



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
November 2, 2021

TOPIC: Santa Ana Zoo Giant River Otter and Primate Trails

AGENDA TITLE

Approve Appropriation Adjustment and Award a Construction Contract to HYM Engineering in the Amount of \$5,289,238 for the Santa Ana Zoo Giant River Otter and Primate Trails FY 2021-22 Project with an Estimated Project Delivery Cost of \$6,600,000 (Project No. 16-2658) (Non-General Fund)

RECOMMENDED ACTION

1. Award a contract and authorize the City Manager to execute a construction contract with HYM Engineering, the lowest responsible bidder, in accordance with the base bid in the amount of \$5,289,238, for the term beginning upon execution of the contract and ending upon project completion, for construction of the Santa Ana Zoo Giant River Otter and Primate Trails project, subject to non-substantive changes approved by the City Manager and the City Attorney.
2. Approve an appropriation adjustment to recognize \$600,000 in donations from Friends of the Santa Ana Zoo into the PRCSA Fee & Donation, Gifts & Donations revenue account and appropriate the same amount into the PRCSA Fee & Donation, Improvements Other than Building expenditure account for the Santa Ana Zoo Giant River Otter and Primate Trails project. *(Requires five affirmative votes)*
3. Approve an appropriation adjustment to recognize \$3,108,060.79 from prior-year fund balance in the Residential Development District 3, Acquisition & Development, Prior-Year Carry Forward revenue account and appropriate the same amount into the Residential Development District 3, Acquisition & Development expenditure account for the Santa Ana Zoo Giant River Otter and Primate Trails project. *(Requires five affirmative votes)*
4. Approve an amendment to the Fiscal Year 2021-22 Capital Improvement Program to include in construction funds, \$600,000 from the PRCSA Fees & Donation Fund, and \$3,108,060.79 from the Residential Development District 3, Acquisition & Development Fund, for the Santa Ana Zoo Giant River Otter and Primate Trails project (No. 16-2658), for and total project budget increase of \$3,708,060.79.

DISCUSSION

The existing “Amazon’s Edge” exhibit, built in 1990, needs a complete renovation of its water filtration system, moat, and visitor observation area. In addition, the Association of Zoos and Aquariums (AZA) indicated the Santa Ana Zoo needs to modernize primate habitats to regain accreditations. The Santa Ana Zoo Giant River Otter and Primate Trails project will respond to all of these needs by encompassing an extensive transformation that will include redesign and reconstruction of existing facilities, installation of an underwater viewing area, and incorporation of an elevated primate trail system that opens up to large mesh habitats. Once completed, the exhibit will be a multi-species habitat that is home to Giant River Otters and large primates. The location of this project can be found on the attached location map (Exhibit 1).

Public Outreach and Contractor Participation

To provide an opportunity for local vendors to submit bids, the City notified a total of three regional vendors via PlanetBids, none of which are Santa Ana-based. Three vendors requested bidding documents, and a total of three bids were received. Bids were not received from any Santa Ana contractors.

As legally required, a Notice Inviting Bids was advertised in the Orange County Register newspaper on May 11 and May 18, 2021. The project was also advertised in PlanetBids from July 19, 2021, through August 17, 2021. All Bids were received electronically via PlanetBids on August 17, 2021.

Bid Results Summary

RANK	BIDDER’S NAME	LOCATION	BASE BID
1	HYM Engineering Inc.	Fullerton	\$5,289,238.00
2	Kazoni Construction	Costa Mesa	\$5,828,567.00
3	Metro Builders & Engineers Group	Newport Beach	\$6,756,206.00

A total of three bids were received, and all were deemed responsive. HYM Engineering submitted the lowest responsive base bid, in the amount of \$5,289,238 (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 HYM Engineering in the amount of the base bid totaling \$5,289,238 (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 \$6,600,000.

Project Item	Total
Construction Contract	\$5,289,238.00
Construction Administration, Inspection, Testing	\$781,838.20
Contingencies	\$528,923.80
TOTAL CONSTRUCTION DELIVERY COST	\$6,600,000.00

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the proposed project is exempt from future review. Categorical Exemption Environmental Review No. 2018-18 was for the project. In addition, a Certification of Categorical Exclusion and Statutory Worksheet have been prepared in accordance with the National Environmental Policy Act.

FISCAL IMPACT

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project is \$6,600,000, which includes construction, contract administration, inspection, testing, and an authorized contingency.

Approval of the requested Appropriation Adjustments will provide the following funding:

1. Recognize \$600,000 in donations from FOSAZ into the PRCSA Fee & Donation, Gifts & Donations revenue account (No. 02213002-57081) and appropriate the same amount into the PRCSA Fee & Donation, Improvements Other than Building expenditure account (No. 02213200-66220).
2. Recognize \$3,108,060.79 from prior year fund balance in the Residential Development District 3, Acquisition & Development, Prior Year Carry Forward revenue account (No. 31313002-50001) and appropriate the same amount into the Residential Development District 3, Acquisition & Development expenditure account (No. 31313260-66220).

With the approval of the \$3,708,060.79 amendment to the Fiscal Year 2021-22 Capital Improvement Program (Exhibit 5) and corresponding appropriation adjustments, the additional funding for this project will be available for expenditure in Fiscal Year 2021-22.

The following table summarizes the funds budgeted and available for expenditure to deliver construction of this project. Any remaining balances not expended at the end of the fiscal year will be carried forward into FY 2022-23 for expenditure.

Fiscal Year	Accounting Unit-Account #	Fund Description	Accounting Unit, Account Description	Amount
APROPRIATION ADJUSTMENTS				
2021-22	02213200-66220	PRCSA Fees & Donation	PRCSA Fee & Donation, Improvements Other Than Building	\$600,000.00
2021-22	31313260-66220	Residential Development District 3	PRCSA-Acquisition & Development, Improvements Other Than Building	\$3,108,060.79
EXISTING PROJECT BUDGET				
2021-22	31313261-66220 (Proj. 16-2658)	Residential Development District 3	PRCSA-Acquisition & Development In Lieu, Improvements Other Than Building	\$1,044,223.00
2021-22	31313260-66220 (Proj. 16-2658)	Residential Development District 3	PRCSA-Acquisition & Development, Improvements Other Than Building	\$1,847,716.21
Total				\$6,600,000.00

EXHIBIT(S)

1. Location Map
2. Bid Results
3. Construction Contract
4. Cost Analysis
5. CIP worksheet

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

Approved By: Kristine Ridge, City Manager