



## RFP 2499 – PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION MANAGER MULTI-PRIME SERVICES FOR PDHQ PROJECT

**General Services Department**

**City Council**

January 27, 2026

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## BACKGROUND

1. May 2017 - New PDHQ included with original Measure Z Spending Plan
2. March 2024 – City Council approved an agreement for Phase I design work
3. July 1, 2025 – City Council approved an agreement for Phase II design work



## DISCUSSION

1. Existing PDHQ, built in 1963, functionally obsolete
2. Design is for a 3-level, 37,838 square foot facility for PD administration functions (Office of the Chief, IA, Records, Personnel/Training, Community Services, IT)
3. RFP 2499 for CM-MP services issued in October 2025, concurrent with design development



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## DISCUSSION

1. Construction Manager Multi-Prime selected as project delivery method
  - Appropriate for project scale and complexity
  - City controls individual trade bid packages
  - Reduces mark-ups typical of design-build method
  - Provides flexibility to phase construction activities
  - Aligns bidding with design progression



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## RFP 2499

1. October 21, 2025 - RFP for CM-MP services posted for bid
  - Required at least 5 years CM-MP experience, success delivering similar public safety facilities, licensing, capability managing complex scheduling, and cost-control function
2. November 13, 2025 – proposal deadline
  - 5 proposals received
  - 4 proposals responsive



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## RFP 2499 SOLICITATION

Action	Number of Vendors
External Vendors Notified	462
City of Riverside Vendors Notified	443
Vendors who downloaded the RFP	77
Proposals received	5

Non-mandatory pre-proposal conference held on Oct. 29, 25

- 21 vendors attended



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Round 1 Proposal Evaluation Criteria		Total Points
Statement of Qualifications		35%
Experience (Projects of similar size and scope)		25%
Understanding of scope of work and suggested approach to project		20%
Pricing		20%

Round 1 Proposal Evaluation Results			
Vendor	Location	Total Points	Rank
Tilden-Coil Constructors	Riverside, CA	941.34	1
Willdan Engineering	Anaheim, CA	805.58	2
California Professional Management	Apple Valley, CA	762.79	3
New City Consulting, Inc	Bonsall, CA	719.92	4
3D Built*	Los Angeles, CA	N/A	N/A

\*Nonresponsive

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Round 2 Interview Evaluation Criteria		Total Points
Project Understanding		20%
Approach and Methodology		20%
Qualifications and Experience of Company Personnel		30%
Interview and Responses to Interview Questions		30%

Round 2 Interview Evaluation Results				
Vendor	Location	Round 2 Points	Overall Total Points	Rank
Tilden-Coil Constructors	Riverside, CA	920.33	1861.67	1
Willdan Engineering	Anaheim, CA	797.67	1603.25	2
California Professional Management	Apple Valley, CA	765.34	1528.13	3
New City Consulting, Inc	Bonsall, CA	583.33	1303.25	4



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## RFP 2499

1. Tilden-Coil Constructors identified as top-rated proposer to provide CM-MP services
2. Kick-off with Design Team to immediately follow contract execution
3. CM will support the City through project close-out + 1-year warranty period



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## FISCAL IMPACT

1. Fiscal impact is \$1,923,381
  - Contract amount \$1,672,505  
(3.85% x Architect's current construction estimate)
  - 15% contingency \$250,876
2. Funds available in MZ New Police Headquarters Building and Improvements Account



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## RECOMMENDATIONS

That the City Council:

1. Approve the Professional Services Agreement for Construction Manager Multi-Prime Services for the Downtown Police Headquarters Project from Request for Proposal 2499 with Tilden-Coil Constructors, Inc., of Riverside, California, in the amount of \$1,672,505;
2. Approve 15% contingency in the amount of \$250,876 for unforeseen conditions or service changes; and
3. Authorize the City Manager, or designee, to execute the Agreement and any associated documents, including making minor and non-substantive changes.



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