



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
September 17, 2024

TOPIC: Newhope Library Modernization and Delhi Library Branch Improvements

AGENDA TITLE

Award a Construction Contract to PCN3, Inc. for the Newhope Library Modernization and Delhi Library Branch Improvements Project and an Agreement to Shade Structures, Inc. dba USA Shade & Fabric Structures for a shade structure at Newhope Library (Project Nos. 22-1802, 23-7540 & 22-1382) (General and Non-General Fund) (**Revive Santa Ana**)

RECOMMENDED ACTION

1. Approve the Project Cost Analysis for a total estimated construction delivery cost of \$9,132,303, which includes \$8,215,533 for the construction contract, \$95,217 for contract administration, and a \$821,533 project contingency for unanticipated or unforeseen work.
2. Approve an amendment to the Fiscal Year 2024-25 Capital Improvement Program to include \$9,132,303 for the Newhope Library Modernization and Delhi Library Improvements.
3. Award a construction contract to PCN3, Inc., the lowest responsible bidder, in accordance with the base bid and alternate bid in the amount of \$8,215,533 for construction of the Newhope Library Modernization and Delhi Center Library Branch Project, for a term beginning September 17, 2024 and ending upon project completion, and authorize the City Manager to execute the contract.
4. Approve an agreement with Shade Structures, Inc. dba USA Shade & Fabric Structures for the design and build of a 20-foot by 30-foot cantilever shade structure at the Newhope Library for a total not to exceed of \$68,341, for a term beginning September 17, 2024 and expiring December 31, 2025 with provision for a one-year extension, and authorize the City Manager to execute the agreement (Agreement No. A-2024-XXX).
5. Determine that, pursuant to the California Environmental Quality Act, the recommended actions are exempt from further review. Categorical Exemption Environmental Review No. ER-2024-43 was filed for Project 22-1802.

GOVERNMENT CODE §84308 APPLIES: No

DISCUSSION

The Library strives to be a safe and inclusive community hub. Libraries serve as a third place in the community, beyond work and home, where residents of all ages have an opportunity to connect, create, and learn. Modernizing and expanding library facilities is essential to ensuring Santa Ana's libraries offer the high quality of services seen in other surrounding jurisdictions. Additionally, the Public Works Agency (PWA)'s Engineering Services is responsible for the administration and oversight of all Capital Improvement Projects in the City. To this end, the Newhope Library Branch Modernization Project and the Delhi Library Branch Improvement Project will offer the following enhancements to the Santa Ana Public Library system:

Renovation of the Newhope Library Branch includes:

- A new, colorful, and inviting building façade.
- A new glass storefront-style entrance and lobby.
- A new and modernized customer service, reference, and check-out desk.
- Creation of a new "Innovation Center" equipped with computers, robotics, and technology for STEM focused programs and services.
- A fully renovated outdoor patio with new seating and shade structure.
- Remodel of antiquated staff work areas.
- Replacement of original and end of life HVAC systems, windows, and roof.

Construction of the Delhi Library Branch includes:

- Combining three existing rooms into an innovative indoor/outdoor public library space inside the Delhi Center.
- Installation of a roll-up "garage-style" door to allow the exterior and interior of the Library to feel like one cohesive space.
- Installation of a special "Knowledge Bar" for staff to assist patrons with technology and information needs.
- Creation of a new multigenerational outdoor play and learning area with built-in story time and program spaces.
- Creation of a new exterior public entrance and restroom that will allow for the Delhi Library Branch to be its own independently operating space within the Delhi Center.

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 Works Agency, Central Files office located in City Hall.

Public Outreach and Contractor Participation

The City notified a total of six vendors via PlanetBids that were pre-qualified through RFQ #23-168, none of which were Santa Ana based. Furthermore, staff specifically reached out to these vendors to encourage their participation.

As legally required, a Notice Inviting Bids was advertised in the Orange County Register newspaper on June 4 and June 10, 2024. The project was also advertised in PlanetBids from May 31, 2024 through July 24, 2024. Bids were received electronically via PlanetBids on July 24, 2024.

One bid protest was submitted by PCL Construction to PCN3, Inc., in regards to PCN3, Inc.'s submitted documentation. As all required documentation was received, staff has deemed the protest insufficient for rebid and recommends awarding the project to PCN3, Inc.

Base Bid Results Summary

Rank	Bidder's Name	Location	Base Bid
1	PCN3, Inc.	Los Alamitos, CA	\$8,190,533
2	PCL Construction Services, Inc.	Irvine, CA	\$8,649,777
3	Morillo Construction, Inc.	Pasadena, CA	\$9,364,033

A total of three bids were received and all were deemed responsive. PCN3, Inc. submitted the lowest responsive base bid in the amount of \$8,190,533 (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, including the bid alternate in the amount of \$25,000 for exterior painting of the Delhi Library Branch, to PCN3, Inc. for a total agreement amount of \$8,215,533 (Exhibit 3).

PCN3, Inc. has not performed work as a prime contractor for the City of Santa Ana. A reference check was made by 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 budget allocation for construction administration. On June 6, 2023, City Council awarded a contract to Griffin Structures to provide day-to-day construction management services, inspections of the Contractor's work to ensure contract compliance, workmanship, and quality; and materials testing. Construction administration includes implementation of the labor requirements; and oversight of Griffin Structures. 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.

