



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JULY 15, 2025**

FROM: LIBRARY DEPARTMENT **WARD: 1**

SUBJECT: AWARD BID NO. 8165 FOR THE SPC JESUS S. DURAN EASTSIDE LIBRARY PROJECT AT 2060 UNIVERSITY AVENUE TO HORIZONS CONSTRUCTION COMPANY, ORANGE, CALIFORNIA, INCLUDING DEMOLITION, HAZARDOUS MATERIAL ABATEMENT, AND NEW CONSTRUCTION, IN THE AMOUNT OF \$16,128,715 PLUS 10% CONSTRUCTION CONTINGENCY OF \$1,612,872 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$17,741,587, INTERDEPARTMENTAL/INTERFUND TRANSFER IN THE AMOUNT \$350,894 FROM THE GENERAL FUND TO CAPITAL OUTLAY FUND, SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$1,000,000 FROM THE GENERAL FUND, INFRASTRUCTURE RESERVES TO THE CAPITAL OUTLAY FUND, AND SUPPLEMENTAL APPROPRIATION FROM INTEREST BEARING SPECIAL DEPOSIT FUND TO CAPITAL OUTLAY IN THE AMOUNT OF \$128,211 – SUPPLEMENTAL APPROPRIATION AND INTERDEPARTMENTAL/INTERFUND TRANSFER

ISSUE:

Award Bid No. 8165 for the SPC Jesus S. Duran Eastside Library Project at 2060 University Avenue to Horizons Construction Company, Orange, California, including demolition, hazardous material abatement, and new construction, in the amount of \$16,128,715, plus a 10% contingency of \$1,612,872, for a total not to exceed amount of \$17,741,587 and \$1,479,105 supplemental appropriation.

RECOMMENDATIONS:

That the City Council:

1. Award Bid No. 8165 for the SPC Jesus S. Duran Eastside Library Project at 2060 University Avenue to Horizons Construction Company, Orange, California, Including Demolition, Hazardous Abatement, and New Construction, in the Amount of \$16,128,715;
2. Approve 10% construction contingency in the amount of \$1,612,872, for unforeseen conditions or design changes;
3. Authorize the City Manager, or designee, to execute the Construction Services Agreement, including making minor and non-substantive changes;

4. Authorize the Chief Financial Officer, or designee, to record an interdepartmental and interfund transfer and a supplemental appropriation in the amount of \$350,894 from the General Fund, Library Land and Building Rental account to the Capital Outlay Fund, General Services Eastside Library project account;
5. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record a supplemental appropriation and interfund transfer in the amount of \$1,000,000 from the General Fund Infrastructure Reserves into the Capital Outlay Fund, Eastside Library project account; and
6. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record a supplemental appropriation in the amount of \$128,211 in the Grants and Restricted Programs Fund, Eastside Library project account offset by funds transferred from the Interest-Bearing Special Deposit Fund Library-Daniels/Miller et al Trust account to the Grants and Restricted Programs Fund.

BACKGROUND:

The City of Riverside is committed to enhancing access to educational and community resources through the development of modern public facilities. In alignment with this commitment, the City is advancing the construction of the new SPC Jesus S. Duran Eastside Library, to be located at 2060 University Avenue in the Eastside neighborhood.

The project site, currently occupied by the existing Children's Health, Education, Enrichment and Resource (C.H.E.E.R) building, was identified as a strategic location for the new library due to its accessibility, community significance, and proximity to local schools and residential areas. The new library is envisioned as a state-of-the-art facility that will provide expanded access to educational resources, technology, community programming, and cultural enrichment opportunities.

This project honors the legacy of SPC Jesus S. Duran, a decorated Vietnam War veteran and community advocate, whose name symbolizes service, resilience, and dedication to the betterment of the Eastside community. The new library will stand as a lasting tribute to his contributions and will serve as a vital educational and cultural resource for generations to come.

On April 9, 2019, City Council approved 2060 University Avenue as the proposed site for the new SPC Jesus S. Duran Eastside Library (Eastside Library) and the appropriation of \$100,000 from the Measure Z Fund for architectural design services. At the same hearing, the City Council authorized staff to issue a Request for Proposals (RFP) for an architectural firm to provide Phase I architectural design services for the Eastside Library project (Project).

On October 30, 2019, the City received nine responses to RFP No. 1934 for Architectural Design Services for the new Eastside Library.

On December 8, 2020, the City Council approved a Professional Consultant Services Agreement with Cannon/Parkin, Inc., dba CannonDesign from Irvine, California for architectural design services for the new Eastside Library – Phase I, for a term through December 31, 2022. Phase I architectural design services for the Project including site and parking analysis, project programming, spatial requirements, conceptual and schematic design, public presentations, and development of preliminary cost estimates for a Phase II fully functional library.

