



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
April 18, 2023

TOPIC: Santa Ana Zoo Giant River Otter and Primate Trails Project

AGENDA TITLE

Approve Additional Contingency Funds for an Existing Construction Contract with HYM Engineering, in the Amount of \$1,198,427, for the Santa Ana Zoo Giant River Otter and Primate Trails Project with an Estimated Project Delivery Cost of \$7,798,427 (Project No. 16-2658) (General and Non-General Fund)

RECOMMENDED ACTION

1. Approve an amendment to the Project Cost Analysis to recognize \$1,198,427 for \$1,056,880 in additional contingency funds and \$141,547 in additional contract administration, inspection, and testing for a new estimated total construction delivery cost of \$7,798,427. The new estimated total construction delivery costs include \$5,289,238 for the construction contract, \$923,385 for contract administration, inspection, testing, and a \$1,585,804 project contingency for unanticipated 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 for \$1,198,427.

DISCUSSION

On November 2, 2021, the City Council awarded a construction contract to HYM Engineering (Exhibit 1) in the amount of \$5,289,238, for the Santa Ana Zoo Giant River Otter and Primate Trails with an estimated project delivery cost of \$6,600,000.

Construction commenced in February 2022 and the existing "Amazon's Edge" exhibit, built in 1990 is undergoing a complete renovation of its water filtration system, visitor observation area, and creation of a new enclosed primate habitat with treetop trail for the animals (Exhibit 2). To further respond to the concerns indicated by the Association of Zoos and Aquariums (AZA) about a lack of modern zoological design with regard to old primate enclosures, it was necessary to incorporate more primate habitats into this ongoing project. Staff recommends adding two additional primate habitats to this project, leveraging economies of scale since the contractor is already mobilized. The additional work through this project enables three primate species to move from the 1950s cages

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into modern habitats at a lower cost to the City and will add nighttime lighting with the extra work, providing accessibility to this signature area during evening events.

Staff requests approval of an amendment to increase the project by \$1,198,427 to allow for continued oversight and consistency in delivering the project. These services augment City staff efforts to ensure the timely delivery of the project. These additional costs will be reflected in the revised cost analysis, which adds funds to construction engineering and contingencies (Exhibit 3).

Expenditure Category	Original Amount	Additional Funding	New Total
Construction Contract	\$5,289,238.00		\$5,289,238
Construction Administration, Inspection, Testing	\$781,838.20	\$141,547.00	\$923,385
Contingencies	\$528,923.80	\$1,056,880.00	\$1,585,804
Total	\$6,600,000	\$1,198,427	\$7,798,427

FISCAL IMPACT

On April 4, 2023, as part of the Mid-Year Budget Update, the City Council approved additional funding for this purpose and that is reflected in the Accounting Unit identified below. Approval of the amendment to the FY 2021-22 Capital Improvement Program (Exhibit 4) will officially incorporate these funds in the amount of \$1,198,427 into the project.

The following table summarizes the funds budgeted for expenditure to deliver the construction of this project.

Fiscal Year	Accounting Unit-Account #	Fund Description	Accounting Unit, Account Description	Amount
AMENDMENT TO PROJECT DELIVERY BUDGET				
2022-23	01113220-66220	General Fund	PRCSA Zoo, Improvements Other Than Building	\$1,198,427
EXISTING PROJECT DELIVERY BUDGET				
2021-22	02213200-66220	PRCSA Fees & Donation	PRCSA Fee & Donation, Improvements Other Than Building	\$600,000
2021-22	31313260-66220	Residential Development District 3	PRCSA-Acquisition & Development, Improvements Other Than Building	\$4,955,777
2021-22	31313261-66220 (Proj. 16-2658)	Residential Development District 3	PRCSA-Acquisition & Development In Lieu, Improvements Other Than Building	\$1,044,223
Total				\$7,798,427

EXHIBIT(S)

1. Staff Report: Construction Contract Award
2. Location Map
3. Revised Cost Analysis
4. Amendment to Fiscal Year 2022-23 CIP

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

Approved By: Kristine Ridge, City Manager