



CITY OF MENIFEE

SUBJECT: Agreement with Blackheart Building Solutions for the Police Department Parking Lot Upgrade Project

MEETING DATE: April 19, 2023

TO: Mayor and City Council

PREPARED BY: Nancy Rodriguez, Management Analyst

REVIEWED BY: Jonathan Nicks, Deputy City Manager

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute a Owner-Contractor Agreement with Blackheart Building Solutions to perform construction services for the Police Department Parking Lot Upgrade, Capital Improvement Project No. 19-18, in the amount not-to-exceed of \$79,645.75.

DISCUSSION

The City of Meniffee Police Station went under construction in 2019, however, the front and back parking lots were left unfinished. After using the gravel parking lot for a few years, the Police Department is in need of a more stable but permeable surface. The City Council approved the Police Station Parking Lot Upgrades project in the Fiscal Year 2021/2022 Capital Improvement Project (CIP). The Project would include replacing the gravel in the back parking lot with asphalt grindings, sealed by an asphalt emulsion and striped to create 77 parking stalls between the front and rear parking lots. The parking lot improvements are necessary to create more parking spots for the growing police department. Staff administered a competitive bid process for the Police Parking Lot Upgrades Project on March 3, 2023. An electronic bid opening was held on March 15, 2022, a total of two bids were received as summarized in Table 1 below.

Table 1 – Bid Result Summary

Firm Name	Total Bid Amount	Lowest Responsible Bidder
Blackheart Building Solutions	\$79,645.75	X
IE General Engineering Inc.	\$117,202.50	

Staff reviewed the lowest bidder at the time of the bid opening and determined that Blackheart Building Solutions met the requirements for recommendation as the lowest responsive and responsible bidder. The lowest responsible bidder was determined based on the total sum of the bid for each firm.

Construction management and inspection would be performed by City staff, while labor compliance would be performed by City consultants.

Table 2 – Construction Cost Summary

Expenditure Item	Cost
Construction Contract:	\$79,645.75
5% Construction Contingency:	\$3,982.29
Consultant Labor Compliance:	\$2,460
Total:	\$86,088.04

The tentative project schedule is as follows:

Anticipated Construction Start Date: May 1, 2023

Estimated Construction Completion Date: May 15, 2023

**Assumes no delays due to weather or unforeseen conditions.*

Environmental Impact

The proposed project has been determined to be Categorically Exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, Section 15301 (Class 1 – Existing Facilities) as it involved the rehabilitation and restriping of an existing parking lot and minor improvements with no expansion of the existing use.

STRATEGIC PLAN OBJECTIVE

Safe and Attractive Community

FISCAL IMPACT

Funding in the total amount of \$79,645.75 is available in the existing project funding as shown in Table 3 below.

Table 3 – Existing Project Funding

Project	Account Number	Available Budget	Amount Requested
CIP No. 19-18 Police Station Parking Lot Upgrades	105-4555-58090	\$240,000	\$79,645.75
Total		\$240,000	\$79,645.75

ATTACHMENTS

1. Blackheart Building Solutions Agreement
2. Location Map