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October 10, 2018

**NOTICE OF SPECIAL MEETING**

**HEADQUARTERS COMPLEX  
AD HOC COMMITTEE  
ORANGE COUNTY SANITATION DISTRICT**

**Wednesday, October 17, 2018 – 4:00 P.M.**

Administration Building  
10844 Ellis Avenue  
Fountain Valley, California 92708  
[WWW.OCSD.COM](http://WWW.OCSD.COM)

A SPECIAL meeting of the Headquarters Complex Ad Hoc Committee of the Orange County Sanitation District will be held at the above location, date and time.

*Our Mission: To protect public health and the environment by providing effective wastewater collection, treatment, and recycling.*



**ROLL CALL  
HEADQUARTERS COMPLEX  
AD HOC COMMITTEE**

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**Meeting Date:** October 17, 2018

**Time:** 4:00 p.m.

**Adjourn:** \_\_\_\_\_

**COMMITTEE MEMBERS (7)**

Greg Sebourn (Fullerton)	
Dave Shawver (Stanton)	
Robert Collacott (Villa Park)	
Sandra Massa-Lavitt (Alt. Seal Beach)	
Steve Nagel (Fountain Valley)	
Scott Peotter (Newport Beach)	
John Withers (Irvine Ranch Water District)	

**OTHERS**

Brad Hogin, General Counsel	

**STAFF**

Jim Herberg, General Manager	
Rob Thompson, Assistant General Manager	
Kelly Lore, Clerk of the Board	

Orange County Sanitation District  
SPECIAL Meeting of the  
**HEADQUARTERS COMPLEX  
AD HOC COMMITTEE**



Wednesday, October 17, 2018  
**4:00 P.M.**  
Administration Building  
Board Room  
10844 Ellis Avenue  
Fountain Valley, CA 92708  
(714) 593-7433

## **AGENDA**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **DECLARATION OF QUORUM:** Clerk of the Board

**PUBLIC COMMENTS:** *If you wish to address the Committee on any item, please complete a Speaker's Form (located at the table outside of the Board Room) and submit it to the Clerk of the Board or notify the Clerk of the Board the item number on which you want to speak. Speakers will be recognized by the Chairman and are requested to limit comments to three minutes.*

### **NON-CONSENT CALENDAR:**

1. **UPDATE ON THE HEADQUARTERS COMPLEX PROJECT NO. P1-128**  
(Rob Thompson)

Discuss the scope of work, design basis, and building programming for the proposed Headquarters Complex project.

### **OTHER BUSINESS AND COMMUNICATIONS OR SUPPLEMENTAL AGENDA ITEMS, IF ANY:**

### **ADJOURNMENT:**

Accommodations for the Disabled: Meeting Rooms are wheelchair accessible. If you require any special disability related accommodations, please contact the Orange County Sanitation District Clerk of the Board's office at (714) 593-7433 at least 72 hours prior to the scheduled meeting. Requests must specify the nature of the disability and the type of accommodation requested.

Agenda Posting: In accordance with the requirements of California Government Code Section 54954.2, this agenda has been posted outside the main gate of the Sanitation District's Administration Building located at 10844 Ellis Avenue, Fountain Valley, California, not less than 72 hours prior to the meeting date and time above. All public records relating to each agenda item, including any public records distributed less than 72 hours prior to the meeting to all, or a majority of the Board of Directors, are available for public inspection in the office of the Clerk of the Board.

Agenda Description: The agenda provides a brief general description of each item of business to be considered or discussed. The recommended action does not indicate what action will be taken. The Board of Directors may take any action which is deemed appropriate.

NOTICE TO DIRECTORS: To place items on the agenda for the Committee Meeting, items must be submitted to the Clerk of the Board 14 days before the meeting.

Kelly A. Lore, MMC  
Clerk of the Board  
(714) 593-7433  
[klore@ocsd.com](mailto:klore@ocsd.com)

For any questions on the agenda, Committee members may contact staff at:

General Manager	Jim Herberg	(714) 593-7300	<a href="mailto:jherberg@ocsd.com">jherberg@ocsd.com</a>
Assistant General Manager	Rob Thompson	(714) 593-7310	<a href="mailto:rthompson@ocsd.com">rthompson@ocsd.com</a>

**HEADQUARTERS COMPLEX  
AD HOC COMMITTEE  
AGENDA REPORT**

Meeting Date	To Bd. of Dir.
10/17/18	10/24/18
Item Number 1	Item Number

Orange County Sanitation District

**FROM:** James D. Herberg, General Manager  
Originator: Robert Thompson, Assistant General Manager

**SUBJECT:** UPDATE ON THE HEADQUARTERS COMPLEX PROJECT NO. P1-128

**GENERAL MANAGER'S RECOMMENDATION**

Discuss the scope of work, design basis, and building programming for the proposed Headquarters Complex project.

**BACKGROUND**

The Orange County Sanitation District (Sanitation District) staff and the City of Fountain Valley have been working collaboratively to address code-compliance, permitting, and condition problems for the Sanitation District's Plant No. 1 Administrative Buildings since 2008. The Sanitation District is in the process of replacing the Administration Building, Human Resources Building, Risk Trailer Complex, four Engineering Trailer Complexes, and an IT Trailer Complex at Plant No. 1 with a new Headquarters Building on newly acquired property across Ellis Ave. from the current Administration Building.

Staff will present the basis for the project and current schematic layouts to inform the Ad Hoc Committee and seek input for the design process.

**RELEVANT STANDARDS**

- Provide a safe, collegial workplace.

**PRIOR COMMITTEE/BOARD ACTIONS**

October 2018 – Designated the currently-owned properties at 18475 Pacific Street, 18484 Bandilier Circle, 18429 Pacific Street, 18368-18375 Bandilier Circle, and 18410-18436 Bandilier Circle as the preferred alternative for the Headquarters Building, with a pedestrian bridge to Plant No. 1.

June 2018 – Authorized the General Manager to execute a Purchase & Sale agreement in a form approved by General Counsel for the properties located at 18429 Pacific Street, 18368-18375 Bandilier Circle and 18410-18436 Bandilier Circle.

June 2018 – Changed the preferred site from the area bounded by Ellis Avenue on the south, southbound Ellis off-ramp on the east, I-405 Freeway on the north, and Ward Street on the west to the currently owned properties at 18475 Pacific Street and 18484 Bandilier Circle as the preferred location of the new Headquarters Building, with a pedestrian bridge to Plant No. 1.

April 2017 - Changed the preferred alternative from the southwest corner of Plant No. 1 to the area bounded by Ellis Avenue on the south, southbound Ellis off-ramp on the east, I-405 Freeway on the north, and Ward Street on the west for the location for the Administration Building and Laboratory Building for CEQA evaluation.

November 2016 - Authorized the General Manager and General Counsel to approve escrow documents for the purchase of the Bender Property at 18475 Pacific Street and 18484 Bandilier Circle.

October 2015 - Designated the southwest corner of Plant No. 1 for the location for the Administration Building and Laboratory Building as the preferred alternative for CEQA evaluation.

**ATTACHMENT**

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

N/A

RCT:gc