



OPERATIONS COMMITTEE

Agenda Report

Headquarters
18480 Bandilier Circle
Fountain Valley, CA 92708
(714) 593-7433

File #: 2025-4154

Agenda Date: 3/26/2025

Agenda Item No: 5.

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

SUBJECT:

BACK-UP POWER FOR LABORATORY EQUIPMENT AT PLANT NO. 1, PROJECT NO. FR1-0022

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION:

- A. Receive and file Bid Tabulation and Recommendation for Back-up Power for Laboratory Equipment at Plant No. 1, Project No. FR1-0022;
- B. Award a Construction Contract Agreement to LEED Electric, Inc., for Back-up Power for Laboratory Equipment at Plant No. 1, Project No. FR1-0022, for a total amount not to exceed \$133,000; and
- C. Approve a contingency of \$13,300 (10%).

BACKGROUND

The Orange County Sanitation District's (OC San) laboratory conducts over 100,000 tests annually using advanced instruments critical for regulatory compliance, operations, and resource protection. Some essential equipment currently lacks back-up power, posing risks of data loss, regulatory noncompliance, and costly equipment damage during outages. Due to the sensitivity of these instruments, sudden power loss can cause irreversible damage and disrupt essential operations. Failure to meet NPDES compliance monitoring could result in enforcement actions and fines of up to \$25,000 per violation.

RELEVANT STANDARDS

- Comply with California Public Contract Code Section 20103.8, award construction contract to lowest responsive, responsible bidder
- Commitment to safety & reducing risk in all operations

PROBLEM

OC San was previously unsuccessful in obtaining any bids during the initial advertisement held in 2023.

PROPOSED SOLUTION

Award a Negotiated Procurement for a Construction Contract Agreement in accordance with Ordinance No. OC SAN-61 to LEED Electric, Inc., for Back-up Power for Laboratory Equipment at Plant No. 1, Project No. FR1-0022. This project will install a new power distribution panel and lab receptacles to ensure reliable backup power for the laboratory's critical equipment.

TIMING CONCERNS

The timely approval of this contract will ensure the laboratory's compliance equipment is protected with back-up power.

RAMIFICATIONS OF NOT TAKING ACTION

If the project does not proceed, sensitive analytical instrumentation will continue to be vulnerable to power supply interruptions.

PRIOR COMMITTEE/BOARD ACTIONS

November 2023 - Authorized the Purchasing Manager to conduct a Negotiated Procurement for a construction contract for Back-up Power for Laboratory Equipment at Plant No. 1, Project No. FR1-0022, in accordance with Ordinance No. OC SAN-61; Article 5, Public Works Projects; Section 5.02, Selection Process; A, Design-Bid-Build; (1) Competitive Sealed Bids; Sub-section (d), No Bids.

ADDITIONAL INFORMATION

As recommended and approved at the November 15, 2023 Board of Directors Meeting, OC San contacted the following Contractors to provide bids for Project No. FR1-0022:

- Avram Electric Co.
- J. R. Filanc Construction Company, Inc.
- LEED Electric, Inc.
- Mass Electric Construction Co.
- Shimmick

On November 21, 2024, OC San received one bid. A summary of the bid opening is as follows:

Engineer's Estimate	\$ 57,000
<u>Bidder</u>	<u>Amount of Bid</u>
LEED Electric, Inc.	\$ 133,000

The bid was evaluated per OC San's policies and procedures, and negotiations were subsequently conducted with LEED Electric, Inc. LEED Electric, Inc. submitted a bid for \$140,942. Following negotiations, a best and final offer of \$133,000 was submitted. The internal estimate was revised to \$113,000 after the negotiation/field walk took place. The initial engineer's estimate did not account for fire alarm shutdown coordination efforts, necessary coring, and rebar scanning. The difference

between OC San's updated estimate and LEED Electric, Inc.'s negotiated amount is due to the level of effort required to route the conduit in the difficult access areas.

A notice was sent to the bidder on February 12, 2025, informing them of the intent of OC San staff to recommend award of the Construction Contract Agreement to LEED Electric, Inc.

Staff recommends awarding a Construction Contract Agreement to LEED Electric, Inc., the lowest responsive and responsible bidder.

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 Construction Contract Agreement.

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 5, Page 3, Repairs and 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) with the complete agenda package:

- Construction Contract Agreement

DB:lb