



## Report to City Council

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**TO:** Mayor and City Council  
Mayor and City Council Acting in its Capacity as President and Members of the Board of Directors of the Moreno Valley Community Services District (CSD)

**FROM:** Jeremy Bubnick, Parks & Community Services Director

**AGENDA DATE:** November 19, 2024

**TITLE:** AWARD CONSTRUCTION CONTRACT TO WE R BUILDERS, INC. FOR THE GATEWAY PARK REVITALIZATION PROJECT 807 0062 (REPORT OF: PARKS AND COMMUNITY SERVICES)

**TITLE SUMMARY:** Award a Construction Contract to We R Builders, Inc. for the Gateway Park Revitalization Project (Project No. 807 0062).

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### Recommendation(s)

That the City Council and CSD:

1. Award a Construction Contract to We R Builders, Inc. for the construction of the Gateway Park Revitalization Project; and
2. Authorize the Executive Director or its designee to execute a contract with We R Builders, Inc. in the amount of \$1,533,309 funded by County of Riverside American Rescue Plan Act (ARPA) allocation (2300) and PCS Capital Projects Park Improvements (3015); and
3. Authorize the issuance of a Purchase Order to We R Builders, Inc. in the amount of \$1,686,640 (\$1,533,309 bid amount plus 10% contingency) necessary for completing the construction of this project when the contract has been signed by all parties; and

4. Authorize the Executive Director or its designee to execute any subsequent related change orders to the contract with We R Builders, Inc. within Council approved budgeted amounts, subject to the approval of the City Attorney; and
5. Authorize a budget adjustment and interfund loan as set forth in the fiscal impact section of this report.

**SUMMARY**

This report recommends approval of a contract with We R Builders, Inc. for the Gateway Park Revitalization Project, project No. 807 0062. This project will create an approximate 1.25-acre dog park utilizing existing open green space at Gateway Park.

Funding for this project was previously approved by City Council on August 6, 2024. The construction cost for this project is funded by the \$1,000,000 of American Rescue Plan Act (ARPA) funding received from the County of Riverside. The City will also utilize \$150,000 of Development Impact Fees (DIF) – Park Improvement Funds (2905), budgeted in the PCS Capital Projects (Park Improvements) Fund (3015) for planning, design, and other administrative costs.

This report also recommends that the City Council and CSD approve the interfund loan for \$686,640 for the additional construction costs.

Total anticipated cost for this project is \$1,836,640.

**DISCUSSION**

The Gateway Park Revitalization Project will utilize existing open green space in Gateway Park to develop and create a dog park for large and small dogs. The dog playground will include a walking path with various surface types, play features, shade and seating.

This project is exempt from the California Environmental Quality Act (CEQA) Section 15301c and Section 5.1.2 of the City’s Rules and Procedures for the Implementation of CEQA.

The design of this project was completed by Michael Baker International as approved by City Council on September 3, 2024. The Project was advertised for construction bids on October 21, 2024, and formal bidding procedures have been followed in conformance with Public Contract Code. Bids were received via the City’s electronic bid management system, OpenGov.com, and on November 8, 2024 a total of two (2) bids were received as follows:

<u>CONTRACTORS</u>	<u>Verified Bid Amounts</u>
1. We R Builders, Inc.....	\$1,533,309.00
2. Ohno Construction Company.....	\$2,565,750.50

Staff recommends the award of the contract and issuance of a purchase order to We R

Builders, Inc. in the amount of \$1,686,640 which includes a 10% contingency. The contingency amount (\$153,331) is recommended to account for any latent or unforeseen circumstances encountered during construction.

The construction for this project was anticipated to be fully funded by the \$1,000,000 of County of Riverside ARPA funding received, however, due to the current inflationary period, construction bids for this project came in higher than estimated. An allocation from the Facilities Replacement Reserve Fund (7330) will cover the amount needed for project management and construction. A transfer of Facilities Replacement Reserve Fund (7330) to PCS Capital Projects Park Improvements (3015) will occur in the amount of \$686,640.

**ALTERNATIVES**

1. Approve and authorize the recommended actions as presented in this staff report. *Staff recommends this alternative as this will allow for the construction of the Gateway Revitalization Project.*
  
2. Do not approve and authorize the recommended actions as presented in this staff report. *Staff does not recommend this alternative which may delay and construction of the Gateway Park Revitalization project and will put the County of Riverside ARPA funding received at risk.*

**FISCAL IMPACT**

The total cost for the Gateway Park Revitalization Project is estimated at \$1,836,640. Due to the current inflationary period, construction bids for this project came in higher than estimated. The total project construction cost will increase by \$686,640 to cover the additional costs. A transfer of Facilities Replacement Reserve Fund (7330) to PCS Capital Projects Park Improvements (3015) will occur in the amount of \$686,640. There is no impact to the general fund.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 24/25 Budget	Proposed Adjustments	FY 24/25 Amended Budget
Facilities Replacement Reserves	7330	7330-99-99-97330-903015	Exp	\$0	\$686,640	\$686,640
PCS Cap Proj.	3015	3015-99-99-93015-807330	Rev	\$0	\$686,640	\$686,640
Construction	3015	3015-50-57-80007-720199 Proj. No. 807 0062-3015-99	Exp	\$150,000	\$686,640	\$836,640

**AVAILABLE BUDGET-As approved by City Council on August 6, 2024:**

Other Grants (ARPA)  
(Account 2300-50-57-80007-720199) (Project No. 807 0062-2300-99) ..... \$1,000,000.00  
PCS Capital Project (Park Improvements)  
(Account 3015-50-57-80007-720199) (Project No. 807 0062-3015-99) ..... \$150,000.00  
**Total Available Budget..... \$1,150,000.00**

Anticipated Construction Cost (with 10% contingency) ..... (\$1,836,640.00)

**Total Budget Request ..... \$686,640.00**

**NOTIFICATION**

Posting of Agenda

**PREPARATION OF STAFF REPORT**

Prepared By:  
Allen Yun  
Parks Project Manager

Department Head Approval:  
Jeremy Bubnick  
Parks & Community Services Director

Concurred By:  
Patty Yhuit  
PCS Admin & Financial Services Division Manager

**CITY COUNCIL GOALS**

Community Image, Neighborhood Pride and Cleanliness: Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

Positive Environment: Create a positive environment for the development of Moreno Valley's future.

Public Facilities and Capital Projects: Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

Revenue Diversification and Preservation: Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

**CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development**
- 2. Public Safety**
- 3. Library**
- 4. Infrastructure**
- 5. Beautification, Community Engagement, and Quality of Life**
- 6. Youth Programs**

## Report Approval Details

Document Title:	STAFFREPORT_PCS_CONSTRUCTIONAGREEMENTGATEWAYPAR K_PCS.docx
Attachments:	- Agreement and Bond-807 0062-Gateway Park (FINAL).pdf
Final Approval Date:	Nov 13, 2024

This report and all of its attachments were approved and signed as outlined below:

Jeremy Bubnick

Natalia Lopez

Launa Jimenez

Brian Mohan

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