

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

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

DATE: July 14, 2026

SUBJECT: Award Construction Contract to Monarka Development Corporation DBA Express Sign & Neon for the Auto Mall Wayfinding Signs Project, CM22-01

PREPARED BY: Hossein Ajideh, Principal Civil Engineer
William Becerra, Associate Engineer II

RECOMMENDATION: That the City Council:

1. Award a construction contract to Monarka Development Corporation DBA Express Sign & Neon in the amount of \$298,860 for the Auto Mall Wayfinding Signs Project, CM22-01; and
2. Authorize the City Manager to approve construction change orders up to \$29,886, which is equal to 10% of the contract amount; and
3. Make a finding that the Auto Mall Wayfinding Signs Project, CM22-01, is exempt from Multiple Species Habitat Conservation Plan (MSHCP) fees.

BACKGROUND: On April 28, 2026, the City Council approved the plans and specifications and authorized the Department of Public Works to solicit construction bids for the Auto Mall Wayfinding Signs Project, CM22-01 (Project).

The Project is an infrastructure project that will provide and install four (4) new wayfinding signs along Ynez Road within the Auto Mall area. The design, finish, and locations of the signs were carefully selected in coordination with the City Manager's Office. Additionally, a local vendor was selected to manufacture removable directional panels incorporated into the sign design.

The construction contract was publicly advertised between May 5, 2026, and June 4, 2026. Four (4) bids were electronically opened and publicly posted on the City's online bidding platform, PlanetBids. Staff have completed the evaluation of the bids and determined that Bravo Sign & Design, Inc. and HZS Engineering, Inc. are non-responsive because they did not submit complete bid bond package. The remaining bids were determined to be responsive.

The bid results are as follows:

Rank	Bidder	Amount
1	Monarka Development Corporation DBA Express Sign & Neon	\$298,860.00
2	Square Signs LLC DBA Front Signs Inc.	\$368,537.50
3	Bravo Sign & Design, Inc.	Non-Responsive
4	HZS Engineering, Inc.	Non-Responsive

After reviewing and analysis of the bids, staff determined that Monarka Development Corporation DBA Express Sign & Neon, of Los Angeles, California, is the lowest responsive and responsible bidder. Monarka Development Corporation DBA Express Sign & Neon has public contracting experience and has successfully completed similar projects for various public agencies.

The City Engineer's Estimate for the project was \$370,000. The project specifications allow for 60 Working Days, or approximately three months, to complete the work.

The Multiple Species Habitat Conservation Plan (MSHCP) is an element of the Riverside County Integrated Project (RCIP), which provides for the conservation of open space, nature preserves, and wildlife habitat within designated 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 under the MSHCP and is therefore required to comply with the Regional Conservation Authority's (RCA) MSHCP Mitigation Fee Implementation Manual, adopted by Resolution No. 2020-013 on December 7, 2020. The RCA is a joint powers authority formed by the County of Riverside and participating cities to provide policy direction for implementation of the MSHCP.

Since July 1, 2008, the RCA has required locally funded Capital Improvement Projects to pay applicable MSHCP fees within 90 days of construction contract award. Fees outside the public right-of-way are calculated based on the cost per acre of disturbed area basis, while fees for typical right-of-way improvement projects are assessed at five percent (5%) of construction costs. Because the project is entirely within existing developed roadway medians and does not result in habitat impacts, it is exempt from MSHCP fees.

The Project will improve visibility and navigation within the Auto Mall area, enhancing access for visitors and supporting local businesses. It supports the City's Core Values in the Quality-of-Life Master Plan e.g., Economic Prosperity.

FISCAL IMPACT: The Auto Mall Wayfinding Signs Project, CM22-01, is included in the City's Fiscal Years 2027-31 Capital Improvement Program (CIP) Budget and is funded with Measure "S." Sufficient funds are available in the Project's account to cover the construction contract amount of \$298,860, plus the 10% contingency amount of \$29,886, for a total encumbrance of \$328,746.

ATTACHMENTS:

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