



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

TOPIC: Memorial Park and Aquatics Facility Renovation

AGENDA TITLE

Amendment to the Fiscal Year 2023-24 CIP, and Amendment to the Agreement with ELS Architecture and Urban Design to Increase the Contract Amount for the Memorial Park and Aquatics Facility Renovation. (Project No. 22-1415) (Non-General Fund)
(Revive Santa Ana Program)

RECOMMENDED ACTION

1. Approve an appropriation adjustment to recognize \$8,398,266 in revenue received in the current year and from prior years into the Residential Development District 3, Park Acquisition & Development Fees revenue account and appropriate the same amount into the Residential Development District 3, Improvements Other Than Building expenditure account. *(Requires five affirmative votes)*
2. Approve an appropriation adjustment to recognize \$41,829 in revenue received from prior years, the Residential Development District 3, Park Acquisition & Development Fees revenue account and appropriate the same amount into the Residential Development District 3-In Lieu, Improvements Other Than Building expenditure account. *(Requires five affirmative votes)*
3. Approve an amendment to the Fiscal Year 2023-24 Capital Improvement Program to include \$11,298,265 for the Memorial Park and Aquatic Facility Renovation (Project No. 22-1415) (Non-General Fund)
4. Authorize the City Manager to execute the first amendment to the agreement with ELS Architecture and Urban Design to increase the Contract Amount by \$1,079,000 for a total amount not to exceed \$2,858,170 for the architectural design services for a new Memorial Park and Aquatics Facility Renovation for the remaining term of the agreement, beginning December 5, 2023 through August 14, 2026, including up to two one-year periods upon a writing executed by the City Manager and City Attorney (Agreement No. 2023-XXX).

GOVERNMENT CODE §84308 APPLIES: Yes

DISCUSSION

Memorial Park, dedicated in May 1950, is a 16.3 acre city park located in the central-south area of the City of Santa Ana. Both the community center and pool are original to the park and were installed in 1956. These facilities are old and deteriorated, preventing routine maintenance and renovations from being effective. Additionally, the floor plan layout no longer meets today's programming needs.

On August 15, 2023, City Council awarded an agreement to ELS Architecture and Urban Design for architectural design services for the Memorial Park and Aquatics Facility Renovation. At that time, the contract amount was based on the total available project funding of \$10 million.

During concept planning, the consultant advised that the cost of rebuilding the aquatics building and a 50-meter pool would far exceed the budget due to cost escalation, increased labor costs, unpredictable market conditions, and a recommended consideration of an alternative two-pool option. This alternative has additional benefits for both programmatic and budgetary reasons. Acting on the two-pool option would serve a larger audience as it includes both a 25-yard competitive pool and a family pool. A two-pool option would also be phased, enabling the project to be partially completed within the existing budget.

After an extensive community outreach effort, including the Memorial Park Neighborhood Association and five schools that serve the Memorial Park community, the two-pool concept was overwhelmingly supported by the community. Staff recommends that the two pool concept be fully designed for construction. This recommendation comes with the support of the community. The estimated cost for a new aquatics facility, which includes a new building and the two pools is \$22 million. Staff recommends amending the consultant's contract to include this additional scope of work and move forward with development of plans and specifications of the aquatics facility project (Exhibit 1).

FISCAL IMPACT

Funds are budgeted and available for expenditure in the Fiscal Year 2023-24. Any remaining balances not expended at the end of the fiscal year will be presented to City Council for approval of carryovers to FY 2024-25. The table below indicates the estimated expenditures by fiscal year.

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Fiscal Year	Accounting Unit – Account No. (Project No.)	Fund Description	Accounting Unit, Account No. Description	Amount
Original Contract Amount				
2023-24	18117013-66220 (22-1415)	American Rescue Plan Act (ARPA)	ARPA – PWA, Improvements Other Than Buildings	\$1,779,170
Amendment				
2023-24	18117013-66220 (22-1415)	American Rescue Plan Act (ARPA)	ARPA – PWA, Improvements Other Than Buildings	\$1,079,000
TOTAL				\$2,858,170
Appropriation Adjustments				
2023-24	31313260-66220 (22-1415)	Residential Development District 3	Acquisition & Development, Improvements Other Than Buildings	\$8,398,266
2023-24	31313261-66220 (22-1415)	Residential Development District 3	A & D IN Lieu, Improvements Other Than Buildings	\$41,829
TOTAL				\$8,440,095
GRAND TOTAL				\$11,298,265

EXHIBIT(S)

1. Agreement with ELS Architecture and Urban Design
2. Amendment to Fiscal Year 2023-24 CIP

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

Approved By: Tom Hatch, Interim City Manager