

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** October 8, 2024

**SUBJECT:** Award Construction Contract to Leonida Builders Inc. for the Park Restrooms Renovations, Expansion and Americans with Disabilities Act Improvements Project, PW17-06

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

**RECOMMENDATION:** That the City Council:

1. Award a construction contract to Leonida Builders Inc. in the amount of \$247,800 for the Park Restrooms Renovations, Expansion and Americans with Disabilities Act (ADA) Improvements Project, PW17-06; and
2. Authorize the City Manager to approve contract change orders up to 20% of the contract amount, \$49,560; and
3. Make a finding that the American with Park Restrooms Renovations, Expansion and Americans with Disabilities Act (ADA) Improvements Project, PW17-06, project 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 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. Staff has completed the evaluation of the bids and has determined three (3) of the bids to be non-responsive.

The results are as follows:

	Contractor	Bid Amount
1	Leonida Builders Inc.	\$247,800.00
2	Thompson General Construction	\$248,000.00
3	US Builders & Consultants	\$248,339.00
4	HZS Engineering Inc	\$257,000.00
5	M. Brey, Inc	\$265,000.00
	Reed Family Enterprises Inc.	Non-Responsive
	LGC Construction	Non-Responsive
	CornerstoneCC	Non-Responsive

The bid submitted by Reed Family Enterprises Inc. has contract work listed for Subcontractors equal to 61% of the Contract Price. Per the contract documents, the Contractor must self-perform at least 50% of the work, therefore, the bid was deemed non-responsive.

LGC Construction did not submit a valid Bid Bond, stating that their bonding company advised them that the bond was not required at this time. A Bid Bond is due at the time of bid opening, therefore, the bid was deemed non-responsive.

CornerstoneCC submitted an incomplete bid. This Bidder did not submit Bid Sheets, Subcontractors List/Bidders List, Statement of Technical Ability and Experience, Bidder's Statement of Past Contract Disqualifications, Non-Collusion Affidavit, or Bidder's Agreement, therefore, the bid was deemed non-responsive.

Therefore, Leonida Builders Inc., of Acton, California, has been determined to be the lowest responsive and responsible bidder. Leonida Builders Inc. has public contracting experience and has successfully completed various public projects with the City of Temecula.

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 renovation 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 \$247,800 plus the 20% contingency amount of \$49,560 for a total encumbrance of \$297,360.

**ATTACHMENTS:**

1. Contract
2. Project Description
3. Project Location