



AGENDA STAFF REPORT

Control: 26001282

MEETING DATE: 08/11/2026
LEGAL ENTITY TAKING ACTION: Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S): District 2
SUBMITTING AGENCY/DEPARTMENT: OC Public Works
DEPARTMENT CONTACT PERSON(S): Joseph Seybold, 714-667-4921
Robert Shipp, 949-533-5672

SUBJECT: Approve Construction Contract for Central Utility Facility UREA Conversion Project

CEO CONCUR	COUNTY COUNSEL REVIEW	CLERK OF THE BOARD
Concur	Approve agreement to form	DISCUSSION
		3 Votes Board Majority

Budgeted: Yes	Current Year Cost: \$4,196,608	Annual Cost: FY 2027-28 \$790,102
Staffing Impact: No		Sole Source: No
Current Fiscal Year	Funding Source: See Financial Impact	County Audit in Last 3
Revenue: N/A	Section	years: No

Levine Act Review

Completed? Yes

Prior Board Action: 1/14/2025 #3

RECOMMENDED ACTION(S):

1. Approve contract with West Coast Air Conditioning Company Inc. to provide Construction Manager At-Risk Construction Phase Services for the Central Utility Facility – UREA Conversion Project, effective upon execution of all necessary signatures, to be completed within 385 calendar days of the effective date of the Notice to Proceed, in the Guaranteed Maximum Price of \$4,986,710, inclusive of the County of Orange's contingency of \$321,654.
2. Authorize the Director of OC Public Works or designee to execute the Contract with West Coast Air Conditioning Company Inc. for Construction Manager At-Risk Construction Phase Services for the Central Utility Facility – UREA Conversion Project.

SUMMARY:

Approval of the contract for Construction Manager At-Risk Construction Phase Services for the Central Utility Facility – UREA Conversion Project will replace the existing anhydrous-ammonia based power-generation emission control system with a non-hazardous urea-based system supporting safety, operational reliability and regulatory compliance.

BACKGROUND INFORMATION:

The Central Utility Facility (CUF), constructed in 1968 and located at 525 N. Flower Street in Santa Ana, provides electricity, chilled water and steam to facilities within the Civic Center Campus, including the County of Orange (County), City of Santa Ana and federal facilities.

Currently, the CUF uses ammonia for reducing nitrogen oxides emissions that are regulated by the South Coast Air Quality Management District (South Coast AQMD). Ammonia is a toxic gas that, if released due to a leak, can endanger staff in the building and the public in the surrounding area. Urea poses no danger if spilled and can be utilized to achieve the same regulatory emissions limits.

The CUF – UREA Conversion Project (Project) includes removal of the existing anhydrous-ammonia-based turbine-generator exhaust emission control system. The replacement urea-based system includes a liquid urea tank, truck-unloading equipment, pumps, urea-vaporization skids and related building modifications, control panels, piping, electrical components and instrumentation and control-integration with the existing turbine-exhaust steam-boiler control. The Project also includes startup, commissioning and air emissions permit compliance testing necessary for South Coast AQMD permit modification.

On July 31, 2024, OC Public Works issued a Request for Proposal (RFP) for Construction Manager At-Risk (CMAR) Services for the Project. The Orange County Preference Policy was not applicable to the solicitation. Following the evaluation of responsive proposals, an evaluation panel recommended award of a contract for Pre-Construction Services to West Coast Air Conditioning Company Inc. (Contractor).

On January 14, 2025, the Board of Supervisors (Board) awarded Contract MA-080-24011562 for CMAR Pre-Construction Phase Services to the Contractor in an amount not to exceed \$130,682.

Under the Pre-Construction Services contract, the Contractor provided design review, cost estimating, project planning and scheduling, constructability review and other pre-construction services. These efforts resulted in development and negotiation of a Guaranteed Maximum Price (GMP) for Construction Phase Services. The GMP establishes the maximum cost to complete the Project and reflects the collaborative planning and risk management efforts undertaken during pre-construction phase and establishes a cost-controlled approach to deliver the Project within the defined scope and schedule.

OC Public Works is recommending the Board approve the Contract MA-080-26011545 (Contract) with the Contractor for CMAR Construction Phase Services, effective upon execution of all necessary signatures, to be completed within 385 calendar days of the effective date of the Notice to Proceed, in the GMP of \$4,986,710, which includes applicable contingencies.

The Contractor's license number was verified as current and active through the Contractors State License Board database on April 27, 2026. A copy of the verification is on file.

An analysis was completed to verify the contract provides County with persons specially trained, experienced, expert and competent to perform the special services in accordance with the law.

This Contract includes subcontractors or pass through to other providers. See Attachment B for the Contract Summary Form.

Compliance with CEQA: The proposed Project was previously determined to be categorically exempt from CEQA pursuant to Section 15302 (Class 2) of the CEQA Guidelines, on January 14, 2025, when it

was originally approved, because it provides for replacement or reconstruction of existing public structures or facilities having substantially the same purpose and capacity. The proposed Project is still consistent with this determination.

FINANCIAL IMPACT:

Appropriations for the proposed Contract are included in Budget Control 040, Utilities, FY 2026-27 Budget, and will be included in the budgeting process for future years. The Contract is funded by an operating transfer from Countywide Capital Projects, Fund 15D.

The proposed Contract is contingent upon funding availability. In the event funding is reduced or terminated, the County may renegotiate the level of services or terminate the Contract without penalty.

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A - Contract MA-080-26011545 with West Coast Air Conditioning Company Inc.

Attachment B - Contract Summary Form