



Orange County Region Operations & Maintenance Service Center

Engineering & Operations Committee
Item 7-2
August 18, 2014

Current Action

- Appropriate \$980,000
- Authorize final design of a new O&M service center for the Orange County Region
- Authorize agreement with La Cañada Design Group, Inc. for architectural design services

Distribution System O&M Service Centers

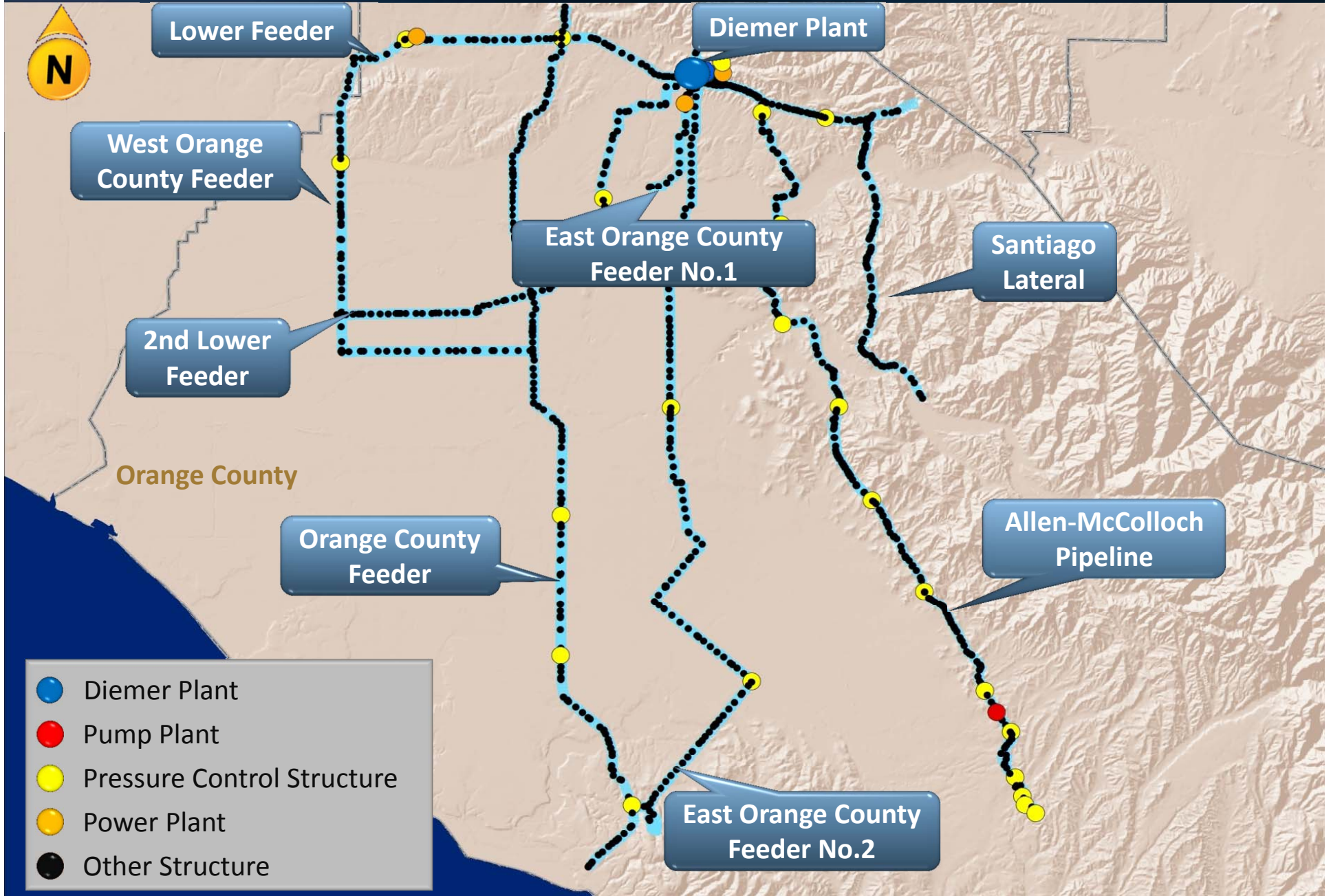


O&M Service Center Functions

- Refurbish small to medium-sized valves & eqpt.
- Weld or repair damaged/corroded eqpt.
- Warehouse replacement parts & eqpt.
- Maintain specialized eqpt. for dewatering & chlorination/dechlorination



