

DIRECTORS

**DENIS R. BILODEAU, P.E.**  
**JORDAN BRANDMAN**  
**CATHY GREEN**  
**NELIDA MENDOZA**  
**DINA L. NGUYEN, ESQ.**  
**KELLY E. ROWE, C.E.G., C.H.**  
**STEPHEN R. SHELDON**  
**TRI TA**  
**BRUCE WHITAKER**  
**ROGER C. YOH, P.E.**



OFFICERS

**President**  
**STEPHEN R. SHELDON**  
  
**First Vice President**  
**CATHY GREEN**  
  
**Second Vice President**  
**TRI TA**  
  
**General Manager**  
**MICHAEL R. MARKUS, P.E., D.WRE**

**ORANGE COUNTY WATER DISTRICT**  
ORANGE COUNTY'S GROUNDWATER AUTHORITY

April 5, 2021

Mr. Sat Tamaribuchi  
Board President  
Municipal Water District of Orange County (MWDOC)  
18700 Ward Street  
Fountain Valley, CA 92708

Dear Sat,

The Orange County Water District (OCWD) respectfully submits the following comments pertaining to the proposed South Emergency Operations Center (SEOC) project before the P&O Committee. OCWD requests that the Committee not move forward to build a SEOC. MWDOC is already spending over one million dollars to seismically retrofit and remodel MWDOC 101 to serve as WEROC's principle EOC. MWDOC also has the County's EOC as a secondary backup EOC. WEROC can perform its services under this proposed scenario which is the fiscally prudent approach.

The staff report states the construction costs are: \$400,000 for site work and soft costs; \$750,000 for vertical construction; and \$590,782 for FFE for a total of \$1,745,000; which we believe is low. The actual cost per square foot is potentially three times that much or \$700.00 per foot. Constructing a 3,200 sq. ft. building at \$700.00 per foot is \$2,240,000, raising the project's construction cost to \$3,230,782. This estimate is based upon the seismic standards, steel frame construction, prevailing wage, relatively small and inefficient size of the building and 2022-2023 increased construction costs.

OCWD recommends the following:

1. The Planning and Operations Committee select Option #3.
2. If it is the Committee's pleasure to move forward, then we request the Committee to continue the item pending an independent financial analysis for the site cost, soft costs, vertical construction cost, FFE; and needs analysis for 3,200 sq. ft.
3. If your Board decides to move forward with the project, we would ask that it be funded entirely through MWDOC's reserves.

Our comments are respectfully submitted. Thank you.

Sincerely,

Steve Sheldon  
Board President

Cc: OCWD Groundwater Producers