



# OPERATIONS COMMITTEE

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## Agenda Report

**File #:** 2024-3853

**Agenda Date:** 10/2/2024

**Agenda Item No:** 3.

**FROM:** Robert Thompson, General Manager  
Originator: Riaz Moinuddin, Director of Operations & Maintenance

**SUBJECT:**

**ON-CALL MAINTENANCE AND REPAIR MASTER SERVICES CONTRACTS - SPECIFICATION NO. S-2024-1447BD**

**GENERAL MANAGER'S RECOMMENDATION**

RECOMMENDATION: Recommend to the Board of Directors to:

A. Approve Master Services Contracts to provide on-call maintenance and repair services, Specification No. S-2024-1447BD, for a one-year period effective December 1, 2024, through November 30, 2025, with two (2) one-year renewal options in accordance with Ordinance No. OC SAN-61, Section 2.03(F) with the qualified firms listed below for task order bids less than \$500,000:

License A:

1. Charles King Company
2. Filanc
3. Jamison Engineering Contractors, Inc.
4. Kiewit Infrastructure West Co.
5. O'Connell Engineering & Construction, Inc.
6. Tharsos, Inc.
7. Vicon Enterprise Inc.
8. W.A. Rasic Construction Company, Inc.

License C-10:

1. Baker Electric & Renewables, LLC
2. Big Sky Electric, Inc.
3. LEED Electric, Inc.
4. Vistam, Inc.

License C-20:

1. Creative Air Mechanical Services
2. F.M. Thomas Air Conditioning, Inc.
3. Zia Degrees, Inc.

B. Authorize the General Manager, or designee, to add or delete firms as necessary to maintain a qualified base of firms in accordance with Specification No. S-2024 1447BD.

## **BACKGROUND**

The objective of the Maintenance & Repair Services Program is to provide a Task-Order based procurement process that allows the Orange County Sanitation District (OC San) to expedite repair services on OC San assets. These master services contracts will also benefit OC San by providing ready access and agreed-upon response terms for urgent and emergency repairs. This procurement process is not intended to operate on a rotational basis. The successful Contractors selected from the Request for Qualification (RFQ) process will be offered the opportunity to bid on individual Task Orders. Task Order Bids will be awarded to the lowest responsive bidder. Task Orders will vary in cost not to exceed \$500,000, in accordance with Ordinance No. OC SAN-61, Section 2.03 (F). Maintenance and Repair Projects with estimates exceeding \$500,000 (including change orders) will be submitted through the formal bid procurement process (i.e., design/bid/award/repair), including Operations Committee/Board approval pursuant to OC San's Purchasing Ordinance.

## **RELEVANT STANDARDS**

- Ensure the public's money is wisely spent
- Maintain a culture of improving efficiency to reduce the cost to provide the current service level or standard

## **PROBLEM**

OC San's Purchasing Ordinance allows selection of Master Contracts for providing maintenance and repair services to improve its efficiency in procuring goods and services required by OC San. The current Master Services Contracts to provide on-call maintenance and repair services is set to expire on November 30, 2024.

## **PROPOSED SOLUTION**

Select qualified firms using the RFQ process to perform maintenance & repair services on a Task-Order basis by offering the opportunity to bid on individual Task Orders.

## **TIMING CONCERNS**

The existing Master Services Contracts expire November 30, 2024.

## **RAMIFICATIONS OF NOT TAKING ACTION**

OC San will not have on-call contracts to expedite procurement of facility maintenance and repair services, which would hamper the ability to make timely repairs and ensure the reliability of our collection system and treatment plants.

## **PRIOR COMMITTEE/BOARD ACTIONS**

September 2021 - Approved Master Services Contracts to provide on-call maintenance and repair services, Specification No. S-2021-1234BD, for a one-year period effective December 1, 2021

through November 30, 2022, with two, one-year renewal options, in accordance with Ordinance No. OC SAN-56, Section 2.03(F), with the seven qualified firms, for bids less than \$300,000: 1. Jamison Engineering Contractor, Inc.; 2. Charles King Company; 3. J.R. Filanc Construction Company, Inc.; 4. Shimmick Construction Company, Inc.; 5. W.A. Rasic Construction Company, Inc.; 6. Kiewit Infrastructure West Co.; 7. O'Connell Engineering & Construction, Inc.; and authorized the General Manager to add or delete firms as necessary to maintain a qualified base of up to seven firms in accordance with Specification No. S-2021-1234BD.

## **ADDITIONAL INFORMATION**

An RFQ was issued on April 17, 2024, via PlanetBids. A non-mandatory pre-qualifications meeting was conducted at OC San facilities on May 2, 2024. Statements of Qualifications (SOQ) were due on May 30, 2024. OC San received 20 SOQs, which are valid for 180 calendar days from the SOQ due date. One proposal, Climate Pro Mechanical, was found to be non-responsive as they did not submit their technical response and instead only uploaded the required forms.

1. Vicon Enterprise Inc.
2. W.A. Rasic Construction Company, Inc.
3. Baker Electric & Renewables LLC
4. Tiano Construction Inc.
5. Tharsos, Inc.
6. M. Brey, Inc dba MBE Construction
7. Kiewit Infrastructure West Co.
8. Filanc
9. Jamison Engineering Contractors, Inc.
10. LEED Electric, Inc.
11. Charles King Company
12. Inter-Pacific, Inc
13. Creative Air Mechanical Services
14. F.M. Thomas Air Conditioning, Inc.
15. O'Connell Engineering & Construction, Inc
16. Big Sky Electric, Inc.
17. Zia Degrees, Inc.
18. OC&C Construction
19. Vistam, Inc.

Due to the nature of the task order bids in the past, staff needed "A" Contractors as well as "C-10" & "C-20" licensed Contractors. The Respondents were required to state which license type they were submitting an SOQ for and based on the evaluation results, Respondents were categorized by license type for award.

The 19 responsive Respondents were first evaluated on a pass/fail basis as required per the RFQ, based on the following two categories: (1) financial history, and (2) safety record. Each of the 19 Respondent's financial history and safety records were evaluated pursuant to the criteria established in the RFQ and all 19 Respondents were deemed responsive. A five-member panel reviewed, evaluated, and ranked the 19 Respondent's SOQs based upon the following three categories: (1) qualifications of the firm, (2) staff qualifications, and (3) related experience in maintenance and repair

services. Staff reviewed and ranked the proposals, and the following table summarizes the results of the rankings:

Rank	Proposer	Subtotal Score (Max 100%)
1	Kiewit Infrastructure West Co.	89%
2	Filanc	89%
3	Jamison Engineering Contractors, Inc.	85%
4	LEED Electric, Inc.	84%
5	Charles King Company, Inc.	78%
6	W.A. Rasic Construction Company, Inc.	76%
7	Baker Electric & Renewables LLC	76%
8	Tharsos, Inc.	75%
9	Big Sky Electric, Inc.	75%
10	Vicon Enterprise Inc.	71%
11	F.M. Thomas Air Conditioning, Inc.	70%
12	O'Connell Engineering & Construction, Inc.	67%
13	Creative Air Mechanical Services	60%
14	Zia Degrees, Inc.	56%
15	Vistam, Inc.	56%
16	M. Brey, Inc dba MBE Construction	46%
17	OC&C Construction	30%
18	Tiano Construction, Inc.	23%
19	Inter-Pacific, Inc.	16%

Based on the results, staff recommends approving Master Services Contracts with the top 15 ranked Contractors (Proposers).

**CEQA**

N/A

**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 6, Page 16, Repair & Maintenance) 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:

- Master Services Contracts