



OPERATIONS COMMITTEE

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Agenda Report

File #: 2025-4183

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Agenda Item No: 5.

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

SUBJECT:

FULLERTON-PLACENTIA SEWER FACILITIES DEMOLITION AND REHABILITATION, PROJECT NO. 2-73

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION: Recommend to the Board of Directors to:

- A. Approve a Professional Design Services Agreement with Kleinfelder, Inc., to provide engineering services for Fullerton-Placentia Sewer Facilities Demolition and Rehabilitation, Project No. 2-73, for an amount not to exceed \$2,487,429; and
- B. Approve a contingency of \$248,743 (10%).

BACKGROUND

Orange County Sanitation District (OC San) owns and operates wastewater facilities in the northern portion of the collection system, including the Yorba Linda Pump Station, the Yorba Linda Spur Odor Control Facility, and associated force mains and gravity sewer mains ranging from 12 to 30 inches in diameter. This region is located within the cities of Yorba Linda, Brea, Fullerton, and Placentia.

These facilities were constructed between the 1960s and 2013 to serve the surrounding area and convey wastewater flows to Plant Nos. 1 and 2.

In 2017, OC San completed Project No. 2-72, which upsized the Newhope-Placentia Trunk Sewer and eliminated the need for the Yorba Linda Pump Station to divert flows from undersized gravity sewer mains.

RELEVANT STANDARDS

- Comply with California Government Code Section 4526 to engage the best qualified firm “on the basis of demonstrated competence and qualifications” and “negotiate fair and reasonable fees”
- Protect OC San assets
- Maintain a proactive asset management program

PROBLEM

The Yorba Linda Pump Station constructed in 1974 has reached the end of its useful life, and is no longer necessary following completion of Project No. 2-72, Newhope-Placentia Trunk Replacement. The easement agreement with California State University Fullerton (CSUF) requires OC San to vacate the easement and restore the site once the Yorba Linda Pump Station is no longer in service. In addition, existing sewer pipelines within Craig Regional Park and surrounding areas are no longer required once the Yorba Linda Pump Station is removed from service and must be properly abandoned in accordance with OC San standards to prevent ground settlement.

Additionally, existing gravity sewer mains and manholes within the project area are at the end of their useful life and require rehabilitation.

Finally, the Yorba Linda Spur Odor Control Facility was constructed in 2013 to control odors upstream of the Yorba Linda Spur inverted siphon; however, changes in wastewater flow patterns have reduced odor generation in the area, limiting the facility's effectiveness. Due to the rerouting of wastewater flows in the area, the facility is no longer required and can be removed from service.

PROPOSED SOLUTION

Approve a Professional Design Services Agreement to prepare plans and specifications for demolition of the Yorba Linda Pump Station, the downstream force main, and approximately 7,400 feet of abandoned sewer pipeline and associated manholes. The improvements will permanently divert flows away from the pump station and restore the site.

The project also includes rehabilitation of sewer pipelines and manholes associated with the Pioneer Branch, Kraemer Boulevard Interceptor, portions of the Rolling Hills Sub-Trunk, and the Carbon Canyon Dam Interceptor in the cities of Brea, Fullerton, and Placentia.

The project also includes demolition of the Yorba Linda Spur Odor Control Facility and site restoration.

TIMING CONCERNS

If the project is delayed, the inactive Yorba Linda Pump Station will remain in place, preventing CSUF from reclaiming the easement area for planned campus entrance improvements.

In addition, the abandoned force mains will remain susceptible to structural settlement, and the existing sewer pipelines and manholes will continue to deteriorate.

RAMIFICATIONS OF NOT TAKING ACTION

Multiple projects would need to be developed to demolish facilities that are no longer in service and rehabilitate sewer mains and manholes requiring repair.

PRIOR COMMITTEE/BOARD ACTIONS

N/A

ADDITIONAL INFORMATIONConsultant Selection:

OC San requested and advertised for proposals for Fullerton-Placentia Sewer Facilities Demolition and Rehabilitation, Project No. 2-73 on January 13, 2026. 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	35%
Related Project Experience	35%
Project Team and Staff Qualifications	30%

Five proposals were received on March 11, 2026, and evaluated in accordance with the evaluation process set forth in OC San's Purchasing Ordinance (OC SAN-61) by a pre-selected Evaluation Team consisting of OC San staff.

The Evaluation Team scored the proposal on the established criteria as summarized in the table below:

	Firm	Approach (Max 35)	Related Experience (Max 35)	Team (Max 30)	Total Score (Max 100)
1	T.Y. Lin International	27	31	26	84
2	LEE + RO, Inc.	27	31	22	80
3	Kleinfelder, Inc.	27	26	25	78
4	Michael Baker International, Inc.	23	27	23	73
5	Harris & Associates, Inc.	24	25	20	69

Based on this scoring, three consultants were shortlisted for interviews on April 8, 2026. Following the interview, each member of the Evaluation Team scored the consultants based on both the proposals and interviews using the evaluation criteria and weighting described above. Based on the scoring shown below, Kleinfelder, Inc., was selected as the most qualified consultant.

	Firm	Approach (Max 35)	Related Experience (Max 35)	Team (Max 30)	Total Score (Max 100)
1	Kleinfelder, Inc.	33	32	29	94
2	T.Y. Lin International	31	30	27	88
3	LEE + RO, Inc.	27	28	20	75

The proposer, with the highest overall score, provided a clear and comprehensive description of its approach and demonstrated a strong understanding of the Scope of Work. The technical proposal

was well organized and demonstrated a clear understanding of OC San’s expectations and the level of effort required to successfully complete the design. During the interview, the Consultant team demonstrated an in-depth understanding of the Project scope, including key risk management considerations such as bypass pumping and traffic control mitigation. The team’s presentation and responses demonstrated strong technical knowledge and preparedness. In addition, the Consultant team conducted multiple site visits during proposal preparation on its own initiative, which helped identify design elements beneficial to OC San. The team’s relevant experience was clearly presented and included representation from all required disciplines. Based on the overall quality of the proposal, interview performance, technical understanding, and demonstrated project approach, the Evaluation Committee determined that Kleinfelder, Inc., is the most qualified firm to perform the Scope of Work.

Review of Fee Proposal and Negotiations:

Proposals were accompanied by sealed fee proposals. In accordance with OC San’s 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 Kleinfelder, 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. A total of six negotiation meetings were held with the project team and Consultant to confirm the project scope and corresponding level of effort for design tasks. During these meetings, the level of effort was increased to better define the required meetings and workshops, refine the utility investigation methods required by the scope, and add scope associated with removal of the retaining wall at the odor control facility site, including related landscaping and grading. To offset these additions, level of effort was reduced by combining design memos, streamlining coordination through virtual meetings, and clarifying project management tasks and scope assumptions.

	Original Fee Proposal	Negotiated Fee
Total Hours	8,116	11,415
Total Fee	\$2,037,427	\$2,487,429

The Consultant’s fringe and overhead costs, which factor into the billing rate, have been substantiated. The contract profit is 7.04 percent, which is based on an established formula based on OC San’s standard design agreements. Staff is requesting a 10 percent 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 Kleinfelder, 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

and State Clearinghouse after approval of the Professional Design Services Agreement by the OC San Board of Directors.

FINANCIAL CONSIDERATIONS

This request complies with the authority levels of OC San's Purchasing Ordinance. This item has been budgeted (Budget Update FY 2025-26, Page A-5, Fullerton - Placentia Sewer Facilities Demolition and Rehabilitation, Project No. 2-73) 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:

- Professional Design Services Agreement - Draft
- Presentation

TW:lb