



CITY OF POMONA COUNCIL REPORT

September 18, 2023

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Benita DeFrank, Neighborhood Services Director

**SUBJECT: AMEND A CONTRACT WITH R DEPENDABLE CONSTRUCTION FOR
TENANT IMPROVEMENTS AT 2040 N. GAREY AVENUE, POMONA, CA**

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Amend the contract with R Dependable Construction Inc. for tenant improvements at 2040 N. Garey Avenue, Pomona, CA by increasing contract amount by \$60,000 bringing total contract price to \$290,969; and,
- 2) Authorize the City Manager to execute the contract on behalf of the City, subject to review by the City Attorney.

EXECUTIVE SUMMARY:

The property, located at 2040 N. Garey Avenue, will serve as an Emergency Day Shelter and Resource Center for families with high barriers to housing with linkages to permanent housing interventions and other supportive services. Before the property may be used as emergency shelter, renovations are necessary. In this regard, a rehabilitation contract was awarded to R Dependable Construction, Inc. on October 17, 2022 in the amount of \$230,969. During the rehabilitation work, additional work were deemed necessary to complete the project.

FISCAL IMPACT:

Funding for the additional work in the amount of \$60,000 is currently appropriated in the FY 2023-24 City Operating Budget in Emergency Solutions Grant CARES Act (ESG-CV) (193-1791-52584-63224).

PREVIOUS COUNCIL RELATED ACTION:

On October 17, 2022, the City Council approved an award of contract to R Dependable Construction, Inc. amounting to \$230,969 for Tenant Improvements at 2040 N. Garey Avenue, Pomona.

DISCUSSION:

The property at 2040 N. Garey Avenue will be converted into a Family Day Shelter and Resource Center (Center) for Pomona families with high barriers to housing. The Center shall provide a centralized and coordinated point of service with the ultimate goal of diverting homeless families away from the crisis housing system and assisting them with securing or maintaining permanent housing as rapidly as possible.

The repairs and improvements involve addressing health and safety concerns, bringing the facility up to the Universal Building Code standards, and addressing deferred maintenance. Related work includes installing GFCIs and smoke detectors, new water heaters, texturing and re-painting, new flooring, new lighting fixtures, bathroom upgrades and extermination.

The increase in contract price of \$60,000 will cover parking lot improvements, addition of center conference room, and landscaping. The amended contract amount is \$290,969.

It is anticipated that the rehabilitation work will be completed by September 30, 2023.

COUNCIL PRIORITIES & GOALS:

This item supports 2022 City Council Priority #3 – Increased Opportunity and Housing Stability and Goal K – Reduce the unsheltered homeless population by 10% annually and take actions to mitigate the impacts of homelessness in the community.

Prepared by:

Donyielle Holley
Housing Stabilization Manager