



Orange County Sanitation District

Administration Building
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Agenda Report

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SUBJECT:

HEADQUARTERS COMPLEX AT PLANT NO. 1, PROJECT NO. P1-128A

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION: Recommend to the Board of Directors to:

Authorize payment to the City of Fountain Valley for Building Department and Public Works Department standard fees related to the Headquarters Complex at Plant No. 1, Project No. P1-128A, for an amount not to exceed \$900,000.

BACKGROUND

The Orange County Sanitation District (Sanitation District) is replacing the existing Administration Building and other buildings at Plant No. 1 with a new Headquarters Complex north of Ellis Avenue across from Plant No. 1. The project will consist of an approximately 110,000 square foot, three story office building, a pedestrian bridge over Ellis Avenue connecting the building to Plant No. 1, and surface parking. The construction plans include approximately 680 full size drawings.

RELEVANT STANDARDS

- Maintain collaborative and cooperative relationships with regulators, stakeholders, and neighboring communities

PROBLEM

The Sanitation District requires approval from the City of Fountain Valley to build the Headquarters Complex. This approval involves standard plan checks, inspections, and utility connections. The City recovers its costs of processing permit applications, conducting inspections, and providing utility services in accordance with standard fee schedules and tracking of actual costs incurred. Staff estimates that these standard fees may amount to up to \$900,000.

PROPOSED SOLUTION

Authorize payment to the City of Fountain Valley for Building Department and Public Works Department standard fees for an amount not to exceed \$900,000.

TIMING CONCERNS

The project is expected to advertise for bids in early January 2021. The City's review of the project, including related design revisions, is on a critical path to meet that date. Any delays in advertising for bids could result in construction cost escalation and extend the period that the existing buildings and trailers need to be maintained.

RAMIFICATIONS OF NOT TAKING ACTION

Without payment of standard fees, the City will not issue a building permit, and the project cannot be built.

PRIOR COMMITTEE/BOARD ACTIONS

N/A

ADDITIONAL INFORMATION

The Sanitation District expects to pay a total of \$65,000 to the City for Planning Department review, including the City's review of the Sanitation District's addendum to the Fountain Valley Crossings Specific Plan Environmental Impact Report. The funds requested in this Agenda Report are not intended to cover those costs.

The funds also do not include payments related to a negotiated Development Agreement between the Sanitation District and the City of Fountain Valley.

CEQA

On January 23, 2018, the City of Fountain Valley certified the Program Environmental Impact Report for the Fountain Valley Crossings Specific Plan that evaluated the total buildout of the Specific Plan area with a goal of revitalizing the existing light industrial use.

Following that, the Sanitation District prepared an Initial Study/Addendum for the Administrative Headquarters Building, Project No. P1-128, dated December 2019, to the City's Program Environmental Impact Report. The addendum concluded that no further environmental review was required. (Public Resources Code Section 21166; CEQA Guidelines Sections 15162 and 15164.) On June 25, 2020, a Notice of Determination was filed with the Orange County Clerk-Recorder after the Sanitation District Board approval of the construction contract for the Headquarters Complex Site Preparation, Project No. P1-128C.

The Initial Study/Addendum for the Administrative Headquarters Building, Project No. P1-128, dated December 2019, was updated in September 2020 to reflect minor subsequent changes to the project.

FINANCIAL CONSIDERATIONS

This request complies with authority levels of the Sanitation District's Purchasing Ordinance. This item has been budgeted. (Adopted Budget, Fiscal Years 2020-2021 and 2021-2022, Line item: Section 8, Page 58).

ATTACHMENT

The following attachment(s) may be viewed on-line at the OCSD website (www.ocsd.com) with the complete agenda package:

N/A

TG:dm