



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
August 6, 2024

TOPIC: Main Library Renovation Project

AGENDA TITLE

Appropriation Adjustment and Construction Contract to PCL Construction Services, Inc. for the Main Library Renovation Project (Project No. 22-1380, 24-7531, 25-7528)
(Revive Santa Ana) (General Fund and Non-General Fund)

RECOMMENDED ACTION

1. Approve an appropriation adjustment recognizing \$1,235,145 of prior-year fund balance in the CATV Fund, Prior Year Carry Forward revenue account and appropriating the same amount to the CATV Fund, Buildings & Building Improvements expenditure account. *(Requires five affirmative votes.)*
2. Authorize a budget reallocation of \$1,401,776 in unspent funds from the Newhope Improvements Project (No. 22-1802) to construction funds for the Main Library Renovation Project (Project No. 22-1380, 24-7531, 25-7528).
3. Approve an amendment to the Fiscal Year 2024-2025 Capital Improvement Program to include \$1,235,145 in construction funds for the Main Library Renovation Project (No. 22-1380).
4. Approve the Project Cost Analysis for a total estimated construction delivery cost of \$23,927,519, which includes \$19,353,442 for the construction contract, \$316,320 for contract administration, inspection, and testing, and a \$4,257,757 project contingency for unanticipated or unforeseen work, due to the complexity and extensive scope of this project.
5. Award a construction contract to PCL Construction Services, Inc., the lowest responsible bidder, in accordance with the base bid and bid alternates in the amount of \$19,353,442, subject to change orders (not to exceed 25% of the base bid amount) in accordance with the Greenbook: Standard Specifications for Public Works Construction, for construction of the Main Library Renovation Project, for a term beginning August 6, 2024, and ending upon project completion, and authorize the City Manager to execute the contract.
6. Determine that, pursuant to the California Environmental Quality Act (CEQA), the recommended actions are exempt from further review pursuant to Section

15301(a) and 15301(d) of the CEQA Guidelines for projects consisting of interior and exterior alterations, as well as restoration or rehabilitation of structures, facilities, mechanical equipment, and windows. The proposed project continues to meet these parameters of the CEQA Guidelines, and Categorical Exemption Environmental Review No. ER-2024-30 was filed for Project 22-1380 on April 17, 2024.

GOVERNMENT CODE §84308 APPLIES: No

DISCUSSION

The Santa Ana Public Library was allocated American Rescue Plan Act (ARPA) funding to advance educational equity and support for impoverished and underserved Santa Ana communities within qualified census tract areas. This project meets the intent of the funding source by enhancing the Library's physical, digital, and technological environment that will expand access and provide free innovative and interactive spaces for children, teens, and their families. The scope of work includes site work for surface parking, site utility improvements, entrance walkways, pedestrian lighting, renovation of exterior public spaces, site furnishings, irrigation, and landscaping. The Main Library building consists of 39,790 square feet and has two floors and a below-grade basement. Additional improvements will include the following:

- Hazardous material removal
- Demolition, repair, and restoration of exterior marble façade
- An accessible elevator
- Repair and revitalization of north facing windows
- Full historic restoration of interior spaces
- Mechanical, plumbing, and electrical improvements
- Low-voltage systems
- Communications equipment
- Electrical security

To accommodate community needs, the upgraded facility will also include new book drop locations, bookmobile parking, shared public spaces such as Science, Technology, Engineering, and Mathematics (STEM) learning areas, a large community room equipped for public meetings, and a new Santa Ana History Room.

The Public Works Agency's Engineering Services Division (PWA) is responsible for the administration and oversight of all Capital Improvement Projects in the City. For the Main Library Renovation Project (Project), construction will be led and administered by PWA, who will ensure that the contractor complies with requirements, plans, and specifications of the project.

Public Outreach and Contractor Participation

The City notified nine pre-qualified vendors via PlanetBids through RFQ #24-031A. Furthermore, staff specifically reached out to those vendors to encourage their participation in bids. A total of five bids were received.

As legally required, a Notice Inviting Bids was advertised in the Orange County Register newspaper on May 6, 2024 and May 13, 2024. The project was also advertised in PlanetBids from May 1, 2024 through June 18, 2024. Bids were received electronically via PlanetBids on June 18, 2024. No bid protest was submitted by any of the bidders during the bid protest period.

Bid Results Summary

Rank	Bidder's Name	Location	Base Bid + Alternates
1	PCL Construction Services, Inc.	Irvine, CA	\$19,353,442
2	S.J. Amoroso Construction Co., LLC	Costa Mesa, CA	\$20,702,000
3	Pinner Construction Co., Inc.	Anaheim, CA	\$22,388,000
4	ProWest PCM, Inc.	Wildomar, CA	\$22,481,742
5	2H Construction	Signal Hill, CA	\$22,708,700

A total of five bids were received and all were deemed responsive. PCL Construction Services, Inc. submitted the lowest responsive base bid and bid alternates in the amount of \$19,353,442 (Exhibit 2). As specified in the bid documents, the lowest bid shall be determined on the basis of the Base Bid. Based on the bid analysis and a contractor's reference check, staff recommends awarding the construction contract to PCL Construction Services, Inc. (Exhibit 4).

