

# Operations and Maintenance Facility Improvements at Plant No. 2

## Project No. P2-138

Presented by:  
Kathy Millea,  
Director of  
Engineering

Operations  
Committee  
December 7, 2022

Consultant Design Award

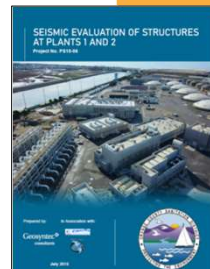


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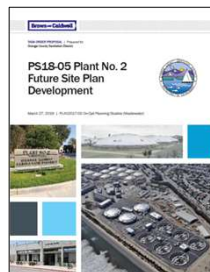
### Plant No. 2 Master Planning Efforts



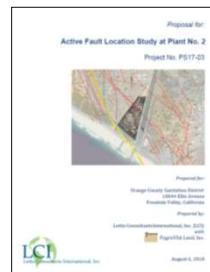
Facilities Master Plan (2017)



Seismic Evaluation Study (2019)



Plant No. 2 Future Site Plan Development (2020)



Active Fault Location Study (2021)

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## Operations Center Issues

- Aging 45-year-old structure
- No building permit – Renovation permitting efforts not approved by City
- Seismic and geotechnical vulnerabilities (foundation and structural deficiencies)
- Located over an existing trunk line

Interplant Trunk Line

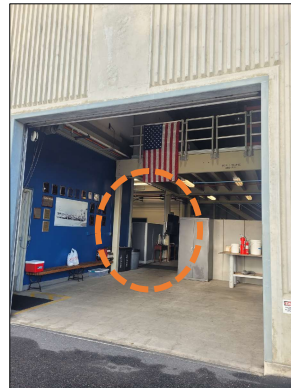
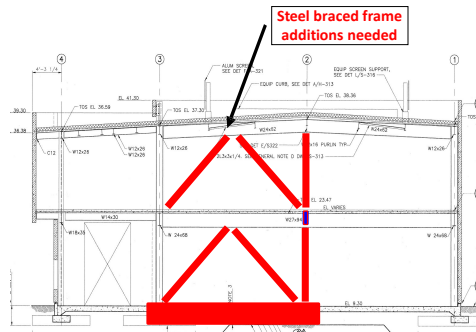
Operations Center

PLAN CHECK SUBMITTAL		Plan Check # PC-2022-0000
APPLICANT COMPLETES MISSING AREAS ONLY		
PROJECT NAME	PROJECT NO.	DATE
OPERATIONS CENTER	2022-0000	11/29/2022
PROJECT ADDRESS	10000 E. River, Fountain Valley, CA 92708	
<b>Department of Planning &amp; Building</b>		
<p><b>NOT APPROVED</b></p>		
<p><b>ACCEPTED BY: INITIAL DATE COMMENTS</b></p>		

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## Maintenance Building Issues

- Seismic and geotechnical vulnerabilities (foundation and structural deficiencies)
- Collections staff offices located in the unconditioned shop area



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## Original Scope vs. Current Scope

### Original Construction Estimate

Project Elements	Estimate
New Operations Building	\$25,500,000
New Maintenance Building	\$25,300,000
New Main Entrance	\$800,000
Add Construction Management & Risk Management	\$7,000,000
Add Collections	\$3,900,000
<b>TOTAL (2022 Cost)</b>	<b>\$62,000,000</b>
<b>TOTAL (2028 Cost)</b>	<b>\$77,000,000</b>

➤ \$57M original construction budget

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Current Construction Estimate

Project Elements	Estimate
New Operations Building	\$25,500,000
Retrofit Maintenance Building	\$10,000,000
New Main Entrance	\$800,000
Add <del>Construction Management</del> & Risk Management	\$1,900,000 <del>\$7,000,000</del>
Add Collections	\$3,900,000
<b>TOTAL (2022 Cost)</b>	<b>\$38,200,000</b>
<b>TOTAL (2028 Cost)</b>	<b>\$47,400,000</b>

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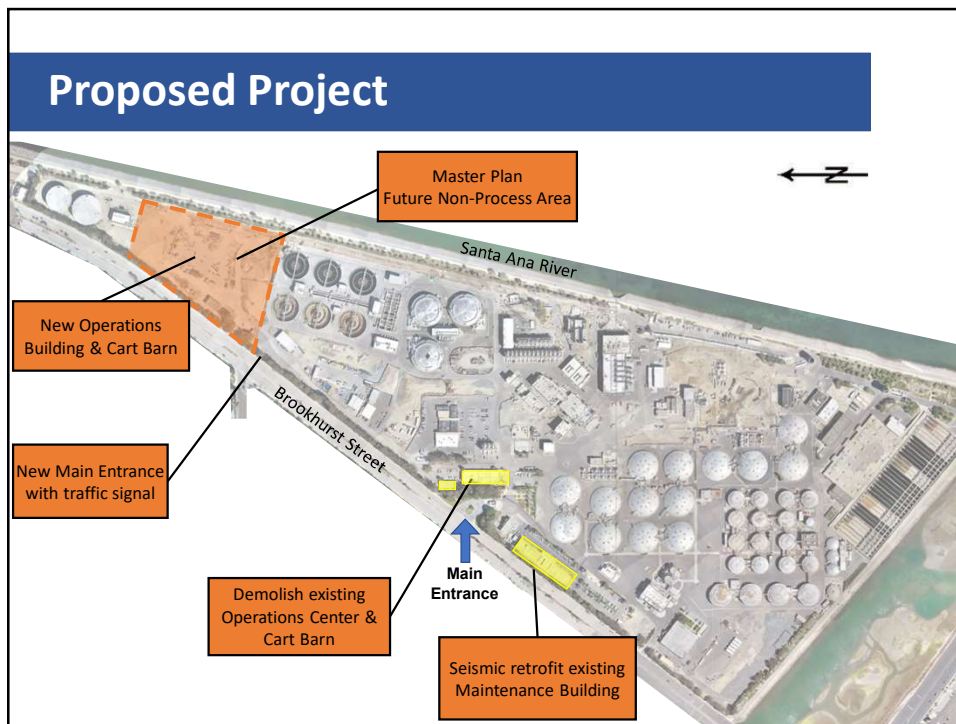
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**Reduced Project Budget by \$11,000,000**

**\$57M**  
original construction budget

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## Selection Process

- Four proposals received
- Interviews conducted with top two firms
- Stantec Architecture Inc. selected:
  - Provided detailed plan on how to execute the project to meet project goals and schedule
  - Recent and relevant experience for seismic retrofit, new occupied building and master planning for site

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## Negotiations

	Original Proposal	Negotiated
<b>Total Hours</b>	43,436	44,542
<b>Total Fee</b>	\$7,601,342	\$7,914,529

- Added seismic retrofit of two Headworks Power Buildings that were originally in Project No. J-136, so this project can be canceled to save staffing and project costs.
- Added programming of the future Maintenance Building to complete master plan of future non-process area.
- Adjusted assumptions for the new and larger stormwater pump station.
- Added the design of a methane barrier under new Operations Building in compliance with City of Huntington Beach requirements for abandoned oil well.

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## Recommendation

Recommend to the Board of Directors to:

- Approve a Professional Design Services Agreement with Stantec Architecture Inc. to provide engineering services for Operations and Maintenance Facility Improvements at Plant No. 2, Project No. P2-138, for an amount not to exceed \$7,914,529; and
- Approve a contingency of \$791,453 (10%).

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# Questions

