

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

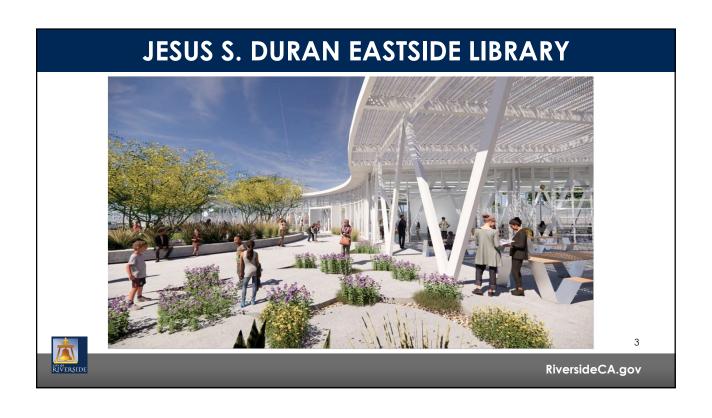
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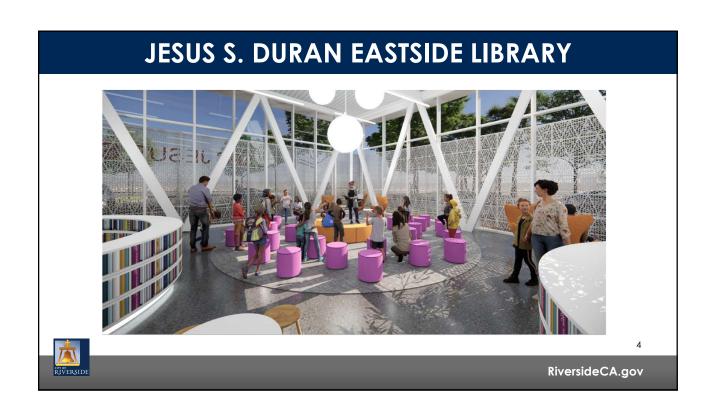
BACKGROUND

- 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



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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



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BID RESULTS VENDOR LOCATION TOTAL \$16,128,715 Horizon Construction Company Orange, CA \$16,410,000 CABD Construction Inc. Sun Valley, CA Spec Construction Co., Inc. Ontario, CA \$16,683,000 PCN3, Inc. Los Alamitos, CA \$16,798,000 Perera Construction Ontario, CA \$17,319,900 Newman Midland Corp. Long Beach, CA \$17,675,662 Keystone Builders Inc. Anaheim, CA \$17,695,000 Archico Design Build Inc. Santa Ana, CA \$18,500,000 Royal Construction Corp. Arcadia, CA \$18,830,000 FEC Future Contractors and Engineers Inc. Irvine, CA \$19,160,599 \$19,993,401 Bowe Contractors Inc. Tehachapi, CA \$22,065,000 ACC Contractors Inc. Azusa, CA *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* RiversideCA.gov

REPLACEMENT PARKLAND

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





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	
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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	
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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









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RECOMMENDATIONS

That the City Council:

- 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;



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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.