

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** January 10, 2023

**SUBJECT:** Accept Improvements and File the Notice of Completion for the Library Parking – Phase II, PW13-09

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**PREPARED BY:** Amer Attar, Engineering Manager  
Emalee Sena, Engineer Technician II

**RECOMMENDATION:** That the City Council:

1. Accept the construction of the Library Parking – Phase II, PW13-09, as complete; and
2. Direct the City Clerk to file and record the Notice of Completion and release the performance bond; and
3. Release the Labor and Materials Bond seven months after filing the Notice of Completion, if no liens have been filed.

**BACKGROUND:** On March 26, 2019, the City Council awarded a construction contract to Environmental Construction, Inc., in the amount of \$1,794,321 and authorized the City Manager to approve contract change orders not to exceed the contingency amount of \$179,432.10. On June 15, 2020, the City Manager, under the authorities delegated by the City Council of the City of Temecula in Resolution 2020-35, increased the contingency by \$44,593.78 for a total authorization of \$2,018,346.88 to complete Library Parking – Phase II.

The Library Parking – Phase II provided for the design and construction of an expansion of the on-site parking at the Ronald H. Roberts Temecula Public Library. It created a 44-space parking lot at a lower elevation from the original parking lot. The improvements included grading, asphalt concrete, aggregate base, concrete and draining improvements, vinyl fence, cable railing and guardrail, a retaining wall, stairs, lighting, landscape, and irrigation, striping, and camera infrastructure equipment. In addition, the project included modification to the existing entry plaza, existing parking lot for accessibility, installation of a new book drop, and modification of newly reconfigured accessible parking to comply with ADA requirements.

Environmental Construction, Inc. has completed the work in accordance with the approved plans and specifications and to the satisfaction of the Director of Public Works/City Engineer. All work was warranted for a period of one year from February 20, 2020, the date the City obtained “beneficial use” of the project improvements. This warranty has since expired. The retention for this project was released pursuant to the provisions of Public Contract Code 7107.

The base amount of the construction contract was \$1,794,321, six contract change orders were issued in the amount of \$224,025.88. This results in a total cost of \$2,018,346.88.

**FISCAL IMPACT:** There is no fiscal impact associated with accepting the project and filing and recording the Notice of Completion.

- ATTACHMENTS:**
1. Notice of Completion
  2. Project Description
  3. Project Location
  4. Contractor’s Affidavit and Final Release