



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 14, 2026

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

SUBJECT: AUTHORIZE A CHANGE ORDER TO PURCHASE ORDER NO. 262985 FOR THE COMMUNITY CENTER AT BOBBY BONDS PARK RENOVATION PROJECT WITH PCN3 INC., OF LOS ALAMITOS, CALIFORNIA, IN THE AMOUNT OF \$1,500,000, PLUS 30% CONSTRUCTION CONTINGENCY OF \$450,000, FOR A TOTAL AMOUNT OF \$1,950,000, INCREASING THE CONSTRUCTION PURCHASE ORDER TO A NOT-TO-EXCEED TOTAL AMOUNT OF \$21,694,400

ISSUE:

Authorize a change order to Purchase Order No. 262985 for the community center at Bobby Bonds Park Renovation Project with PCN3 Inc., of Los Alamitos, California, in the amount of \$1,500,000, plus 30% construction contingency of \$450,000, for a total amount of \$1,950,000, increasing the construction purchase order to a not-to-exceed total amount of \$21,694,400.

RECOMMENDATIONS:

That the City Council:

1. Authorize a change order to increase Purchase Order No. 262985 for the community center at Bobby Bonds Park Renovation Project with PCN3 Inc., of Los Alamitos, California, in the amount of \$1,500,000;
2. Authorize 30% contingency in the amount of \$450,000, for unforeseen conditions and design changes; and
3. Authorize the City Manager, or designee, to execute the change order with PCN3 Inc. and all other documents necessary to effectuate this change order, including making minor and non-substantive changes.

BACKGROUND:

The State of California (State), through its Budget Act of 2022, as amended by Assembly Bill 178, allocated \$25,000,000 to the City of Riverside for the substantial renovation of the community center at Bobby Bonds Park.

California's Fiscal Year 2022/2023 State Budget included this funding to support the renovation of the community center located within Bobby Bonds Park. The building, originally constructed nearly 100 years ago in the Spanish Colonial architectural style, is currently managed by the City of Riverside Parks, Recreation and Community Services Department as both a park facility and community center.

The structure located on University Avenue was originally built as University Heights Junior High School. In 1976, the City of Riverside purchased the property and converted it into a neighborhood park and community center serving the Eastside Neighborhood. Today, the community center provides office space for neighborhood nonprofit organizations and serves as an important gathering space for community programs and events. The facility is also utilized by the Riverside Arts Academy (RAA), which has provided low-cost arts programming and music education to youth for nearly a decade.

Given the building's historic significance and community value, the City's goal is to revitalize and modernize the facility while preserving its historic character. Funding for this renovation project was strongly supported by former Assembly Member Jose Medina, along with Assembly Member Sabrina Cervantes, and RAA.

On April 4, 2023, the City Council approved the appropriation of \$25,000,000, from the State of California and authorized the grant agreement with the California Natural Resources Agency to fund the substantial renovation of the community center at Bobby Bonds Park.

On September 16, 2025, the City Council awarded Bid No. 8186 for the community center Renovation Project, located at 2060 University Avenue, to PCN3 Inc., of Los Alamitos, California, in the amount of \$15,188,000, plus a 30% construction contingency of \$4,556,400, for a total authorized contract amount of \$19,744,400.

On November 3, 2025, a Notice to Proceed was issued to PCN3 Inc., to begin construction activities. The initial phase of the project included hazardous materials abatement, specifically the removal of lead-based paint and asbestos-containing materials. Following completion of the abatement work, demolition activities commenced, including the removal of windows, HVAC systems, restroom fixtures, portions of the auditorium, and classroom areas, as well as preparation for the installation of a new elevator system to improve building accessibility and ADA compliance.

DISCUSSION:

Prior to releasing the project for bid in September 2025, staff worked with the project architect, ELS Architects (ELS), to design the project. ELS calculated an Engineer's Estimate of approximately \$18.5 million.

Following bidding, it was determined that the lowest responsive and responsible bid was submitted by PCN3 Inc., in the amount of \$15,188,000, which was lower than the engineer's estimate. As a result, funding remained within the project budget enabling the City to consider additional improvements within the facility.

The requested change order will provide funding for renovation of the basement to create a larger activity space, the addition of an arts sink area, one new restroom, and renovation of the first-floor staff office area to improve the workspace and ensure compliance with ADA accessibility and egress requirements.

The revised construction contract costs for the Renovation Project are summarized in the following table:

PROJECT CONSTRUCTION CONTRACT COSTS	
Construction	\$ 16,538,000
Construction Contingency	\$ 5,006,400
Owner Allowance	\$ 150,000
Total Construction Cost	\$ 21,694,400

On September 16, 2025, City Council approved RFB 8186 per 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.”

Purchasing Resolution 24101, Section 1104 Change Orders states, “Unless otherwise specifically authorized by the Awarding Entity, Change Orders which cumulatively exceed the following will require Awarding Entity approval...(c) 10% of the original contract price for Contracts and/or Purchase Orders previously approved by the Awarding Entity and the total Change Order amount will not exceed \$150,000.”

The General Services Director concurs with this report.

The Purchasing Manager concurs that the recommendations are in accordance with Purchasing Resolution 24101.

FISCAL IMPACT:

The total fiscal impact of this action is \$1,950,000. Sufficient funding is budgeted and available in the Grants and Restricted Programs Fund, Cesar Chavez Art Center Project Account No. 9410200-462050.

Prepared by: Pamela M. Galera, Parks, Recreation and Community Services Director
 Certified as to availability of funds: Julie Nemes, Interim Finance Director
 Approved by: Kris Martinez, Assistant City Manager
 Approved as to form: Rebecca McKee-Reibold, Interim City Attorney

Attachment: Estimate for Change Order Request