

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

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

DATE: July 22, 2025

SUBJECT: Accept Improvements and File the Notice of Completion for the Murrieta Creek Improvements - Southside Parking Lot Reconfiguration, Dedicated and Known As the Roger Epperson Parking Lot, PW15-07

PREPARED BY: Nino Abad, Principal Engineer
Ryan Castillo, Supervising Public Works Inspector

RECOMMENDATION: That the City Council:

1. Accept the construction of the Murrieta Creek Improvements - Southside Parking Lot Reconfiguration, PW15-07; and
2. Direct the City Clerk to file and record the Notice of Completion, release the Performance Bond, and accept a one-year Maintenance Bond in the amount of 10% of the final contract amount; and
3. Release the Labor and Materials Bond seven months after filing the Notice of Completion, if no liens have been filed.

BACKGROUND: On July 9, 2024 the City Council awarded a construction contract to Leonida Builders, Inc. in the amount of \$1,242,399 and authorized the City Manager to approve construction contract change orders up to \$124,239.90. Due to unforeseen underground conflicts an additional \$300,000 was authorized at the December 10, 2024 City Council meeting, increasing the City Manager's authority to approve change orders to a total of \$424,239.90.

The reconfiguration of the Southside Parking Lot was necessitated by the impacts of the Murrieta Creek Flood Control Project and the Riverside County Flood Control's (RCFC) acquisition of a portion of the parking lot. RCFC has compensated the City for the cost of the acquired property and a portion of the construction costs.

Work generally consisted of the removal and/or replacement of parking lot lights, retaining walls, trees, handrail, and existing pavement to accommodate a new parking lot configuration. The project also included asphalt grinding, overlay, and restriping of the parking lot to the new

configuration. The final parking lot configuration has a total of 213 parking spaces, 58 more spaces than the configuration just prior to construction.

Leonida Builders, Inc. has completed the work in accordance with the approved plans and specifications and to the satisfaction of the Director of Public Works/City Engineer. All work is warranted for a period of one year from February 27, 2025, the date the City obtained “beneficial use” of the project improvements. The retention for this project will be released pursuant to the provisions of Public Contract Code 7107.

The amount of the contract was \$1,242,399.00. There were two (2) construction change orders totaling \$265,549.74. The final contract amount totaled \$1,507,948.74

FISCAL IMPACT: There is no fiscal impact associated with accepting the project and filing and recording the Notice of Completion.

ATTACHMENTS:

1. Notice of Completion
2. Contractor’s Affidavit and Final Release
3. Maintenance Bond