



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: AUGUST 19, 2025

FROM: PUBLIC WORKS DEPARTMENT WARDS: 1

SUBJECT: MEASURE Z – AWARD BID NO. 8177 FOR THE CONSTRUCTION OF THE CITY-OWNED PARKING LOT AND ALLEY MAINTENANCE FOR DOWNTOWN PARKING LOTS 3, 18 & 19 TO ESTATE DESIGN AND CONSTRUCTION OF LOS ANGELES, CALIFORNIA, IN THE AMOUNT OF \$508,900

ISSUE:

Award Bid No. 8177 for the construction of the City-Owned Parking Lot and Alley Maintenance for Downtown Parking Lots 3, 18 & 19 to Estate Design and Construction of Los Angeles, California, in the amount of \$508,900.

RECOMMENDATIONS:

That the City Council:

1. Award a construction contract for Bid. No. 8177 for the City-Owned Parking Lot and Alley Maintenance for Downtown Parking Lots 3, 18 & 19 to Estate Design and Construction of Los Angeles, California, in the amount of \$508,900; and
2. Authorize the City Manager, or designee, to execute the construction contract with Estate Design and Construction, including making minor and non-substantive changes, subject to availability of budgeted funds.

BACKGROUND:

The Public Works Department Parking Services Division is charged with promoting and maximizing parking opportunities that contribute to improving the quality of life in its residential and commercial areas Citywide. As part of the City's ongoing commitment to manage and modernize City-owned downtown parking facilities, the Parking Services Division is responsible to maintain its facilities to enhance long-term pavement performance by occasionally resurfacing and restriping, installing new signage, installing berm, improving drainage, and removing debris. Downtown Parking Lots 1, 3, 12, 18, 19, 33 and 38 were prioritized to receive treatments.

On May 6, 2025, City Council awarded a constructed contract for Bid No. 8046 that included slurry preservation treatments to Downtown Parking Lots 1, 12, 33, and 38. The maintenance

improvements for the remaining prioritized parking lots were deferred to a future project as they required more extensive work including the improvement of surface drainage.

DISCUSSION:

On June 5, 2025, Bid No. 8177 for the City-Owned Parking Lot and Alley Maintenance for Downtown Parking Lots 3, 18 & 19 (Project) was posted on PlanetBids seeking prospective bidders to perform the following work (Attachment 1):

1. Parking Lot 3: Asphalt pavement resurfacing including partial reconstruction;
2. Parking Lot 18: Complete asphalt pavement resurfacing for the entire lot;
3. Parking Lot 19: Complete surface reconstruction for the entire lot;
4. Install signing and striping throughout all parking lots as necessary;
5. Pavement reconstruction and drainage improvements including a new concrete ribbon gutter for the alley north of Eleventh Street from Almond Street to Market Street adjacent to Parking Lot 3 (340 feet); and
6. Pavement reconstruction and drainage improvements include a new concrete ribbon gutter for the alley east of Market Street from Eleventh Street to Tenth Street adjacent to Parking Lot 19 (330 feet)

The alley improvements work is a shared effort between the Parking Services Division and the Engineering Division as both have vested interest in these improvements ensuring a consistent and comprehensive pavement condition for accessing the associated parking lots.

Prior to bid opening, there were 739 City of Riverside vendors notified and 73 prospective bidders on the list. The City did not schedule a pre-bid job walk. Two (2) questions were submitted from the prospective bidders, and two (2) addendums were issued by the City for this advertisement. The Request for Bids notification is summarized in Table 1.

Table 1 – Bidding Notification Summary Table

Action	Number of Vendors
Vendors Notified	739
Vendors Who Downloaded Bid No. 8177	73
Questions Received	2
Addenda Issued	2
Bids Received	11

On July 7, 2025, eleven (11) bids were received for the construction of the Project (Attachment 2). The lowest responsive and responsible bid was received from Estate Design and Construction of Los Angeles, California, in the amount of \$508,900.00, which is 2.8% under the Engineer's Estimate and outlined in Table 2.

Table 2 – Bid Summary

Ranking	Bidders Name	City Location	Bid Amount
1	Estate Design and Construction	Los Angeles, CA	\$508,900.00
2	R.P. General Construction, Inc.	Valley Center, CA	\$573,571.90
3	L C Paving & Sealing, Inc.	Escondido, CA	\$574,219.50
4	Terra Pave	Whittier, CA	\$587,385.00
5	Van Engineering	Wildomar, CA	\$587,786.00
6	Onyx Paving Company, Inc.	Anaheim, CA	\$606,000.00
7	NPG, Inc.	Perris, CA	\$620,914.00
8	All American Asphalt	Corona, CA	\$818,412.00
9	LMT Enterprises, Inc.	Alhambra, CA	\$836,567.00
10	Hardy & Harper, Inc.	Lake Forest, CA	\$915,000.00
11	We R Builders, Inc.	Glendale, CA	\$980,383.00
➤ Engineer's Estimate			\$523,613.00

Purchasing Resolution 24101, Article Five, Section 508 states, “Contracts procured through Formal Procurement shall be awarded by the Awarding Entity to the Lowest Responsive and Responsible Bidder.”

The Purchasing Manager concurs that the recommended actions comply with Purchasing Resolution 24101, Section 508.

FISCAL IMPACT:

The total fiscal impact of the agreement is \$508,900. The total project cost as detailed in Table 3 – Project Costs are \$635,000. A budget adjustment will be submitted decreasing the Public Parking Fund, Parking Enforcement, Professional Services Regulatory Compliance account 4151000-421043 and increasing the Public Parking Fund, Public Parking, Re-Pave and Stripe Lots account 9599900-440301 in the amount of \$277,298. Upon completion of the budget adjustment sufficient funds will be available in the project accounts listed in Table 4 – Project Funds to award the construction contract and complete the project.

Table 3 – Project Costs

Task	Amount
Public Works Engineering Staff (In-House)	\$35,210
Construction Contract	\$508,900
Construction Contingencies	\$50,890
Construction Engineering, Inspection, and Survey (In-House) Construction Materials Testing (TBD from Approved Panel)	\$40,000
Total	\$635,000

Table 4 – Project Funds

Fund	Project/Program	Account	Amount
Measure Z Capital	Pavement Rehab & Pedestrian Facility Improvements	9902709-470734	\$77,200
Public Parking Fund (570)	Repaving and Restriping Parking Lots	9599900-440301	\$280,502

Fund	Project/Program	Account	Amount
Public Parking Fund (570)	<i>Repaving and Restriping Parking Lots*</i>	9599900-440301	\$277,298
Total			\$635,000

****Budget Adjustment***

Prepared by: Alex Ramirez, Senior Engineer
 Approved by: Gilbert Hernandez, Public Works 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. Project Location Map
2. Bid Award Recommendation