



Report to City Council

TO: Mayor and City Council

FROM: Jeremy Bubnick, Parks & Community Services
Director

AGENDA DATE: October 21, 2025

TITLE: AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT FOR THE LAKESHORE VILLAGE BRANCH LIBRARY TENANT IMPROVEMENTS PROJECT 803 0066 (REPORT OF: PARKS & COMMUNITY SERVICES DEPARTMENT) (DISTRICT 2)

TITLE SUMMARY: Authorization to Award Construction Contract to PCN3, Inc. for the Lakeshore Village Branch Library Tenant Improvements Project (Project No. 803 0066)

DISTRICT: District 2

Recommendation(s)

That the City Council:

1. Award a Construction Contract to PCN3, Inc. for \$3,725,000 for the tenant improvements at the leased space in Lakeshore Village Shopping Center for a branch library; and
2. Authorize the issuance of a Purchase Order to PCN3, Inc. in the amount of \$4,283,750 (\$3,725,000 for tenant improvements plus \$558,750 (15% contingency)) necessary for completing the tenant improvements when the contract has been signed by all parties; and

3. Authorize the City Manager or their designee to execute any subsequent related change orders to the contract with PCN3, Inc. within Council approved budgeted amounts, subject to the approval of the City Attorney.

4. Approve budget adjustments as set forth in the Fiscal Impact section of this report.

SUMMARY

Bringing another key element of the City Council’s Momentum MoVal strategic vision to reality, this report recommends approval of a contract to construct necessary tenant improvements at the Lakeshore Village Shopping Center site for the third satellite branch Library in the City’s history.

This report recommends approval of a contract with the lowest responsible bidder for tenant improvement construction at the City’s leased suites at 23571 Sunnymead Ranch Parkway (Lakeshore Village Shopping Center) for the purpose of opening a branch library. This Project involves remodeling the space from its previous use to function as a library. Required work includes many skilled trades, such as electrical, plumbing, framing, drywall, lighting, data cabling, millwork, tiling, laying carpet, fire detection and alarm, and glass work.

DISCUSSION

The design of the tenant improvements was completed by a City consultant and on July 7, 2025, the City issued a Request for Bids via the City’s electronic bid management system with a due date of August 5, 2025. A total of eight bids were received and staff conducted a thorough evaluation of the bids and two bids were determined non-responsive due to not meeting bid and specification requirements.

CONTRACTORS

Verified Bid Amounts

1. PCN3, Inc.	\$ 3,725,000.00
2. Elegant Construction	\$ 3,765,000.00
3. CALTEC Corp.	\$ 3,775,000.00
4. Abboud Diamond Construction, Inc.	\$ 3,871,000.00
5. Spec Construction Co, Inc.	\$ 4,575,000.00
6. LuMar Corporation	\$ 5,281,997.00

The lowest responsive bidder was determined by comparing the cumulative total for all bid items and required bidding documents. Staff has reviewed the bid by PCN3, Inc. and finds it to be the lowest responsive and responsible bidder in possession of a valid license, bid bond, and required documents. No outstanding issues were identified through review of the references submitted in their bid. Staff recommends awarding a contract to PCN3, Inc. to construct the tenant improvements for this project.

A contingency of 15% of the bid amount (\$558,750) is recommended to account for any changed field conditions encountered during construction. This contingency amount is recommended to allow for rapid response to avoid unnecessary construction delays that

typically result from contractor change orders from unforeseen circumstances encountered during construction.

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 Lakeshore Village Library Branch Tenant Improvements Project.*
2. Do not approve and authorize the recommended actions as presented in this staff report. *Staff does not recommend this alternative because it will negatively affect the functionality and timely opening of this branch library.*

FISCAL IMPACT

The Lakeshore Library Project will be fully funded with Library Development Impact Fee (DIF) Funds (2908). The budget adjustment of \$4,283,750 will cover construction costs. There is no impact to the General Fund.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 25/26 Budget	Proposed Adjustments	FY 25/26 Amended Budget
Library DIF	2908	2908-99-95-92908-903000	Exp	\$0	\$4,283,750	\$4,283,750
Facilities Construction	3000	3000-99-99-93000-802908	Rev	\$0	\$4,283,750	\$4,283,750
CIP	3000	3000-50-56-80003-720199 Project #: 803 0066-3000-99	Exp	\$0	\$4,283,750	\$4,283,750

NOTIFICATION

Posting of the Agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Allen Yun
Parks Project Manager

Department Head Approval:
Jeremy Bubnick
Parks & Community Services Director

Concurred By:
Danielle Monarrez
PCS Admin & Financial 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.

Report Approval Details

Document Title:	STAFFREPORT_PCS_LAKESHORE LIBRARYTENANT IMPROV.docx
Attachments:	- Exhibit A_Agreement_ Bonds_Unsigned.pdf
Final Approval Date:	Oct 14, 2025

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

Jeremy Bubnick

Natalia Lopez

No Signature - Task assigned to Dena Heald was completed by workflow administrator Patty Rodriguez

Dena Heald

Launa Jimenez

Brian Mohan

Patty Rodriguez