
File #: 2025-4280

Agenda Date: 5/7/2025

Agenda Item No: 5.

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

SUBJECT:

BUILDING 6, CONTROL CENTER, AND LABORATORY ELEVATOR REHABILITATION AT PLANT NO. 1, PROJECT NO. FE24-06

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION: Recommend to the Board of Directors to:

- A. Approve a Purchase Order Contract to TK Elevator (TKE) for Building 6, Control Center, and Laboratory Elevator Rehabilitation at Plant No. 1, Project No. FE24-06, using Sourcewell Cooperative Contract No. 080420-TKE, for a total amount not to exceed \$633,000; and
- B. Approve a contingency of \$126,600 (20%).

BACKGROUND

The Orange County Sanitation District (OC San) Building 6, Control Center, and Laboratory at Plant No. 1 are occupied by staff who play a critical role in plant operations. These buildings were constructed between 1990 and 1993. OC San staff utilizes these elevators on a regular basis for staff and deliveries. In 2019, OC San hired Elevator Consulting Associates to perform a condition assessment of all elevators, and the elevators located in these three buildings were ranked highest in terms of needing rehabilitation due to age and obsolescence.

RELEVANT STANDARDS

- Ensure the public's money is wisely spent
- Participate in local state, and national cooperative purchasing programs
- Maintain a proactive asset management program

PROBLEM

The elevators in Building 6, the Control Center, and the Laboratory have become increasingly unreliable, experiencing frequent breakdowns. Ongoing maintenance is often delayed due to the difficulty in sourcing certain replacement parts.

PROPOSED SOLUTION

Approve a Purchase Order Contract to rehabilitate and modernize the elevators with new equipment using current technologies.

This project requires modifications to existing equipment, some of which may only become accessible once work begins, increasing the risk of unforeseen costs. Given the relatively small value of this purchase order that covers three elevator locations, staff recommends a 20% contingency to provide funds for addressing unexpected conditions or changes that can prevent a delay that could expose OC San to extended overhead costs by the contractor.

TIMING CONCERNS

OC San will continue to face ongoing maintenance and repair expenses due to the aging elevators and obsolete components. Approving this Purchase Order Contract to modernize the existing elevators and associated equipment offers the most effective solution for replacing outdated systems and ensuring long-term reliability and functionality.

RAMIFICATIONS OF NOT TAKING ACTION

If no action is taken, maintenance and repair costs will continue to accumulate, and the elevators risk becoming inoperable due to the unavailability of critical replacement parts.

PRIOR COMMITTEE/BOARD ACTIONS

N/A

ADDITIONAL INFORMATION

OC San utilizes a Cooperative Agreement through Sourcewell (formerly National Joint Powers Alliance), Cooperative Contract No. 080420-TKE in accordance with Ordinance No. OC SAN-61, Section 2.03(B), Cooperative Purchases. This Cooperative contract was awarded using a competitive bid process like OC San's and has been vetted by OC San's Purchasing Division.

CEQA

The project is exempt from CEQA, and a Notice of Exemption will be filed with the OC Clerk-Recorder and State Clearing House after the OC San's Board of Directors approval of the Purchase Order.

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 49, Small Construction Projects Program, Project No. M-FE) 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:

N/A