



AWARD BID NO. 8165 FOR THE SPC JESUS S. DURAN EASTSIDE LIBRARY PROJECT AT 2060 UNIVERSITY AVENUE TO HORIZONS CONSTRUCTION COMPANY

Library

City Council
July 15, 2025

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BACKGROUND

1. **2019:** City Council selects 2060 University Avenue as the site for the new SPC Jesus S. Duran Eastside Library; appropriates \$100,000 for architectural design services
2. **2023:** City Council approves architectural design services for – Phase II – Schematic Design
3. **2024:** City Council accepts \$10,000,000 grant from the California State Library with a \$2,500,000 city match
4. **2024:** City Council accepts \$4,500,000 State Targeted Grant from the California State Library



2

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JESUS S. DURAN EASTSIDE LIBRARY



3

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JESUS S. DURAN EASTSIDE LIBRARY



4

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BIDS

February 26, 2025, Request for Bids published

March 11, 2025, 41 vendors attended pre-bid meeting

April 2, 2025, bid closed with 15 responses received

12 of the 15 submissions determined to be responsive



5

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BID RESULTS

	VENDOR	LOCATION	TOTAL
1	Horizon 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		

6


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REPLACEMENT PARKLAND

- Bobby Bonds Playground
- Land and Water Conservation Fund grant
- Purchase Replacement land and convert to parkland maintaining compliance



7

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TOTAL PROJECT BUDGET

Description	
Construction Agreement (including \$150,000 allowance)	\$ 16,128,715
Contingency 10%	\$ 1,612,872
Total Construction Cost	\$ 17,741,587
Architectural Design Services	\$ 1,700,000
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	\$ 21,579,102



8

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TOTAL PROJECT FUNDING

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)	\$2,100,000
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	\$21,579,105

9



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TIMELINE

September 2025:
Groundbreaking

2nd Quarter 2027:
Ribbon Cutting!



10



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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 1 Arts, Culture & Recreation

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.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



11

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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;



12

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RECOMMENDATIONS

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, 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.

13



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