Orange County Region

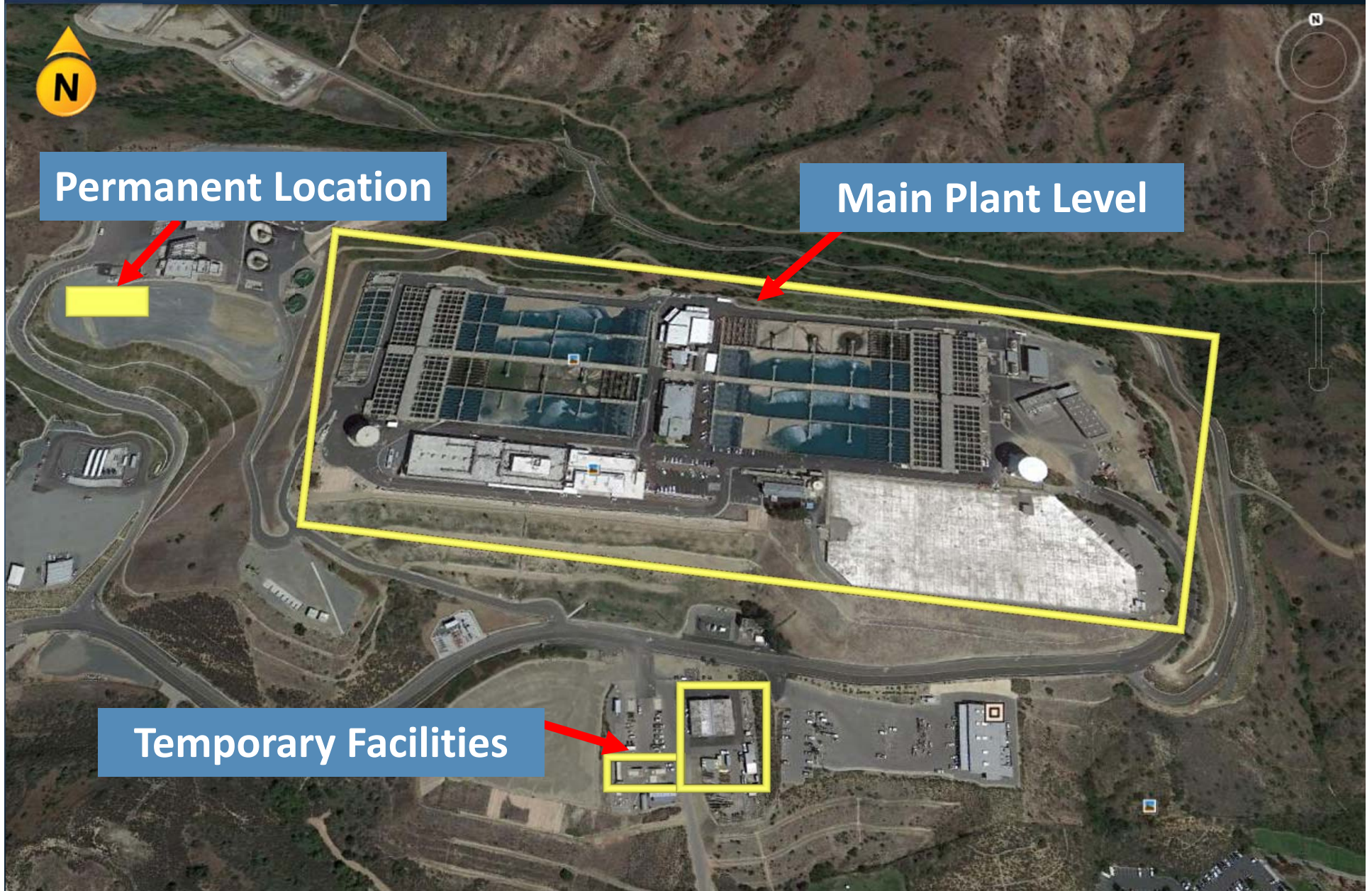


Background

- Original O&M Service Center demolished in 2008
- Temporary facilities
 - Restricted space for repairs & storage
 - Lifting restrictions
 - Inadequate ventilation & lighting
- Permanent facility needed for Orange County region



