

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** September 9, 2025

**SUBJECT:** Award Construction Contract to First Trade LLC dba YMC for Fire Station 84 Renovation, PW19-14

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**PREPARED BY:** Nino Abad, Principal Civil Engineer  
William Becerra, Associate Engineer II

**RECOMMENDATION:** That the City Council:

1. Award a construction contract to First Trade LLC dba YMC in the amount of \$2,088,326 for the Fire Station 84 Renovation, PW19-14; and
2. Authorize the City Manager to approve construction contract change orders up to 10% of the contract amount, \$208,832.60.

**BACKGROUND:** The Fire Station 84 Renovation, PW19-14 (Project) is identified in the 2026-2030 City of Temecula Capital Improvement Program Budget and includes the construction of a new wellness room and storage room along with various interior and exterior improvements.

The project scope includes a Base Bid as well as several Additive Alternates, that could be included in the contract if bids were received that allowed the Additive Alternates to fit within the available budget, as follows:

**Base Bid** – includes the construction of an approximately 762 square foot wellness room, a 250 square foot storage room addition, along with upgrades to various existing rooms such as the day room, kitchen, restrooms, living quarters, staff areas, and apparatus bays. Exterior renovation of the building, parking lots, and outdoor areas are also included along with a variety of ADA improvement both inside the building and the exterior areas of the site.

**Additive Alternative No. 1** - Modifies the Base Bid by replacing the existing interior light fixtures with new light fixtures, new emergency light fixtures, and new exit light fixtures.

**Additive Alternative No. 2** - Modifies the Base Bid by replacing the flooring in the dining room and adjacent corridor.

**Additive Alternative No. 3** - Modifies the Base Bid by replacing the flooring in the main dorm room.

**Additive Alternative No. 4** - Modifies the Base Bid by replacing the flooring in the corridor.

**Additive Alternative No. 5** - Modifies the Base Bid by replacing the flooring in the lobby, office and corridor.

**Additive Alternative No. 6** - Modifies the Base Bid by painting the dining room, main dormitory & corridor, and front office lobby area.

**Additive Alternative No. 7a** - Modifies the Base Bid by adding new electrical receptacles in the floor of the dayroom.

**Additive Alternative No. 7b** - Modifies the Base Bid by replacing the flooring in the dayroom.

**Additive Alternative No. 8** - Modifies the Base Bid by replacing the roof.

**Additive Alternative No. 9** - Modifies the Base Bid by replacing the exterior rain gutters and down spouts.

**Additive Alternative No. 10** - Modifies the Base Bid by painting all exterior stucco areas.

**Additive Alternative No. 11** - Modifies the Base Bid by painting all exterior wood trim.

**Additive Alternative No. 12** - Modifies the Base Bid by repairing an interior sewer line.

On May 24, 2022, City Council approved the plans and specifications and authorized the Department of Public Works to solicit construction bids. The construction contract was initially publicly advertised on June 28, 2022, but the bidding was cancelled so that inconsistencies between the plans and specifications could be addressed. City staff and Fire Department personnel collaborated and added several items that would help meet the needs of the Fire Station. The Project was then again publicly advertised June 26, 2025, through August 7, 2025. Eleven (11) bids were received and publicly opened on August 7, 2025.

The results were as follows and are ranked based on Base Bid Amounts:

<b>Rank</b>	<b>Bidder</b>	<b>Base Bid Amount</b>
1	First Trade LLC dba YMC	\$1,702,821.00
2	Armstrong Cal Builders, Inc.	\$1,998,000.00
3	Tovey/Shultz Construction, Inc.	\$2,103,633.00
4	Caltec Corp.	\$2,200,000.00
5	Wakeco Inc.	\$2,229,707.00
6	PUB Construction	\$2,232,768.00
7	US Builders & Consultants	\$2,244,830.00
8	R Dependable Construction	\$2,250,000.00
9	Newman Midland Corporation	\$2,565,867.00
-	LDCO, Inc	Non-Responsive
-	MLC Constructors	Non-Responsive

LDCO, Inc. has been deemed non-responsive as they did not acknowledge addenda that was issued during the bidding. MLC Constructors has been deemed non-responsive as they did not adequately complete their subcontractors list.

Staff has reviewed the bid proposals and found First Trade LLC dba YMC (YMC), of Irvine, California to be the lowest responsive and responsible bidder. The bid award was based upon the lowest Base Bid amount only, as specified in the contract documents. First Trade LLC dba YMC, has public contracting experience and has successfully completed similar projects for other public entities.

On August 22, 2025, the City received a bid protest dated August 21, 2025 from R Dependable Construction Inc (RDP) regarding bids submitted by YMC, LDCo, and Armstrong Cal Builders. City staff, in conjunction with the City Attorney, have reviewed RDP's protest as well as a rebuttal by YMC and find YMC to be the lowest responsive and responsible bidder. RDP has been notified in accordance with City Municipal Code, Section 3.32.090 Protest procedures.

There are sufficient funds to award the Base Bid and all the Additive Alternate items for a total recommended contract amount of \$2,088,326.

The recommended contract amount of \$2,088,326.00 includes the Base Bid (\$1,702,821.00), Additive Alternative 1 (\$57,750.00), Additive Alternative 2 (\$4,725.00), Additive Alternative 3 (\$7,350.00), Additive Alternative 4 (\$2,940.00), Additive Alternative 5 (\$3,990.00), Additive Alternative 6 (\$25,200.00), Additive Alternative 7a (\$7,350.00), Additive Alternative 7b (\$6,300.00), Additive Alternative 8 (\$155,400.00), Additive Alternative 9 (\$20,000.00), Additive Alternative 10 (\$18,900.00), Additive Alternative 11 (\$12,600.00), Additive Alternative 12 (\$63,000.00).

The Engineer's estimate for the proposed project is \$1,955,309 for the Base Bid and Additive Alternate Items totaling \$414,000, for a total Estimate of \$2,369,309.

The estimated construction duration is 240 working days (approximately 12 months).

**FISCAL IMPACT:** The Fire Station 84 Renovation is identified in the City's Capital Improvement Program (CIP) budget for Fiscal Years 2026-2030 and is funded with Developer Impact Fees (DIF) – Corporate Facilities, DIF – Fire Protection Facilities, Facilities Replacement Fund, and Measure S funds. Adequate funds are available in the project accounts to cover the contract amount of \$2,088,326.00, plus the 10% contingency amount of \$208,832.60, for a total encumbrance of \$2,297,158.60.

**ATTACHMENTS:**

1. Contract
2. Project Description
3. Project Location
4. Bid Protest Letter – RDP
5. Bid Protest Rebuttal – YMC