The agreement was contingent upon CannonDesign's performance and staff satisfaction of Phase I design services. The City may at its sole discretion retain CannonDesign to complete Phase II design services for turnkey design services including schematic design development, construction drawings and documents, construction bidding and construction administration to construct the new Eastside Library.

Phase I Design Services for an approximate 15,000 square foot library design were completed at the end of 2021. Library parking is provided from the existing Bobby Bonds Park (shared parking). The project will include a new approximately 15,000 square foot shaded multipurpose meeting area. A lighted pedestrian pathway from parking areas to the new library will be created. Total Project costs are anticipated to be approximately \$20,000,000.

On February 9, 2022, the Park and Recreation Commission received an update on the selection of the proposed new site and Phase 1 Architectural Design Services from Cannon Design.

On March 2, 2023, CannonDesign presented staff with a proposal for Phase II Architectural Design Services for schematic design through construction administration of Concept 3, estimated at \$1,600,000. Funding in the amount of \$1,600,000 was approved from Measure Z Fund unallocated reserves. The proposed scope of service for Phase II Architectural Design Services will consist of the schematic design, design development, construction documents, construction bidding and final building acceptance and construction administration. Phase II design for the new Project to be completed in approximately one year.

On August 15, 2023, the City Council approved a First Amendment to the Professional Consultant Services Agreement for architectural design services for the new SPC Jesus S. Duran Eastside Library – Phase II – Schematic Design with Cannon/Parking, Inc., dba CannonDesign, to extend the term by five years to July 1, 2028, and increase compensation in the amount of \$1,600,000 for a revised total contract amount of \$1,694,500. The City Council authorized 10% contingency in the amount of \$160,000 for unforeseen design changes.

On November 15, 2023, the Cultural Heritage Board received a report and presentation and provided input on the conceptual designs for the new SPC Jesus S. Duran Eastside Library. Comments received by the Cultural Heritage Board included the proposed building height in relationship to the historic structure, landscaping, building color, entrance location, window pattern and other character defining features. There were no public comments.

On January 16, 2024, the City Council, adopted Resolution No. 24071 authorizing the submission of an application and acceptance of the grant award from the California State Library Budget Act of 2022 (AB 178) or the State of California Budget Act of 2023 (SB 101) Building Forward Library Infrastructure Grant - Round 2, for the new SPC Jesus S. Duran Eastside Library in the amount of \$10,000,000; and authorized the execution of necessary grant documents by the City Manager, and submission of an application and acceptance of the grant award from the California State Library Budget Act of 2023 (AB 102) for the State Targeted Grant for the new SPC Jesus S. Duran Eastside Library in the amount of \$4,500,000; and authorized the execution of necessary grant documents by the City Manager.

Funding Sources for the new SPC Jesus S. Duran Eastside Library are summarized in the following table.

Funding Source	Amount
State Library Round 2 Grant	\$10,000,000
City Match 25% for State Library Round 2 Grant – General Fund Infrastructure Reserves Appropriation FY23/24	\$2,500,000
State Targeted Grant	\$4,500,000
FY2023-2024 Budget Adjustment City Council 6/27/23 - (Measure Z Capital Projects)	\$2,000,000
General Fund Infrastructure Reserves Appropriation FY23/24	\$1,000,000
Total	\$20,000,000

On March 2, 2023, CannonDesign presented City staff with the final schematic design package, construction documentation, and interior digital presentations related to Furniture, Fixtures, and Equipment (FF&E).

On May 22, 2024, construction plans were submitted for City plan check.

DISCUSSION:

Construction plan and permit approvals for the SPC Jesus S. Duran Eastside Library Project were received on March 7, 2025, marking a significant milestone in the advancement of this important community facility. The project will address identified accessibility deficiencies within the project site and demonstrates the City's continued commitment to creating an inclusive and equitable environment for all residents.

Project Budget – Jesus S. Duran Eastside Library

The projected cost for the new SPC Jesus S. Duran Eastside Library Project is \$21,479,102 as summarized below:

Description	
Construction Agreement (including \$150,000 allowance)	\$ 16,128,715
Contingency 10%	\$ 1,612,872
Total Construction Cost	\$ 17,741,587
Architectural Design Services	\$ 1,600,000
Project Management, Utility Fees and Permits	\$ 500,000
Furniture, Fixtures, and Equipment (FF&E)	\$ 1,137,515
Parkland Replacement	\$ 500,000
SPC Jesus S. Duran Eastside Library Project	\$ 21,479,102

General Contractor Bid – Jesus S. Duran Eastside Library

On February 26, 2025, Request for Bids No. 8165 was released by the Purchasing Division for the General Services department and published on the City's online bidding platform, PlanetBids. The solicitation sought qualified contractors to provide the demolition and abatement of the existing 6,500 square foot childcare building and associated site work. The construction of a new 15,400 Square foot library building associated with site work, utilities and parking reconfiguration. The Contractor to provide all labor, materials and equipment necessary to provide selective abatement, demolition and provide all construction services required pursuant to the construction documents and specifications prepared by Cannon Design and approved by the City of Riverside Building Department for the structure located at 2060 University Avenue, Riverside 92507.