Diemer Plant



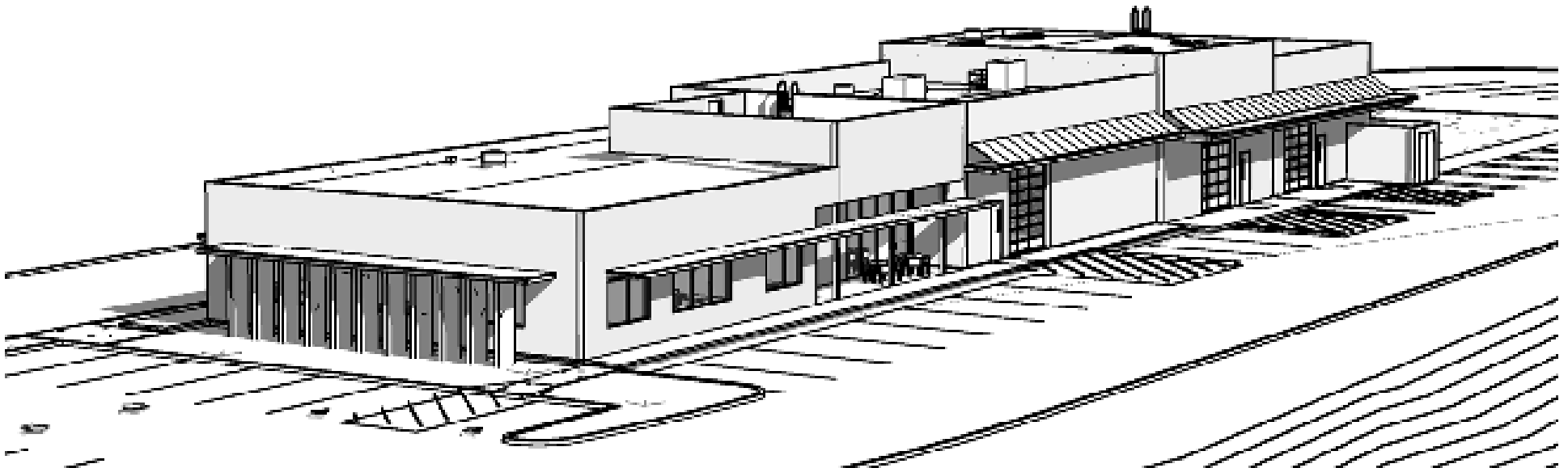
Permanent Location

Main Plant Level

Temporary Facilities

Planned Features

- Small eqpt. maintenance shop
- Warehouse for Diemer Plant & Orange County Region
- Eqpt. storage for shutdowns & emergencies
- Offices & locker rooms for C&D staff
- Building - approx. 11,280 sq. ft.



Final Design Scope of Work

- Two Components
 - Site development & Service Center building
- Site Development - Metropolitan Staff
 - Preparation of drawings & specs for sitework & utilities at northwest pad
 - Permitting
 - Procurement of specialized eqpt

Final Design Scope of Work

- Service Center Building - La Cañada Design Group, Inc.
 - Preparation of drawings & specs for building
 - Development of construction cost estimate
 - Technical assistance during bidding
 - Competitively selected - RFQ No. 1040
 - SBE participation level - 18%
 - Agreement amount NTE \$347,000

Construction Cost Estimate

Description	Est. Cost
Site development	\$2.3 M - \$2.6 M
Specialized eqpt.	\$0.5 M - \$0.8 M
Building construction	\$2.2 M - \$2.4 M
Total estimated cost	\$5.0 M - \$5.8 M
O&M Service Center	\$195 to \$213/sf
Typical OC 1-story warehouse/office	\$190 to \$210/sf

