



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**September 20, 2022**

**TOPIC:** Santa Anita Park Improvements and New Synthetic Soccer Field

**AGENDA TITLE**

Approve Additional Contingency Funds in the Amount of \$5,000,000 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 \$14,513,011.30 (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 \$5,000,000 in additional contingency funds for a total estimated construction delivery cost of \$14,513,011.30, which includes \$7,317,701.00 for the construction contract; \$731,770.10 for contract administration, inspection and testing; and a \$6,463,540.20 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 2022-23 Capital Improvement Program to include \$5,000,000 in construction funds for Santa Anita Park Improvements and New Synthetic Soccer Field (Project No. 19-7527).

**DISCUSSION**

On July 19, 2022, the City Council authorized the award of a construction contract to Byrom-Davey, Inc. for the total park renovation that 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, new landscape and irrigation (Exhibit 1). The project is currently under construction and additional improvements have been identified that surpass the existing contingency of \$1,463,540.20. To capitalize on the favorable pricing of the existing contract with Byrom-Davey, Inc., staff recommends increasing the project contingency by \$5,000,000.00 to renovate the park community center in addition to previously contracted work.

The recommended action will increase the project contingency by an additional \$5,000,000, for an amended project contingency of \$6,463,540.20, thereby increasing

the total estimated construction delivery cost to \$14,513,011.30, as indicated in the Cost Analysis (Exhibit 2) and as summarized in the table below:

<b>EXPENDITURE CATEGORY</b>	<b>ORIGINAL AMOUNT</b>	<b>ADDITIONAL FUNDING</b>	<b>NEW TOTAL</b>
Construction Contract	\$7,317,701.00		\$7,317,701.00
Construction Administration, Inspection, Testing	\$731,770.10		\$731,770.10
Contingencies	\$1,463,540.20	\$5,000,000.00	\$6,463,540.20
<b>Total</b>	<b>\$9,513,011.30</b>	<b>\$5,000,000.00</b>	<b>\$14,513,011.30</b>

**ENVIRONMENTAL IMPACT**

In accordance with the California Environmental Quality Act, the recommended actions are 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 \$14,513,011.30, 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 Nos. 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 \$1,617,593.00 as part of the funding for these projects. The funds are budget and available for expenditure in current Fiscal Year 2022-23 capital 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). Of this amount, \$5,000,000 is to be allocated for Santa Anita Park community center renovations.

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 funding of \$4,952,878.30 for these projects was appropriated in prior fiscal years' capital budget. As part of the citywide budget carry-forward process, the request will be submitted to the Finance Department for these funds to be carried forward into Fiscal

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Year 2022-23. The carry-forward is a citywide effort and is compiled with requests from various departments. It will be presented for City Council approval under a separate agenda item.

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

<b>Fiscal Year</b>	<b>Accounting Unit - Account No. (Project No.)</b>	<b>Fund Description</b>	<b>Accounting Unit - Account No. Description</b>	<b>Amount</b>
<b>Existing Project Budget</b>				
2022-23	31113260-66220 (19-7527)	Acquisition and Development- District 1	Residential Development District 1, Improvements Other Than Building	\$2,769,224.00
2022-23	31413260-66220 (19-7527)	Acquisition and Development- District 4	Residential Development District 4, Improvements Other Than Building	\$570,417.00
2022-23	16113269-66220 (19-7527)	PRCSA-Capital Grants	2018 Park Bonds Act-Improvements Other Than Building	\$177,952.00
2022-23	16113268-66220 (19-7527)	PRCSA-Capital Grants	2002 Resources Bond Act, Improvements Other Than Building	\$1,000,000.00
2022-23	13518783-66220 (19-7527)	Community Development Block Grant	Community Development Block Grant Programs, Improvements Other Than Building	\$511,839.49
2022-23	13518783-66220 (22-7536)	Community Development Block Grant	Community Development Block Grant Programs, Improvements Other Than Building	\$600,000.00
2022-23	13518783-66220 (23-7533)	Community Development Block Grant	Community Development Block Grant Programs, Improvements Other Than Building	\$800,000.00

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2022-23	01213020-66220 (21-2745)	Cannabis Public Benefit Fund	PRCSA Youth Services, Improvements Other Than Building	\$3,083,578.81
<b>Total</b>				\$9,513,011.30