The solicitation notification is summarized in the table below:

Action	Number of Vendors
External Vendors Notified	500
City of Riverside Vendors Notified	581
Vendors who downloaded the RFP	131
Proposals received	15

A non-mandatory pre-bid meeting was held on March 11, 2025, with 40 vendors in attendance. RFB No. 8165 closed on April 2, 2025, and a total of 15 responses were received. Twelve (12) responses were responsive, and three (3) responses were deemed non-responsive for not meeting the minimum bid requirements. The lowest responsive and responsible bid came in at \$16,128,715.

Bid Results – Jesus S. Duran Eastside Library

	VENDOR	LOCATION	TOTAL
1	Horizons Construction Company	Orange, CA	\$16,128,715
2	CABD Construction Inc.	Sun Valley, CA	\$16,410,000
3	Spec Construction Co., Inc.	Ontario, CA	\$16,683,000
4	PCN3, Inc.	Los Alamitos, CA	\$16,798,000
5	Perera Construction	Ontario, CA	\$17,319,900
6	Newman Midland Corp.	Long Beach, CA	\$17,675,662
7	Keystone Builders Inc.	Anaheim, CA	\$17,695,000
8	Archico Design Build Inc.	Santa Ana, CA	\$18,500,000
9	Royal Construction Corp.	Arcadia, CA	\$18,830,000
10	FEC Future Contractors and Engineers Inc.	Irvine, CA	\$19,160,599
11	Bowe Contractors Inc.	Tehachapi, CA	\$19,993,401
12	ACC Contractors Inc.	Azusa, CA	\$22,065,000
13	*D.F. Perez Construction Inc.	Anaheim, CA	\$15,881,380
14	*Builders United LLC	Las Vegas, NV	\$16,228,000
15	*Robert Clapper Construction Services Inc.	Redlands, CA	\$16,335,956

*Nonresponsive Vendors

Staff recommends awarding a construction contract to the lowest responsive and responsible bidder, Horizon Construction Company, Orange, California, for the SPC Jesus S. Duran Eastside Library Project, in the base bid amount of \$16,128,715. In addition, staff recommend authorizing a 10% construction contingency in the amount of \$1,612,872 to address any unforeseen conditions or necessary design improvements, resulting in a total project cost of \$17,741,587.

Purchasing Resolution 24101, Section 508 Award states, “Contracts procured through the Formal Procurement shall be awarded by the Awarding Entity to the Lowest Responsive and Responsible Bidder.”

The Purchasing Manager concurs that the recommendation to award is in compliance with Purchasing Resolution 24101.

Replacement Parkland

A federal Land and Water Conservation Fund (LWCF) grant (FY2010/11) was used to fund the

Bobby Bonds Playground and the entire park was required to be put under LWCF protection as a condition of receiving the grant funds. Use of a portion of Bobby Bonds Park for the SPC Jesus S. Duran Eastside Library is considered a conversion from recreation use as defined by the LWCF Act (Title 36, Part 59 in the U.S. Code of Federal Regulations). As there will be a loss of recreation land, replacement land must be purchased and converted to park land to maintain compliance with the LWCF Act. Funds in the amount of \$500,000 have been identified as part of the SPC Jesus S. Duran Eastside Library Project to assist with this land acquisition and conversion.

Project Funding– Jesus S. Duran Eastside Library

Funds allocated for the full project cost on January 16, 2024, were based on estimates at the time. With the actual bids and the cost for the replacement park land the SPC Jesus S. Duran Eastside Library will require an additional \$1,479,105. This additional funding has been identified as follows \$350,894 from the Library Department Land and Building Rental account that was allocated to pay for the leased Eastside facility vacated on May 2, 2025, \$128,211 from the McGregor Trust-Interest Bearing Account, and \$1,000,000 from General Fund Infrastructure Reserves. The funding table provides all funding sources and their amount for reference.

