



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

TOPIC: Campesino Park, Memorial Park, and Madison Park Restroom Projects

AGENDA TITLE

Increase the Contract Amount by \$90,000 for an Existing Construction Contract with iBuild Spectrum, Inc., and \$10,000 for Additional Construction Engineering for a Revised Estimated Project Delivery Cost of \$1,740,000 for the Campesino Park, Memorial Park, and Madison Park Restrooms (Project Nos. 21-7533, 21-7534, 21-7535) (Non-General Fund and **Revive Santa Ana Program**)

RECOMMENDED ACTION

1. Approve an amendment to the Project Cost Analysis to reflect the new amount of \$10,000 for contract administration, inspection and testing, and a \$90,000 project contingency for vandalized work repairs or unforeseen work, subject to non-substantive changes approved by the City Manager and City Attorney.
2. Approve an amendment to the Fiscal Year 2022-23 Capital Improvement Program in the amount of \$100,000, which includes \$10,000 in construction engineering funds and \$90,000 for construction contingency funds for the Campesino Park, Memorial Park, and Madison Park Restroom Project.

DISCUSSION

On September 21, 2021, the City Manager authorized the award of a contract to iBuild Spectrum, Inc. for The Campesino Park, Memorial Park, and Madison Park Restroom Projects. The City has identified three restrooms that are a target for vandalism and require major efforts to maintain due to their old age and existing conditions. The scope includes demolishing the existing restroom buildings, installing new pre-fabricated restroom buildings, and some site improvements to provide an accessible path of travel to these facilities (Exhibit 1).

During construction, vandalism has been a big problem at all three-park sites. At Madison Park the vandalism has taken a toll on the project's scope, electrical panels and electrical work was damaged to the point where power could not be restored at the park site. In order to continue construction, the project site was fenced and the contractor was directed to hire a private security guard company to monitor the construction park footprint, in order to prevent any more damage to the electrical improvements that are being worked on. With the additional security measures, there is

opportunity to finish the damaged electrical system to the park, and opportunities to add additional landscape improvements.

To deliver these additional improvements, capitalize on the existing favorable pricing of the existing contract with iBuild Spectrum, Inc. (Project Nos. 21-7533, 21-7534, 21-7535), staff recommends amending the Fiscal Year 2022-23 Capital Improvement Program by \$100,000 – increasing the construction administration and inspection amount by \$10,000 and project contingencies by \$90,000 – for a new estimated project delivery cost of \$1,740,000 (Exhibits 2-3).

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review. Categorical Exemption Environmental Review No. ER-2021-093 was filed for the project

FISCAL IMPACT

Funding for the requested amendment to the construction contract of \$90,000 and additional contract administration, inspection and testing of \$10,000 is available from the unspent prior year CDBG funds included in the Citywide carryover of unspent amounts from Fiscal Year 2021-22 to Fiscal Year 2022-23, approved by Council on September 20, 2022.

Funds are budgeted and available for expenditure as follows:

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit - Account No. Description	Amount
ORIGINAL CONSTRUCTION DELIVERY COST				
2022-23	13518783-66200 (21-7533)	Community Development Block Grant	CDBG Programs, Building Improvements	\$223,214
2022-23	13518783-66200 (21-7534)	Community Development Block Grant	CDBG Programs, Building Improvements	\$510,786
2022-23	13518783-66200 (21-7535)	Community Development Block Grant	CDBG Programs, Building Improvements	\$24,928
2022-23	18117013-66200 (21-7533)	American Rescue Plan Act	ARPA-PRCSA, Building Improvements	\$303,572
2022-23	18117013-66200 (21-7535)	American Rescue Plan Act	ARPA-PRCSA, Building Improvements	\$577,500

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit - Account No. Description	Amount
Total				\$1,640,000
Prior Year Unspent Funds Carried Forward				
2022-23	13518783-66200 (21-7535, 21-7533, 21-7534)	Community Development Block Grant	CDBG Programs, Building Improvements	\$100,000
Total				\$1,740,000

All funds are scheduled for expenditure in Fiscal Year 2022-23. However, any remaining balances not expended at the end of the fiscal year will be carried forward into FY 2023-24 for expenditure.

EXHIBIT(S)

1. Location Map
2. Revised Cost Analysis
3. Amendment to Fiscal Year 2022-23 CIP

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

Approved By: Kristine Ridge, City Manager