In addition to the Construction Contract Bid Amount, Staff requests that City Council allocate and authorize a project contingency budget equal to 10% of the Contract Bid Amount. The recommended contingency budget will allow Staff to execute contract change orders in the event unexpected conditions arise or if additional work is required to effectively deliver 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 \$9,132,303.

Project Item	Total
Construction Contract Bid Amount	\$8,215,533
Construction Administration	\$95,217
Inspection	\$0 (Griffin Structures)
Testing	\$0 (Griffin Structures)
Project Contingencies	\$821,553
Total Estimated Construction Delivery Cost	\$9,132,303

USA Shade Structures, Inc.

Shade Structures, Inc. dba USA Shade & Fabric Structures ("USA Shade") is a full-service design/build fabric shade structure manufacturer. USA Shade will design and build a 20 x 30-foot cantilever shade structure to be installed in the Newhope Library patio. The patio is being improved as part of the Newhope Library Modernization Project and will offer additional security and functionality improvements to this important branch library.

The new shade structure will replace an antiquated pergola that currently provides very little shade protection and offers an easy way for trespassers to climb and access the building's roof. The new shade structure will eliminate the climbable beams at the top of the existing pergola and replace it with a durable fabric canopy that will provide the area with more shade for the community to enjoy library materials, programs, and services.

USA Shade provides its services via Sourcewell, a cooperative government purchasing agency offering competitively solicited and awarded contracts. Santa Ana City Municipal Code Section 2-807 authorizes the City to purchase against contracts awarded by any public agency employing a competitive bid process. Since the City of Santa Ana is a Sourcewell member, it can obtain competitive pricing and services from USA Shade in accordance with Sourcewell Contract No. 010521-LTS-6. City staff opted to procure this custom shade structure separately from the larger Newhope Library Modernization scope, due the item having a longer lead time and because USA Shade is currently a

Sourcewell vendor that successfully delivered the design and build of the existing Children's Patio shade structures at the Main Library. Staff recommends awarding an agreement to USA Shade for the design and build of a 20-foot by 30-foot cantilever shade structure at the Newhope Library (Exhibit 5).

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act, the recommended actions are exempt from further review pursuant to Sections 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-2024-34 was filed for Project 22-1381 on May 7, 2024. (Exhibit 6)

FISCAL IMPACT

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project (22-1802, 23-7540, 22-1382) is \$9,132,303. Funding within Funds 181, 011, 012, 152, and 135 will be presented to City Council for approval of carry forward to FY 24-25 (Exhibit 7) as part of the citywide carry forward process. Any remaining balances not expended at the end of the fiscal year will be presented to City Council for carry forward to FY 2025-26.

Funding within Fund 152 is derived from a California State Library Building Forward Grant for the Newhope Library Modernization Project. The Library has received and appropriated the first grant payment for construction in the amount of \$532,722. The Library can submit claims for the remaining construction funds in the amount of \$532,723 once the project moves forward.

The proposed contract authorizes staff a maximum of 10% in contingencies for construction contract change orders. Staff will return to the 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:

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit, Account No. Description	Amount
Budget Available via Proposed Carry Forward to FY 24-25				
2024-25	18111013-66200 (22-1382)	American Rescue Plan Act (ARPA)	ARPA – Library, Buildings & Building Improvements	\$3,165,533

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit, Account No. Description	Amount
2024-25	01211020-66200 (22-1382)	Cannabis Public Benefit Fund	Library Youth Services – Buildings & Building Improvements	\$316,553
2024-25	01111017-66200 (22-1382)	General Fund	Library – Service Enhancement – Buildings & Building & Improvements	\$40,407
2024-25	18111013-66200 (22-1802)	American Rescue Plan Act (ARPA)	ARPA – Library, Buildings & Building Improvements	\$3,604,972
2024-25	01211020-66200 (22-1802)	Cannabis Public Benefit Fund	Library Youth Services – Buildings & Building Improvements	\$408,143
2024-25	15211154-66200 (22-1802)	Public Library Grant Fund	Building Forward Library Grant, Buildings & Building Improvements	\$532,722
2024-25	13518783-66220 (23-7540)	Community Development Block Grant	CDBG Programs, Improvements Other Than Buildings	\$531,250
Future Grant Revenue to be Dispersed				
2024-25	15211154-69011 (22-1802)	Public Library Grant Fund	Building Forward Library Grant, Reserve Appropriation	532,723
TOTAL				\$9,132,303

The following table summarizes the funds budgeted for expenditure for the agreement with Shade Structures, Inc. dba USA Shade & Fabric Structures:

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit, Account No. Description	Amount
Budget Available via Proposed Carry Forward to FY 24-25				
2024-25	01211020-66200 (22-1802)	Cannabis Public Benefit Fund	Library Youth Services - Buildings & Building Improvements	\$68,341
TOTAL				\$68,341

EXHIBIT(S)

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

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

Approved By: Alvaro Nuñez, City Manager