

## Agenda Report

---

**File #:** 2022-2429, **Version:** 1

---

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

**SUBJECT:**

**SUPPORT BUILDINGS SEISMIC IMPROVEMENTS AT PLANT NO. 1, PROJECT NO. P1-137**

**GENERAL MANAGER'S RECOMMENDATION**

RECOMMENDATION:

- A. Approve a Professional Design Services Agreement with Simpson Gumpertz & Heger Inc. to provide engineering services for Support Buildings Seismic Improvements at Plant No. 1, Project No. P1-137, for an amount not to exceed \$1,900,000; and
- B. Approve a contingency of \$190,000 (10%).

**BACKGROUND**

As part of the General Manager's Workplan in FY 2017/2018, a commitment was made to enhance the reliability of Orange County Sanitation District (OC San) infrastructure. To address seismic resilience of our treatment facilities, the Seismic Evaluation of Structures at Plant Nos. 1 and 2, Project No. PS15-06 was conducted. This study evaluated the performance of our process facilities and support structures during a significant seismic event. Project No. PS15-06 initiated a facility-wide seismic upgrade program to address the Climate and Catastrophic Event Resilience Policy in OC San's 2021 Strategic Plan, providing a means to prioritize various seismic mitigation projects that will be implemented over the next 20 years as part of the overall CIP Program.

The findings of this study identified multiple staff-occupied buildings at Plant No. 1 with deficiencies that would limit the safety or immediate occupancy performance of the structures. Based on an evaluation of likelihood and consequence of failure, these occupied structures were given a high priority for remediation as part of OC San's ongoing seismic resilience program. The buildings that are being considered for rehabilitation under this project include: the Auto Shop; Control Center; Buildings A, B, 3, 5, and 6; and the Warehouse.

**RELEVANT STANDARDS**

- Maintain and adhere to appropriate internal planning documents (Seismic Evaluation of Structures at Plant No. 1 and No. 2)
- Protect OC San assets
- Comply with California Government Code §4526: Select the "best qualified firm" and

- “negotiate fair and equitable fees”
- Commitment to safety & reducing risk in all operations

## PROBLEM

The seismic evaluation study identified structural deficiencies of staff-occupied structures at Plant No. 1 that could put these buildings, and possibly staff, at risk. The following table lists the occupied buildings where retrofits are needed, along with the facility’s functional requirements. While these facilities are not in immediate danger of failure, the buildings being rehabilitated as part of this project are occupied by OC San’s operations and maintenance staff and are critical to the operation and maintenance of Plant No. 1.

BUILDING NAME	BUILDING DESCRIPTION AND STAFF RESOURCES
Auto Shop	Vehicle maintenance. Houses approximately 9 staff.
Control Center	Central hub of operations at Plant No. 1. Houses approximately 40 staff.
Building A	Space for smaller maintenance activities. Houses approximately 4 staff.
Buildings B and 3	Rebuild shop. Houses approximately 8 staff.
Buildings 5 and 6	Main hub for the maintenance department (offices and shop space). Building 5 houses approximately 18 staff. Building 6 houses approximately 31 staff.
Warehouse	Storage of parts, materials, and equipment. Houses approximately 7 staff.

## PROPOSED SOLUTION

Approve a Professional Design Services Agreement for the Support Buildings Seismic Improvements at Plant No. 1, Project No. P1-137. This project will provide the necessary improvements to achieve immediate occupancy or safety performance of the structures after a significant seismic event. Since these buildings are occupied facilities, this project will evaluate the need for temporary relocation of staff to maintain continuity of plant operation during construction.

## TIMING CONCERNS

This project is part of OC San’s overall seismic resilience strategy. These facilities were ranked as having the highest risk. Executing this project now will:

- Enhance the seismic resilience of these facilities throughout the life of the structures
- Provide protection of operations and maintenance staff
- Maintain the ability to sustain operation and maintenance activities in the wake of a significant seismic event

## RAMIFICATIONS OF NOT TAKING ACTION

Resolution of seismic risk to staff would not be addressed.

