes

Construction Contract	Final Amount (\$)	Final Percentage (%)
Original Contract Amount	\$ 6,500,000	
Board Approved Contingency	\$ 650,000	10.0%
Total Approved Changes	\$ 201,890	3.1%
Remaining Contingency	\$ 448,110	6.9%
Collections Yard Changes Due to Footing Conflicts	\$ 172,352	
Warehouse Station and Design Clarifications / Changes	\$ 96,645	
CNG Upsize / Design Changes / Safety Improvements	\$ 49,636	
Unknown Utility Conflicts (Fire Line)	\$ 101,486	
Total Agreed Changes (Fall 2024)	\$ 420,119	6.5%

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Construction Change Order Disputes

- Disputed items: \$997,027
 - Direct costs: \$456,885—Submitted before end of 2024
 - Overhead for time delays: \$520,142—Submitted February 2025
- All disputed items were initially rejected due to:
 - Incomplete contractual basis
 - Missing cost documentation
 - Incomplete time impact analysis
- Fact finding/dispute resolution meetings: April 2024 through August 2025 (~16 months)
- Contractor requested to issue one final change order

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Construction Change Order Disputes

Item	Contractor Requested Amount	Final Amount
Electrical Clarifications	\$220,078	\$215,252
Civil/Site Design Clarifications	\$148,577	\$148,277
Collections Yard Functionality	\$11,352	\$11,352
No Merit Items	\$76,878	\$0
Total	\$456,885	\$374,881
Overhead for Time Delays *	\$520,142	\$200,000
Total Disputed Changes	\$977,027	\$574,881

***Overhead for Time Delays**

- 232 days – total project delay
- Compensable: 114 days at \$1,754/day
- Non-compensable: 118 days

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Construction Contract Status

Construction Contract	Final Amount (\$)	Percentage (%)
Original Contract Amount	\$ 6,500,000	
Board Approved Contingency	\$ 650,000	10.0%
Total Approved Changes	\$ 201,890	
Agreed Changes	\$ 420,119	
Remaining Contingency	\$ 27,991	0.4%
Total Disputed Changes	\$ 574,881	
Requested Contingency Increase	\$ 546,890	8.4%

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Recommendation

Recommend to the Board of Directors to:

Approve a Final Change Order and a construction contingency increase of \$546,890 (8.4%) to finalize all costs for the existing Construction Contract with Archico Design Build, Inc., for Collections Yard Relocation and Warehouse Demolition at Plant No. 2, Project No. P2-127, for a total contingency amount of \$1,196,890 (18.4%).

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Questions?