



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Jason Simpson, Assistant City Manager

Date: October 13, 2020

Subject: Emergency On-Call and Construction Contractor Services Agreements in Support of COVID-19 Public Health Emergency Funding Precautions

Recommendations

1. Find that an emergency exist that requires the expenditure of public money to safeguard life, health, property and essential public services such that competitive bidding should not be required; and
2. Approve the On-Call and Construction Contractor Service Agreements with respect to the Coronavirus Aid Relief Funds (CRF) emergency funding, between the City of Lake Elsinore and the below list of contractors with not to exceed contract amounts in the form attached and in such final form as approved by the City Attorney:

Contractor	Amount
Endresen Development	\$ 395,950
The Landscape Center	\$ 72,188
Hemet Fence	\$ 18,900
Unique Builders of California	\$ 275,500
Pursuit Electrical	\$ 30,000
Maples & Associates	\$ 54,468
Fran Drilling	\$ 47,422
Millennium Alarm	\$ 10,000
Total	\$ 937,777

Background

The CRF has created the Framework for an equitable COVID-19 homelessness response to help policymakers address the public health implications of COVID-19, help contain the spread of the virus, and help communities quickly get back on track economically. The Framework provides the needed help for communities to maximize their resources and use them wisely.

The needs are great and the City of Lake Elsinore has positioned itself in a favorable position to utilize both state and federal funding to improve the recently acquired 17-room facility (Anchor) located at 215 West Graham Avenue for repurposing as a crisis stabilization housing facility to assist our most needy at-risk population. It is in this effort that the smart planning and execution

will help more families, individuals, and the City of Lake Elsinore emerge from the pandemic even stronger.

The City has utilized the established framework to have a powerful opportunity by making decisions and putting into action the use of new funding appropriated through the HomeKey, Coronavirus Relief Fund, and have the greatest impact on reducing homelessness. The guidance on COVID-19 response for people experiencing homelessness thus far has been marginally specific to individual subpopulations (such as families with children, survivors of domestic violence, youth and young adults, and veterans). Unfortunately, all of these subpopulations are found within our City.

The range of strategies and activities that the City needs to implement, across systems and partners, can be overwhelming. Through conversations with our partners, and by learning from the experiences of a diverse range of communities, The City is following a framework for COVID-19 response that will directly impact the homeless. This Framework will support the City's efforts to address needs during this public health crisis, to respond to future needs, and to leave our City better prepared for future emergencies and crises.

Discussion

On September 16, 2020, the City was awarded Homekey funding in sufficient amount to perform a major renovation of the Anchor. With the clock ticking and the funding expenditure deadline of December 31, 2020, approaching, this action is needed to insure the renovation work will be completed prior to the deadline. The recommendation herein is to approve emergency on-call and minor construction and maintenance agreements for nine (9) contractors that will be performing the majority of work needed to complete the renovation of the Anchor. These contractors are on the City's on call list and have provided work proposals with cost amounts as indicated in the recommendations section.

Listed below is a specific work item task that has been detailed in the field and documented in each of the contractor's written proposal.

ADA Sidewalk (New Front of Building)
New Widows Building Front
Landscape
New Gate with Motor
2 ADA Restrooms
New Iron Fencing
Replace Fencing Equipment Area
Security Cameras
New Pool Equipment
2 ADA Restroom
New Pool and Spa Tile
New Pool and Spa Decks
Redwood Fencing
Well Filter System for Irrigation water

Building façade (Street Side)
Demo Old/Dead Landscape
Irrigation
Termite Repairs Conference Room
New Concrete Decks w/ drainage
Replace Shade Covers (3)
Security Lighting
ADA Accessibility Throughout
2 ADA Accessibility Lifts
Refinish Pool and 2 Spas
New Sewer Main Line
New Iron Fencing
3 Outdoor Showers
Rebuild the Well Head

Were the City's typical bidding process to be utilized, the City would be unable to achieve the construction deadlines for Homekey funding. LEMC section 3.08.070 provide that the City's bidding procedures for the purchases of supplies, services and equipment shall not apply when an "emergency requires that an order be placed with the nearest available source of supply."

Additionally, public works contracts may be awarded without public bidding if the City Council finds, by a four-fifths vote, that an emergency exist that requires the expenditure of public money to safeguard life, health, property and essential public services such that competitive bidding should not be required.

A finding of an emergency here is justified because utilizing traditional bidding process would cause the completion of the work on the project to be significantly delayed and the necessary funding to be lost.

Following the approval of this agenda item, work and execution of the attached agreement services will be immediately available to the City, Staff has reviewed and verified the contractor has a valid license and a review of the contractor's references and General and Auto Liability Insurances and Workers' Compensation Insurance are in place naming the City as additional insured.

Fiscal Impact

Funding approved by State of California Homekey Grant under Emergency Homeless CRF-CARES Act.

Exhibits

- A – Endresen Development On-Call
- B - TLC On-Call
- C - Hemet Fence On-Call
- D - UBCA On-Call
- E - Pursuit Electric On-Call
- F - Fain Drilling On-Call
- G - Millennium Alarm Systems On-Call
- H - Maples and Associates On-Call