PCL Construction Services, Inc. has not previously performed work as a prime contractor in the City of Santa Ana within the last five years. A reference check was made with staff and good reviews were received regarding the quality of work performed by the contractor on previous projects.

Project Delivery

To deliver a complete project, in addition to the construction contract, the estimated total project delivery cost includes construction administration, inspection, and testing, along with an allowance for contingencies to account for unexpected or unforeseen conditions. Construction administration includes implementation of the labor requirements; and oversight of the Library's construction management firm, Griffin Structures, who will provide day-to-day construction management services, inspections, and materials testing. As indicated in the Cost Analysis (Exhibit 4) and as summarized

in the table below, the estimated total construction delivery cost of the project is \$23,927,519.

Project Item	Total
Construction Contract Bid Amount	\$19,353,442
Construction Administration	\$316,320
Project Contingencies	\$4,257,757
TOTAL ESTIMATED CONSTRUCTION DELIVERY COST	\$23,927,519

CATV Fund Appropriation Adjustment

Included in the project is the construction of a new large community meeting room equipped for publicly broadcasted meetings and technology-driven Library programs. Facilities will be used in support of public, educational, and governmental activities, which is an appropriate use of CATV PEG funds. An appropriation adjustment is needed to recognize \$1,235,145 of prior year fund balance in the CATV Fund for this portion of the project.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA), the recommended actions are exempt from further review pursuant to Section 15301(a) and 15301(d) of the CEQA Guidelines for projects consisting of interior and exterior alterations, as well as restoration or rehabilitation of structures, facilities, mechanical equipment, and windows. The proposed project continues to meet these parameters of the CEQA Guidelines, and Categorical Exemption Environmental Review No. ER-2024-30 was filed for project 22-1380 on April 17, 2024.

FISCAL IMPACT

With the approval of the requested appropriation adjustment, a portion of the accumulated fund balance will be appropriated for spending in the CATV Fund, Buildings & Building Improvements expenditure account (No. 02103010-66200). The spendable portion of the fund balance is estimated to be \$2,194,396.10 at June 30, 2024, which is sufficient to allow for the recommended appropriation of \$1,235,145.

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project (22-1380) is \$23,927,519, which includes construction, contract administration, inspection, testing, and authorized contingencies of \$4,257,757. Funding within Funds 181, 152, 011, 012, and 135 will be presented to the City Council for approval of carry-forward to FY 2024-25 as part of the citywide carryforward process. Additional proposed carry-overs of unspent funds to future fiscal years will be presented to the City Council for approval. The proposed contract enables staff to authorize a construction cost increase of up to 25% if necessary for contingencies.

On December 20, 2022, the City Council approved a California State Library Building Forward Grant for the Main Library Renovation Project. The Library has received the

first grant payment and can submit claims for the remaining revenue in the amount of \$4,664,986 once the project is moving forward.

The following table summarizes the funds budgeted for expenditure to deliver the construction of this project:

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit, Account No. Description	Amount
Existing Budget to CarryForward to FY 24-25				
2024-25	18111013-66200 (22-1380)	American Rescue Plan Act (ARPA)	ARPA – LIBRARY, Buildings & Building Improvements	\$10,177,086
2024-25	15211154-66200 (22-1380)	Public Library Grant Fund	Building Forward Library Grant, Buildings & Building Improvements	\$3,686,759
2024-25	01111017-66200 (22-1380)	General Fund	Library – Service Enhancement – Buildings & Building & Improvements	\$1,761,530
2024-25	13518783-66200 (24-7531)	Community Development Block Grant	CDBG Programs, Buildings & Building & Improvements Proj: Parking Lot Main Library	\$300,237
2024-25	13518783-66200 (25-7528)	Community Development Block Grant	CDBG Programs, Buildings & Building & Improvements Proj: Main Lib Windows	\$700,000
2024-25	01211020-66200 (From Proj. 22-1802 to 22-1380)	Cannabis Public Benefit Fund	Library Youth Services, Buildings & Building Improvements	1,401,776
Appropriation Adjustment				
2024-25	02103010-66200	CATV Fund	CATV Capital Support (PEG), Buildings & Building & Improvements	\$1,235,145
Future Grant Revenue to be Dispersed				
2024-25	15211154-69011 (22-1380)	Public Library Grant Fund	Building Forward Library Grant, Reserve Appropriation	\$4,664,986
TOTAL				\$23,927,519

EXHIBIT(S)

1. Location Map
2. Bid Proposal
3. Construction Contract
4. Cost Analysis
5. FY 2023-24 Capital Improvement Program Sheet

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

Approved By: Alvaro Nuñez, Acting City Manager