

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

### Library

**City Council** August 5, 2025

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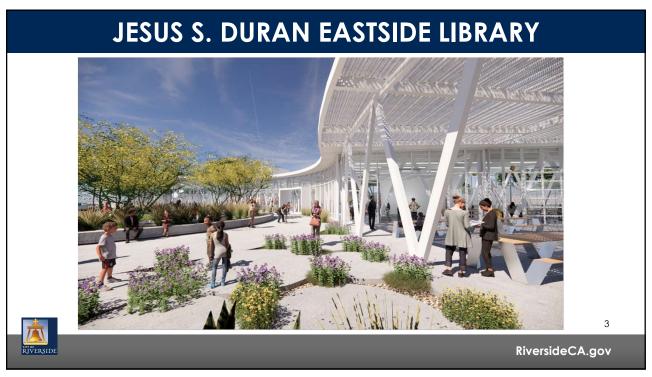
## **BACKGROUND**

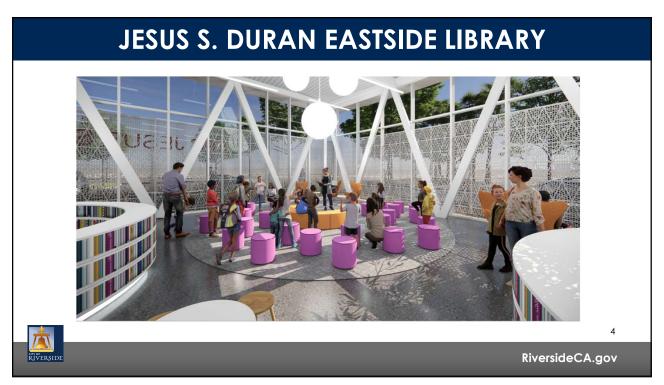
- 2019: City Council selects 2060 University Avenue as the site for the new SPC Jesus S. Duran Eastside Library; appropriates \$100,000 for architectural design services
- **2. 2023:** City Council approves architectural design services for Phase II Schematic Design
- **3. 2024:** City Council accepts \$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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VENDOR  1 Horizon Construction Company 2 CABD Construction Inc. 3 Spec Construction Co., Inc. 4 PCN3, Inc. 5 Perera Construction 6 Newman Midland Corp. 7 Keystone Builders Inc. 8 Archico Design Build Inc. 9 Royal Construction Corp. 10 FEC Future Contractors and Engineers Inc. 11 Bowe Contractors Inc. 12 ACC Contractors Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. 16 Noresponsive Vendors 17 LOCATION 18 16,128,715 2 Sun Valley, CA 16,410,000 3 16,410,000 3 16,410,000 4 16,798,000 4 17,319,900 4 S17,675,662 4 Anaheim, CA 4 S17,675,662 4 Anaheim, CA 5 Santa Ana, CA 5 S	BID RESULTS					
1 Horizon Construction Company 2 CABD Construction Inc. 3 Spec Construction Co., Inc. 4 PCN3, Inc. 5 Perera Construction 6 Newman Midland Corp. 7 Keystone Builders Inc. 8 Archico Design Build Inc. 9 Royal Construction Corp. 10 FEC Future Contractors and Engineers Inc. 11 Bowe Contractors Inc. 12 ACC Contractors Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. 15 *Robert Clapper Construction Services Inc. 15 *Nonresponsive Vendors  Orange, CA \$16,128,715  Sun Valley, CA \$16,410,000  A16,410,000  A16,4		DID RES	OLIS			
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3 Spec Construction Co., Inc. 4 PCN3, Inc. 5 Perera Construction 6 Newman Midland Corp. 7 Keystone Builders Inc. 8 Archico Design Build Inc. 9 Royal Construction Corp. 10 FEC Future Contractors and Engineers Inc. 11 Bowe Contractors Inc. 12 ACC Contractors Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. 16 Alamitos, CA \$16,683,000 17	1	Horizon Construction Company	Orange, CA	\$16,128,715		
4 PCN3, Inc. 5 Perera Construction 6 Newman Midland Corp. 7 Keystone Builders Inc. 8 Archico Design Build Inc. 9 Royal Construction Corp. 10 FEC Future Contractors and Engineers Inc. 11 Bowe Contractors Inc. 12 ACC Contractors Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. 16 Newman Midland Corp. 17 Long Beach, CA \$17,675,662 18 Anaheim, CA \$17,695,000 19 Royal Construction Corp. 10 Arcadia, CA \$18,830,000 10 Irvine, CA \$19,160,599 11 Bowe Contractors Inc. 12 ACC Contractors Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. 16 *Nonresponsive Vendors 17 Los Alamitos, CA \$16,798,000 17 Long Beach, CA \$17,675,662 17 Anaheim, CA \$18,500,000 18 *Robert Clapper Construction Services Inc. 19 *Robert Clapper Construction Services Inc. 10 *Nonresponsive Vendors	2	CABD Construction Inc.	Sun Valley, CA	\$16,410,000		
5 Perera Construction 6 Newman Midland Corp. 7 Keystone Builders Inc. 8 Archico Design Build Inc. 9 Royal Construction Corp. 10 FEC Future Contractors and Engineers Inc. 11 Bowe Contractors Inc. 12 ACC Contractors Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. 16 Newman Midland Corp. 17,1675,662 18,17,675,662 19,17,675,662 19,17,675,662 11,17,675,600 11,17,675,000 11,17,67	3	Spec Construction Co., Inc.	Ontario, CA	\$16,683,000		
6 Newman Midland Corp. 7 Keystone Builders Inc. 8 Archico Design Build Inc. 9 Royal Construction Corp. 10 FEC Future Contractors and Engineers Inc. 11 Bowe Contractors Inc. 12 ACC Contractors Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. 16 Anaheim, CA 17,675,662 18 \$17,675,662 19 Anaheim, CA \$18,500,000 19 Royal Construction Corp. 19 Arcadia, CA \$18,830,000 10 Irvine, CA \$19,160,599 11 Bowe Contractors Inc. 10 Azusa, CA 11 \$22,065,000 12 Acc Construction Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. 16 *Robert Clapper Construction Services Inc. 17 *Nonresponsive Vendors*	4	PCN3, Inc.	Los Alamitos, CA	\$16,798,000		