Funding Sources	Amount
State Library Round 2 Grant	\$10,000,000
City Match 25% for State Library Round 2 Grant – General Fund Infrastructure Reserves Appropriation FY23/24	\$2,500,000
State Targeted Grant	\$4,500,000
FY2023-2024 Budget Adjustment City Council 6/27/23 - (Measure Z Capital Projects)	\$2,000,000
General Fund Infrastructure Reserves Appropriation FY23/24	\$1,000,000
2025/2026 Library Department Land and Building Rental Account (lease)	\$350,894
McGregor Trust Interest Bearing Account	\$128,211
General Fund Infrastructure Reserves Appropriation FY25/26	\$1,000,000
Total	\$21,479,105

The General Services Director and the Parks, Recreation and Community Services Director concur with this report.

STRATEGIC PLAN ALIGNMENT:

This item contributes to Strategic Priority No. 1 *Arts, Culture & Recreation* and Goal 1.1 - Strengthen Riverside’s portfolio of arts, culture, recreation, senior and lifelong learning programs and amenities through expanded community partnerships, shared use opportunities and fund development.

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – This report outlines the transparent business practices and inclusive community engagement efforts as it relates to the development of library resources in the Eastside.
2. **Equity** – This report facilitates equitable access to arts, culture, and recreational service offerings to ensure every member of the community has equal access to share the benefits of the new SPC Jesus S. Duran Eastside Library.

3. **Fiscal Responsibility** – The SPC Jesus S. Duran Eastside Library Project demonstrates Riverside's commitment to fiscal responsibility by efficiently utilizing public funds through a competitive bidding process and awarding the contract to the lowest responsive and responsible bidder.
4. **Innovation** – The new SPC Jesus S. Duran Eastside Library site at 2060 University is inventive and timely in meeting the community's changing needs and prepares for the future through collaborative partnerships and adaptive processes.
5. **Sustainability & Resiliency** – The SPC Jesus S. Duran Eastside Library lease agreement expired on September 30, 2024, at 4033 Chicago Avenue and is in a lease hold. The agreement will not be renewed and the library vacated on April 11. Staff identified a temporary site for library services at Lincoln Park Building for library operations in addition to utilizing the mobile library. The funding sources from the State, City and Measure Z ensure the needs of the community presently are not compromised with their needs of the future.

FISCAL IMPACT:

The total fiscal impact of the award is \$16,128,715 plus 10% construction contingency in the amount of \$1,612,872 for a total amount not to exceed \$17,741,587. The total fiscal impact of the supplemental appropriations and transfers is \$1,479,105. Upon Council Approval, the following supplemental appropriations and transfers will be recorded as outlined below.

Table 1. Supplemental Appropriations

Supplemental Appropriations			
Fund	Program/Project – Account Desc	Account	Amount
Transfers			
General Fund	Infrastructure Reserves	0000101-299206	(\$1,000,000)
	GF Transfer Out	7223600-990401	\$1,000,000
Revenue			
Capital Outlay	Eastside Library Project – Transfer In	9907430-985101	\$1,000,000
Expenditure			
Capital Outlay	Eastside Library Project – Building & Improvements	9907430-462050	\$1,000,000
Special Deposit Appropriation			
Deposit Account			
Interest-Bearing Special Deposit	Daniels/Miller et al Trust (McGregor Trust)	0000721-225270	(\$128,211)
Revenue			
Grants and Restricted Programs	Eastside Library Project – Miscellaneous Donations	9907400-374222	\$128,211
Expenditure			
Grants and Restricted Programs	Eastside Library Project – Building & Improvements	9907400-462050	\$128,211

Table 2. Interfund/Interdepartmental Transfers

Fund	Program/Project – Account Desc	Account	Amount
General Fund	Library – Land and Building Rental	5130000-423200	(\$350,894)
	GF Transfer Out	7223600-990401	\$350,894
Capital Outlay	Eastside Library Project – Transfer In	<i>Revenues</i>	
		9907430-985101	\$350,894
	Eastside Library Project – City Funds	<i>Expenditures</i>	
		9907430-440301	\$350,894

Upon approval and completion of the supplemental appropriations and interfund transfers, sufficient funds will be available in the Eastside Library project accounts and the new project total will be \$21,479,105 as outlined in the table below.

Table 3. Total Project Budget

Fund	Program/Project	Account	Amount
Grants & Restricted	Eastside Library Project	99074xx-4xxxxx	\$14,628,211
Capital Outlay		99074xx-4xxxxx	\$4,850,894
Measure Z Capital		9907409-xxxxx	\$2,000,000
Total Project Budget			\$21,479,105

Prepared by: Erin Christmas, Library Director
 Certified as
 availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
 Approved by: Kris Martinez, Assistant City Manager
 Approved as to form: Rebecca McKee-Reimbold, Interim City Attorney

Attachments:
 1. Bid Award Recommendation
 2. Presentation