# AGENDA STAFF REPORT

**Control:** 26001924

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| **MEETING DATE:** | 11/03/2026 |
| **LEGAL ENTITY TAKING ACTION:** | Board of Supervisors |
| **BOARD OF SUPERVISORS DISTRICT(S):** | District 1 |
| **SUBMITTING AGENCY/DEPARTMENT:** | OC Public Works |
| **DEPARTMENT CONTACT PERSON(S):** | Joseph Seybold, 714-813-9290<br>Jennifer Carroll, 714-667-4942 |

**SUBJECT:** Retroactively Approve Contracts for Emergency Work at Mile Square Park

| CEO CONCUR | COUNTY COUNSEL REVIEW | CLERK OF THE BOARD |
|---|---|---|
| Concur | Approve agreement to form | DISCUSSION<br>4/5 Vote |

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| **Budgeted:** Yes | **Current Year Cost:** $247,901 | **Annual Cost:** N/A |
| **Staffing Impact:** No | | **Sole Source:** No |
| **Current Fiscal Year Revenue:** N/A | **Funding Source:** Fund 405: 100% | **County Audit in Last 3 years:** No |
| **Levine Act Review Completed?** Yes | | |
| **Prior Board Action:** N/A | | |

**RECOMMENDED ACTION(S):**

1. Find that the subject project is statutorily exempt from the CEQA pursuant to Section 15269(b) of the CEQA Guidelines.

2. Retroactively approve Contract CT-012-27010067 with Verne's Plumbing, Inc. for emergency repair work for the OC Community Resources/OC Parks – Mile Square Park Reclaimed Waterline Break Project, retroactively effective August 12, 2026, in an amount not to exceed $161,767.

3. Retroactively approve Contract CT-012-27010143 and Modification #1 with Verne's Plumbing, Inc. for emergency repair work for the OC Community Resources/OC Parks – Mile Square Park Reclaimed Waterline Reroute and Transite Pipe Break Project, retroactively effective September 1, 2026, in an amount not to exceed $86,134.

**SUMMARY:**

Retroactive approval of the contracts for emergency repair work at Mile Square Regional Park will authorize repairs to the park's reclaimed water system necessary to restore irrigation service, roadway access and reduce the potential for additional waterline failures.

**BACKGROUND INFORMATION:**
On July 14, 2026, OC Community Resources/OC Parks staff identified, an eight-inch reclaimed waterline failure at Mile Square Regional Park (Park), resulting in an approximately 15-foot sinkhole that required closure of a Park Oceanview Channel bridge and roadway and interrupted irrigation service to a significant portion of the Park. The failed waterline was located approximately 13 feet below grade, requiring extensive excavation and shoring to safely access and repair the damaged pipe.

During the emergency repair, additional deficiencies were identified in the reclaimed water system. Four four-inch isolation valves were no longer functional and required replacement. Excessive water pressure was also contributing to underground pipe failures, requiring replacement of the existing pressure regulators to reduce system pressure and minimize the potential for additional failures. These conditions increased the scope and complexity of the emergency repair.

On July 23, 2026, OC Public Works notified Procurement Services of the need for an emergency procurement to address the waterline failure. Due to the emergency conditions and the need for immediate action to restore irrigation service and roadway access and prevent further damage, emergency repair work with Verne's Plumbing, Inc. (Contractor) commenced on July 29, 2026.

On August 12, 2026, OC Public Works executed Contract CT-012-27010067 (Contract #1) with the Contractor for emergency repair work in an amount not to exceed $161,767. Contract #1 included replacement of two pressure-reducing valves, repair of the damaged eight-inch waterline and replacement of four four-inch isolation valves. All components of the emergency work listed under Contract #1 were completed on August 25, 2026.

On August 24, 2026, OC Public Works notified Procurement Services of a separate emergency involving an additional new break in the existing eight-inch reclaimed waterline located beneath the bridge within the Park. Repairing the existing underground pipe was determined to be infeasible. To restore reclaimed water service and to reduce the potential for future underground failures in the area, OC Public Works initiated emergency work to reroute the reclaimed water line from beneath the bridge.

On September 1, 2026, OC Public Works subsequently executed Contract CT-012-27010143 (Contract #2) with the Contractor for the emergency reroute work in an amount not to exceed $74,100. Contract #2 included installation of a new reclaimed waterline that is surface-mounted along the east-facing side of the bridge. The rerouted configuration will also improve accessibility for future monitoring and maintenance.

On September 4, 2026, OC Public Works notified Procurement Services of a separate emergency involving an eight-inch reclaimed waterline break when water was turned back on. OC Public Works subsequently amended Contract #2 with the Contractor for the emergency pipe break repair work in an amount not to exceed $12,034, for a new total not to exceed $86,134. All components of the emergency work listed under Contract #2 were completed on September 10, 2026.

The emergency repair work under Contracts #1 and #2 constitutes a public works project and was undertaken pursuant to the emergency contracting provisions of Public Contract Code (PCC) Sections 22035 and 22050. Due to urgent emergency conditions, competitive bidding was not feasible. Immediate repairs were necessary to address the failed waterline, restore roadway access within the Park, reestablish irrigation service and prevent additional damage to facilities and infrastructure. Pursuant to PCC Section 22050, approval of the emergency procurement action requires a four-fifths vote of the Board.

The Orange County Preference Policy is not applicable to emergency procurements.

Due to the emergency nature of the waterline failures and the need for immediate action, the emergency repair work commenced prior to execution of the respective contracts and Board of Supervisors (Board) approval. OC Public Works recommends that the Board retroactively approve Contract #1 with Contractor, effective August 12, 2026, in an amount not to exceed $161,767, and Contract #2 with Contractor, effective September 1, 2026, in an amount not to exceed $86,134, for a cumulative total amount not to exceed $247,901.

On July 30, 2026, the Contractor's license number was verified as current and active through the Contractors State License Board database. A copy of the verification is on file. The contracts include subcontractors or pass through to other providers. See Attachment D for Contract Summary Forms.

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

**Compliance with CEQA:** The subject activity is statutorily exempt from review under CEQA pursuant to Section 15269(b) of the CEQA Guidelines as an emergency project because it provides emergency repairs of publicly owned service facilities necessary to maintain service essential to the public health, safety or welfare. Emergency repairs include those that require a reasonable amount of planning to address an anticipated emergency.

**FINANCIAL IMPACT:**
Appropriations for this Contract are included in OC Parks Fund 405 FY 2026-27 Budget.

**STAFFING IMPACT:**
N/A

**REVIEWING AGENCIES/DEPARTMENTS:**
OC Community Resources/OC Parks

**ATTACHMENTS:**
Attachment A - Emergency Contract with Verne's Plumbing, Inc.
Attachment B - Contract CT-012-27010143 with Verne's Plumbing, Inc.
Attachment C - Modification to Contract CT-012-27010143 with Verne's Plumbing, Inc.
Attachment D - Contract Summary Forms
Attachment E - Emergency Justification Memos
Attachment F - Government Codes