



## Agenda Report

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**FROM:** James D. Herberg, General Manager  
Originator: Kathy Millea, Director of Engineering

**SUBJECT:**

**CONTROL CENTER OFFICES AND DAY TRAINING ROOM REMODELING AT PLANT NO. 1,  
PROJECT NO. FR1-0007**

### **GENERAL MANAGER'S RECOMMENDATION**

RECOMMENDATION: Recommend to the Board of Directors to:

- A. Receive and File Bid Tabulation and Recommendation for Control Center Offices and Day Training Room Remodeling at Plant No. 1, Project No. FR1-0007;
- B. Award a Construction Contract to Thomas Solar Energy for Control Center Offices and Day Training Room Remodeling at Plant No. 1, Project No. FR1-0007, for an amount not to exceed \$256,790; and
- C. Approve a contingency of \$25,679 (10%).

### **BACKGROUND**

The Control Center Building at Plant No. 1 is a two-story office building housing mainly operations staff. The Day Training Room in this building is typically used by 17 plant operators during day shift and seven plant operators during night shift, including four lead operators. The room is also used for frequent meetings among operators.

The Orange County Sanitation District's (OC San) workspace standards call for four-foot-wide workstations for the plant operators, eight-foot by eight-foot cubicles for Lead Plant Operators, and approximately ten-foot by ten-foot individual offices for Supervisors. Operator workstations are not dedicated to individual operators, so the same workstations are used by more than one operator over the course of a day. Individual offices are needed for supervisors to conduct sensitive and private discussions with staff.

### **RELEVANT STANDARDS**

- Comply with California Public Contract Code Section 20103.8, award construction contract to lowest responsive, responsible bidder
- Provide a safe and collegial workplace

## PROBLEM

The layout and furnishings of the Day Training Room do not effectively use space and the existing furniture and cubicles are in substandard condition. The room also lacks a conference table large enough to accommodate all the operators present in one shift. Staff has also had to move into other conference rooms to work, which limits the availability of the conference rooms for other purposes. The Control Center also lacks enough individual offices for supervisors.

## PROPOSED SOLUTION

Award a Construction Contract for Control Center Offices and Day Training Room Remodeling at Plant No. 1, Project No. FR1-0007. This project will remodel the Day Training Room including lighting improvements, 14 new workstations, five new cubicles, and a large conference table. The project will also convert an area with two offices and two cubicles into an area with three individual offices and a common space for staff to layout large-format plans.

## TIMING CONCERNS

If this project were delayed, the collaboration between operations staff would continue to be inhibited due to being spread out in different areas of the Control Center Building conference rooms and other process areas throughout the Plant.

## RAMIFICATIONS OF NOT TAKING ACTION

Not completing this project would make it difficult for staff to work together and have space for staff meetings. Having operations staff occupy conference rooms in the Control Center Building limits meeting space.

## PRIOR COMMITTEE/BOARD ACTIONS

N/A

## ADDITIONAL INFORMATION

OC San advertised Project No. FR1-0007 for bids on January 21, 2021 and 15 sealed bids were received on March 5, 2021. A summary of the bid opening follows:

Engineer's Estimate	\$ 428,000
<u>Bidder</u>	<u>Amount of Bid</u>
Thomas Solar Energy	\$ 256,789.87
Aguilar & Calderon Corporation	\$ 261,569.08
R Dependable Const. Inc.	\$ 314,400.00
JR Universal Construction, Inc.	\$ 325,500.00
Thomco Construction, Inc.	\$ 343,100.00
Horizons Construction Co. Int'l, Inc.	\$ 371,000.00

Golden Gate Steel, Inc. dba Golden Gate Construction	\$ 372,190.00
California Custom Builders	\$ 388,157.00
A2Z Construct Inc.	\$ 390,000.00
Deark E&C, Inc.	\$ 391,000.00
Caltech Corp	\$ 411,500.00
Aid Builders Inc.	\$ 427,500.00
RT Contractor Corp.	\$ 478,000.00
LOENGREEN Inc.	\$ 495,043.00
Marjani Builders Inc.	\$ 496,500.00

The bids were evaluated in accordance with OC San policies and procedures. A notice was sent to all bidders on April 15, 2021 informing them of the intent of OC San staff to recommend award of the Construction Contract to Thomas Solar Energy.

Staff recommends awarding a Construction Contract to the lowest responsive, responsible bidder, Thomas Solar Energy, for a total amount not to exceed \$256,790.

## **CEQA**

This project is exempt from CEQA under the Class 1 categorical exemptions set forth in California Code of Regulations Section 15301 because the project involves repairs, replacement, and or minor alteration of existing facilities involving no expansion of use or capacity.

## **FINANCIAL CONSIDERATIONS**

This request complies with authority levels of OC San's Purchasing Ordinance. This recommendation would be funded under the Repairs and Maintenance line item for Division 830, Plant No. 1 Operations (Adopted Budget, Fiscal Years FY 2020-2021 and 2021-2022, Section 6, Page 84), and the available funding is sufficient for this 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:*

- Construction Contract

JM:CS:dm:gc