



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
December 5, 2023

TOPIC: Santa Anita Park Improvements and New Synthetic Soccer Field

AGENDA TITLE

Approve Additional Contingency Funds in the Amount of \$3,520,000 for an Existing Construction Contract with Byrom-Davey, Inc. for the Santa Anita Park Improvements Including New Synthetic Soccer Field and Community Center Renovations with an Estimated Project Delivery Cost of \$18,033,011 (Project No. 19-7527) (Non-General Fund) (**Revive Santa Ana Program**)

RECOMMENDED ACTION

1. Approve an amendment to the Project Cost Analysis in the amount of \$3,520,000 in additional contingency funds for a total estimated construction delivery cost of \$18,033,011, which includes \$7,317,701 for the construction contract; \$731,770 for contract administration, inspection, and testing; and a \$9,983,540 project contingency for unanticipated or unforeseen work, subject to non-substantive changes approved by the City Manager and City Attorney.
2. Approve an amendment to the Fiscal Year 2023-24 Capital Improvement Program to include \$3,520,000 in construction funds for Santa Anita Park Improvements and New Synthetic Soccer Field (Project No. 19-7527).
3. Determine that, in accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review. Categorical Exemption Environmental Review No. ER-2021-77 was filed for the project.

GOVERNMENT CODE §84308 APPLIES: Yes

DISCUSSION

On July 19, 2022, the City Council authorized the award of a construction contract to Byrom-Davey, Inc. for the total park renovation of Santa Anita Park, which includes a new synthetic turf soccer field, new sports lighting, built-in concrete bleachers incorporated into the grass slopes, upper terraces to allow for group or event canopies, a new basketball court, new play equipment, a parking lot expansion, new concrete walkways, new site lighting, and new landscaping and irrigation (Exhibit 1 & Exhibit 2).

On September 20, 2022, City Council authorized the increase of project contingency by \$5,000,000 to capitalize on the favorable pricing of the existing contract with Byrom-Davey, Inc. (Exhibit 3) to demolish and reconstruct the park's community center.

Plans and specifications for the new community center were developed during Q1 and Q2 2023, with costs estimated by a team that included Byrom-Davey and an architectural firm. Square footage was minimized and a value engineering exercise was conducted to ensure the project was achievable per the current industry cost/square foot. The plans were advertised for bids in August 2023. However, due to cost escalation, labor, and market pricing of material steadily rising, bids for the community center surpassed the \$5,000,000 contingency identified for this portion of the work.

The recommended action will increase the project contingency by an additional \$3,520,000, increasing the total estimated construction delivery cost to \$18,033,011.30, as indicated in the Cost Analysis (Exhibit 4) and as summarized in the table below:

EXPENDITURE CATEGORY	ORIGINAL AMOUNT	ADDITIONAL FUNDING	NEW TOTAL
Construction Contract	\$7,317,701		\$7,317,701
Construction Administration, Inspection, Testing	\$731,770		\$731,770
Contingencies	\$6,463,540	\$3,520,000	\$9,983,540
Total	\$14,513,011	\$3,520,000	\$18,033,011

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the recommended action is exempt from further review. Categorical Exemption Environmental Review No. ER-2021-77 was filed for the project.

FISCAL IMPACT

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project is \$18,033,011, which includes construction, contract administration, inspection, testing, and an authorized contingency. Project No. 19-7527 is assigned to the Project Plans and Specifications and the Notice Inviting Bids. Project No. 22-7536 and 21-2745 are assigned to other funding sources for tracking of all expenditures to deliver the construction of this project.

On July 19, 2022, the City Council approved Appropriation Adjustments totaling \$1,617,593 as part of the funding for these projects. The funds are budgeted and available for expenditure in the current Fiscal Year 2022-23 Capital Improvement Program (CIP) budget.

On August 2, 2022, the City Council approved the updated \$128,360,000 Revive Santa Ana Spending Plan and an appropriation adjustment to authorize spending from the federal American Rescue Plan Act (ARPA). On September 20, 2022, \$5,000,000 from this amount was allocated for Santa Anita Park community center renovations. An additional \$3,520,000 will be allocated to cover the cost of labor and material cost escalation for the remainder of the improvements on the project.

Funding for these projects in the amount of \$2,942,540 was approved for expenditure in the Fiscal Year 2022-23 Council approved capital budget.

The following table summarizes the funds budgeted and available for expenditure to deliver construction of this project (Exhibit 5).

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit - Account No. Description	Amount
Existing Project Budget				
2023-24	31113260-66220 (19-7527)	Residential Development District 1	Residential Development District 1, Improvements Other Than Buildings	\$385,250
2023-24	31413260-66220 (19-7527)	Residential Development District 4	Residential Development District 4, Improvements Other Than Buildings	\$42,378
2023-24	31513260-66220 (19-7527)	Residential Development -Harbor Specific Plan	Residential Development District, Improvements Other Than Buildings	\$2,912,013
2023-24	16113269-66220 (19-7527)	Parks Capital Grants	2018 Park Bonds Act-Per Capita, Improvements Other Than Buildings	\$177,952
2023-24	16113268-66220 (19-7527)	Parks Capital Grants	2002 Resources Bond Act, Improvements Other Than Buildings	\$1,000,000
2023-24	13518783-66220 (19-7527)	Community Development Block Grant	Community Development Block Grant Programs, Improvements Other Than Buildings	\$511,839

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit - Account No. Description	Amount
2023-24	13518783-66220 (22-7536)	Community Development Block Grant	Community Development Block Grant Programs, Improvements Other Than Buildings	\$600,000
2023-24	13518783-66220 (23-7533)	Community Development Block Grant	Community Development Block Grant Programs, Improvements Other Than Buildings	\$800,000
2023-24	01213020-66220 (21-2745)	Cannabis Public Benefit Fund	PRCSA Youth Services, Improvements Other Than Buildings	\$3,083,579
2023-24	18117013-66200 (22-1378)	American Rescue Plan Act (ARPA)	ARPA-PWA, Improvements Other Than Buildings	\$5,000,000
Total				\$14,513,011

Additional Funding				
2023-24	18117013-66200 (22-1378)	American Rescue Plan Act (ARPA)	ARPA-PWA, Improvements Other Than Buildings	\$3,520,000
Grand Total				\$18,033,011

EXHIBIT(S)

1. Location Map
2. July 19, 2022 Staff Report
3. September 20, 2022 Staff Report
4. Cost Analysis
5. FY 2023-24 Capital Improvement Program Sheet

Submitted By: Nabil Saba, P.E., Executive Director – Public Works Agency

Approved By: Tom Hatch, Interim City Manager