

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

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

DATE: March 11, 2025

SUBJECT: Award Construction Contract to Leslie Gunner Campbell Construction for the Park Restrooms Renovations, Expansion and Americans with Disabilities Act Improvements Project, PW17-06 (REBID)

PREPARED BY: Nino Abad, Senior Civil Engineer
Laura Bragg, Associate Engineer II

RECOMMENDATION: That the City Council:

1. Award a construction contract to Leslie Gunner Campbell Construction in the amount of \$138,000 for the Park Restrooms Renovations, Expansion and Americans with Disabilities Act (ADA) Improvements Project, PW17-06 (REBID); and
2. Authorize the City Manager to approve contract change orders up to 20% of the contract amount, \$27,600; and
3. Make a finding that the Park Restrooms Renovations, Expansion and Americans with Disabilities Act (ADA) Improvements Project, PW17-06, is exempt from Multiple Species Habitat Conservation Plan fees.

BACKGROUND: On September 12, 2023, City Council approved the plans and specifications and authorized the Department of Public Works to solicit construction bids for the Park Restrooms Renovations, Expansion and Americans with Disabilities Act (ADA) Improvements Project, PW17-06.

The Park Restrooms Renovations, Expansion and Americans with Disabilities Act (ADA) Improvements, PW17-06, will consist of interior tenant improvements of an existing park concession room and storage room within a restroom building at the North/South Baseball Fields at the Ronald Reagan Sports Park. Improvements to include new pass-thru windows, American with Disabilities Act (ADA) compliant cabinetry and replacement of concession room plumbing and electrical. Restroom improvements are not a part of this project with the exception of the addition of hot water to the two restroom sinks. ADA path of travel to and into the concession room was improved as part of a different project to make it compliant.

The construction contract was publicly advertised between August 10, 2024, and September 5, 2024. Eight (8) bids were received and publicly opened on Thursday, September 5, 2024. On November 12, 2024, City Council rejected all construction bids and authorized the Department of Public Works to re-bid the construction contract.

The construction contract was again publicly advertised for bid between December 17, 2024, and January 23, 2025. Eleven (11) bids were received and publicly opened on Thursday, January 23, 2025. Staff has completed the evaluation of the bids and has determined one (1) of the bids to be non-responsive.

The results are as follows:

	Contractor	Bid Amount
1	Leslie Gunner Campbell Construction	\$138,000.00
2	Leonida Builders Inc.	\$154,000.00
3	YMC	\$194,000.00
4	LZ Construction Inc.	\$210,000.00
5	R Dependable Construction, Inc.	\$210,000.00
6	CornerstoneCC	\$225,000.00
7	M. Brey, Inc.	\$229,632.00
8	3M Construction Corporation	\$234,730.00
9	US Builders & Consultants	\$243,800.00
10	CAMP Constructors Inc.	\$259,000.00
11	Ace Capital Engineering	Non-Responsive

Ace Capital Engineering did not submit a valid Bid Bond. The bond sheets uploaded to PlanetBids were not filled out. A Bid Bond is due at the time of bid opening; therefore, the bid was deemed non-responsive.

After analysis of bids, and waiving minor bid irregularities, it has been determined that Leslie Gunner Campbell Construction, of Canyon Lake, California, is the lowest responsive and responsible bidder. Leslie Gunner Campbell Construction has public contracting experience and has successfully completed various projects with other public agencies.

The Engineer's Estimate of construction cost was \$250,000. The construction contract allows for 60 working days (approximately 3 months) to construct the Project.

The Ronald Reagan Sports Park North/South baseball fields restroom building has never received renovations such as the ones being proposed. Renovation projects of older facilities often uncover

additional deficiencies during construction that would need to be remedied. As such, staff is requesting the approval of a 20% contingency instead of the 10% normally requested.

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.

Since July 1, 2008, the RCA has required 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 5% of construction costs. Maintenance only projects, such as this project, are exempt from MSHCP fees.

FISCAL IMPACT: The Park Restrooms Renovations, Expansion and Americans with Disabilities Act (ADA) Improvements project, PW17-06, is identified in the City's Capital Improvement Program, Fiscal Years 2025-29, and is funded with Measure S. Adequate funds are available in the project account to cover the contract amount of \$138,000 plus the 20% contingency amount of \$27,600 for a total encumbrance of \$165,600.

ATTACHMENTS:

1. Contract
2. Project Description
3. Project Location