7 Keystone Builders Inc. 8 Archico Design Build Inc. 9 Royal Construction Corp. 10 FEC Future Contractors and Engineers Inc. 11 Bowe Contractors Inc. 12 ACC Contractors Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. Nonresponsive Vendors  Anaheim, CA \$17,695,000 118,500,000 12 Arcadia, CA \$18,830,000 13 Irvine, CA \$19,160,599 14 Azusa, CA \$22,065,000 15 Anaheim, CA \$15,881,380* 16,228,000* 17 Redlands, CA \$16,228,000* 18 Redlands, CA \$16,335,956*	5	Perera Construction	Ontario, CA	\$17,319,900		
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. *Nonresponsive Vendors*	6	Newman Midland Corp.	Long Beach, CA	\$17,675,662		
Provide Construction Corp.  Royal Construction Corp.  Recadia, CA \$18,830,000  Irvine, CA \$19,160,599  In Bowe Contractors Inc.  Redample CA \$19,993,401  Recadia, CA \$19,160,599  Irvine, CA \$19,993,401  Recadia, CA \$19,160,599  Irvine, CA \$19,993,401  Recadia, CA \$19,160,599  Inc.  Recadia, CA \$10,160,599  In	7	Keystone Builders Inc.	Anaheim, CA	\$17,695,000		
10 FEC Future Contractors and Engineers Inc. 11 Bowe Contractors Inc. 12 ACC Contractors Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. 16 *Nonresponsive Vendors  17 Irvine, CA 19,160,599 19 Tehachapi, CA 19,160,599 10 Azusa, CA 119,160,599 11 Tehachapi, CA 119,160,599 11 Tehachapi, CA 119,160,599 12 Tehachapi, CA 12 Tehachapi, CA 12 Tehachapi, CA 12 Tehachapi, CA 13 *19,160,599 14 Tehachapi, CA 15 *19,160,599 15 Tehachapi, CA 15 *19,160,599 16 Tehachapi, CA 16 *19,993,401 17 Tehachapi, CA 18 *19,160,599 17 Tehachapi, CA 19 *19,160,599 18 Tehachapi, CA 19 *19,160,59	8	Archico Design Build Inc.	Santa Ana, CA	\$18,500,000		
11 Bowe Contractors Inc. 12 ACC Contractors Inc. 13 *D.F. Perez Construction Inc. 14 *Builders United LLC 15 *Robert Clapper Construction Services Inc. Nonresponsive Vendors  Tehachapi, CA \$19,993,401 Azusa, CA \$22,065,000 Anaheim, CA \$15,881,380* Las Vegas, NV \$16,228,000* Redlands, CA \$16,335,956*	9	Royal Construction Corp.	Arcadia, CA	\$18,830,000		
ACC Contractors Inc.  Azusa, CA \$22,065,000  13 *D.F. Perez Construction Inc.  Anaheim, CA \$15,881,380*  Las Vegas, NV \$16,228,000*  *Nonresponsive Vendors  Azusa, CA \$22,065,000  *Naheim, CA \$16,228,000*  Redlands, CA \$16,335,956*	10	FEC Future Contractors and Engineers Inc.	Irvine, CA	\$19,160,599		
*Builders United LLC  *Robert Clapper Construction Services Inc.  *Nonresponsive Vendors  *Nonresponsive Vendors  *Anaheim, CA Las Vegas, NV \$16,228,000* Redlands, CA \$16,335,956*	11	Bowe Contractors Inc.	Tehachapi, CA	\$19,993,401		
*Builders United LLC  15 *Robert Clapper Construction Services Inc. *Nonresponsive Vendors  Las Vegas, NV \$16,228,000*  Redlands, CA \$16,335,956*	12	ACC Contractors Inc.	Azusa, CA	\$22,065,000		
*Robert Clapper Construction Services Inc. *Nonresponsive Vendors \$16,335,956*	13	*D.F. Perez Construction Inc.	Anaheim, CA	\$15,881,380*		
*Nonresponsive Vendors	14	*Builders United LLC	Las Vegas, NV	\$16,228,000*		
	15	*Robert Clapper Construction Services Inc.	Redlands, CA	\$16,335,956*		
	*Non	responsive Vendors				
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# REPLACEMENT PARKLAND

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



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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		
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INVERSIDE	RiversideCA.gov			

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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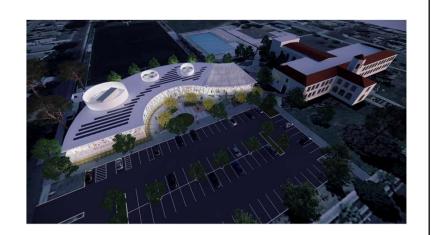


September 2025:

Groundbreaking

2<sup>nd</sup> Quarter 2027:

Ribbon Cutting!



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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. With at least five affirmative votes, 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.

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