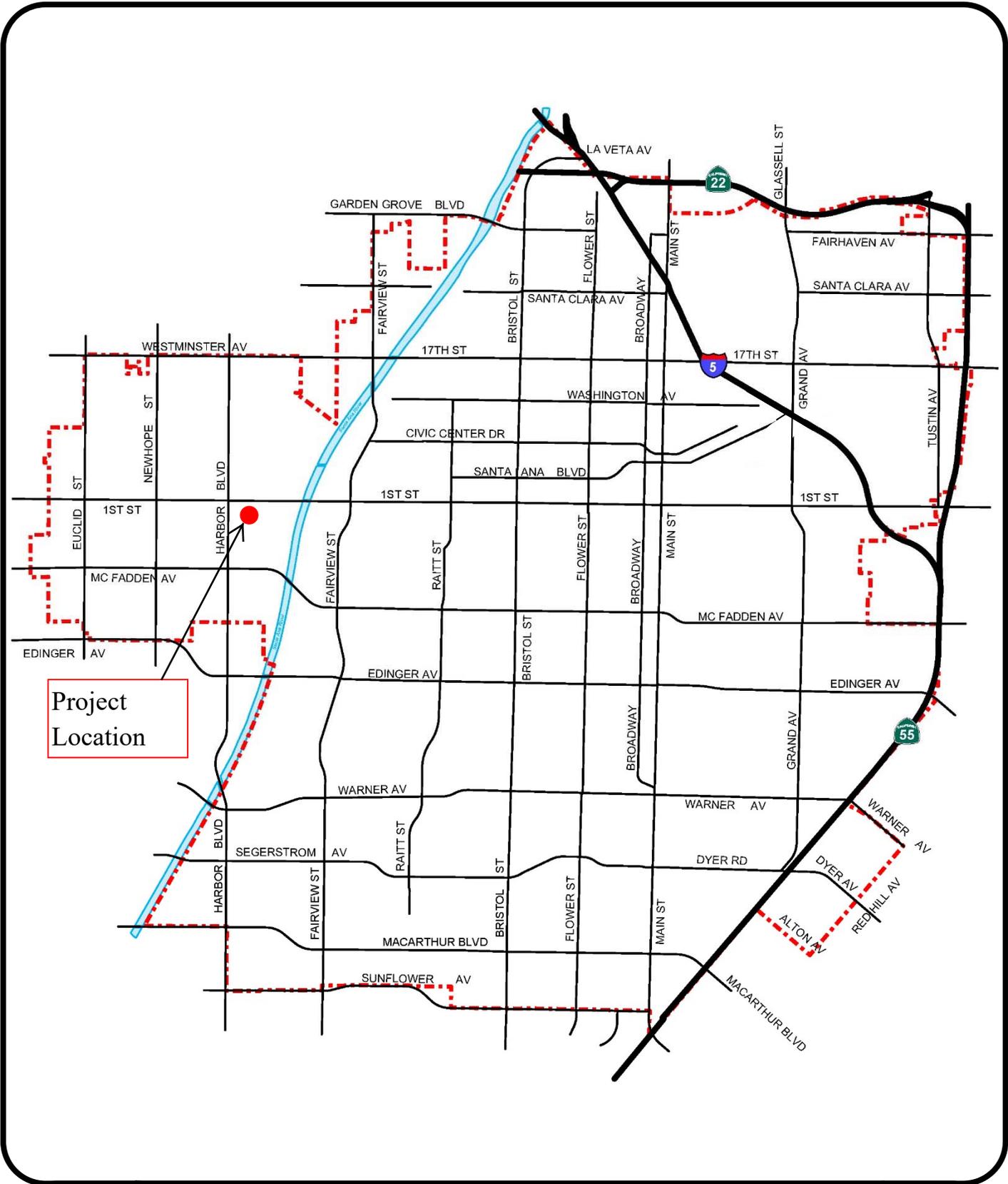
<b>Additional Funding</b>				
2022-23	18117013-66200 (TBD)	American Rescue Plan Act of 2021 (ARPA)	American Rescue Plan Act-PWA – Reserve Appropriation	\$5,000,000.00
<b>Grand Total</b>				\$14,513,011.30

