



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**October 1, 2024**

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**TOPIC:** Santa Ana Wellness Plaza

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**AGENDA TITLE**

Construction Contract with Diamond Construction & Design for the Santa Ana Wellness Plaza Project (Project No. 22-1358) (Non-General Fund) (**Revive Santa Ana**)

**RECOMMENDED ACTION**

1. Approve the Project Cost Analysis for a total estimated construction delivery cost of \$883,660, which includes \$746,929 for the construction contract; \$69,039 for contract administration, inspection, and testing; and a \$74,693 project contingency for unanticipated or unforeseen work.
2. Approve an amendment to the Fiscal Year 2024-25 Capital Improvement Program to include \$883,660 of funding in the American Rescue Plan Act funds for the Santa Ana Wellness Plaza.
3. Award a construction contract to Diamond Construction & Design, the lowest responsible bidder, in accordance with the base bid in the amount of \$746,929, for the construction of the Santa Ana Wellness Plaza Project, for the term beginning October 1, 2024 and ending upon project completion, and authorize the City Manager to execute the contract.
4. Determine that, pursuant to the California Environmental Quality Act, the recommended actions are exempt from further review. Categorical Exemption Environmental Review No. ER-2024-66 was filed for Project 22-1358.

**GOVERNMENT CODE §84308 APPLIES:** No

**DISCUSSION**

The City was allocated American Rescue Plan Act (ARPA) funding to enhance pedestrian safety, accessibility, and mobility within qualified census tract areas. The Santa Ana Wellness Plaza project (No. 22-1358) meets the intent of the funding source by enhancing the Civic Center courtyard area, between City Hall and City Council Chamber, to provide a safe and welcoming environment for the general public of the City of Santa Ana (Exhibit 1). The project scope includes removal of decomposed granite, installing new hardscape, new landscaping including trees, water element,

irrigation, waterproofing, lighting, and site furnishings. The new improvements will enrich the surrounding community and the visiting public by providing the plaza with new amenities including game tables (such as chess boards), benches, and a fountain (Exhibit 1).

A copy of construction plans, contracts, specifications, and all related reference materials (such as The Greenbook) are available for public review at the City's Public Work Agency, Central Files office located in City Hall. Concept plans are attached as Exhibit 1.

#### Public Outreach and Contractor Participation

To provide an opportunity for local vendors to submit bids, the City notified a total of 58 regional vendors via PlanetBids, many of which are Santa Ana based. Furthermore, a pre-bid job meeting was conducted on June 11, 2024 for prospective bidders to clarify any project related questions prior to submitting their bids. A total of six bids were received. No bids were received from a Santa Ana contractor.

As legally required, a Notice Inviting Bids was advertised in the Orange County Register newspaper on June 6 and June 11, 2024. The project was also advertised in PlanetBids from June 5 through June 26, 2024. Bids were received electronically via PlanetBids and opened on June 26, 2024. Bids are valid until November 28, 2024. No bid protest was submitted by any of the bidders during the bid protest period.

#### Bid Results Summary

<b>Rank</b>	<b>Bidder's Name</b>	<b>Location</b>	<b>Base Bid</b>
1	Diamond Construction & Design	La Habra, CA	\$746,929
2	Axiom Group	Los Angeles, CA	\$897,717
3	C.S. Legacy Construction, Inc.	Walnut, CA	\$1,065,028
4	Aguilar & Calderon Corporation	Whittier, CA	\$1,098,998
5	The Nazerian Group	Encino, CA	\$1,244,123
6	MBC Enterprises, Inc.	Westminster, CA	\$1,356,779

A total of six bids were received and all were deemed responsive. Diamond Construction & Design submitted the lowest responsive base bid in the amount of \$746,929 (Exhibit 2). As specified in the bid documents, the lowest bid shall be determined on the basis of the Base Bid. Since the contract will be below \$750,000, the project will not be subject to the City of Santa Ana Community Workforce Agreement (CWA). Based on the bid analysis and a contractor's reference check, staff

recommends awarding the construction contract to Diamond Construction & Design (Exhibit 3).

Diamond Construction & Design has previously performed work as a prime contractor in the City of Santa Ana within the last five years, most recently completing the Residential Street Repair Program Project. 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 a budget allocation for construction administration, inspection, and testing. Construction administration and inspection may be performed by either Staff or consultants and includes construction management, inspection of the Contractor's work to ensure contract compliance, workmanship and quality, materials testing, and implementation of the labor requirements.

Any of the allocated construction administration funds not spent are considered project savings and are returned to the respective fund balance upon close out of the project.

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 \$883,660.

<b>Project Item</b>	<b>Total</b>
Construction Contract Bid Amount	\$746,929
Construction Administration	\$32,880
Inspection	\$20,473
Testing	\$8,685
Project Contingencies	\$74,693
<b>Total Estimated Construction Delivery Cost</b>	<b>\$883,660</b>

#### **ENVIRONMENTAL IMPACT**

Pursuant to the California Environmental Quality Act, the recommended actions are exempt from further review pursuant to Section 15301(a) of the CEQA Guidelines for projects consisting of minor alteration to an existing public facility. The proposed project continues to meet these parameters of the CEQA Guidelines, and Categorical Exemption Environmental Review No. ER-2024-66 was filed for the Civic Center Wellness Plaza on July 24, 2024 (Exhibit 5).

#### **FISCAL IMPACT**

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project (22-1358) is \$883,660. The funds were budgeted and available for expenditure in Fiscal Year 2023-2024 and will be presented to the City Council for carry-forward to

the Fiscal Year 2024-2025 budget. All funds are available for expenditure in Fiscal Year 2024-25 Capital Improvement Program (Exhibit 6). However, any remaining balances not expended at the end of the fiscal year will be carried forward into FY 2025-26. A proposed carryover of unspent funds will be presented to the City Council for the FY 2025-26 portion of this contract.

The proposed contract authorizes staff a maximum of 10% in contingencies for construction contract change orders. Staff will return to City Council for authorization and appropriation of additional contingency if necessary.

The following table summarizes the funds budgeted for expenditure to deliver the 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 BUDGET</b>				
2023-24	18117013-66220 (22-1358)	American Rescue Plan Act (ARPA)	ARPA – PWA, Improvements Other Than Building	\$883,660
<b>Total</b>				<b>\$883,660</b>

**EXHIBIT(S)**

1. Location Map & Concept Plans
2. Bid Proposal
3. Construction Contract
4. Cost Analysis
5. Environmental Determination
6. FY 2024-25 Capital Improvement Program Sheet

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

Approved By: Alvaro Nuñez, City Manager