

**CITY OF SIMI VALLEY
STAFF REPORT**

February 9, 2026

To: City Council

From: Public Works Department
Ron Fuchiwaki, Public Works Director

Subject: Award a contract to Vortex Services, LLC dba Sancon Technologies for the construction of the Sewer Manhole Rehabilitation Project, CP70200044, Specification No. SV 25-35

Staff Recommendation

It is recommended that the City Council award a contract (Attachment A) to Vortex Services, LLC dba Sancon Technologies (Sancon) in the amount of \$261,540 to construct the Sewer Manhole Rehabilitation Project, CP70200044, Specification No. SV 25-35 (Project).

Background

The Project includes the rehabilitation of twenty-six (26) sewer manholes of varying depths at various locations within the City. The sewer manholes are located within the public right-of-way or within sewer easements on private property (Location Map, Attachment B). Rehabilitation work will include pressure grouting cracks in manhole walls to prevent water inflow and infiltration, concrete repair, and the application of polymer coatings to all interior manhole wall surfaces. This work will protect the 26 manholes from further damage caused by groundwater intrusion and sewer gases.

Discussion

On October 27, 2025, the City solicited bids for the Project. A notice inviting bids was published in the *Ventura County Star* and posted on the City's website. Plans and specifications were made available at the Public Works counter and sent to plan rooms and contractors. Four firms requested to be placed on the plan holders' list.

On November 20, 2025, three (3) bids were received, with the following results:

CONTRACTOR	BID
Vortex Services, LLC, DBA Sancon Technologies, Huntington Beach, CA	\$261,540
Estate Design and Construction, Culver City, CA	\$287,900
Ayala Engineering Inc., Anaheim, CA	\$397,450

The Engineer's construction estimate for the Project is \$248,000. Staff reviewed and evaluated the bids and determined that the low bid, submitted by Sancon, is responsive. Sancon is a responsible bidder with the proper license and has a history of successfully completing projects for the City. The Project has a 45-working-day schedule, with work expected to take place from April 2026 through May 2026.

Financial Impact

\$261,540. The cost was included in the FY 2025-26 Adopted Budget to the Sewer Manhole Rehabilitation Project, CP70200044, SV 25-35. No additional funds are required.

City Council Priority

This Project supports the Reliable Infrastructure Pillar of Excellence.

Suggested Motion

I move to award a contract to Sancon in the amount of \$261,540 to construct the Sewer Manhole Rehabilitation Project, CP70200044, Specification No. SV 25-35.

Summary

The Project includes the rehabilitation of twenty-six (26) sewer manholes of varying depths at various locations within the City. The sewer manholes are located within the public right-of-way or within sewer easements on private property. Rehabilitation work will include pressure grouting of cracks in manhole walls to prevent water inflow and infiltration, concrete repair, and the application of polymer coatings to all interior manhole wall surfaces. This work will protect the 26 manholes from further damage caused by groundwater intrusion and sewer gases. It is recommended that the City Council award a contract to Sancon in the amount of \$261,540 to construct the Sewer Manhole Rehabilitation Project, CP70200044, Specification No. SV 25-35.

Prepared by: Annie Ha, Associate Engineer

Attachments:

Attachment A – Contract

Attachment B – Location Map

**PUBLIC WORKS CONTRACT
BETWEEN
THE CITY OF SIMI VALLEY AND
VORTEX SERVICES LLC DBA SANCON TECHNOLOGIES**

This CONTRACT is entered into THIS 9TH DAY OF February, 2026, by and between the CITY OF SIMI VALLEY, a general law city and municipal corporation (“the City”) and VORTEX SERVICES LLC DBA SANCON TECHNOLOGIES, A Texas limited liability company (“the Contractor”).

1. WORK.

- A. The Contractor will provide all work required by the Contract Documents (the “Work”). The Contractor agrees to do additional work arising from changes ordered by the City in accordance with the Contract Documents.
- B. The Contractor and the City agree to abide by the terms and conditions contained in the Contract Documents.
- C. The Contractor will furnish all of the labor; supplies and materials; equipment; printing; vehicles; transportation; office space and facilities; all tests, testing and analyses; and all matters whatsoever (except as otherwise expressly specified to be furnished by the City) needed to perform and complete the Work and provide the services required of the Contractor by the Contract Documents.
- D. “Contract Documents” means the Notice Inviting Bids; Instructions to Bidders; Supplementary Instructions to Bidders; Proposal; this Contract; Standard Specifications; Supplementary Conditions; Exhibits; Technical Specifications; List of Drawings; Drawings; Addenda; Notice to Proceed; Change Orders; Notice of Completion; and all other documents identified in the Contract Documents which together form the contract between the City and the Contractor for the Work. The Contract Documents constitute the complete agreement between the City and the Contractor and supersede any previous agreements or understandings.