**EXHIBIT(S)**

1. Location Map
2. Cost Analysis
3. FY 2021-22 Capital Improvement Program Sheet

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

Approved By: Kristine Ridge, City Manager



Project Location



**Project No. 19-7527**  
**Santa Anita Park New Synthetic Soccer Field & Park Improvements**



# COST ANALYSIS

## **CONSTRUCTION OF PROJECT NO 19-7527: Santa Anita Park New Synthetic Soccer Field & Park Improvements**

Construction Contract	\$ 7,317,701.00
Contract Administration, Inspection and Testing	\$ 731,770.10
Contingencies	\$ 1,463,540.20
Additional Contingencies	\$ 5,000,000.00
<b>Contingencies</b>	<b>\$14,513,011.30</b>

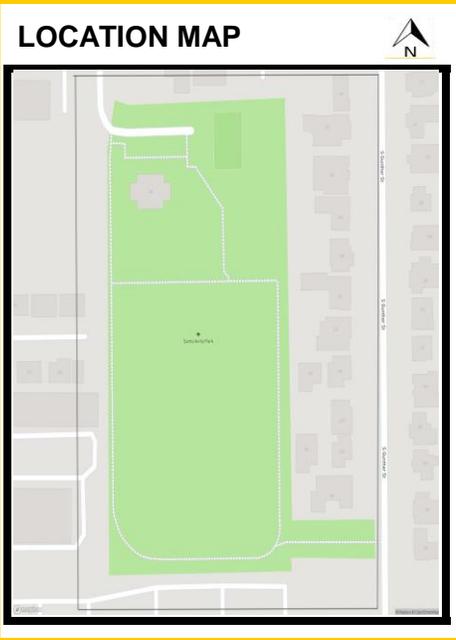
**CITY OF SANTA ANA FY 22/23CIP  
CAPITAL IMPROVEMENT PROJECT WORKSHEET**

**PROJECT TITLE:**  
Santa Anita Park Improvement Project

**PROJECT CATEGORY:**  
City & Park Facility Improvements  
Park Facility

**PROJECT DESCRIPTION:**  
Santa Anita Park was developed and added to the park system in 1970. Since then it has remained largely unchanged. This very comprehensive project will enable a total park renovation that includes new synthetic turf soccer field, new sports lighting, regrading of the adjacent grass slopes to incorporate built-in concrete bleacher seating, upper terraces to allow for group or event canopies, new basketball court, new play equipment, parking lot expansion, new concrete walkways, new site lighting, new landscape and irrigation.

**PROJECT NEED:**  
PRCSA regulates the amount of play on Santa Anita grass sports field in order to maintain the turf and prevent it from becoming a dirt field. With the lack of sports fields in the City, the installation of synthetic turf will help increase the amount of play on the field. The sports field already has sports lighting and is completely fenced. The field is used for youth soccer. The perimeter of the field will be planted with drought tolerant landscaping to help reduce water usage.



<b>PROJECT COSTS</b>	<b>FY 22/23</b>	<b>FY 23/24</b>	<b>FY 24/25</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>27/28</b>	<b>FY 28/29</b>
Construction	7,317,701	-	-	-	-	-	-
Contingency	6,463,540	-	-	-	-	-	-
Engineering	731,770	-	-	-	-	-	-
Planning	409,604	-	-	-	-	-	-
<b>TOTAL</b>	<b>14,922,615</b>	-	-	-	-	-	-

<b>SOURCE OF FUNDS</b>	<b>FY 22/23</b>	<b>FY 23/24</b>	<b>FY 24/25</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>27/28</b>	<b>FY 28/29</b>
A & D District 1	3,339,641	-	-	-	-	-	-
ARPA Funds	5,000,000	-	-	-	-	-	-
CA Capital Grant	1,177,952	-	-	-	-	-	-
Cannabis	3,083,795	-	-	-	-	-	-
CDBG Programs	2,321,227	-	-	-	-	-	-
<b>TOTAL</b>	<b>14,922,615</b>	-	-	-	-	-	-

**AGENCY:** Parks, Rec. & Community Services      **DIVISION:** Administration      **CONTACT:** Mike Ortiz, Senior Civil Engineer