



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 20, 2025

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

SUBJECT: AWARD BID NO. 8137 TO ACT 1 CONSTRUCTION, INC. OF NORCO, CALIFORNIA FOR THE PATTERSON PARK REDEVELOPMENT PROJECT IN THE AMOUNT OF \$8,133,993.00; AND AUTHORIZE A 10% CHANGE ORDER AUTHORITY UP TO \$813,399.30 FOR A TOTAL CONTRACT AMOUNT OF \$8,947,392.30

ISSUE:

Award Bid No. 8137 to Act 1 Construction, Inc. of Norco, California for the Patterson Park Redevelopment Project in the amount of \$8,133,993; and authorize a 10% change order authority up to \$813,399.30, for a total contract amount of \$8,947,392.30.

RECOMMENDATIONS:

That the City Council:

1. Award Bid No. 8137 to Act 1 Construction, Inc., of Norco, California, in the amount of \$8,133,993.00 for the installation of the Patterson Park Redevelopment Project improvements;
2. Authorize 10% change order authority in an amount up to \$813,399.30 for project changes including, but not limited to, unforeseen conditions or necessary design changes, for a total contract amount of \$8,947,392.30; and
3. Authorize the City Manager, or his designee, to execute a Construction Agreement with Act 1 Construction, Inc., of Norco, California, including making minor and non-substantive changes.

BACKGROUND:

Patterson Park is a 4.31 acre developed neighborhood park that consists of a baseball field, playgrounds, restroom building, half basketball court, parking lot, and various mature trees.

The Patterson Park Master Plan proposes the incorporation of new passive and active use play features including fitness nodes, "Healthy Eating, Active Living" walking and jogging path, soccer fields, a splash pad, basketball court, and picnic tables. The plan also includes the revitalization

of existing features including playgrounds, parking lot, and restroom. Planting, irrigation modifications, new site furnishings, and minor grading operations will also be incorporated as necessary.

On June 5, 2018, California voters passed Proposition 68, the Parks, Environment and Water Bond. Proposition 68 authorizes \$4 billion in general obligation bonds for state and local parks, environmental protection projects, water infrastructure projects and flood protection projects. Multiple State agencies are administering and disbursing funds through various grant programs.

On July 2, 2019, the City Council adopted the Patterson Park Master Plan.

Parks, Recreation and Community Services Department Staff have determined that this project is exempt from the California Environmental Quality Act (CEQA) pursuant Sections 15302, 15303, 15304, & 15332 of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment. On July 11, 2019, Staff prepared Notice of Exemption (NOE) documentation for the project and filed with the County Clerk.

On October 6, 2020, the City Council adopted resolutions approving the application for the Statewide Park Development and Community Revitalization grant program for Patterson Park in the amount of \$7,150,000.

On December 8, 2021, the City received a grant award letter for the Patterson Park Renovation project in the amount of \$7,150,000.

On June 13, 2023, the City Council authorized the allocation of \$6,492,000 in Measure Z funding for Parks capital improvement projects including a \$3,619,000 supplemental appropriation for the Patterson Park Redevelopment Project and one-time funding for ten other partially funded park capital improvement projects.

On August 23, 2023, the City of Riverside entered into a consultant agreement with RHA Landscape Architects-Planners, Inc. for the planning and design of the Patterson Park Redevelopment Project in the amount of \$230,590.80.

DISCUSSION:

On December 12, 2024, the Purchasing Division posted Bid No. 8137 on the City's website for the construction of improvements on the Patterson Park Redevelopment Project, including but not limited to fitness stations, running loop, ADA (The Americans with Disabilities Act) accessible walking paths, irrigation and planting improvements, replacement of playgrounds for ages 2-5 and ages 5-12, new LED lighting system throughout the park, new splash pad, replacement of restroom building, stage, multi-use soccer field, and various site furnishings. There were two hundred sixty-nine (269) Prospective Bidders on this project, one hundred (100) of which were listed as "Prime" bidders.

On March 4, 2025, seventeen (17) bids were received. Act 1 Construction, Inc., of Norco, California was found to be lowest responsive responsible bidder. Staff's review of this bidder's references has elicited no negative information. Further, the State Contractor's Licensing Board records indicate that this bidder's license is current, active, and in good standing.

