



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
March 2, 2021

TOPIC: Santiago Park Gas House Area Development Project

AGENDA TITLE:

Award a Construction Contract to Nationwide General Construction Services in the Amount of \$2,143,418.60 for the Santiago Park - Gas House Area Development Project with an Estimated Project Delivery Cost of \$2,663,857 (Project No. 15-2645) (Non-General Fund)

RECOMMENDED ACTION

1. Authorize the City Manager to reject the bid submitted by Caliba Inc. as non-responsive and award a construction contract to Nationwide General Construction Services, the lowest responsible bidder in accordance with the base bid and Addendum 1, in the amount of \$2,143,418.60 for construction of Santiago Park – Gas House Area Development Project, for the term beginning March 2, 2021, and ending upon project completion, subject to non-substantive changes approved by City Manager and the City Attorney.

2. Approve the Project Cost Analysis for a total estimated construction delivery cost of \$2,663,857, which includes \$2,143,418.60 for the construction contract; \$310,438.40 for contract administration, inspection, and testing; and a \$210,000 project contingency for unanticipated or unforeseen work.

DISCUSSION

Santiago Park is a 35-acre linear park located at the northern edge of the City along Santiago Creek (Exhibit 1). At the midpoint of the park is a large barren zone referred to as the "Gas House" area, named for a small stone-façade structure that was built in the 1930s as part of the Works Progress Administration park improvements effort. The Santiago Park – Gas House Area Development Project involves the renovation of this structure, renovation of existing restrooms, replacement of playground equipment, and site development, which includes the construction of an amphitheater, installation of native riparian landscaping, automatic "smart" irrigation, drainage through natural infiltration, decomposed granite walkways, site amenities, and interpretive signage.

Public Outreach and Contractor Participation

As legally required, a Notice Inviting Bids was advertised in the Orange County Register newspaper on November 20 and November 25, 2020. The project was also advertised in PlanetBids from November 20, 2020 through December 16, 2020. Bids were received electronically via PlanetBids on December 16, 2020.

To provide opportunities for local vendors to submit bids, the City notified 1,094 regional vendors via PlanetBids, 65 of which are Santa Ana-based. Fifty-four vendors requested bid documents. Eleven bids were received, with one being non-responsive. No bids were received from Santa Ana prime contractors.

Bid Results Summary

RANK	BIDDER'S NAME	LOCATION	BASE BID
1	Nationwide General Construction Services	Fountain Valley	\$2,128,419
2	Aid Builders Inc.	Los Alamitos	\$2,267,455
3	HYM Engineering, Inc.	Fullerton	\$2,291,398
4	PCN3, INC	Los Alamitos	\$2,340,529
5	Access Pacific, Inc.	Pasadena	\$2,348,527
6	Act 1 Construction	Norco	\$2,448,164
7	California Landscape & Design, Inc.	Upland	\$2,615,709
8	C.S. Legacy Construction, Inc.	Chino	\$2,634,214
9	Environmental Construction, Inc.	Woodland Hills	\$2,737,753
10	EverLevel Holdings, LLC	Altadena	\$2,891,322
NR	Caliba, Inc.	Stanton	Non-Responsive

Nationwide General Construction Services submitted the lowest responsive base bid in the amount of \$2,128,419.60 (Exhibit 2). Based on the bid analysis and a contractor's reference check, staff recommends awarding a construction contract in the amount of \$2,143,418.60 (Exhibit 3) to Nationwide General Construction Services, which includes the base bid of \$2,128,419.60 and \$15,000 for Addendum 1. It should be noted that while Nationwide General Construction Services is currently not a signatory with local unions, they do maintain a healthy working relationship with labor unions and will employ local labor on this project.

An analysis performed by staff on the bid received by Caliba, Inc. revealed that the references provided by Caliba do not conform to the bid instructions. Those instructions require bidders to list a minimum of three references to assure that prospective contractors have sufficient experience performing similar work for public agencies. City staff cannot consider deviations to this requirement as minor or inconsequential, and therefore the bid from Caliba, Inc. is recommended to be considered non-responsive. Staff received a Bid Protest on this project, and per the instructions contained in the bid document, a hearing was held by the Public Works Agency with the Public Works Director serving as the hearing officer. The protest was rejected as moot given that the protesting party, upon a bid analysis by staff, was determined to be the lowest responsible bidder, and the bid being protested was recommended for rejection. The basis of the bid protest coincides with the staff analysis for rejecting the Caliba, Inc. bid.

The added time needed to analyze bids and hold the protest hearing has delayed the award of this project from the potential award date in early February 2021 to March 2, 2021.

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 \$2,663,857.

Project Item	Total
Construction Contract	\$2,143,418.60
Construction Administration, Inspection, Testing	\$310,438.40
Contingencies	\$210,000.00
Total Construction Delivery Cost	\$2,663,857.00

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review. Categorical Exemption Environmental Review No. ER-2019-59 was filed for the project

FISCAL IMPACT

As indicated in the Cost Analysis, the estimated total construction delivery cost of the project is \$2,663,857, which includes construction, contract administration, inspection,

testing, and an authorized contingency of \$210,000. The following table summarizes the funds budgeted for expenditure to deliver construction of this project:

Fiscal Year	Accounting Unit - Account No. (Project No.)	Fund Description	Accounting Unit - Account No. Description	Amount
2020-21	05113263-66220 (15-2645)	Capital Outlay	Park Improvements, Improvements Other Than Building	\$265,818
2020-21	31213260-66220 (15-2645)	Residential Development District 2	Acquisition and Development, Improvements Other Than Building	\$901,505
2020-21	31213261-66220 (15-2645)	Residential Development District 2	Acquisition and Development In Lieu, Improvements Other Than Building	\$496,534
2020-21	16113263-66220 (15-2645)	PRCSA Capital Grants	Santa Ana River Conservancy Program, Improvements Other Than Building	\$1,000,000
Total				\$2,663,857

All funds are scheduled for expenditure in Fiscal Year 2020-21. However, any remaining balances not expended at the end of the Fiscal Year will be carried forward into FY 2021-22 for expenditure.

EXHIBIT(S)

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

Submitted By: Nabil Saba, Executive Director, Public Works

Approved By: Kristine Ridge, City Manager