



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
April 1, 2025

TOPIC: Fire Station 70 Restroom Remodel and Generator Replacement

AGENDA TITLE

Construction Contract to BNS Construction for the Fire Station 70, 2301 Old Grand Street, Remodel, ADA Restroom and Generator Upgrade (Project No. 24-6626) (General Fund)

RECOMMENDED ACTION

1. Approve an amendment to the FY 2024-25 Capital Improvement Program to include \$716,250 in construction funds for the Fire Station 70 Remodel, ADA Restroom and Generator Project.
2. Approve the Project Cost Analysis for a total estimated construction delivery cost of \$716,250 which includes \$573,000 for the construction contract, \$85,950 for contract administration, inspection, and testing, and a \$57,300 project contingency for unanticipated or unforeseen work.
3. Award a construction contract to BNS Construction, the lowest responsible bidder, in accordance with the base bid in the amount of \$573,000, subject to change orders, for the remodel of Fire Station 70 ADA Restroom and Generator Replacement for a term beginning upon April 1, 2025, 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-2025-11 was filed for project 24-6626.

GOVERNMENT CODE §84308 APPLIES: No

DISCUSSION

The Public Works Agency's (PWA) Parks, Fleet, and Facilities team maintains most City facilities, including ten fire stations occupied by the Orange County Fire Authority (OCFA). Together with OCFA, staff assessed all Santa Ana fire stations and prioritized repairs and improvements. It was identified that the restrooms at Fire Station 70, located at 2301 Old Grand Street (Exhibit 1), currently do not meet the accessibility standards set by the Americans with Disabilities Act (ADA) and require remodeling. Built

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in 1971, this fire station's restroom is original to the structure. Additionally, the emergency generator, which powers the facility during power outages, is 54 years old and has become outdated and in need of replacement.

Improvements to the facility include updating lighting, plumbing fixtures, finishes, demolition and installation of non-loadbearing interior partitions and ceiling finishes, and replacing the outdated generator on a level, flat, and hardened concrete pad. The pad will offer a level base for the generator, protect it from damage, and enhance safety and efficiency. Once completed, these improvements will ensure the facility remains in compliance with the latest building codes and ADA standards.

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.

Contractor Participation

To provide an opportunity for local vendors to submit bids, the City notified a total of 2,620 regional vendors via PlanetBids, several of which are Santa Ana based. A total of 23 bids were received. No bids were received from Santa Ana contractors.

As legally required, a Notice Inviting Bids was advertised in the Orange County Register newspaper on December 2, 2024 and December 9, 2024. This project was also advertised in PlanetBids on November 26, 2024. Bids were received electronically via Planet Bids on January 13, 2025. 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
1	BNS Construction	Tarzana, CA	\$573,000
2	Estate Design and Construction	Los Angeles, CA	\$610,557
3	Rhome Profile Construction	Bellflower, CA	\$632,643
4	Triangle DeCon Services, Inc.	Mission Viejo, CA	\$696,500
5	American Construction Company	Anaheim, CA	\$704,513
6	Global Builders Inc.	Laguna Hills, CA	\$749,888
7	R Dependable Const Inc.	San Bernardino, CA	\$749,997
8	Fidelity Builders, Inc.	Glendale, CA	\$787,700
9	Ambit Construction & Design, Inc.	Los Angeles, CA	\$799,200
10	Far West Contractors	Placentia, CA	\$860,022
11	KAH Construction LLC	Canyon Country, CA	\$992,321
12	Loengreen, Inc.	Los Angeles, CA	\$1,076,005
13	JRH Construction Company, Inc.	Tustin, CA	\$1,077,261
14	AVA Builders, Inc.	North Hollywood, CA	\$1,087,022
15	Metro Builders & Engineers Group, Ltd	Newport Beach, CA	\$1,102,005