2. CONTRACT SUM. The City agrees to pay the Contractor a sum not to exceed two hundred sixty-one thousand five hundred forty dollars (\$261,540) for the Work in the manner set forth in the Contract Documents. The City may adjust this amount as set forth in the Contract Documents.

3. TIME FOR PERFORMANCE.

- A. The Contractor will fully complete the Work within 45 working days (the “Contract Time.”)

- B. The Contract Time will commence when the City issues a notice to proceed. The Contract Documents will supersede any conflicting provisions included on the notice to proceed issued pursuant to this Contract.
- C. The Contractor may not perform any Work until:
 - i. The Contractor furnishes proof of insurance as required by the Contract Documents; and
 - ii. The City gives the Contractor a written, signed, and numbered purchase order and notice to proceed.
- D. By signing this Contract, the Contractor represents to the City that the Contract Time is reasonable for completion of the Work and that the Contractor will complete the Work within the Contract Time.
- E. Should the Contractor begin the Work before receiving written authorization to proceed, any such Work is at the Contractor's own cost and risk.

4. **DISPUTES.** Disputes arising from this contract will be determined in accordance with the Contract Documents and Public Contracts Code §§ 10240-10240.13.

5. **THIRD PARTY CLAIMS.** In accordance with Public Contracts Code § 9201, the City will promptly inform the Contractor regarding third-party claims against the Contractor, but in no event later than ten (10) business days after the City receives such claims. Such notification will be in writing and forwarded in accordance with the "Notice" section of the Contract Documents. As more specifically detailed in the Contract Documents, the Contractor agrees to indemnify and defend the City against any third-party claim.

6. **TAXPAYER IDENTIFICATION NUMBER.** The Contractor will provide the City with a Taxpayer Identification Number.

7. **PERMITS AND LICENSES.** Unless otherwise provided, the Contractor, at its sole expense, will obtain and maintain during the Contract Time, all necessary permits, licenses, and certificates that may be required in connection with the Work.

8. **OWNERSHIP OF DOCUMENTS.** All documents, data, studies, drawings, maps, models, photographs and reports prepared by the Contractor under the Contract Documents are the City's property. The Contractor may retain copies of said documents and materials as desired, but will deliver all original materials to the City upon the City's written notice.

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 Vortex Services LLC dba Sancon Technologies
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9. **INDEMNIFICATION.** The Contractor agrees to indemnify, defend, and hold the City harmless as set forth in the Contract Documents. The requirements as to the types and limits of insurance coverage to be maintained by the Contractor as required by the Contract Documents, and any approval of such insurance by the City, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to the Contract Documents, including, without limitation, to the provisions concerning indemnification.

10. **INDEPENDENT CONTRACTOR.** The City and the Contractor agree that the Contractor will act as an independent contractor and will have control of all work and the manner in which is it performed. The Contractor will be free to contract for similar service to be performed for other employers while under contract with the City. The Contractor is not an agent or employee of the City and is not entitled to participate in any pension plan, insurance, bonus or similar benefits the City provides for its employees. Any provision in this Contract that may appear to give the City the right to direct the Contractor as to the details of doing the work or to exercise a measure of control over the work means that the Contractor will follow the direction of the City as to end results of the work only.

11. **AUDIT OF RECORDS.** The Contractor will maintain full and accurate records with respect to all services and matters covered under this Contract. The City will have free access at all reasonable times to such records, and the right to examine and audit the same and to make transcript therefrom, and to inspect all program data, documents, proceedings and activities. The Contractor will retain such financial and program service records for at least three (3) years after termination or final payment under the Contract Documents.

12. **NOTICES.** All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

The City

Attention: Jamshed Yazdani
 City of Simi Valley

2929 Tapo Canyon Road
 Simi Valley, CA 93063
 (805) 583-6833
jyazdani@simivalley.org

The Contractor

Attention: Ryan Helmuth
 Vortex Services LLC dba Sancon
 Technologies
 5841 Engineer Drive
 Huntington Beach, CA 92649
 (714) 412-3448
ryan@sancon.com

Any such written communications by mail will be conclusively deemed to have been received by the addressee three (3) days after deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph.

13. NO THIRD PARTY BENEFICIARY. This Contract and every provision herein is for the exclusive benefit of the Contractor and the City and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the Contractor's or the City's obligations under this Contract.

14. INTERPRETATION. This Contract was drafted in, and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this Contract will be in Ventura County.

15. EFFECT OF CONFLICT. In the event of any conflict, inconsistency, or incongruity between any provision of the Contract Documents, precedence will be as follows:

- A. This Contract;
- B. The Standard Specifications; and
- C. Precedence of documents as determined in the Standard Specifications.

16. SEVERABILITY. If any portion of the Contract Documents are declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Contract will continue in full force and effect.

