



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
October 19, 2021

TOPIC: Campesino Park, Memorial Park, and Madison Park Restroom Projects

AGENDA TITLE

Award a Construction Contract to iBuild Spectrum, Inc. in the Amount of \$1,408,575, for the Campesino Park, Memorial Park, and Madison Park Restrooms Fiscal Year 2021-22 Projects, with an Estimated Project Delivery Cost of \$1,640,000, and Amend the Fiscal Year 2021-22 Capital Improvement Program (Project Nos. 21-7533, 21-7534, 21-7535) (Non-General Fund) (**Revive Santa Ana Program**)

RECOMMENDED ACTION

1. Award a construction contract to iBuild Spectrum, Inc., the lowest responsible bidder, in accordance with the base bid in the amount of \$1,408,575, for construction of the Campesino Park, Memorial Park, and Madison Park Restroom Projects, for the term beginning September 21, 2021, and ending upon project completion, and authorize the City Manager to execute the contract subject to non-substantive changes approved by the City Manager and the City Attorney.
2. Approve the Project Cost Analysis for a total estimated construction delivery cost of \$1,640,000, which includes \$1,408,575 for the construction contract, \$91,072 for contract administration, inspection and testing, and a \$140,353 project contingency for unanticipated or unforeseen work.
3. Approve an amendment to the Fiscal Year 2021-22 Capital Improvement Program to add the Campesino Park, Memorial Park, and Madison Park Restroom Projects, for the total amount of \$1,731,072, which includes \$1,640,000 in construction funds and an additional \$91,072 for preliminary design engineering.

DISCUSSION

The City has identified three park restrooms (Exhibit 1) that are a target for vandalism and require major efforts to maintain due to the old age and existing conditions. This project scope includes: demolishing the existing restroom buildings, installing new pre-fabricated restroom buildings, and some site improvements to provide an accessible path of travel to these facilities.

Public Outreach and Contractor Participation

To provide an opportunity for local vendors to submit bids, a Notice Inviting Bids was advertised in the Orange County Register newspaper on February 26 and March 5, 2021. The project was also advertised on PlanetBids, and bids were received electronically via PlanetBids on April 15, 2021.

The City notified a total of 580 regional vendors via PlanetBids, two of which were Santa Ana based, and 52 vendors requested bidding documents. The lowest responsive bid was received from a Santa Ana contractor.

Bid Results Summary

RANK	BIDDER'S NAME	LOCATION	BASE BID
1	iBuild Spectrum, Inc.	Santa Ana	\$1,408,575.00
2	HYM Engineering, Inc.	Fullerton	\$1,478,200.00
3	C.S. Legacy Construction, Inc.	Chino	\$1,541,850.00
4	JF Engineering	Pomona	\$1,582,006.74
5	Aneen Construction, Inc.	Riverside	\$1,643,340.00
6	AG Construction	Tarzana	\$1,649,115.00

A total of six bids were received, and all were deemed responsive. iBuild Spectrum, Inc., submitted the lowest responsive base bid, in the amount of \$1,408,575 (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 to iBuild Spectrum, Inc., in the amount of the base bid totaling \$1,408,575 (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, implementation of the City's Community Workforce Agreement requirements, inspection of the Contractor's work to ensure contract compliance, workmanship, and quality, and materials testing. 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 \$1,640,000.

Project Item	Total
Construction Contract	\$1,408,575
Construction Administration, Inspection, Testing	\$91,072
Contingencies	\$140,353
TOTAL CONSTRUCTION DELIVERY COST	\$1,640,000

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review. Categorical Exemption Environmental Review No. ER-2021-093 will be filed for the project.

FISCAL IMPACT

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project is \$1,640,000, which includes construction, contract administration, inspection, testing, and an authorized contingency. Project Nos. 21-7533, 21-7534, and 21-7535 have been assigned for tracking of all expenditures to deliver the construction of these projects.

Funds for these projects were appropriated in Fiscal Year 2020-21. Approval of the amendment to the FY 2021-22 Capital Improvement Program (Exhibit 5) will officially incorporate these projects into the program. As part of the Citywide budget carry-forward process, the Community Development Agency submitted to the Finance Department a request for these funds to be carried forward into Fiscal Year 2021-22. This carry-forward request was compiled with requests from other departments and is being presented for City Council approval on this same agenda under a separate agenda item.

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

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit - Account No. Description	Amount
2021-22	13518783-66200 (21-7533)	Community Development Block Grant	CDBG Programs, Building Improvements	\$223,214
2021-22	13518783-66200 (21-7534)	Community Development Block Grant	CDBG Programs, Building Improvements	\$510,786
2021-22	13518783-66200 (21-7535)	Community Development Block Grant	CDBG Programs, Building Improvements	\$24,928

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit - Account No. Description	Amount
2021-22	18113013-66200 (21-7533)	American Rescue Plan Act	ARPA-PRCSA, Building Improvements	\$303,572
2021-22	18113013-66200 (21-7535)	American Rescue Plan Act	ARPA-PRCSA, Building Improvements	\$577,500
Total				\$1,640,000

EXHIBIT(S)

1. Location Map
2. Bid Results
3. Construction Contract
4. Cost Analysis
5. FY 2021-22 Capital Improvement Program Sheets

Submitted By: Nabil Saba, P.E., Executive Director – Public Works Agency and Lisa Rudloff, Executive Director – Parks, Recreation, and Community Services

Approved By: Kristine Ridge, City Manager