



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
April 19, 2022

TOPIC: Agreement for Santa Ana Main Library Renovation

AGENDA TITLE

Approve Agreement with Group 4 Architecture, Research + Planning, Inc. in an Amount Not to Exceed \$2,158,565 for a Three-Year Term (Project No. 22-1380) (**Revive Santa Ana Program**)

RECOMMENDED ACTION

Authorize the City Manager to execute an agreement with Group 4 Architecture, Research + Planning, Inc. to provide full design services for the Santa Ana Main Library's renovation project, in the amount of \$2,158,565, for a three-year term beginning April 19, 2022 and expiring April 18, 2025, with an option for two, one-year extensions, subject non-substantive changes approved by the City Manager and City Attorney.

DISCUSSION

In Fiscal Year 2021-22, the City Council approved a combined total of \$8,500,000 in Revive Santa Ana funding for the Main Library Transformation Project. The renovation would be the first major capital improvement project the Library has undergone since 1989. The project scope focuses on modernizing the Main Library to incorporate multi-generational play and learning experiences, new programming spaces, technology labs, meetings rooms, and early education activity areas.

On October 11, 2021, the Public Works Agency released Request for Proposal (RFP) No. 21-118, by which it sought the design services of a qualified firm for the Main Library Transformation Project. The RFP was advertised on the City's online procurement management and publication system, with proposals due on November 16, 2021. Twelve proposals were received and evaluated by a selection committee. Based on criteria outlined in the RFP, the following summarizes the responding firms and their ranking:

Firm	City	Rank
Group 4 Architecture, Research + Planning, Inc.	San Francisco	1
Johnson Favaro	Culver	2
Noll & Tam Architects	Berkeley	3
Domusstudio Architecture	San Diego	4
SVA Architects	Santa Ana	5
Hawkins\Brown Architects	Culver City	6
Little Diversified Architectural Consulting	Newport Beach	7
TR Design Group, Inc.	Riverside	8
Gruen Associates	Los Angeles	9
AEPC Group, LLC	Santa Clarita	10
YNG Architects Inc.	Santa Ana	11
Donald Krotee Partnership, Inc.	Santa Ana	12

Staff recommends awarding an agreement (Exhibit 1) to Group 4 Architecture, Research + Planning, Inc. to provide design services for the Main Library Transformation Project. Their proposal demonstrated they have the necessary capacity and expertise to complete the required services. The firm rates are reasonable and within industry standard, the team qualifications are appropriate, and the proposal was determined to provide the best value for the City following interviews with the top-three scoring proposers from the preliminary evaluation.

In the hopes of expanding the scope of the project, the City Council approved a Resolution on March 15, 2022 authorizing the submittal of a \$10,000,000 grant application to the California State Library to address critical maintenance and infrastructure needs. If awarded, the grant would supplement the Revive Santa Ana funding and would be utilized for critical maintenance and public safety projects that include replacement of fire detection/alarm/sprinkler systems, ADA improvements, window restoration, restoration of the exterior marble façade, etc.

The California State Library will announce grant awards in the Spring 2022.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with the action.

FISCAL IMPACT

The table below indicates the estimated expenditures per the contract. Any remaining balances not expended at the end of the agreement term will be carried forward for expenditure into subsequent years in the event the optional extension periods are exercised. The base contract is \$1,962,332 with a 10-percent contingency in the amount of \$196,233, for a total Agreement amount not to exceed \$2,158,565.

Fiscal Year	Accounting Unit - Account No.	Fund Description	Accounting Unit - Account No. Description	Amount
Agreement Term				
2021-22 (April-June)	18111013-66220 (22-1380)	American Rescue Plan Act	ARPA-FMSA, Improvements Other Than Building	\$191,331
2022-23 (July-June)	18111013-66220 (22-1380)	American Rescue Plan Act	ARPA-FMSA, Improvements Other Than Building	\$1,128,047
2023-24 (July-June)	18111013-66220 (22-1380)	American Rescue Plan Act	ARPA-FMSA, Improvements Other Than Building	\$639,187
2024-25 (July-April)	18111013-66220 (22-1380)	American Rescue Plan Act	ARPA-FMSA, Improvements Other Than Building	\$200,000
TOTAL:				\$2,158,565

EXHIBIT(S)

1. Agreement with Group 4 Architecture, Research + Planning, Inc.

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

Approved By: Kristine Ridge, City Manager