



# City Council Memorandum

*City of Arts & Innovation*

=====

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: SEPTEMBER 16, 2025**

**FROM: PARKS, RECREATION AND COMMUNITY      WARD: 1**  
**SERVICES DEPARTMENT**

**SUBJECT: AWARD BID NO. 8186 FOR THE CESAR CHAVEZ COMMUNITY CENTER RENOVATION PROJECT LOCATED AT 2060 UNIVERSITY AVENUE, INCLUDING HAZARDOUS ABATEMENT AND INTERIOR/EXTERIOR RENOVATIONS, TO PCN3 INC., LOS ALAMITOS, CA, IN THE AMOUNT OF \$15,188,000, PLUS 30% CONSTRUCTION CONTINGENCY OF \$4,556,400, FOR A TOTAL AMOUNT OF \$19,744,400**

## **ISSUES:**

Award Bid No. 8186 for the Cesar Chavez Community Center Renovation Project located at 2060 University Avenue, including hazardous abatement and interior/exterior renovations, – to PCN3 Inc., Los Alamitos, CA, in the amount of \$15,188,000, plus 30% contingency of \$4,556,400, for a total amount of \$19,744,400.

## **RECOMMENDATIONS:**

That the City Council:

1. Award Bid No. 8186 for the Cesar Chavez Community Center Renovation Project located at 2060 University Avenue including hazardous abatement and interior/exterior renovations, to PCN3 Inc., Los Alamitos, CA, in the amount of \$15,188,000;
2. Approve 30% contingency in the amount of \$4,556,400 for unforeseen conditions; and
3. Authorize the City Manager, or designee, to execute the Construction Agreement including making minor, and non-substantive changes.

## **BOARD RECOMMENDATION:**

On December 18, 2024, the Cultural Heritage Board met with Vice Chair McDoniel and Members Brown, Carter, Castellanos, and Sisson present, and Chair Gamble, and Members Ferguson and Hudson absent. After discussion, the Board Member present voted 3-2 to determine that the project is exempt from California Environmental Quality Act (CEQA) review, to approve the Certificate of Appropriateness, and to condition the project that all windows be salvaged for sale or donation.

## **BACKGROUND:**

The Cesar Chavez Community Center, located in Riverside's Eastside neighborhood, serves as a vital hub for local nonprofit organizations, community associations, and residents. Housed in a Spanish colonial-era building constructed nearly a century ago, the facility is managed by the City of Riverside Parks, Recreation, and Community Services Department (PRCSD) as both a park and community center. Originally built as University Heights Junior High School, the structure was acquired by the City in 1976 to serve the Eastside community.

Today, the Cesar Chavez Community Center provides office space for neighborhood-based nonprofit agencies, functions as a community gathering place, and is home to the Riverside Arts Academy. For nearly a decade, the Riverside Arts Academy has offered affordable arts programs and music education to local youth, fostering creativity, academic growth, and artistic development.

Through its Recreation Arts Program, PRCSD enhances community life by offering instruction in a wide range of disciplines, including keyboard, guitar, hip hop, ballet, and visual arts. To ensure equitable access, scholarships are available to qualifying residents, eliminating financial barriers and promoting inclusive participation. This commitment supports a thriving arts culture in Riverside and enriches the overall quality of life for the community.

### **Community Engagement**

Staff scheduled three Community Engagement meetings to ensure meaningful community involvement in the schematic design process and to provide residents with the opportunity to actively contribute to the development of the Cesar Chavez Community Center Renovation Project.

The first public meeting was held on August 13, 2024, at the Center's auditorium. During this session, the Architect presented the initial schematic design. City staff and the project Architect documented community feedback, addressed concerns, and identified key priorities for the renovation.

A second meeting took place on September 10, 2024, at the same location. The Architect shared a revised design based on the input gathered during the first meeting, along with a preliminary cost analysis. As the estimated costs exceeded the allocated budget, the Architect recommended targeted design modifications to reduce costs while maintaining essential programmatic elements identified by the community.

The third and final meeting occurred on October 23, 2024. The Architect presented the finalized schematic design and an updated cost estimate, which incorporated community-requested features and identified alternate bid items such as elevator access to the basement and classroom renovations. The community expressed support for the final proposal, which was subsequently approved by City staff to advance into the Design Development and Construction Documents phase.

