

**TO:** Andrew P. Powers, City Manager  
**FROM:** Clifford G. Finley, Public Works Director  
**DATE:** September 12, 2023  
**SUBJECT:** Hill Canyon Treatment Plant MCC Bioreactor Project (CI 5440)

**RECOMMENDATION:**

1. Reject all bids received on July 26, 2023.
2. Authorize staff to re-advertise the project for new construction bids.
3. Find that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15302.

**FINANCIAL IMPACT:**

**No Additional Funding Requested.** Minimal staff time and costs required to advertise for bids is included in the Adopted FY 2023-24 Wastewater Fund Budget. The estimated total project cost is \$1,900,000. \$600,000 is included in the Adopted FY 2023-24 Wastewater Capital Budget with an additional estimated carryover of \$1,563,786 for a total project budget of \$2,163,786.

**BACKGROUND:**

The City's Hill Canyon Treatment Plant (HCTP) treats wastewater generated by the City's wastewater customers (Attachment #1). Constructed in the 1960s with major improvements over the following decades, HCTP provides tertiary-level treatment. The bioreactor basins and other significant treatment processes are supplied power from two motor control centers (MCC 14-1 and MCC 14-2). MCC 14-1 is the original equipment installed in 1987. Upgrades have been performed over time, but the equipment has generally met its design life. MCC 14-2 is newer and was installed in 2003.

The improvements associated with this project include installation of a replacement MCC (14-1) in a new location, installation of new conduits from the existing switchboard SWBD-4 to MCC 14-1 and 14-2, modification of the existing mezzanine structure to enclose the area where the new electrical equipment is

located, and modification of the existing HVAC equipment to provide an air-conditioned space for the electrical equipment. Only minor modifications to MCC 14-2 will be made as part of the upgrade project.

**DISCUSSION/ANALYSIS:**

The Notice Inviting Bids was publicly advertised in the Thousand Oaks Acorn newspaper and posted on the City’s procurement website on June 9, 2023, per the Public Contract Code Section 22037 and Thousand Oaks Municipal Code (TOMC) 3-10.306. Two bids were received on August 2, 2023, as follows:

	<b>Contractor’s Name, City</b>	<b>Bid Amount</b>
1.	Taft Electric Company (Ventura, CA)	\$1,472,035
2.	R2BUILD (Laguna Hills, CA)	\$1,815,800

The lowest bid from Taft Electric Company in the amount of \$1,472,035 was determined to be non-responsive because Taft Electric Company failed to attend the mandatory pre-bid meeting at HCTP as required in the contract documents. The pre-bid meeting was mandatory due to the complex nature of the project and the multiple locations where the improvements were to take place. The bid price of the second bidder was significantly higher in cost than the project budget (\$1,540,000). As a result of the high bid and the lack of multiple responsive construction bids, staff is recommending that all bids be rejected per TOMC 3-10-307.

It is recommended that the project plans and specifications be re-advertised for bidding. Staff has made minor design and construction alternatives that may result in cost savings for the project and will perform additional bid phase marketing in an effort to get higher bidder participation on the re-bid.

The revised tentative schedule for the project is as follows:

Redesign and Bid & Award	Fall 2023
Award of construction contract	Winter 2024
Start construction	Spring 2024
Construction completion	Early 2025

This project is categorically exempt from CEQA per Section 15302 (replacement/reconstruction of an existing facility).

This project meets City Council’s Top Ten Priorities #6, “Public Works + Infrastructure Investments”.

Community Outreach: This project will be limited to work at the HCTP and is not expected to impact any neighboring residences. The work will be at the north end of the plant and will have a limited impact on plant operations. Construction-related impacts to hiking trail users will be minimal.

**CIP PROJECT PRIORITY (as outlined in FY 2023-24 and FY 2024-25 CIP Program Budget)**

Priority Two – Necessary, but not essential, and there could be consequences if deferred.

**COUNCIL GOAL COMPLIANCE:**

Meets the following City Council goal:

F. Provide and enhance essential infrastructure to ensure that the goals and policies of the Thousand Oaks General Plan are carried out and the City retains its role and reputation as a leader in protecting the environment and preserving limited natural resources.

**PREPARED BY:** Nader Heydari, Deputy Public Works Director

Attachments:

Attachment #1 – Vicinity and Location Maps