

Orange County
Sanitation District
70th Anniversary

Headquarters Complex at Plant No. 1, Project No. P1-128




Presented by
Raul Cuellar, Engineering Manager

Operations Committee
June 5, 2024

Construction Contingency Increase

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Construction Update






Remaining items to be completed by contractor:

- Landscaping
- Courtyard metal fencing
- Final paving (Ellis Avenue)
- SCE street lighting and demolition of old transformer
- Conference room glass marker boards
- Final inspection
- Punch list items

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Construction Contract Status



Construction Contract

Original Contract Amount	\$102,544,973	
14 Approved Change Orders	\$4,153,040	← 4.05%
Revised Contract Amount	\$106,608,012	
Board Approved Contingency (5%)	\$5,127,249	
Remaining Contingency	\$974,209	← 0.95% Remaining


Schedule

- Notice to Proceed: July 7, 2021
- Substantial Completion: May 29, 2024 (Temporary Certificate of Occupancy)
- Beneficial Occupancy: June 4, 2024 (First day for OC San Staff)
- Final Completion: July 31, 2024 (Anticipated)

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Summary of Changes to Date



Change Type	Amount (\$)	Percentage (%)
Non-reimbursable Design Errors	\$3,134,603	75%
Unknown Conditions	\$695,972	17%
Staff Requested Change	\$165,974	4%
Other	\$123,555	3%
Reimbursable Design Errors	\$32,935	1%
Total (through Change Order #14)	\$4,153,040	
Contingency (5%)	\$5,127,249	
Remaining Contingency	\$974,209	

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Major Changes

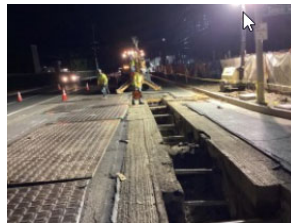
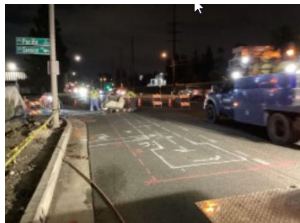
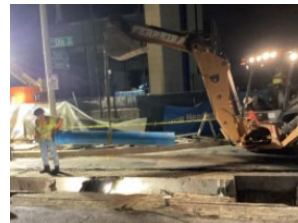
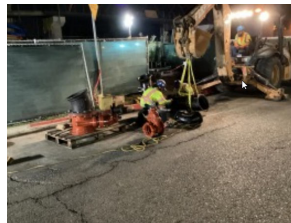
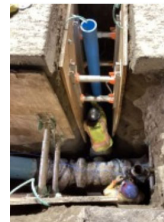
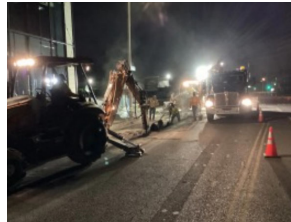


Change	Cost
Storm drain utility conflicts Ellis Avenue	\$608,000
Ellis Avenue night work (405 freeway)	\$357,000
Distributed antenna system (DAS)	\$425,000
Structural frame support and bracing for chilled beams	\$269,000

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Ellis Avenue Changes



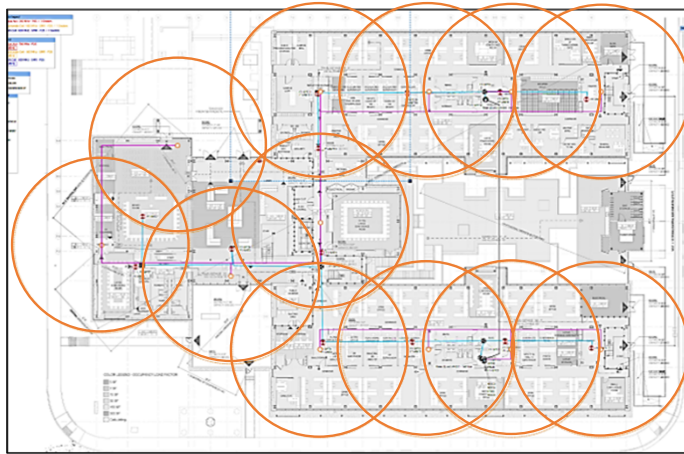
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Distributed Antenna System (DAS)



A DAS is normally required for high-rise buildings. Energy efficiency glass impact police and fire communication signal requiring a DAS.

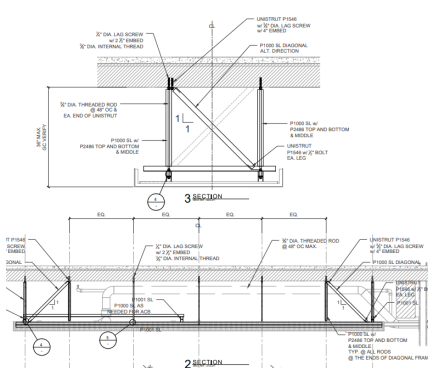


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Structural Frame Support and Bracing For Chilled Beams



Chilled Beams



Additional Structural Frame Supports and Bracing (252 locations)

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Contingency Increase



Description	Amount (\$)
Disputed Changes / To Be Submitted	\$1,172,070
Additional Known/Anticipated Changes	\$958,278
Total	\$2,130,348
Less Remaining Contingency	(\$974,209)
Required Contingency Increase	\$1,156,138
Requested Contingency Increase (1.5%)	\$1,538,175

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Recommendation



Recommend to the Board of Directors to:

- A. Approve a project budget increase of \$1,500,000 for Headquarters Complex, Project No. P1-128 for a new total project budget of \$171,000,000; and
- B. Approve a contingency increase of \$1,538,175 (1.5%) to the existing construction contract with Swinerton Builders for Headquarters Complex at Plant No. 1, Project No. P1-128A, for a total construction contingency of \$6,665,424 (6.5%).

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