

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works / City Engineer

DATE: July 28, 2026

SUBJECT: Approve Agreement with Nichols-Melburg & Rosetto, AIA & Associates, Inc. for Civic Center and Old Town Parking Garage Architectural and Engineering Services

PREPARED BY: Hossein Ajideh, Principal Civil Engineer
Emalee Manning, Assistant Engineer II

RECOMMENDATION: That the City Council:

1. Approve the agreement with Nichols-Melburg & Rosetto, AIA & Associates, Inc. for Civic Center and Old Town Parking Garage Architectural and Engineering Services, in the amount of \$111,100; and
2. Authorize the City Manager to amend the agreement to extend the term for up to two (2) additional one-year terms, if necessary; and
3. Authorize the City Manager to amend the agreement to adjust the billing rates annually based on changes in the Consumer Price Index (CPI) for the Riverside-San Bernardino-Ontario Metropolitan Area; and
4. Authorize the City Manager to approve additional related services in an amount not to exceed ten percent (10%) of the agreement amount, as approved by the City Council, annually, which is equal to \$11,110 per year.

BACKGROUND: The Civic Center and Old Town Parking Garage require architectural and engineering services to evaluate current conditions and prepare construction documents for several needed improvements. These include security enhancements within the lobby and reception areas, exterior painting and repairs to precast concrete panels, remediation of roof and building-envelope leaks, and a full structural and maintenance condition assessment of the parking garage.

These services will be performed under the City Facilities Rehabilitation Project (PWFR-11) and will also establish a new project titled Exterior Painting of the Civic Center and Old Town Parking Garage (PW25-08).

On June 2, 2026, the City issued a Request for Proposals (RFP) for Civic Center and Old Town Parking Garage Architectural and Engineering Services through PlanetBids. The City received two proposals from qualified architectural and engineering firms. Submissions were evaluated based on criteria outlined in the RFP, including professional experience, qualifications of key personnel, project understanding, technical approach, local and regional experience, staffing capacity, responsiveness, and overall ability to support the City's public works objectives.

A selection committee of City staff independently reviewed and scored each proposal before meeting to discuss results and develop a consensus ranking.

Based on the evaluation, staff recommend awarding the agreement to Nichols-Melburg & Rosetto, AIA & Associates, Inc. (NMR), the highest-ranked and most qualified firm. NMR demonstrated strong technical expertise, extensive relevant experience, and direct familiarity with the Civic Center as its original architect providing unique insight into the facility's design and construction. NMR has also successfully delivered similar projects for numerous public agencies, including the City of Temecula.

Staff have negotiated a detailed scope of services and a fair, reasonable fee with Nichols-Melburg & Rosetto, AIA & Associates, Inc. for the proposed work.

The project supports the City's Core Values including Accountable and Responsive City Government.

FISCAL IMPACT: The Civic Center and Old Town Parking Garage Architectural and Engineering Services are included in the City's Capital Improvement Program (CIP) Budget for Fiscal Years 2027-2031 as City Facilities Rehabilitation, PWFR-11. The City Facilities Rehabilitation is funded with Development Impact Fees (DIF)-Corporate Facilities, the Facilities Replacement Fund, and the General Fund. Adequate funds are available in the project account to cover the proposed agreement amount of \$111,100 and the annual contingency amount of \$11,110, for a total initial encumbrance of \$122,210.

ATTACHMENTS:

1. Agreement
2. Project Description