On December 18, 2024, the Cultural Heritage Board (CHB) received a presentation and report on the schematic design for the exterior renovation of the Cesar Chavez Community Center. The Board provided input on key design elements, including support for full window replacement over refurbishment due to cost-effectiveness, as well as recommendations regarding exterior lighting,

security enhancements, and building color. Following discussion, the CHB approved the Certificate of Appropriateness for the proposed exterior renovations.

## **DISCUSSION:**

The renovations to the Cesar Chavez Community Center will enhance accessibility throughout the facility, creating a shared and inclusive experience for all visitors. Planned upgrades to classrooms and the auditorium will improve instructional spaces and programming capabilities, supporting the creative advancement of participating students. Additionally, the project will address deferred maintenance issues such as weathered windows and outdated mechanical systems - preserving the historic integrity of the facility while modernizing it for future generations.

The budget for the Cesar Chavez Community Center Renovation Project is summarized in the following table:

<b>PROJECT CONSTRUCTION COST</b>	
Construction	\$ 15,188,000
Construction Contingency 30%	\$ 4,556,400
<b>Total Construction Cost</b>	<b>\$ 19,744,400</b>
<b>PROJECT SOFT COST</b>	
ELS Architectural Design Services	\$ 1,750,000
ELS Design Contingency 10%	\$ 175,000
Project Management, Utility Fees and Permits	\$ 293,000
<b>CESAR CHAVEZ COMMUNITY CENTER RENOVATION PROJECT</b>	<b>\$ 21,962,400</b>

On June 18, 2025, Request for Bids No. 8186 was published on the City's online bidding platform, PlanetBids. The solicitation sought qualified contractors to provide labor and materials for site renovations at Cesar Chavez Community Center.

Bid notifications were distributed to 623 City of Riverside vendors and 500 external vendors. A non-mandatory pre-bid meeting was held on July 2, 2025, with 28 vendors in attendance. The bidding period officially closed on July 29, 2025, and a total of nine (9) responses were received. Following a thorough review, one (1) was responsive, and eight (8) were deemed non-responsive for not meeting the minimum bid requirements, such as licensing deficiencies, missing Department of Industrial Relations registration, and not specifying subcontractors to meet manufacturer requirements. The lowest responsive and responsible bid came in at \$15,188,000.00.

## ***Bid Results – Cesar Chavez Community Center Renovation Project***

	<b>VENDOR</b>	<b>LOCATION</b>	<b>TOTAL</b>
1	<b>PCN3,INC.</b>	<b>Los Alamitos, CA</b>	<b>\$ 15,188,000.00</b>
2	*Builders United, LLC	Las Vegas, NV	\$ 14,114,189.85
3	*Suffolk Construction Company, Inc.	Los Angeles, CA	\$ 18,667,000.00
4	*ROYAL CONSTRUCTION CORP.	Arcadis, CA	\$ 19,233,000.00
5	*AMG & Associates, Inc.	Santa Clarita, CA	\$ 19,478,000.00
6	*2H Construction Inc	Signal Hill, CA	\$ 19,602,000.00
7	*Plyco Corp	Jurupa Valley, CA	\$ 20,568,000.00
8	*The Nazerian Group	Encino, CA	\$ 21,538,123.00

	<b>VENDOR</b>	<b>LOCATION</b>	<b>TOTAL</b>
9	*FEC Future Contractors and Engineers Inc	Irvine, CA	\$ 22,928,000.00

\*Non-responsive Bidders

Staff recommends awarding a construction contract to the lowest responsive and responsible bidder, PCN3 Inc., Los Alamitos, California, for the Cesar Chavez Community Center Renovation Project, in the base bid amount of \$15,188,000. In addition, staff recommends authorizing a 30% contingency in the amount of \$4,556,400, to address unforeseen conditions inherent to renovating a nearly 100-year-old facility. This results in a total construction cost of \$19,744,400.

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 actions are in accordance with Purchasing Resolution No. 24101.

The General Services Director concurs with this report.

### **FISCAL IMPACT:**

The total fiscal impact of this action is \$19,744,400, which includes a 30% contingency amount of \$4,556,400. The total estimated project cost of \$21,462,400 will be funded by the California State Grant for project design, bidding assistance, and construction administration. Funds are available in the Grants and Restricted Programs Fund, Cesar Chavez Center Renovation State Grant Account No. 9410200-462050.

Prepared by: Pamela M. Galera, Parks, Recreation and Community Services 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: Rebecca McKee-Reimbold, Interim City Attorney

### **Attachments:**

1. Bid Award Recommendation
2. Presentation