Bidders	Amount	Ranking
Act 1 Construction, Inc.	\$8,133,993.00	1
KYA Services, LLC	\$8,285,000.00	2
Roadway Engineering & Construction Corp	\$8,443,400.00	3
Elegant Construction Inc	\$8,720,000.00	4
RAL Investment Corporation	\$8,922,945.00	5
Jergensen Concrete Inc.	\$8,925,840.00	6
Marcon Engineering	\$9,164,639.20	7
KASA Construction, Inc.	\$9,363,000.00	8
Landscape Support Services	\$9,547,525.00	9
Los Angeles Engineering, Inc.	\$9,741,487.00	10
Horizons Construction Company	\$9,760,464.00	11
Environmental Construction, Inc.	\$9,808,312.00	12
Urban Habitat	\$10,006,531.00	13
Spec Construction Co., Inc.	\$10,077,500.00	14
Doja, Inc	\$10,934,594.00	15
RMS Construction	\$11,992,679.00	16
PUB Construction, Inc	\$13,933,201.00	17

The Parks, Recreation and Community Service Department (PRCSD) recommends that a construction contract in the amount of \$8,133,993 be awarded to Act 1 Construction, Inc. for the project including:

- Base Bid Item I-A: Patterson Park Renovation
- Additive Bid Item II-A: Rubberized Surfacing on Running Loop
- Additive Bid Item II-B: Purchase/Installation of all Free-Standing Shade Structures throughout the park

The Purchasing Resolution No. 24101 Section 508 states that “Contacts procured through Formal Procurement shall be awarded by the Awarding Entity to the Lowest Responsive and Responsible Bidder.”

The Purchasing Manager concurs that the recommendation is in compliance with Purchasing Resolution No. 24101 Section 508.

STRATEGIC PLAN ALIGNMENT

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 1 – Arts, Culture and Recreation, Goal 1.3, to improve parks, recreational amenities, open space, and trail development, and fulfill critical lifecycle and facility maintenance needs, Goal 1.4, to prioritize safety at parks, trails, arts, cultural and recreational facilities, Priority 2 – Community Well-being, Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide, and Priority 5 – High Performing Government, Goal 5.3 - Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

This item aligns with the following Cross-Cutting Threads:

1. **Community Trust:** The Patterson Park master plan was developed with community input and participation. Standard City public procurement methods were utilized to solicit bids from local companies in accordance with Purchasing Resolution 24101.
2. **Equity:** Multiple opportunities and modes for community input using multiple tools and platforms in English and Spanish for advertising the opportunities were used to engage a broad spectrum of Riverside's diverse population. Input received from the community was utilized in developing the final conceptual design.
3. **Fiscal Responsibility:** This project is funded primarily with grants, thereby providing great value to City residents. Competitive pricing (lowest bid) is the main evaluation factor used in the formal bidding process undertaken in accordance with Purchasing Resolution 24101.
4. **Innovation:** This project is responding to the community's changing recreational, social, and health and wellness needs by providing new facilities and amenities as requested during outreach for the 2020 Parks, Recreation and Community Services Master Plan. The project will utilize smart controllers to reduce irrigation water usage.
5. **Sustainability and Resiliency:** This project develops new and enhances existing City facilities and amenities, to encourage and provide free access to healthy exercise opportunities while improving the overall quality of life for all City of Riverside residents. The project includes conversion of some turf to plants with lower water needs and will include water conserving irrigation improvements. The improvements contribute to the City's resiliency against increased temperatures and on-going water shortages.

FISCAL IMPACT:

The total fiscal impact for the contract award for the Patterson Park Redevelopment Project is \$8,133,993, which includes a 10% change order authority up to \$813,399.30, for a not-to-exceed contract amount of \$8,947,392.30. Funding for the project is budgeted and available as shown in Table 2 below.

Table 1. Project Costs

Construction Contract Award	\$8,133,993.00
Construction Contingency (10%)	\$813,399.30
Total	\$8,947,392.30

Table 2. Project Funding

Fund	Project	Account	Amount
Grants & Restricted Programs	Patterson Park	9339700-440220	\$6,849,761.78
Measure Z Capital	Redevelopment	9339709-440301	\$2,097,630.52
Total			\$8,947,392.30

Prepared by: Jordan Maus, Project Manager
Approved 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. Patterson Park Design Development Plan