

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

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

DATE: December 10, 2024

SUBJECT: Approve Appropriation of Additional Funds to the Murrieta Creek Improvements, PW15-07 for Increases in Project Costs

PREPARED BY: Avlin R. Odviar, Principal Civil Engineer
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RECOMMENDATION: That the City Council:

1. Appropriate \$500,000 in Measure S Funds to the Murrieta Creek Improvements Project, PW15-07; and
2. Approve an increase to the construction contingency for Murrieta Creek Improvements – Southside (Roger Epperson) Parking Lot Project, PW15-07 Project by \$300,000, of the \$500,000 requested Measure S Fund Appropriation; and
3. Increase the City Manager’s construction contract change orders approval authority by \$300,000 for the Murrieta Creek Improvements- Southside (Roger Epperson) Parking Lot Project, PW15-07.

BACKGROUND: The Murrieta Creek Improvement Project is identified in the Fiscal Year (FY) 2025-2029 City of Temecula Capital Improvement Program (CIP) Budget and funds several CIP projects intended to address various impacts caused by construction of the Murrieta Creek Phase IIA project by the US Army Corps of Engineers (USACE) and Riverside County Flood Control (RCFC). One of these projects proposes to install solar lighting on the east side of the Murrieta Creek trail between First Street and Rancho California Road. Another project is reconfiguring the existing Epperson Parking Lot, to add more parking stalls as partial mitigation for the parking stalls lost during the construction of the Murrieta Creek Phase IIA project.

On July 9, 2024 the City Council awarded a construction contract to Leonida Builders, Inc. for the construction of the Murrieta Creek Improvements – Southside (Roger Epperson) Parking Lot Reconfiguration Project, in the amount of \$1,242,399. The City Council also authorized the City

Manager to approve construction contract change orders for the contingency amount of \$124,239.90. This project is currently under construction.

During construction, the Southside (Roger Epperson) Parking Lot Reconfiguration project encountered various unforeseen conditions primarily due to the age of the lot and various construction activities in the lot that have occurred over the years. Most notably it was discovered during construction that much of the central portion of the lot has a 4- to 16-inch thick concrete slab located under the existing asphalt. This slab must be removed to install the underground infrastructure necessary to provide power and data to the new parking lot lights and security cameras. Large sections of the slab must also be removed to achieve the line and grades necessary to achieve the desired parking lot configuration. Furthermore, poor subsurface soils conditions were also encountered requiring remediation to provide a stable base for the parking lot surface. Finally, construction phasing was modified to minimize loss of parking during construction. Addressing these challenges has led to increased project costs. Therefore, staff recommends an increase to the City Manager's construction contract change orders approval authority by \$300,000 to address these items for the Southside (Roger Epperson) Parking Lot Reconfiguration.

Furthermore, design of the Murrieta Creek Trail Solar Lights Project is nearing completion and the latest cost estimates identify the need of an additional \$200,000 to complete the project. The trail lights cost increase is due to a revised cost estimate increasing the construction cost, an additional environmental requirement for a biologist survey, and the administrative costs associated with the construction.

FISCAL IMPACT: The Murrieta Creek Improvement Project is funded by a combination of DIF, General Fund, Measure S, Team, and Reimbursement funds. The appropriation of an additional \$500,000 from Measure S will be split to provide \$200,000 to the Murrieta Creek Trail Solar Lights Project and \$300,000 to the Southside (Roger Epperson) Parking Lot Reconfiguration Project. With the addition of the \$300,000 to the Southside (Roger Epperson) Parking Lot Reconfiguration Project, the new total encumbrance for the Leonida Builders construction contract will be \$1,666,638.90.

ATTACHMENTS: CIP Project Budget Sheet