



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

TOPIC: Santa Ana City Hall Second, Fifth, and Eighth Floor Tenant Improvements

AGENDA TITLE

Award a Construction Contract to Meyers Construction Co. in the amount of \$1,930,000 for the Santa Ana City Hall Second, Fifth, and Eighth Floor Tenant Improvement FY 2021-22 Project with an Estimated Project Delivery Cost of \$2,512,500 (Project No. 22-1201, 21-2750 & 22-0501) (General and Non-General Fund)

RECOMMENDED ACTION

1. Award a construction contract to Meyers Construction Co., the lowest responsible bidder, in accordance with the base bid in the amount of \$1,930,000 for construction of the Santa Ana City Hall Second, Fifth, and Eighth Floor Tenant Improvement FY 2021-22, for the term beginning September 20, 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 \$2,512,500, which includes \$1,930,000 for the construction contract, \$193,000 for contract administration, inspection and testing, and a \$389,500 project contingency for unanticipated or unforeseen work.
3. Approve an amendment to the Fiscal Year 2021-22 Capital Improvement Program to include \$2,512,500 in construction funds for Santa Ana City Hall Second and Fifth Floor Tenant Improvement Project (No. 22-1201, 21-2750 & 22-0501).

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 The existing facilities on the second and fifth floor of City Hall are outdated and some materials are beginning to show signs of deterioration and need of replacement.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.

In addition, in an effort to take advantage of favorable pricing provided by the contractor and the project location. The contingency amount has been increased to accommodate tenant improvements for the eighth floor. The contractor will be performing similar but less invasive work on the eighth floor as noted in the scope for the second and fifth floor renovations.

Once complete, these improvements will enhance not only the physical aesthetics of each floor but also keep these facilities 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 June 17, 2022. The project was also advertised on PlanetBids, and bids were received electronically via PlanetBids on July 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 4 bids were received; however, no bids were received from any Santa Ana contractors.

Bid Results Summary

RANK	BIDDER'S NAME	LOCATION	BASE BID
1	Meyers Construction Co.	Long Beach	\$1,930,000
2	JR Universal Construction, Inc.	Los Angeles	\$2,688,368
3	Kazoni Construction	Costa Mesa	\$2,699,114
4	ALLINONE Construction Inc.	La Habra	\$2,762,838

All four bids were deemed responsive. Meyers Construction Co. submitted the lowest responsive base bid in the amount of \$1,930,000 (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's reference check, staff recommends awarding the construction contract to Meyers Construction Co., in the amount of the base bid totaling \$1,930,000 (Exhibit 3). Meyers Construction Co. has performed work in the City of Santa Ana in the last five years.

Project Delivery

To deliver a complete project and 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, materials testing and inspection of the Contractor's work to ensure contract compliance, workmanship, and quality. 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 \$2,512,500.

Project Item	Total
Construction Contract	\$1,930,000
Construction Administration, Inspection, Testing	\$193,000
Contingencies	\$389,500
TOTAL CONSTRUCTION DELIVERY COST	\$2,512,500

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review. Categorical Exemption Environmental Review No. ER-2022-74 was filed for the project.

FISCAL IMPACT

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project is \$2,512,500 which includes construction, contract administration, inspection, testing, and an authorized contingency. Project Nos. 22-1201, 21-2750, 22-0501 are the numbers assigned to the Project Plans and Specifications and the Notice Inviting Bids. These assigned project numbers will monitor the funding of all expenditures to deliver the construction of this project.

The funding for these projects was appropriated in the Fiscal Year 2021-22 capital budget. As part of the Citywide budget carry-forward process, the request will be submitted to the Finance Department for these funds to be carried forward into Fiscal Year 2022-23. The carry-forward is a citywide effort and is compiled with requests from various departments. It will be presented for City Council approval at a later date under a separate agenda item.

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
2022-23	10920149-62300 (22-1201)	Information System Technology	IT Projects, Contract Services-Professional	\$1,005,780
2022-23	01113017-66200 (21-2750)	General Fund	PRCSA Service Enhancement, Building Improvements	\$930,000
2022-23	08009053-66200 (22-0501)	Liability and Property Insurance Fund	Risk Management Projects, Building Improvements	\$476,720
2022-23	01104012-66200	City Council Legislative	Building & Building Improvements	\$100,000
Total				\$2,512,500

EXHIBIT(S)

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

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

Approved By: Kristine Ridge, City Manager