

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** November 12, 2024

**SUBJECT:** Award Construction Contract to NPG Corporation for the Interim Improvements to Pave Existing Gravel Lots Located on Either side of the Main Street Loop/Town Square

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**PREPARED BY:** Avlin R. Odviar, Principal Civil Engineer  
Nino Abad, Senior Civil Engineer

**RECOMMENDATION:** That the City Council:

1. Award a construction contract to NPG Corporation in the amount of \$264,700 for the interim improvements to pave existing gravel lots located on either side of the Main Street Loop/Town Square; and
2. Authorize the City Manager to approve change orders not to exceed the contingency amount of \$60,300 which is equal to 22.8% of the contract amount; and;
3. Make a finding that this project is exempt from the California Environmental Quality Act (CEQA) per Article 19, Categorical Exemption, Section 15301, Existing Facilities, of the CEQA Guidelines; and
4. Make a finding that this project is exempt from Multiple Species Habitat Conservation Plan (MSHCP) fees.

**BACKGROUND:** On October 8, 2024, the City Council approved the project plans and specifications and authorized the Department of Public Works to solicit construction bids for the Interim Improvements to Pave Existing Gravel Lots Located on Either side of the Main Street Loop/Town Square (Project).

The interim Project work includes minor grading, placement and/or regrading of aggregate base, placement of approximately 3-4" thick hot mix asphalt concrete, driveway access improvements to the lots, as well as permanent striping, pavement markings, and legends. Paving and striping these existing gravel lots will provide a better all-weather surface, more clearly define the parking stalls, and providing better circulation in the lots.

The construction contract was publicly advertised for bids and on October 29, 2024, five bids were electronically opened and publicly posted on the City’s online bidding service, PlanetBids.

The results were as follows:

	Contractor	Bid Amount
1.	NPG, Inc.	\$264,700
2.	JB Bostick, LLC	\$266,475
3.	Cali State Paving, Inc.	\$313,495
4.	Onyx Paving Company, Inc.	\$323,000
5.	All American Asphalt	\$457,630

Staff has completed its analysis of the submitted bids and found that NPG, Inc., of Perris, California, to be the lowest responsive and responsible bidder. NPG Inc. has public contracting experience and has successfully completed similar projects for various public agencies.

The Engineer’s estimate for the project was \$300,000. The specifications allow for twenty (20) working days for construction, which is approximately one (1) month.

The Project is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article 19, Categorical Exemption, Section 15301, Existing Facilities, Class 1(c) of the CEQA Guidelines.

The Multiple Species Habitat Conservation Plan (MSHCP) is an element of the Riverside County Integrated Project (RCIP) to conserve open space, nature preserves and wildlife to be set aside in some areas. It is designed to protect over 150 species and conserve over 500,000 acres in Western Riverside County. The City of Temecula is a permittee to the MSHCP and as such is required to abide by the Regional Conservation Authority’s (RCA) Mitigation Fee Implementation Manual adopted by Resolution 202-013 on December 7, 2020. The RCA is a joint regional authority formed by the County and the Cities to provide primary policy direction for implementation of the MSHCP.

Beginning July 1, 2008, the RCA started requiring that locally funded Capital Improvement Projects contribute applicable MSHCP fees within 90-days of construction contract award. Fees outside the public right of way are calculated on a cost per acre of disturbed area basis, while fees for typical right of way improvements projects are five percent of construction costs. Maintenance projects, such as this one, are exempt from the payment of MSHCP fees.

**FISCAL IMPACT:** The Old Town Parking Structure Project, PW 17-15 – is included in the City’s Capital Improvement Program (CIP) Fiscal Years 2025-29 and is funded with Measure S and General Fund. Adequate funds are available for the contract amount of \$264,700, plus a 22.8% contingency amount of \$60,300 for a total encumbrance of \$325,000.

**ATTACHMENTS:**

1. Contract
2. Project Description
3. Project Location Map