



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

TOPIC: Santa Anita Park Field and Park Improvements

AGENDA TITLE

Approve Appropriation Adjustments and Award a Construction Contract to Byrom-Davey Inc. in the Amount of \$7,317,701 for the Santa Anita Park New Synthetic Soccer Field and Park Improvements FY 2022-23 Project with an Estimated Project Delivery Cost of \$9,513,011.30 (Project Nos. 19-7527, 20-2745) (Non-General Fund)

RECOMMENDED ACTION

1. Approve an Appropriation Adjustment recognizing revenue received in prior years in the amount of \$1,439,641 in the Residential Development District 1 and District 4 (\$869,224 and \$570,417, respectively), District Park Acquisition & Development Fees revenue account and appropriating the same amount into the Residential Development District 1 and District 4, Improvements Other Than Building expenditure account for FY 2022-23 capital operating expenses. *(Requires five affirmative votes)*
2. Approve an Appropriation Adjustment recognizing the grant revenue from the 2018 Parks Bond Act Per Capita Grant Program in the amount of \$177,952 in the PRCSA Capital Grants revenue account and appropriating the same amount into the 2018 Parks Bond Act-Per Capital Improvements Other Than Building expenditure account for FY 2022-23 capital operating expenses. *(Requires five affirmative votes)*
3. Award a construction contract to Byrom-Davey Inc., the lowest responsible bidder, in accordance with the base bid in the amount of \$7,317,701 for construction of the Santa Anita Park New Synthetic Soccer Field and Park Improvements FY 2022-23, for the term beginning July 19, 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.
4. Approve the Project Cost Analysis for a total estimated construction delivery cost of \$9,513,011.30, which includes \$7,317,701.00 for the construction contract, \$731,770.10 for contract administration, inspection and testing, and a \$1,463,540.20 project contingency for unanticipated or unforeseen work.
5. Approve an amendment to the Fiscal Year 2022-23 Capital Improvement Program to modify and combine all Santa Anita Park Improvement Projects.

DISCUSSION

Santa Anita Park was developed and added to the park system in 1970. Since then it has remained largely unchanged. This very comprehensive project will enable a total park renovation that includes a new synthetic turf soccer field, new sports lighting, regrading of the adjacent grass slopes to incorporate built-in concrete bleacher seating, upper terraces to allow for group or event canopies, a new basketball court, new play equipment, a parking lot expansion, new concrete walkways, new site lighting, new landscape and irrigation (Exhibit 1).

In addition, staff is currently awaiting an anticipated \$5 million of American Rescue Plan Act of 2021 (ARPA) federal funds for these park improvements, pending Council approval. The additional funds will permit the hiring of a Design-Build architecture firm to assist with the demolition and reconstruction of the deteriorating Santa Anita Community Center facility.

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 March 14 and March 21, of 2022. The project was also advertised on PlanetBids from March 14, 2022, through April 18, 2022, and bids were received electronically via PlanetBids on April 18, 2022.

The City notified a total of 1,351 regional vendors via PlanetBids, 79 of which are Santa Ana-based. Ninety-five vendors requested bidding documents. A total of four bids were received, including one from a Santa Ana contractor.

Bid Results Summary

| RANK | BIDDER'S NAME | LOCATION | BASE BID |
|------|---------------------------|-----------|----------------|
| 1 | Byrom-Davey Inc. | San Diego | \$7,317,701.00 |
| 2 | Ohno Construction Company | Fontana | \$7,790,000.00 |
| 3 | MMC, Inc. | La Palma | \$7,988,301.00 |
| 4 | Archico Design Build Inc. | Santa Ana | \$8,427,886.89 |

A total of four bids were received, and all were deemed responsive. Byrom-Davey Inc. submitted the lowest responsive base bid in the amount of \$7,317,701.00 (Exhibit 2). In the past five years, Byrom-Davey, Inc. has not performed work for the City of Santa Ana Public Works Agency. Byrom-Davey Inc. did complete work satisfactorily in 2004. Based on the bid analysis and a contractor's reference check, staff recommends awarding the construction contract to Byrom-Davey Inc., in the amount of the base bid totaling \$7,317,701.00 (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 \$9,513,011.30.

| Project Item | Total |
|--|----------------|
| Construction Contract | \$7,317,701.00 |
| Construction Administration, Inspection, Testing | \$731,770.10 |
| Contingencies | \$1,463,540.20 |
| Total | \$9,513,011.30 |

Approval of the amendment to the FY 2022-23 Capital Improvement Program (Exhibit 5) will officially incorporate this 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-2021-77 was filed for the project.

