



# City Council Memorandum

*City of Arts & Innovation*

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**TO: HONORABLE MAYOR AND CITY COUNCIL                      DATE: APRIL 21, 2026**

**FROM: PUBLIC WORKS DEPARTMENT                                      WARDS: 1**

**SUBJECT: AWARD BID NO. 8223 FOR THE CONSTRUCTION OF DOWNTOWN PARKING LIGHTING ON MAIN STREET FROM 5TH STREET TO 6TH STREET, ON 5TH STREET FROM MAIN STREET TO ORANGE STREET, AND AT CITY PARKING LOT NO. 1 LOCATED AT 3581 MISSION INN AVENUE TO ASAD HOLDINGS LLC, OF LAGUNA HILLS, CALIFORNIA, IN THE AMOUNT OF \$338,895**

**ISSUE:**

Award Bid No. 8223 for the construction of Downtown Parking Lighting on Main Street from 5th Street to 5th Street, on 6th Street from Main Street to Orange Street, and at City Parking Lot No. 1 located at 3581 Mission Inn Avenue to Asad Holdings, LLC of Laguna Hills, California, in the amount of \$338,895.

**RECOMMENDATIONS:**

That the City Council:

1. Award a construction contract for Bid No. 8223 for the Downtown Parking Lighting Project on Main Street from 5th Street to 6th Street, on 5th Street from Main Street to Orange Street, and at City Parking Lot No. 1 located at 3581 Mission Inn Avenue to Asad Holdings, LLC, of Laguna Hills, California, in the amount of \$338,895; and
2. Authorize the City Manager, or his designee, to execute the construction contract with Asad Holdings, LLC, including making minor and non-substantive changes.

**BACKGROUND:**

On May 6, 2025, the City Council awarded a construction contract for Bid No. 8046 for the FY 2023/2024 Arterial and Minor Street Maintenance, Phase 3 project. Included within that contract was the installation of a parking lot lighting system along Main Street, 5th Street, and City Parking Lot No. 1 located at the Cheech Marin Center.

The original construction cost for the parking lighting improvements was \$467,030. Following the contract award, additional unforeseen work was identified, resulting in a construction change order in the amount of \$183,773. This increased the total cost to \$650,803.

Due to the significant cost escalation, the Public Works Department determined it was in the City's best interest to remove the parking lighting portion of the contract for Bid No. 8046 and readvertise this work as a separate contract.

**DISCUSSION:**

On January 14, 2026, Bid No. 8223 for the City Parking Lighting Project was advertised on PlanetBids to solicit bids for string lighting improvements over metered parking spaces on Main Street from 5th Street to 6th Street, on 5th Street from Main Street to Orange Street, and along the Orange Street side of the Cheech Marin Center parking lot.

The project includes the installation of new poles and foundations to support the string lighting system within the project limits, including underground electrical conduit to provide power to approximately half of the poles.

Prior to bid opening, there were 939 City of Riverside vendors notified and 95 prospective bidders on the list. The City did not schedule a pre-bid job walk. Prior to bid opening, three (3) questions were submitted and answered, and one (1) addendum was issued by the City for this advertisement. The request for bid notification is summarized in Table 1.

**Table 1 – Bidding Notification Summary Table**

Action	Number of Vendors
City of Riverside Vendors Notified	939
Vendors Who Downloaded Bid No. 8223	95
Questions Received	3
Addenda Issued	1
Bids Received	14

On February 18, 2026, fourteen (14) bids were received for the construction of the Project. The lowest responsive and responsible bid was received from Asad Holdings, LLC of Laguna Hills, California, in the amount of \$338,895.00, which is 28.7% below the engineers’ estimate. The bid results and the engineers’ estimate are summarized in Table 2.

**Table 2 – Bid Summary**

Ranking	Bidders’ Names	City Location	Bid Amount
1	Asad Holdings, LLC	Laguna Hills, CA	\$338,895.00
2	Towo Enterprise, Inc.	Fullerton, CA	\$416,520.00
3	LGC Construction, LLC	Canyon Lake, CA	\$432,788.50
4	CornerstoneCC	Victorville, CA	\$464,896.10
5	United Construction	Fullerton, CA	\$467,070.00
6	Three Peaks Corp.	Calimesa, CA	\$468,650.00
7	Universal Wiring Corp.	La Habra, CA	\$473,361.00
8	High Light Electric, Inc.	Colton, CA	\$508,000.00
9	Prestige Prime Engineering	El Cajon, CA	\$535,646.40
10	Elecnor Belco Electric, Inc.	Chino, CA	\$536,112.00
11	ISSA Electric, Inc.	Riverside, CA	\$566,231.00
12	Crosstown Electrical & Data, Inc.	Irwindale, CA	\$604,455.00
13	Select Electric, Inc.	Anaheim, CA	\$636,500.00
14	M. Brey, Inc.	Beaumont, CA	\$973,014.00
	Engineer's Estimate		\$475,200.00

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

The Purchasing Manager concurs that the recommended actions comply with Purchasing Resolution 24101.

**FISCAL IMPACT:**

The total fiscal impact of this action is \$338,895. The estimated total project cost, including design engineering, construction, contingencies, and contract administration, is summarized in Table 3 below. Sufficient funds are budgeted and available in the Public Parking Fund, Parking Lighting Project Expenditure Account No. 9929800-440301 to award the construction contract and complete the project.

Table 3 – Project Costs

<b>Task</b>	<b>Amount</b>
Public Works Engineering Staff (In-House)	\$25,000
Consultants: Structural Design and Soils Report	\$42,100
<b>Construction Contract</b>	<b>\$338,895</b>
Construction Contingencies	\$33,890
Construction Engineering, Inspection, and Survey (In-House)	\$15,000
Construction Materials Testing (TBD from Approved Panel)	
<b>Total</b>	<b>\$454,885</b>

Prepared by: Alex Ramirez, Senior Engineer  
 Approved by: Nathan Mustafa, Interim Public Works Director  
 Certified as to availability of funds: Julie Nemes, Interim Finance Director  
 Approved by: Kris Martinez, Assistant City Manager  
 Approved as to form: Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

1. Project Location Map
2. Bid Award Recommendation