



REPORT TO SUCCESSOR AGENCY BOARD OF THE REDEVELOPMENT AGENCY OF THE CITY OF LAKE ELSINORE

To: Honorable Agency Chair and Members of the Successor Agency

From: Jason Simpson, Executive Director

Prepared by: Shannon Buckley, Assistant Executive Director

Date: January 24, 2023

Subject: **Annual On-call and Construction Contractor Services Agreements in Support of the Successor Agency of the Redevelopment Agency of the Agency of Lake Elsinore Minor Construction, Maintenance, and Operations**

Recommendation

Approve on-call minor construction contractor services agreements with Amber Airconditioning in an amount not to exceed \$100,000, California State Fire Protection in an amount not to exceed \$40,000, Cotter Construction, Inc. in an amount not to exceed \$50,000, Endresen Development, Inc. in an amount not to exceed \$275,000, Pursuit Electric in an amount not to exceed \$75,000, and Unique Builders of California, Inc. in an amount not to exceed \$275,000 in the form attached and in such final form as approved by the Agency Attorney.

Background

Consistent with the Redevelopment Dissolution Act, the Successor Agency is authorized to enter into enforceable obligations for the purpose of maintaining the assets of the former Redevelopment Agency. To this end, the Successor Agency has entered into a Stadium Interim Management Agreement and amendments thereto with the Storm to provide for the continued, efficient and cost effective management, maintenance and operation of the Lake Elsinore Diamond Stadium ("Stadium Agreement"). Under the terms of the Stadium Agreement, the Successor Agency is responsible for all Capital Repairs.

On-call contracts allow the Agency to mobilize maintenance and construction services quickly and efficiently under pre-negotiated terms and conditions. The Agency requires contractor services to resolve urgent matters surrounding changing standards predicated by major league baseball and other outside agencies. For an Agency that needs to engage a general or specific maintenance or construction service, the benefits of having an on-call contract in place include the following:

Wide span of technical expertise

Resource availability and flexibility
Commitments as needed for services
Accelerated procurement and authorization
Independent and objective assessments and proposals
Validation of resolution-oriented actions

The on-call and minor construction services in the Agency are an essential resource to maintain stadium amenities and efficiently maintain the facility to meet Major League Baseball standards. Staff initiated a Request for Proposal (RFP) for annual on-call and minor construction contractor services. Proposals are on file with the Agency Secretary/City Clerk. Utilizing the submittals from these contractors' additional agreements are needed to sustain these essential services. All of these have provided essential contractor services per the agreed scope of work which includes but is not limited to the below maintenance/minor construction and repair trade areas commonly utilized by the Agency and listed below:

Minor Construction and Repair
Plumbing
Concrete
HVAC
Roofing
Finish Wood Working
Sheet Metal
Demolition & Disposal

Carpentry (Framing)
Electrical
Masonry
Painting
Dry Wall
Welding
Flooring
Data & Communication

Discussion

These on-call contractors will perform various on-call repairs and minor construction work. All assigned work will be proposed in writing, reviewed, negotiated by Staff, and approved before execution. Several of these contractors have performed as contractors and sub-contractors on several large Agency projects at the Diamond Stadium.

These agreements are needed to ensure that continued on-call and minor construction contractor support is in place for immediate operational demands. The sustainment of these essential general requirements provides the Agency with far-reaching facility rehabilitation and immediate maintenance augmentation of construction and repair services.

Fiscal Impact

The State Department of Finance has approved the Stadium Agreement and the allocation of Real Property Tax Trust Funds for Stadium obligations in accordance with the Successor Agency Recognized Obligations Payment Schedules (ROPS). RPTTF Funds are available for Stadium Capital Repairs consistent with the Stadium Agreement and are budgeted in the Fiscal Year 2022/23 budget.

Attachments

On-call Agreements

Attachment 1 - Agreement - Amber Airconditioning
Attachment 2 - Agreement - California State Fire Protection
Attachment 3 - Agreement Cotter Construction, Inc.
Attachment 4 - Agreement - Endresen Development, Inc.
Attachment 5 - Agreement - Pursuit Electric
Attachment 6 - Agreement - Unique Builders of California, Inc.