RANK	BIDDER'S NAME	LOCATION	BASE BID
16	U.S Builders & Consultants	Irvine, CA	\$1,138,700
17	Marjani Builders, Inc.	Rancho Mission Viejo, CA	\$1,144,022
18	Urban Professional Builders, Inc.	Pasadena, CA	\$1,264,022
19	The Nazerian Group	Encino, CA	\$1,294,123
20	BBS Construction, Inc.	West Covina, CA	\$1,332,022
21	Accurate Construction Company Inc.	Covina, CA	\$1,336,092
22	MLC Constructors Inc.	Corona, CA	\$1,344,181

A total of 23 bids were received and one was deemed unresponsive. BNS Construction submitted the lowest responsive base bid in the amount of \$573,000 (Exhibit 2). As specified in the bid documents, the lowest bid shall be determined on the basis of the base bid.

This will be the first project BNS Construction will build in Santa Ana. BNS Construction has done similar projects in the past for other agencies. Most recently, they completed a similar ADA restroom renovation project for the U.S. Department of Veterans Affairs Contracting Office in Yorba Linda, CA. Based on the bid analysis and a contractor's reference check, staff recommends awarding the construction contract to BNS Construction (Exhibit 3).

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 and inspection includes construction management 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 and as summarized in the table below, the estimated total construction delivery cost of the project is \$716,250.

Project Item	Total
Construction Contract Bid Amount	\$ 573,000
Construction Administration	42,975
Inspection	25,785
Testing	17,190
Project Contingencies	57,300
TOTAL ESTIMATED CONSTRUCTION DELIVERY COST	\$ 716,250

Project Schedule and Contract Time

The project completion date is March 2026, barring unforeseeable conditions such as rain, natural disasters, or other delays beyond the control of the City and of the Contractor. The contract for this project is 150 working days, as specified in the bid documents. Working days are counted in accordance with the City's Standard Specifications, which exclude weekends, City-observed holidays, and inclement weather days that prevent work. The projected project schedule is provided below:

Project Milestones

Milestone	Estimated Completion Date	Notes
Administrative Startup	April 2025	Contract execution, bonds, insurance
Material Procurement	April-August 2025	Procurement for long lead items (panel, generator, automatic transfer switch, electrical fixtures)
Contractor Mobilization	August 2025	Start of construction activities
Project Completion	March 2026	Based on 150 working days

Project Phasing

The contractor will be constructing this project in one singular phase, fulfilling the scope of work as outlined in the contract documents. Due to the long lead times in securing project materials, on-site work will not commence until materials have been secured (approx. August 2025). The contractor is responsible for determining the scheduling and sequencing of activities based on their proposed means and methods.

Public Outreach

Construction will be confined to the fire station, ensuring that the community and neighborhoods remain unaffected. Staff has continuously met with OCFA to discuss the impact on their fire station. The contractor and staff will coordinate with OCFA throughout the project construction and will install signage at the project site indicating project details and contact information.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review. Categorical Exemption Review No. ER-2025-11 was filed for the project 24-6626 (Exhibit 4).

FISCAL IMPACT

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project is \$716,250. All funds are available for expenditure in Fiscal Year 2024-2025. Any remaining balances not expended at the end of the fiscal year will be presented to City Council for approval to carry forward to Fiscal Year 2025-2026 (Exhibit 5).

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The proposed contract enables staff to authorize a construction cost increase of up to 10%, if necessary for contingencies. Staff expects to utilize other available Public Works appropriations if a contingency becomes necessary to complete the project. If there are no other available appropriations, staff will return to City Council with a project update and recommendations.

The funds are budgeted and available in the following accounts for this project.

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit, Account Description	Amount
Current Budget				
2024-25	01115017-62300 (24-6626)	General Fund	Fire – Service Enhancement, Contract Services - Professional	635,861
2024-25	01115330-62300 (24-6626)	General Fund	Fire Suppression/EMS, Contract Services - Professional	80,389
TOTAL				\$716,250

EXHIBIT(S)

1. Location Map
2. Bid Proposal
3. Construction Contract
4. Environmental Determination
5. Capital Improvement Project Worksheet

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

Approved By: Alvaro Nuñez, City Manager