



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
June 21, 2022

TOPIC: Santa Ana Zoo Goat Trail

AGENDA TITLE

Approve and Appropriation Adjustment and Award a Construction Contract to Harrison Building Inc., in the amount of \$400,000 for the Santa Ana Zoo Goat Trail FY 2021-22 Project, with an Estimated Project Delivery Cost of \$560,000 (Project No. 21-2744) (Non-General Fund)

RECOMMENDED ACTION

1. Approve an appropriation adjustment to recognize \$180,000 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 Goat Trail project. *(Requires five affirmative votes)*
2. Award a construction contract to Harrison Building Inc., the lowest responsible bidder, in accordance with the base bid in the amount of \$400,000, for construction of the Santa Ana Zoo Goat Trail FY 2021-22, for the term beginning June 21, 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.
3. Approve the Project Cost Analysis for a total estimated construction delivery cost of \$560,000, which includes \$400,000 for the construction contract, \$80,000 for contract administration, inspection and testing, and \$80,000 project contingency for unanticipated or unforeseen work.
4. Approve an amendment to the Fiscal Year 2021-22 Capital Improvement Program to include the Santa Ana Zoo Goat Trial project.

DISCUSSION

The scope of work for the Santa Ana Zoo Goat Trail FY 2021-22 project includes excavation, grading to improve accessibility, a freestanding steel goat trail structure, a new theme element at the goat interaction yard, expanded animal interaction yards, new and rehabilitated landscape at area of work, trees, irrigation, relocation of existing

signage, and replacement of existing and new storm drain basins to improve drainage (existing storm drain system to remain).

The project design expands opportunities for goats to express natural behaviors via elevated structural elements that encourage and display their climbing skills; at the same time, it creates an immersive farm environment for human participants. Pathway and drainage improvements, area grading, and signage relocation will increase overall farm accessibility; expanded habitats will improve animal welfare; and new landscaping and irrigation will beautify the space. The Goat Trail project will contribute to the Zoo's revitalization and enhance the Zoo's ability to empower its community to save wildlife and wild spaces through fun, adventure, and learning.

Public Outreach and Contractor Participation

To provide an opportunity for local vendors to submit bids, the City notified a total of 27 regional vendors via PlanetBids, many 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 March 24 and March 31, of 2022. The project was also advertised in PlanetBids from March 22, 2022 through April 12, 2022. Bids were received electronically via PlanetBids on April 12, 2022.

Bid Results Summary

RANK	BIDDER'S NAME	LOCATION	BASE BID
1	Harrison Building, Inc.	Newport Beach	\$400,000
2	G.B. Cooke, Inc.	Fullerton	\$721,531
3	C.S. Legacy Construction, Inc.	Walnut	\$1,015,985

Three bids were received, and all were deemed responsive. Harrison Building Inc., submitted the lowest responsive base bid in the amount of \$400,000 (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 reference check, staff recommends awarding the construction contract to Harrison Building Inc. in the amount of the Base Bid, totaling \$400,000 (Exhibit 3). In the past year, Harrison Building Inc. has performed fence installation work at two fire stations for the Building Maintenance Division and the Public Works Agency.

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 \$560,000.00.

Project Item	Total
Construction Contract	\$400,000
Construction Administration, Inspection, Testing	\$80,000
Contingencies	\$80,000
TOTAL CONSTRUCTION DELIVERY COST	\$560,000

Approval of the amendment to the FY 2021-22 Capital Improvement Program (Exhibit 5) will officially incorporate this funding for the project into the program.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review. Categorical Exemption Environmental Review No. ER-2022-31 was filed for the project.

FISCAL IMPACT

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project is \$560,000.00, which includes construction, contract administration, inspection, testing, and an authorized contingency. With the approval of the requested appropriation adjustment to recognize \$180,000 in donations from Friends of the Santa Ana Zoo 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) to sufficiently complete the delivery of this project.

The following table summarizes the funds budgeted (after the appropriation adjustment) and available for expenditure to deliver the construction of this project.

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit - Account No. Description	Amount
Existing Project Budget				
2021-22	01213020-66220 (21-2744)	Cannabis Public Benefit Fund	PRCSA Youth Services- Improvements Other Than building	\$380,000

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit - Account No. Description	Amount
Appropriation Adjustment				
2021-22	02213200-66220 (21-2744)	PRCSA Fees & Donations Fund	PRCSA Fees & Donations- Improvements Other Than Building	\$180,000
			Total	\$560,000

EXHIBIT(S)

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

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

Approved By: Kristine Ridge, City Manager