



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 19, 2023

FROM: PUBLIC WORKS DEPARTMENT WARD: 1

SUBJECT: AWARD BID NO. 8029 FOR THE CONSTRUCTION OF A CITY PARKING LOT AT 3460 ORANGE STREET TO ALL AMERICAN ASPHALT OF CORONA, CALIFORNIA, IN THE AMOUNT OF \$767,426, AND AUTHORIZE A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$900,000 FOR ALL PROJECT COSTS TO BE FULLY OFFSET BY AN INSURANCE REIMBURSEMENT – SUPPLEMENTAL APPROPRIATION

ISSUE:

Award Bid No. 8029 for the construction of a City Parking Lot at 3460 Orange Street to All American Asphalt of Corona, California, in the amount of \$767,426, and authorize a supplemental appropriation of \$900,000 for all project costs, to be fully offset by an insurance reimbursement.

RECOMMENDATIONS:

That the City Council:

1. Award a construction contract for Bid. No. 8029 for a City Parking Lot at 3460 Orange Street to All American Asphalt of Corona, California, in the amount of \$767,426;
2. Authorize the City Manager, or designee, to execute the construction contract with All American Asphalt, including making minor and non-substantive changes, subject to availability of budgeted funds;
3. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record a supplemental appropriation in the amount of \$900,000 from General Fund insurance reimbursement reserves, to be fully offset by an insurance reimbursement received and reserved in the prior fiscal year, to cover construction costs for the City Parking Lot at 3460 Orange Street and adjacent intersections;
4. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record an interfund transfer from the General Fund to the Public Parking Fund, Temporary Parking Lot Project, in the amount of \$900,000; and
5. Adopt a Resolution amending the Roster of Municipal Parking Facilities and Ground Leases for Parking adding new Lot 52.

DISCUSSION:

In May 2023, a vacant City facility located at 3460 Orange Street was destroyed by a fire. The City has received an insurance reimbursement sufficient to cover the project costs.

Prior to the fire damages and subsequent demolition of the property, the City had filed a notice of exemption with the intent to demolish the property and construct a temporary asphalt parking lot in its place. This action was prompted by ongoing concerns of illegal activity and damages at the vacant City facility.

On August 1, 2023, Bid No. 8029 for the City Parking Lot at 3460 Orange Street posted on Planet Bids and included the following:

1. Construct asphalt concrete parking lot at 3460 Orange Street;
2. Reconstruct non-compliant pedestrian ramp on Orange Street and 6th Street.
3. Install signing and striping at intersections of Orange Street and 5th Street, Orange Street and 6th Street; and

On August 25, 2023, there were 54 prospective bidders, however only one bid was received for the construction of the Project (Attachment 1). The lowest responsive bid was from All American Asphalt in the amount of \$ 767,426, which is 38.3% over the engineer's estimate.

The Purchasing Manager concurs that the recommended action to award is in compliance with Purchasing Resolution 23914.

In order to provide metered and enforced parking at the new parking lot, it is necessary to update several documents. The new Roster of Municipal Parking Facilities and Ground Leases will ensure the locations are current and consistent with the available parking facilities. The updated Parking Rate & Hour Schedule will list rates and hours for the available parking facilities and implement a parking rate structure for the new Lot 52. The Public Works Parking Division will be responsible for the deployment of a parking pay station for the facility.

Timeline

This project is on an accelerated timeline with the intention of being completed and open to the public prior to the 2023 Festival of Lights in Downtown Riverside. The new parking lot will accommodate additional parking opportunities, including several accessible parking stalls, for visitors throughout the Festival's duration. The temporary parking lot will be constructed with durable materials and remain open until a future use at the site can be implemented.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 6 – Infrastructure, Mobility and Connectivity** and **Goal No. 6.2** – Maintain, protect, and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

It also aligns with each of the Cross-Cutting Threads as follows:

1. **Community Trust** – Riverside is transparent and makes decisions based on sound policy,

inclusive community engagement, involvement of City Boards & Commissions, and timely and reliable information. Activities and actions by the City serve the public interest, benefit the City’s diverse populations, and result in greater public good.

2. **Equity** – Riverside is supportive of the City’s racial, ethnic, religious, sexual orientation, identity, geographic, and other attributes of diversity and is committed to advancing the fairness of treatment, recognition of rights, and equitable distribution of services to ensure every member of the community has equal access to share the benefits of community progress.
3. **Fiscal Responsibility** – Riverside is a prudent steward of public funds and ensures responsible management of the City’s financial resources while providing quality public services to all.
4. **Innovation** – Riverside 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** – Riverside is committed to meeting the needs of the present without compromising the needs of the future and ensuring the City’s capacity to persevere, adapt and grow during good and difficult times alike.

FISCAL IMPACT:

The total fiscal impact of this action is \$900,000. The insurance reimbursement resulting from the fire is reserved in the General Fund and available for appropriation for the project costs at 3460 Orange Street and adjacent intersections. Upon Council approval of this action, a supplemental appropriation will be recorded in the amount of \$900,000 from General Fund insurance reimbursement reserves, as well as an interfund transfer to the Parking Fund, Temporary Parking Lot Project in the account numbers as indicated in Table 1.

Table 1 – Supplemental Appropriation and Interfund Transfer

Fund	Program/Project	Account	Amount
General Fund	Non-Dept Transfers Out	7223600-990570	\$900,000
Parking Fund	Temporary Parking Lot/Transfer In	9903710-985101	(\$900,000)
	Temporary Parking Lot	9903710-470150	\$900,000
Total			\$900,000

The estimated total Project cost including design engineering, construction, contingencies, and contract administration is itemized in Table 2.

Table 2 – Project Costs

Task	Amount
Design Engineering (In House)	\$25,831
Construction Contract (All American Asphalt of Corona, California)	\$767,426
Construction Contingencies	\$76,743
Construction Engineering, Inspection, and Survey (In House)	\$30,000
Construction Materials Testing (From Approved Consultant Panel)	
Total	\$900,000

Prepared by: Gilbert Hernandez, Public Works Director
Certified as to
availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by: Kris Martinez, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Project Location Map
2. Bid Award Recommendation
3. Resolution – Roster of Municipal Parking Facilities and Ground Leases for Parking