



# City Council Memorandum

*City of Arts & Innovation*

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

**FROM: GENERAL SERVICES DEPARTMENT                      WARD: 4**

**SUBJECT: AWARD BID NO. 8220 TO TRIANGLE DECON SERVICES, INC., OF MISSION VIEJO, CALIFORNIA FOR FIRE STATION 11 KITCHEN REMODEL IN THE AMOUNT OF \$239,000 PLUS 15% CHANGE ORDER AUTHORITY IN THE AMOUNT OF \$35,850 FOR A TOTAL AMOUNT OF \$274,850**

**ISSUE:**

Award Bid No. 8220 to Triangle DeCon Services, Inc., of Mission Viejo, California for Fire Station 11 Kitchen Remodel in the amount of \$239,000 and authorize 15% change order authority of \$35,850 for a total amount of \$274,850.

**RECOMMENDATIONS:**

That the City Council:

1. Reject the bid submitted by Summit Lake Park Eagle Restoration Systems of Chino, CA as nonresponsive;
2. Award Bid No. 8220 to Triangle DeCon Services, Inc., of Mission Viejo, California for Fire Station 11 Kitchen Remodel in the amount of \$239,000;
3. Authorize 15% change order authority in the amount of \$35,850 for project changes such as unforeseen conditions or necessary design changes; and
4. Authorize the City Manager, or designee, to execute any purchase orders, agreements, and other documents, including making minor and non-substantive changes.

**BACKGROUND:**

Fire Station 11, located at 19595 Orange Terrace Parkway, was constructed in 1990. Since its opening, the station has been staffed continuously with the kitchen serving as a main gathering place for Fire personnel and fire station visitors. The kitchen remains in its original condition, and this project will address its maintenance needs through a comprehensive remodel, including new cabinetry, updated finishes, modern appliances, and fresh paint. Additionally, the project will install new flooring in the high traffic hallway and locker room areas.

The following are photos of the existing kitchen and locker room flooring.



**DISCUSSION:**

On December 9, 2025, the City of Riverside Purchasing Division issued Request for Bid (RFB) No. 8220 on PlanetBids seeking prospective bidders to Remodel the Kitchen at Fire Station 11.

The solicitation notification is summarized in the table below:

Action	Number of Vendors
External Vendors Notified	500
City of Riverside Vendors Notified	767
Vendors who downloaded the RFP	127
Proposals received	20

A non-mandatory pre-bid meeting was held on December 16, 2025, with 27 vendors in attendance. RFB No. 8220 closed on January 11, 2026, with a total of 20 responses. Eight bids were found to be responsive and responsible, while 12 bids were deemed nonresponsive for not meeting minimum bid requirements.

The bid results are listed in the table below

Bidder	City	Bid Amount	Rank
<b>Triangle DeCon Services, Inc.</b>	<b>Mission Viejo, CA</b>	<b>\$239,000.00</b>	<b>1</b>
New Millenium Construction Services	Chino Hills, CA	\$273,104.20	2
Reed Family Enterprises, Inc.	Temecula, CA	\$289,434.00	3
Leonida Builders Inc.	Acton, CA	\$290,000.00	4
PRAVA Construction Services, Inc.	San Marcos, CA	\$292,686.00	5
YMC	Irvine, CA	\$317,925.00	6
Cornerstone Renovation, Inc.	Rancho Cucamonga, CA	\$319,300.00	7
R Dependable Const Inc.	San Bernardino, CA	\$330,000.00	8
Summit Lake Park Eagle Restoration Systems*	Chino, CA	\$191,285.89	
NM Building Group*	Tustin, CA	\$279,271.00	
BCM Group, Inc.*	Rancho Cucamonga, CA	\$292,303.15	
United Construction*	Fullerton, CA	\$298,100.00	
CO Brothers*	Riverside, CA	\$299,820.00	

Foxtrot Construction, Inc.*	Menifee, CA	\$300,000.00	
MLC Constructors, Inc.*	Corona, CA	\$326,579.00	
Ambit Construction and Design, Inc.*	Pacoima, CA	\$331,000.00	
M. Brey, Inc.*	Beaumont, CA	\$357,757.00	
Lejas Corporation*	Tempe, AZ	\$366,076.00	
Jermax Construction Inc.*	San Fernando, CA	\$412,600.00	
EC Construction*	Yucaipa, CA	\$438,900.00	

\*Nonresponsive bids

Triangle DeCon Services, Inc., of Mission Viejo, California was deemed the lowest responsive and responsible bid.

This action is pursuant to Purchasing Resolution 24101 Section 508 which 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 action is compliant with Purchasing Resolution No. 24101, Section 508.

The Fire Chief concurs with this report.

**FISCAL IMPACT:**

The total fiscal impact of this action is \$274,850. Sufficient funds are budgeted and available in Measure Z Capital Fund, City Buildings Annual Deferred Maintenance account 9901909-462050.

Prepared by: Jason Bourbonnais, Senior Project Manager  
 Approved by: Lee Withers, General Services Director  
 Certified as to availability of funds: Julie Nemes, Interim Finance Director  
 Approved by: Edward Enriquez, Assistant City Manager/Chief Financial Officer/  
 City Treasurer  
 Approved as to form: Rebecca McKee-Reimbold, Interim City Attorney

Attachment: Bid Award Recommendation