## PRIOR COMMITTEE/BOARD ACTIONS

N/A

## ADDITIONAL INFORMATION

### Consultant Selection:

OC San advertised for proposals for Support Buildings Seismic Improvements at Plant No. 1, Project No. P1-137 on February 1, 2022. The following evaluation criteria were described in the Request for Proposals (RFP) and used to determine the most qualified Consultant.

CRITERION	WEIGHT
Project Understanding and Approach	40%
Related Project Experience	30%
Project Team and Staff Qualifications	30%

Three proposals were received on March 22, 2022 and evaluated in accordance with the evaluation process set forth in OC San's Purchasing Ordinance by a pre-selected Evaluation Team consisting of OC San staff, three Engineering Supervisors, and one Senior Engineer. The Evaluation Team also included one non-voting representative from the Contracts Administration Division and two non-voting technical advisors. The Evaluation Team scored the proposal on the established criteria as summarized in the table below:

	Firm	Approach (Max 40)	Related Experience (Max 30)	Team (Max 30)	Total Score (Max 100)
1	Simpson Gumpertz & Heger Inc.	34	26	25	85
2	IDS Group, Inc.	26	20	14	60
3	KPFF Consulting Engineers	15	13	13	41

Based on this scoring, one Consultant was shortlisted for interview on April 12, 2022, primarily to confirm their understanding, approach, team experience, and to meet their team. Following the interview, each member of the Evaluation Team scored the Consultant based on both the proposals and interviews using the evaluation criteria and weighting described above. Based on the scoring shown below, Simpson Gumpertz & Heger Inc. was selected as the most qualified Consultant.

	Firm	Approach (Max 40)	Related Experience (Max 30)	Team (Max 30)	Total Score (Max 100)
1	Simpson Gumpertz & Heger Inc.	36	26	26	88

Simpson Gumpertz & Heger Inc. demonstrated full understanding of the work and requirements for this project. Their knowledge of structural engineering allowed them to propose solutions that may reduce the need for relocation of personnel. In addition, the company and the team for this project has experience implementing their proposed design solutions in several of their previous projects.

### Review of Fee Proposal and Negotiations:

Proposals were accompanied by sealed fee proposals. In accordance with Purchasing Ordinance, the fee proposal of only the highest-ranked firm was opened after approval by the Director of Engineering of the Evaluation Committee's recommendation.

Staff conducted negotiations with Simpson Gumpertz & Heger Inc. to clarify the requirements of the Scope of Work, the assumptions used for the estimated level of effort, and the proposed approach to meet the goals and objectives for the project. Only one negotiation meeting (held on April 20, 2022) was needed with minor changes to the fee and hours.

	Original Fee Proposal	Negotiated Fee
Total Hours	10,684	11,477
Total Fee	\$1,916,621	\$1,900,000

The Consultant's fringe and overhead costs, which factor into the billing rate, have been substantiated. The contract profit is 8.54%, which is based on an established formula based on OC San's standard design agreements. Staff is requesting a 10% contingency to address revisions as the project progresses through preliminary and final design.

Based on the above, staff has determined that the final negotiated fee is fair and reasonable for the level of effort required for this project and recommends award of the Professional Design Services Agreement to Simpson, Gumpertz & Heger Inc.

### **CEQA**

The project is exempt from CEQA under the Class 1 categorical exemptions set forth in California Code of Regulations Section 15301. A Notice of Exemption will be filed with the OC Clerk-Recorder after the OC San's Board of Directors approval of the Professional Design Services Agreement.

### **FINANCIAL CONSIDERATIONS**

This request complies with the authority levels of OC San's Purchasing Ordinance. This item has been budgeted (FY 2022-23 and 2023-24, Section 8, Page 61, Support Buildings Seismic Improvements at Plant No. 1, Project No. P1-137) 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:*

- Professional Design Services Agreement

CQ: iw