Requested Funds

Labor

Final design \$250,000

Permitting, project mgmt, bidding 240,000

Professional Services

La Cañada Design Group, Inc. 347,000

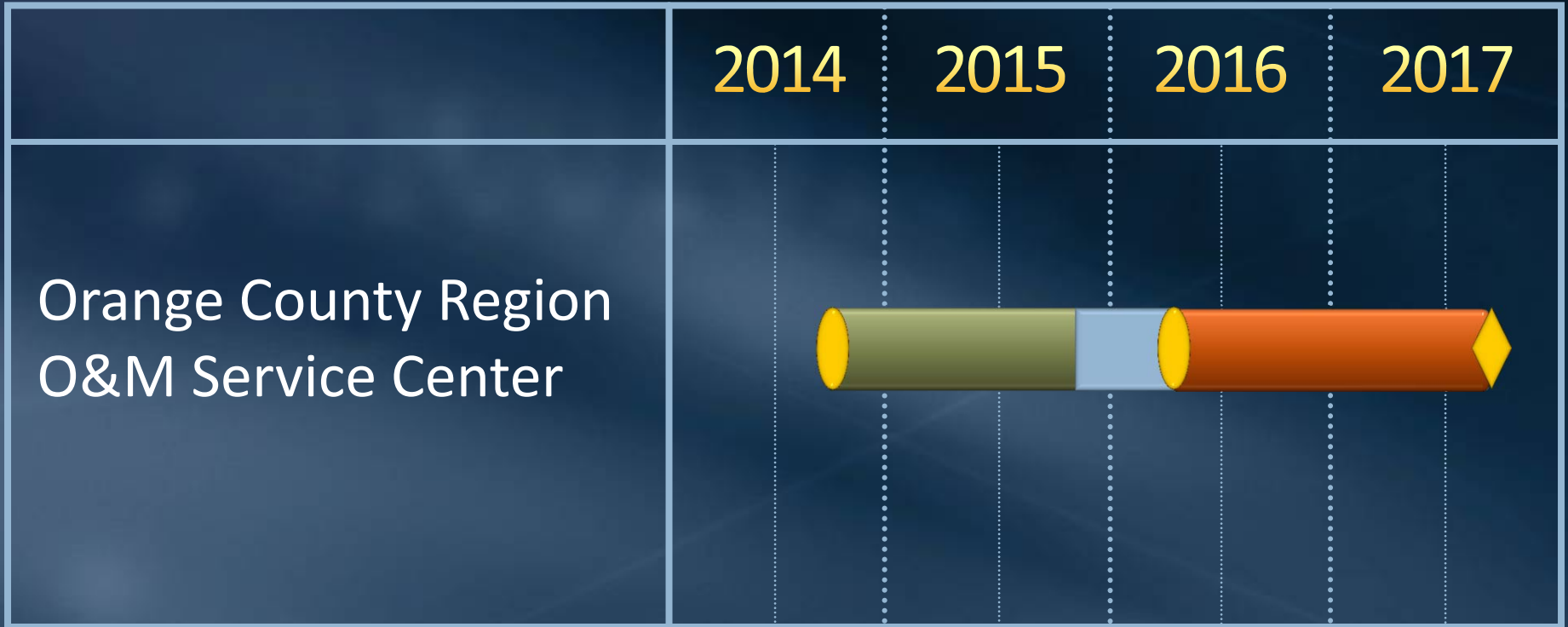
Value Engineering firm 40,000

Remaining budget 103,000

Total: \$980,000

Total estimated construction cost: \$5.0 M to \$5.8 M

Schedule



Final Design



Advertise to Award



Construction



Board Action



Completion

Board Options

● Option #1

- Adopt CEQA determination that this action is categorically exempt
- Appropriate \$980,000
- Authorize final design of the Orange County Region O&M Service Center
- Authorize agreement with La Cañada Design Group Inc. for NTE amount of \$347,000

● Option #2

- Do not proceed with the new service center at this time

Staff Recommendation

- Option #1