



CITY OF MENIFEE

SUBJECT: Bid Award and Agreement with Hillcrest Contracting, Inc. for Construction Services for the Civic Center Parking Lot Project

MEETING DATE: December 4, 2024

TO: Mayor and City Council

PREPARED BY: Carlos E. Geronimo, Engineering Manager

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Award bid and authorize the City Manager to execute a Contract Services Agreement with Hillcrest Contracting, Inc. for construction services for the Civic Center Parking Lot, Capital Improvement Program (CIP) Project No. 22-24, located south of Newport Road and east of Town Center Drive, for a total not-to-exceed amount of \$3,292,946.60.

DISCUSSION

The Civic Center Parking Lot Project, CIP No. 22-24 (“Project”) was identified as a priority project by the City Council to improve accessibility and connectivity to adjacent existing and proposed public facilities such as the Meniffee Court House, Central Park Amphitheater, and the future City Hall building. The Project would consist of constructing a permanent parking area to accommodate 191 parking spaces. The Project would also construct water quality basins, lighting, walking areas, a passive park, infrastructure for future electric vehicle charging stalls, landscaping, and irrigation.

On October 10, 2024, an electronic bid opening was held following the administration of a formal competitive bid process for construction services for the Project. The bid opening resulted in the receipt of five bid submissions, as summarized in Table 1 on the following page.

TABLE 1 – BID RESULTS SUMMARY

Firm Name	Total Bid Amount	Lowest and Responsible Bidder
<i>Engineers Estimate</i>	\$2,700,000.00	
Hillcrest Contracting, Inc.	\$3,292,946.60	X
<i>Environmental Construction, Inc.</i>	\$3,418,879.00	
<i>Leonida Builders, Inc.</i>	\$3,477,435.00	
<i>Asphalt, Fabric & Engineering, Inc.</i>	\$3,504,696.50	
ANEEN Construction, Inc	\$4,149,377.50	

Staff reviewed the lowest bid received and determined that Hillcrest Contracting, Inc. (“Contractor”) met the requirements for recommendation as the lowest responsive and responsible bidder. The cost for construction services with Hillcrest Contracting, Inc. is \$3,292,946.60. Construction Management and Inspection services would be provided by City staff and ancillary services, such as labor compliance and materials testing, were previously procured by City staff. The total estimated cost for the construction phase of the Project, which would include construction services, ancillary services as described above, as well as unforeseen costs that may arise during construction activities is \$3,504,124.

If approved by the City Council, the tentative Project schedule would be as follows:

Construction Start:	January 2025
Construction End:	July 2025
City Council Acceptance:	October 2025

The timeline above assumes no delays due to weather or unforeseen conditions.

Environmental Impact

A Notice of Determination (NOD) was filed with the County of Riverside on March 8, 2023, in compliance with Section 21152 of the California Public resources Code.

Project Location: The project site is located south of Newport Road and east of Town Center Drive in the City of Menifee, County of Riverside, California (APN: 360- 850-015).

Project Description: The Civic Center Parking Lot proposes the construction of a 2.5-acre parking lot to accommodate approximately 191 parking spaces. The project will also construct drainage improvements, lighting, landscaping, and bio-retention basins.

The City of Menifee, as the lead agency, approved the above-referenced project on March 2, 2022, and made the following determinations regarding the above-described project:

1. The proposed project will not have a significant effect on the environment. Impacts for the project area were previously addressed and mitigation measures adopted as part of the Town Center Specific Plan Environmental Impact Report.

2. Environmental Impact Report (EIR) No. 2010-152 (SCH#2009091022) was prepared for the Town Center Specific Plan development pursuant to the provisions of CEQA. No further environmental documentation is required because:
 - a. All potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR (SCH2009091022) adopted by the City of Menifee pursuant to applicable legal standards;
 - b. All potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR except those for which a statement of overriding considerations was adopted;
 - c. The proposed project will not result in any new significant environmental effects not identified in the earlier EIR;
 - d. The proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR;
 - e. No considerably different mitigation measures have been identified; and
 - f. No mitigation measures found infeasible have become feasible.
3. Mitigation measures were made a condition of the approval of the Final EIR (FEIR) and are applicable to this project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for the FEIR and the project is subject to the Program.
5. A statement of Overriding Considerations was adopted for the Town Center Specific Plan project and applies to this application.
6. Findings were made pursuant to the provisions of CEQA.

The amount of the proposed Contract Services Agreement (“Contract”) exceeds the City Manager’s signing authority. Pursuant to Menifee Municipal Code §3.12.040, any contract amount that exceeds the City Manager’s signing authority shall be approved by the City Council.

STRATEGIC PLAN OBJECTIVE

Thriving Economy

FISCAL IMPACT

The fiscal impact of the proposed Contract with Hillcrest Contracting, Inc. is in the total amount not-to-exceed \$3,292,946.60. Funding for the Contract is available in the Fiscal Year 2024/2025 Budget within the General Fund (1100-55-PWD-CIPS-760050) and the Measure DD Quality-of-Life Fund (1105-55-PWD-CIPS-760050), as summarized in Table 2 on the following page. Ancillary costs are not part of this fiscal impact as they were previously procured.

TABLE 2 – EXISTING PROJECT BUDGET

Fund	Account Number	Available Budget	Anticipated Cost
General Fund	1100	\$1,732,781.00	\$1,568,132.60
Quality of Life Measure	1105	\$1,724,814.00	\$1,724,814.00
TOTALS		\$3,457,595.00	\$3,292,946.60

ATTACHMENTS

1. Project Location Map
2. Contract