



STAFF REPORT

DATE: 10/15/2025
TO: Honorable Mayor and City Council Members
FROM: Public Works Department

2025-396

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

CONSTRUCTION CONTRACT WITH TRIANGLE DECON SERVICES, INC. IN THE AMOUNT OF \$1,398,150 FOR THE CORONA LIBRARY INNOVATION CENTER, PROJECT NO. FC-2023-10; NOTICE INVITING BIDS 26-007CA

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve the construction contract with Triangle DeCon Services, Inc. for the Corona Library Innovation Center, Capital Improvement Project No. FC-2023-10. This project will renovate a portion of the Corona Public Library (located at 650 S Main Street) for the creation & implementation of an Innovation Center, offering business services, events, trainings, and entrepreneurship development opportunities.

RECOMMENDED ACTION:

That the City Council:

- a. Adopt the Plans and Specifications for the Corona Library Innovation Center, Project No. FC-2023-10, Notice Inviting Bids 26-007CA.
- b. Award Notice Inviting Bids 26-007CA to Triangle DeCon Services, Inc., the lowest responsive, responsible bidder, for the total bid amount of \$1,398,150, inclusive of Bid Schedule A – Base Bid, and Bid Schedule B – Add Alternate, and waive all minor irregularities in the bidding document as submitted by said bidder.

- c. Approve the construction contract with Triangle DeCon Services, Inc., for the Corona Library Innovation Center, Project No. FC-2023-10 in the amount of \$1,398,150.
- d. Authorize the City Manager, or his designee, to execute the construction contract with Triangle DeCon Services, Inc., in the amount of \$1,398,150, including any non-substantive extensions, change orders, purchase orders, and amendments up to 10% of the total contract cost, which is equivalent to \$139,815.

BACKGROUND & HISTORY:

In 2023, the City of Corona received a \$2.5 million grant from the California Governor's Office of Business and Economic Development (Go-Biz) to develop an Innovation Center. An Innovation Center is a dedicated space designed to foster creativity, collaboration, and development. These centers provide technical and professional workforce development support by offering resources and services to the community, helping businesses, residents, and students innovate and develop new products or services.

Pursuant to the Grant Agreement, Corona's Innovation Center will offer business services, events, training, and entrepreneurship development opportunities. It will also serve as a hub for innovation, emphasizing youth in career pathways and introducing them to science, technology, engineering, and mathematics (STEM) industries. Some eligible expenses allowed under this grant include renovations and related expenses, equipment, and furniture. This project supports the City's Strategic Plan to develop a Strong Economy by supporting local businesses, providing opportunities for new businesses, and ensuring there are opportunities for job seekers. The City Council appropriated the full amount of this grant to the Corona Innovation Center, Capital Improvement Project No. FC-2023-10 at its May 3, 2023, meeting. The total grant amount must be expended by June 30, 2026.

On October 2, 2024, the City Council directed staff to develop the Innovation Center at the Corona Public Library, located at 650 S Main Street. Following that decision, staff executed an agreement for design services on October 16, 2024, with Library IQ, a division of Library Systems and Services, LLC. This agreement was subsequently amended on February 4, 2025, to include IDS Group Inc., as a subconsultant to prepare all of the necessary construction documents associated with the design of this project.

ANALYSIS:

The Project was advertised for bids in the Sentinel Weekly on August 22, 2025, pursuant to California Public Contract Code requirements and Corona Municipal Code section 3.08.090, Public projects - formal bidding procedure. The bid notice was also posted on the City's Planet Bids bidding portal in accordance with City purchasing policy, where 839 prospective bidders and subcontractors were notified of the bid opportunity. A mandatory job walk was conducted on September 10th with fifty-six (56) companies in attendance. Bids were due on September 25, 2025, at 4:00 PM.

In accordance with NIB 26-007CA, the City shall award the Contract for the Project to the lowest responsive, responsible bidder as determined from the lowest total for the summation of the base bid schedule alone (Bid Schedule A). The City may award only the base bid and also choose to award any selected alternate bid schedule (Bid Schedule B). The chart below identifies seven (7) bids which were received through the Planet Bids bidding service and are inclusive of Bid Schedule A (Base Bid), combined with Bid Schedule B (Add Alternate). The add alternate item consists of painting the existing pillars.

No.	Contractor	Location	Schedule A (Base Bid)	Schedule B (Add Alternate)	Total
1	Triangle DeCon Services, Inc.	Mission Viejo, CA	\$1,230,150.00	\$168,000.00	\$1,398,150.00
2	R Dependable Construction, Inc.	San Bernardino, CA	\$1,378,000.00	\$21,000.00	\$1,399,000.00
3	YMC	Irvine, CA	\$1,377,008.47	\$126,000.00	\$1,503,008.47
4	Spec Construction Co, Inc.	Ontario, CA	\$1,463,129.37	\$52,500.00	\$1,515,629.37
5	Monet Construction, Inc	Tujunga, CA	\$1,663,344.80	\$130,200.00	\$1,793,544.80
6	Blackstone Builders, Inc.	Corona, CA	\$1,780,945.00	\$90,300.00	\$1,871,245.00
7	HMF Construction, Inc	Glendora, CA	\$1,868,360.72	\$349,440.00	\$2,217,800.72

On October 1, 2025, the City of Corona received a formal bid protest, from R Dependable Construction Inc. claiming that Triangle DeCon Services, Inc., submitted bid values that were too low and that their bids should not be considered a balanced bid. Staff reviewed and evaluated the bid protest in its entirety and did not find merit in the bid protest.

Staff reviewed all bids and recommends awarding the contract to Triangle DeCon Services, Inc. (Exhibit 2) as the lowest responsive, responsible bidder based on Bid Schedule A—Base Bid \$1,230,150 and Bid Schedule B—Add Alternates \$168,000, for a total contract amount of \$1,398,150. City staff has reviewed and verified all licenses and references for Triangle DeCon Services, Inc., and all other documentation is in order. Additionally, the library will remain open during construction of this project.

FINANCIAL IMPACT:

The grant agreement, Agreement 22GOB047, requires that all funds must be encumbered under contract & paid out prior to June 30, 2026; otherwise, these funds must be returned. Partial funding for the recommended actions is available in the Corona Innovation Center Capital Improvement Project No. FC-2023-10 within the Reimbursement Grant Fund 480. Some carpet replacement expenses throughout the first floor of the Library are ineligible for grant funding and will be funded through the Library Carpet Replacement Capital Improvement Project No. FC-2025-09. Both projects have appropriate budgets to cover the cost of this construction contract.

The estimated construction costs are outlined as follows:

Construction	
\$1,398,150	
Construction Engineering (15%).....	\$
209,723	
Contingency	(10%)
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.....	\$139,815
Total Project Cost	\$
1,747,688	

ENVIRONMENTAL ANALYSIS:

The Corona Library Innovation Center project action is categorically exempt pursuant to Section 15301 of the Guidelines for the California Environmental Quality Act (CEQA), which states that the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the CEQA determination and is therefore exempt from CEQA. Therefore, no additional environmental analysis is required, and staff has filed a Notice of Exemption with the County of Riverside.

PREPARED BY: VICTOR ROSALES, PROJECT MANAGER

REVIEWED BY: SAVAT KHAMPHOU, PUBLIC WORKS DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Location Map
2. Exhibit 2 – Construction Contract