



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
April 5, 2022

TOPIC: City Hall 3rd Floor Tenant Improvements

AGENDA TITLE

Award a Construction Contract to Allinone Construction, Inc. in the Amount of \$427,051.62 for the City Hall 3rd Floor Tenant Improvements FY 2021-22 Project with an Estimated Project Delivery Cost of \$576,519.94 (Project No. 22-1401) (General Fund)

RECOMMENDED ACTION

1. Award a construction contract to Allinone Construction, Inc., the lowest responsible bidder, in accordance with the base bid in the amount of \$427,051.62, for construction of the City Hall 3rd Floor Tenant Improvements Project, for the term beginning May 2, 2022 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 \$576,519.94, which includes \$427,051.62 for the construction contract, \$64,058.00 for contract administration, inspection and testing, and \$85,410.32 of project contingency for unanticipated or unforeseen work.
3. Approve an amendment to the Fiscal Year 2021-22 Capital Improvement Program to include \$576,519.94 in construction funds for City Hall 3rd Floor Tenant Improvements Project (Project No. 22-1401).

DISCUSSION

Facilities at City Hall and the Ross Annex are currently undergoing floor renovations (Exhibit 1). To minimize the impact to daily operations of our employees and the general public, work has been programmed to take place in phases. The existing facility on the 3rd Floor of City Hall is outdated and some materials are beginning to show signs of deterioration and need of replacement. This project will include updating lighting, plumbing fixtures, finishes, demolition and installation of non-loadbearing interior partitions, and ceiling finishes. Once completed, these improvements will enhance not

only the physical aesthetics of the floor but also keep our facility in compliance with the latest building codes and the American Disability Act.

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 November 23 and November 30, 2021. The project was also advertised on PlanetBids, and bids were received electronically via PlanetBids on January 27, 2022.

The City notified a total of 886 regional vendors via PlanetBids, 44 of which are Santa Ana-based. There were 105 vendors who requested bidding documents. A total of four bids were received. However, no bids were received from any Santa Ana contractors.

Bid Results Summary

RANK	BIDDER'S NAME	LOCATION	BASE BID
1	Allinone Construction, Inc.	La Habra	\$427,051.62
2	Elegant Construction, Inc.	Irvine	\$629,000.00
3	Rhome Profile Construction	Bellflower	\$829,792.00
4	MBC Enterprises, Inc.	Westminster	\$855,000.00

All four bids were deemed responsive. Allinone Construction, Inc. submitted the lowest responsive base bid in the amount of \$427,051.62 (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 Allinone Construction, in the amount of the base bid totaling \$427,051.62 (Exhibit 3). Allinone Construction has not performed any work in the City of Santa Ana within the past five years. Staff is confident this contractor will perform and produce quality work for the city.

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 the following: 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 \$576,519.94.

Project Item	Total
Construction Contract	\$427,051.62
Construction Administration, Inspection, Testing	\$64,058.00
Contingencies	\$85,410.32
TOTAL CONSTRUCTION DELIVERY COST	\$576,519.94

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review. Categorical Exemption Environmental Review No. ER-2022-9 was filed for the project.

FISCAL IMPACT

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project is \$576,519.94 which includes construction, contract administration, inspection, testing, and an authorized contingency. With the approval of the amendment to the Fiscal Year 2021-22, Capital Improvement Program will officially incorporate this project into the program (Exhibit 5). The following table summarizes the funds budgeted and available for expenditure to deliver construction of this project.

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit - Account No. Description	Amount
2021-22	01110110-66200 (22-1401)	General Fund	Finance/Management Services-Accounting, Building Improvement	\$576,519.94
Total				\$576,519.94

EXHIBIT(S)

1. Location Map
2. Bid Proposal
3. Construction Contract
4. Cost Analysis
5. CIP Sheet

Submitted By: Nabil Saba, P.E., Executive Dir - Public Works Agency and Kathryn Downs, Executive Dir - Finance & Management Services

Approved By: Kristine Ridge, City Manager