

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

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

DATE: July 28, 2026

SUBJECT: Award Construction Contract to Nieves General Engineering, Inc. for the Americans with Disabilities Act (ADA) Transition Plan Implementation – ADA Curb Ramp Replacement Phase I, PW24-07 (REBID)

PREPARED BY: Hossein Ajideh, Principal Civil Engineer
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RECOMMENDATION: That the City Council:

1. Award a construction contract to Nieves General Engineering, Inc. for the Americans with Disabilities Act (ADA) Transition Plan Implementation – ADA Curb Ramp Replacement Phase I, PW24-07 (REBID), in the amount of \$309,650; and
2. Authorize the City Manager to approve contract change orders up to twenty percent (20%) of the contract amount, or \$61,930; and
3. Make a finding that this project is exempt from Multiple Species Habitat Conservation Plan (MSHCP) fees.

BACKGROUND: As part of the Fiscal Year 2026-30 Capital Improvement Program (CIP) and Budget, the City Council approved appropriations to support the implementation of the City's ADA Transition Plan. This is an annual appropriation funded with the Community Development Block Grant (CDBG) and the City's Measure S funds. The CDBG program, administered by the U.S. Department of Housing and Urban Development (HUD), is a flexible federal funding source that provides annual formula-based grants to state, county, and local governments.

This project will reconstruct approximately 42 curb ramps to meet current ADA standards. The curb ramps funded under this phase are located throughout the Harveston development and along Ynez Road to improve accessibility and comply with current ADA standards.

The project was publicly advertised for construction bids between December 4, 2025, and January 12, 2026. Twelve (12) bids were received and publicly opened on January 12, 2026. Staff evaluated the bids and, in consultation with the City Attorney, determined that seven (7) bids were non-responsive.

On March 10, 2026, the City Council awarded the construction contract to Asad Holdings LLC, dba OrangeBlue General Contractors, of Laguna Hills, California. On May 26, 2026, the City Council approved the First Amendment to the construction contract between the City of Temecula and Asad Holdings LLC, dba OrangeBlue General Contractors, to terminate the contract for the convenience of the parties.

This project was publicly advertised for rebid between May 27, 2026, and June 18, 2026. Eight (8) bids were received and publicly opened on June 18, 2026. Staff evaluated the bids and, after consulting with the City Attorney, determined that all eight (8) bids were responsive.

The construction bid results are as follows:

	Contractor	Bid Amount	Comment/Issue
1	Nieves General Engineering, Inc.	\$309,650.00	Responsive
2	LC Paving & Sealing, Inc.	\$330,050.00	Responsive
3	Carter Enterprises Group, Inc. DBA Pavement Rehab Company	\$369,000.00	Responsive
4	CT&T Concrete Paving Inc.	\$382,200.00	Responsive
5	Gentry General Engineering Inc.	\$395,580.00	Responsive
6	Van Engineering Inc	\$418,000.00	Responsive
7	Leonida Builders	\$424,500.00	Responsive
8	TVR Construction Engineering LLC	\$489,100.00	Responsive

After evaluating the bids and waiving minor bid irregularities, staff determined that Nieves General Engineering, Inc., of Santa Ana, California, is the lowest responsive and responsible bidder. Nieves General Engineering, Inc., has public contracting experience and has successfully completed similar public works projects for other public agencies and possesses the experience and qualifications necessary to perform the work.

The City Engineer's Construction Cost Estimate for the project is \$350,000.00. The contract allows fifty (50) Working Days, which is approximately two and a half (2 1/2) months for completion of the project.

The previous CDBG project, ADA Transition Plan Implementation Project, PW18-16, was completed under budget, and carryover CDBG funds are available. Accordingly, staff recommend approval of a twenty percent (20%) contingency to allow for the construction of additional curb ramps within the project area if they are identified as needing ADA upgrades during construction.

This project supports the City's core values identified in the Quality-of-Life Master Plan, including A Healthy and Livable City, A Safe and Prepared Community, and Equity.

ENVIRONMENTAL REVIEW: As confirmed by the City Council on October 28th, 2025, this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19,

Categorical Exemption, Section 15301, Existing Facilities, of the CEQA Guidelines. Section 15301 identifies the repair and maintenance of existing highways, streets, and gutters as Class 1 activities, which are exempt from CEQA.

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 regional authority formed by the County and participating cities to provide primary 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. For projects outside the public right-of-way, fees are calculated based on the cost per acre of disturbed area. For typical right-of-way improvement projects, fees are assessed at five percent (5%) of construction costs. Maintenance-only projects and projects located entirely within developed parks, such as this project, are exempt from MSHCP fees.

FISCAL IMPACT: The ADA Transition Plan Implementation – ADA Curb Ramp Replacement Phase I, PW24-07 (REBID), is identified in the Fiscal Year 2026-30 CIP Budget and is funded with CDBG and Measure S funds. Sufficient funds are available in the project account to cover the contract amount of \$309,650, plus the 20% contingency amount of \$61,930, for a total encumbrance of \$371,580.

ATTACHMENTS:

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