17. AUTHORITY/MODIFICATION. The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Contract and to engage in the actions described herein. This Contract may be modified by written amendment. The City's city manager, or designee, may execute any such amendment on the _____ City's _____ behalf.

18. ELECTRONIC SIGNATURES. This Contract may be executed by the Parties on any number of separate counterparts, and all such counterparts so executed constitute one agreement binding on all the Parties notwithstanding that all the Parties are not signatories to the same counterpart. In accordance with Government Code §16.5, the Parties agree that this Contract, agreements ancillary to this Contract, and related documents to be entered into in connection with this Contract will be considered signed when the signature of a party is delivered by electronic transmission. Such electronic signature will be treated in all respects as having the same effect as an original signature.

19. COVENANTS AND CONDITIONS. The parties agree that all of the provisions hereof will be construed as both covenants and conditions, the same as if the words importing such covenants and conditions had been used in each separate paragraph.

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20. **CAPTIONS.** The captions of the paragraphs of this Contract are for convenience of reference only and will not affect the interpretation of this Contract.

21. **TIME IS OF ESSENCE.** Time is of the essence for each and every provision of the Contract Documents.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

Attest: **City of Simi Valley, A Municipal Corporation**

Lucy Blanco, City Clerk

By: _____
Dee Dee Cavanaugh, Mayor of the
City of Simi Valley, California

Approved as to Form: **Vortex Services LLC dba Sancon Technologies**

Algeria R. Ford, City Attorney

By: _____
Print Name: Ryan Helmuth

Approved as to Content: Title: Regional Vice President

Samantha C. Argabrite, City Manager

By: _____
Print Name: Mark Weber

Johanna Medrano,
Deputy Administrative Services Director/
Budget & Purchasing

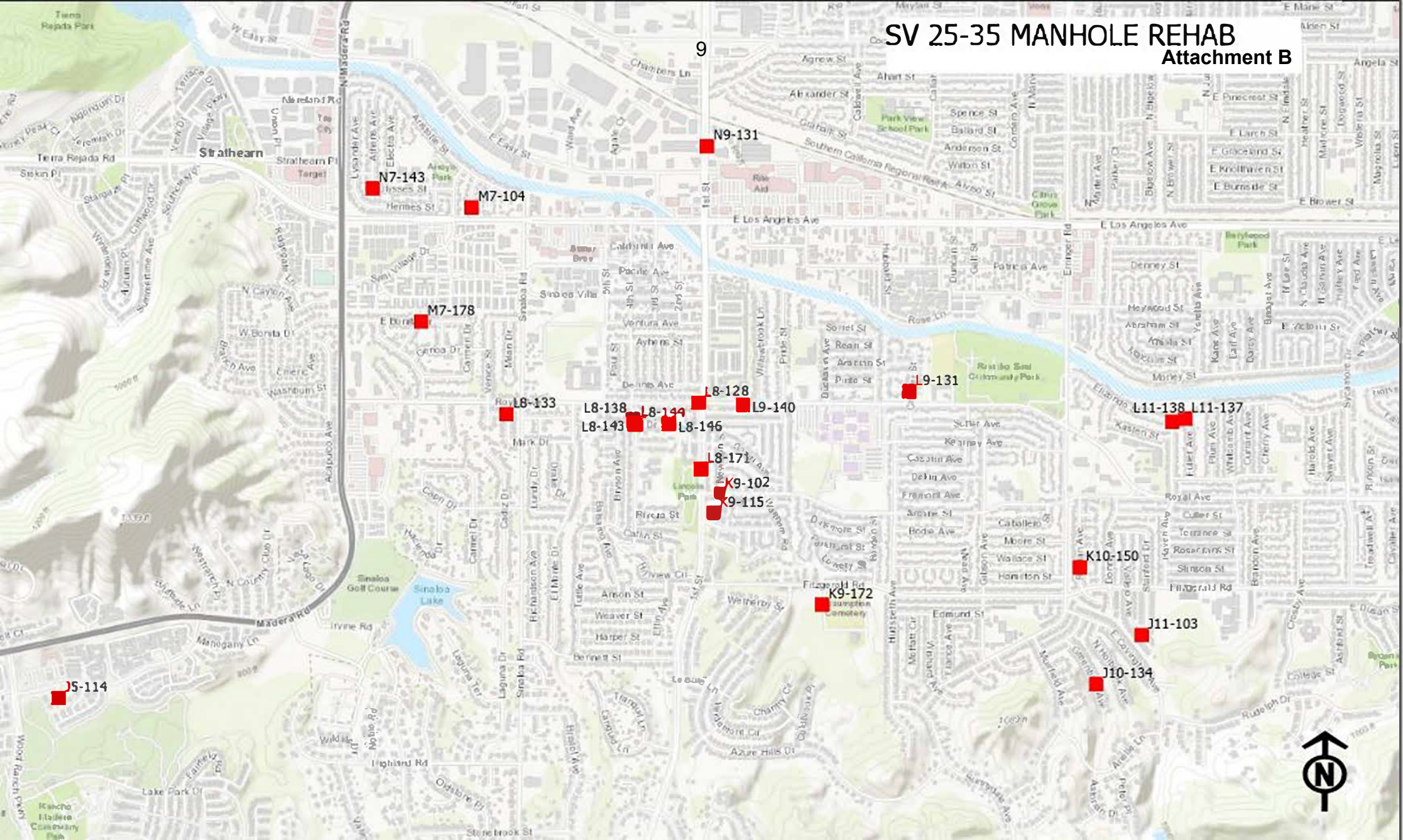
Title: Senior Project Manager

Ronald K. Fuchiwaki,
Public Works Director

SV 25-35 MANHOLE REHAB

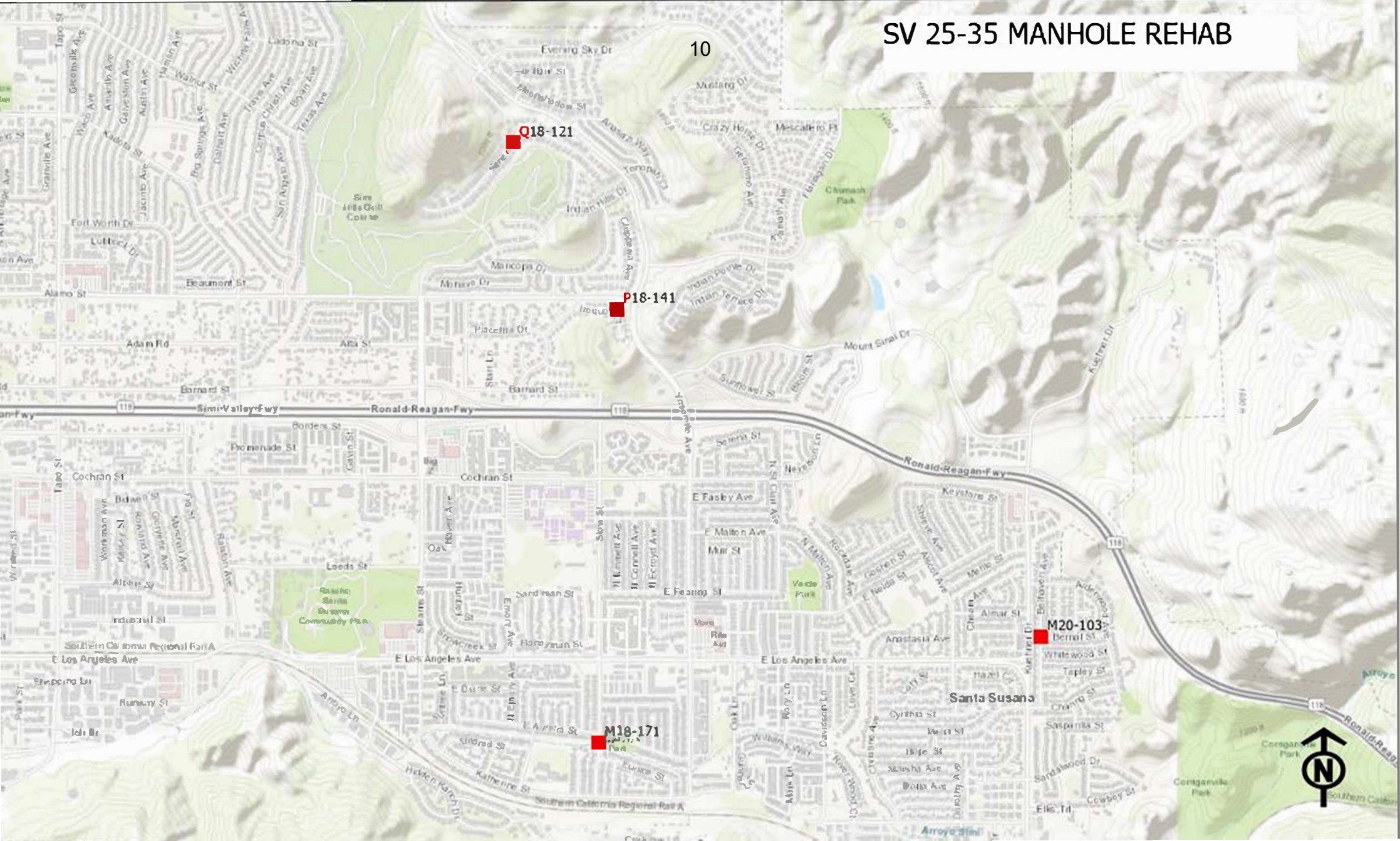
Attachment B

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P18-141

M20-103

M18-171

