



Orange County Sanitation District

# Project No. J-133, Laboratory Replacement at Plant No. 1 Progressive Design-Build Project Industry Forum Event

## Meeting Agenda

- ✓ Introductions
- ✓ Project Background
- ✓ Project Drivers
- ✓ Procurement Approach
- ✓ Project Schedule and Budget
- ✓ Request for One-on-One Meetings

## RSVP

By October 15, 2025  
Email: [professionalservices@ocsan.gov](mailto:professionalservices@ocsan.gov)

# 10.20.25

8:30 A.M. – 11:00 A.M.

OC San Headquarters  
18480 Bandilier Circle  
Fountain Valley, CA 92708

**INDUSTRY FORUM EVENT**  
**FOR PROGRESSIVE DESIGN-BUILD PROJECT**

**PROJECT NO. J-133**  
**LABORATORY REPLACEMENT AT PLANT NO. 1**

October 3, 2025

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The Orange County Sanitation District (OC San) anticipates publishing a Request for Proposals (RFP) for the above-mentioned project in March 2026.

OC San will hold an industry forum event on Monday, October 20, 2025, from 8:30 A.M – 11:00 A.M. The event is open to design-builders, consultants, subconsultants, contractors, and subcontractors with relevant expertise and interest in supporting this project. Attendees will learn general details about the project and have the opportunity to network with other professionals interested in the project.

**PROJECT BACKGROUND**

OC San is responsible for the collection, treatment, and disposal of wastewater for the north part of Orange County, California. OC San operates and maintains two treatment facilities: Plant No. 1 in Fountain Valley, CA and Plant No. 2 in Huntington Beach, CA. The treatment facilities currently process an average of 180 million gallons of wastewater per day (mgd). OC San operates a laboratory on its premises to perform sampling, analysis and reporting to document OC San's exemplary regulatory compliance, inclusive of air, biosolids water recycling and ocean discharge. The Laboratory Building, originally constructed in 1989 and 1990, is a two-story building of approximately 36,000 square feet that has undergone several enhancements and/or improvements over the past three decades. There are various issues with the building including multiple code compliance and seismic deficiencies, and the building's major systems are nearing the end of their useful life and requires replacement.

**GENERAL SCOPE OF WORK**

The project will replace the existing Central Laboratory Building at Plant No. 1. The new lab building will be located at 18350 Mt. Langley Street, Fountain Valley, CA, which is the same location as the existing commercial office building owned by OC San, and is adjacent to the new Headquarters Building. The project includes the demolition of the existing commercial office building and the construction of a new 56,000 SF laboratory in its place. The total progressive design-build (PDB) budget for the project is estimated at \$99 million, which is inclusive of all pre-construction, A/E fees, construction, FF&E's, design-builder contingency and escalation to mid-point of construction. OC San is seeking proposals from qualified design-build teams for the design and construction of the new lab facility.

## **EVENT DETAILS**

Date: October 20, 2025

Check-in: 8:30 A.M. – 9:00 A.M.

Presentation: 9:00 A.M. – 11:00 A.M.

Location: OC San Headquarters Board Room  
18480 Bandilier Circle, Fountain Valley, CA 92708

The OC San project team including Engineering and Contracts Administration along with Owner Adviser, Hazen and Sawyer, will provide a detailed presentation and answer any questions from the attendees. All parties interested in this upcoming procurement are encouraged to attend. After the event, there will be an opportunity to schedule one-on-one meetings with OC San to further discuss the project details. Requests for one-on-one meetings may be submitted to [professionalservices@ocsan.gov](mailto:professionalservices@ocsan.gov). OC San anticipates conducting one-on-one meetings through late November 2025.

## **VISITOR IDENTIFICATION AND SIGN-IN**

Limited parking spots will be reserved at OC San's Headquarters. Therefore, carpooling is recommended. If parking is not available, attendees are encouraged to park in the surrounding streets.

Upon arrival at OC San's Headquarters, all visitors must show a government-issued photo identification and sign-in. Visitors must obtain a temporary visitor identification badge by providing either a driver's license, California Department of Motor Vehicles issued photo identification card, passport, or other form of identification that establishes identity. Depending on the number of visitors, waits of 30 minutes may be expected with the sign-in process. Therefore, attendees should plan their arrival accordingly.

Advance registration via email at [professionalservices@ocsan.gov](mailto:professionalservices@ocsan.gov), by **Wednesday, October 15, 2025**, is highly recommended to help reduce the wait time at check-in. Please include the following title on the subject line of the email: "*Project No. J-133, Visitor Registration*". In the body of the email message, include the company name and, for each attendee, the first and last name, phone number, and email address.

## **REGISTRATION WITH OC SAN FOR THE UPCOMING RFP**

If you are interested in this upcoming opportunity and any future communication, please send an email to [professionalservices@ocsan.gov](mailto:professionalservices@ocsan.gov) and include "*J-133 RFP Outreach*" in the subject line.

If your firm is already registered in OC San's Vendor Portal in PlanetBids, add commodity code 0750 to the codes for which your firm is registered and update the Profile to include the contact information of the individual who needs to be notified when OC San releases solicitation notices. You may also add a backup individual in the "Alternate email" section.

If your firm is not a registered vendor in PlanetBids, you are invited to visit [www.ocsan.gov](http://www.ocsan.gov) to start the registration process by following the instructions below.

- From the homepage, in the “POPULAR LINKS” section, select “BIDS & RFPS” and then “Learn More”
- In the “Partner with Us” section, select “GET STARTED IN PLANETBIDS”  
*You will be directed to PlanetBids’ website*
- Complete the vendor registration process
- When prompted to select/add a category/commodity code, use number 0750
- When completing the Profile section, include the contact information of the individual who needs to be notified when OC San releases solicitation notices. You may also add a backup individual in the “Alternate email” section.