FISCAL IMPACT

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project is \$9,513,011.30, which includes construction, contract administration, inspection, testing, and an authorized contingency. Project No. 19-7527 is assigned to the Project Plans and Specifications, and the Notice Inviting Bids. Project Nos. 22-7536 and 21-2745 are assigned to other funding sources for tracking of all expenditures to deliver the construction of this project.

Funds associated with the project (except those included in Recommended Actions 1 and 2) were originally appropriated in Fiscal Year 2021-22, but due to the fact that the award of the contract has crossed into a new fiscal year, a request to carryover funds in the accounts below will be submitted as part of the citywide carryover process. The citywide carryover request is normally presented to the City Council in September or October, after year-end balances of the prior year are available. In order to avoid delaying the project until September/October, staff are moving forward with the project and will expend funds in the accounts identified below with the understanding that approval of the carryover request will occur at a future date. Lastly, Cannabis Public Benefit Funds were reallocated from Splash Pad Projects in order to cover the funding gap.

With the approval of the following appropriation adjustments, the funds recognized will be available for delivery of this project.

1. Recognize revenue received in prior years in the amount of \$1,439,641 in the Residential Development District 1 and District 4 (\$869,224 and \$570,417, respectively), District Park Acquisition & Development Fees revenue accounts (Nos. 31113002-53300 & 31413002-53300) and appropriating the same amount into the Residential Development District 1 and District 4, Improvements Other Than Building expenditure account (Nos. 31113260-66220 & 31413260-66220) for FY 2022-23 capital operating expenses.
2. Recognize the grant revenue from the 2018 Parks Bond Act Per Capita Grant Program in the amount of \$177,952 in the PRCSA Capital Grants, State Grant-Direct revenue account (No. 16113002-52025) and appropriate the same amount into the 2018 Parks Bond Act-Per Capita, Improvements Other Than Building expenditure account (No. 16113269-66220) for FY 2022-23 capital operating expenses

After the appropriation adjustments, 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 |
|----------------------------------|--|--|--|-----------------------|
| Appropriation Adjustments | | | | |
| 2022-23 | 31113260-66220 (19-7527) | Acquisition and Development-District 1 | Residential Development District 1, Improvements Other Than Building | \$869,224.00 |
| 2022-23 | 31413260-66220 (19-7527) | Acquisition and Development-District 4 | Residential Development District 4, Improvements Other Than Building | \$570,417.00 |
| | | | | |
| 2022-23 | 16113269-66220 (19-7527) | PRCSA-Capital Grants | 2018 Park Bonds Act-Improvements Other Than Building | \$177,952.00 |
| Total | | | | \$1,617,593.00 |
| Existing Project Budget | | | | |
| 2022-23 | 31113260-66220 (19-7527) | Acquisition and Development-District 1 | Residential Development District 1, Improvements Other Than Building | \$1,900,000.00 |

| Fiscal Year | Accounting Unit - Account No. (Project No.) | Fund Description | Accounting Unit - Account No. Description | Amount |
|--|--|---|--|----------------|
| 2022-23 | 16113268-66220 (19-7527) | PRCSA-Capital Grants | 2002 Resources Bond Act, Improvements Other Than Building | \$1,000,000.00 |
| 2022-23 | 13518783-66220 (19-7527) | Community Development Block Grant | Community Development Block Grant Programs, Improvements Other Than Building | \$511,839.49 |
| 2022-23 | 13518783-66220 (22-7536) | Community Development Block Grant | Community Development Block Grant programs-Improvements Other Than Building | \$600,000.00 |
| 2022-23 | 13518783-66220 (TBD) | Community Development Block Grant | Community Development Block Grant programs-Improvements Other Than Building | \$800,000.00 |
| 2022-23 | 01213020-66220 (21-2745) | Cannabis Public Benefit Fund | PRCSA Youth Services-Improvements Other Than Building | \$941,038.81 |
| 2022-23 | 01213020-66220 (21-2745) | Cannabis Public Benefit Fund | PRCSA Youth Services-Improvements Other Than Building | \$2,142,540.00 |
| Total | | | | \$7,895,418.30 |
| Grand Total | | | | \$9,513,011.30 |
| Anticipated Additional Funding (August 16, 2022 Council Meeting) | | | | |
| 2022-23 | XXXXXXXX-XXXXX (XX-XXXX) | American Rescue Plan Act of 2021 (ARPA) | XXXXXXXXXX | \$5,000,000.00 |

EXHIBIT(S)

1. Location Map
2. Bid Proposal
3. Construction Contract
4. Cost Analysis
5. Capital Improvement Program Worksheet

Award Construction Contract to Byrom-Davey Inc.
July 19, 2022
Page 6

Submitted By: Nabil Saba, P.E., Executive Director – Public Works Agency

Approved By: Kristine Ridge, City Manager