

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** September 13, 2022

**SUBJECT:** Reject All Bids for Mary Phillips Senior Center Enhancement and Renovation, PW20-13, and Authorize the Project to be Rebid

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**PREPARED BY:** Avlin R. Odviar, Principal Civil Engineer  
William Becerra, Associate Engineer II

**RECOMMENDATION:** That the City Council:

1. Reject all Construction Bids for Mary Phillips Senior Center Enhancement and Renovation, PW20-13; and
2. Authorize the Department of Public Works to re-advertise Mary Phillips Senior Center Enhancement and Renovation, PW20-13 for Construction Bids.

**BACKGROUND:** On June 14, 2022, City Council approved the plans and specifications and authorized the Department of Public Works to solicit construction bids for Mary Phillips Senior Center Enhancement and Renovation, PW20-13.

The Mary Phillips Senior Center Enhancement and Renovation is an infrastructure project that will update and enhance the appearance, improve safety, and extend the life of the facility. The Project exterior scope includes removal, disposal, and installation of roof, siding, soffit, fascia, trim, doors, and windows. Interior scope includes replacement lighting, acoustics, trim, bookcase, and finishes. Accessibility improvements will be brought up to current standards throughout the building interior and site.

The construction contract was publicly advertised between June 21 and August 4, 2022. Four bids were electronically opened and publicly posted on the City's online bidding service, PlanetBids, on Thursday, August 4. The results were as follows:

AG Construction	Non-Responsive
Armstrong Cal Builders	Non-Responsive
Home Masters Intl	Non-Responsive
Southwest Construction Services Inc.	Non-Responsive

Staff has deemed the bids submitted by Home Masters Intl, Southwest Construction, and Armstrong Cal Builders Inc. as non-responsive because the contractors are self-performing less than 50% of the contract work. The construction contract, specifically Section 3-2 Self Performance of the Standard Specifications for Public Works Construction, requires that the contractor self-perform at least 50% of the contract work.

One of the project's primary funding sources is Community Development Block Grant (CDBG) funds. The City's CDBG consultant evaluated the bids and determined that bids submitted by AG Construction and Armstrong Cal Builders Inc. as non-responsive because they did not submit the required federal documents listed in the Project Specifications, "Notice Inviting Bids," Section 12. AG Construction failed to submit any of the required CDBG forms while Armstrong Cal Builders Inc. was missing many of the CDBG forms. Omission of federal documents is material to the bid.

Staff recommends that all bids be rejected and the construction contract be re-bid after careful analysis of the project scope and construction cost estimate.

Prior to rebidding the project, staff will contact AG Construction and Armstrong Cal Builders Inc. regarding their omission of federal documents. Additionally, staff will solicit input from other bidders regarding their submitted bid proposals. Staff plans to use the contractors' input to update the contract documents, if deemed necessary, to realize greater interest from bidders and potentially receiving complete and more competitive and favorable bids.

**FISCAL IMPACT:** There is no fiscal impact to rejecting all bids.

**ATTACHMENTS:**

1. Project Description
2. Project Location Map