

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

**FROM:** Patrick Thomas, Director of Public Works/City Engineer

**DATE:** July 9, 2024

**SUBJECT:** Award Construction Contract to Leonida Builders, Inc., for the Murrieta Creek Improvements - Southside Parking Lot Reconfiguration, Now Dedicated and Known As the Roger Epperson Parking Lot, PW15-07

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**PREPARED BY:** Nino Abad, Senior Civil Engineer  
Chris White, Associate Engineer II

**RECOMMENDATION:** That the City Council:

1. Award a construction contract to Leonida Builders, Inc. in the amount of \$1,242,399 for the Murrieta Creek Improvements - Southside Parking Lot Reconfiguration, PW15-07; and
2. Authorize the City Manager to approve construction contract change orders up to \$124,239.90, which is equal to 10% of the Contract amount; and
3. Make a finding that the Murrieta Creek Improvements, PW15-07 is exempt from Multiple Species Habitat Conservation Plan fees.

**BACKGROUND:** On February 13, 2024, the City Council approved the plans and specifications, and authorized the Department of Public Works to solicit construction bids for the Murrieta Creek Improvements - Southside Parking Lot Reconfiguration, PW15-07.

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. The reconfiguration will regain about 22 parking spaces.

Work will generally consist 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 includes asphalt grinding, overlay, slurry seal and restriping of the parking lot to the new configuration.

The construction contract was publicly advertised for bids and on Wednesday, June 12, 2024, two bids were electronically opened and publicly posted on the City's online bidding service, PlanetBids.

The results are as follows:

Rank	Bidder	Amount
1.	Leonida Builders, Inc.	\$1,242,399.00
2.	I.E. General Engineering, Inc.	\$1,724,195.95

Staff has completed its analysis of the submitted bids and found that Leonida Builders, Inc. of Acton, California to be the lowest responsive and responsible bidder. Leonida Builders, Inc. has public contracting experience and has successfully completed similar projects for various public agencies, including the City of Temecula.

The Engineer's Estimate for the project was \$1,250,750. The project specifications allow for 120 working days (approximately 6 months) to complete the work.

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) MSHCP Mitigation Fee Implementation Manual adopted by Resolution 2020-013 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 requires 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 only projects, such as this project, are exempt from MSHCP fees.

**FISCAL IMPACT:** The Murrieta Creek Improvements - Southside Parking Lot Reconfiguration, PW15-07 is identified in the City's Capital Improvement Program (CIP) for Fiscal Years 2025-2029 and is funded with Measure S and Reimbursement from RCFC. There are adequate funds in the account to cover the Contract amount of \$1,242,399, plus the 10% contingency of \$124,239.90, for a total encumbrance of \$1,366,638.90.

**ATTACHMENTS:**

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