



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JUNE 23, 2026

FROM: FINANCE DEPARTMENT WARD: ALL

SUBJECT: SERVICES AGREEMENT FROM RFP NO. 2520 WITH ATI RESTORATION LLC OF ANAHEIM, CALIFORNIA FOR EMERGENCY AND NON-EMERGENCY, GENERAL CONTRACTING, MITIGATION, REMEDIATION, REPAIR AND RESTORATION SERVICES FOR THE TERM OF THREE YEARS FOR \$2,250,000, PLUS 10% CHANGE ORDER AUTHORITY IN THE AMOUNT OF \$225,000 FOR A TOTAL AGREEMENT AMOUNT OF \$2,475,000

ISSUE:

Approve a Services Agreement from RFP No. 2520 with ATI Restoration LLC of Anaheim, California for emergency and non-emergency, general contracting, mitigation, remediation, repair and restoration services for the term of three years for \$2,250,000, plus 10% change order authority in the amount of \$225,000 for a total agreement amount of \$2,475,000.

RECOMMENDATIONS:

That the City Council:

1. Approve a Services Agreement from RFP No. 2520 with ATI Restoration LLC of Anaheim, California for emergency and non-emergency, general contracting, mitigation, remediation, repair and restoration services for the term of three years for \$2,250,000.00, plus 10% change order authority, if necessary, in the amount of \$225,000.00 for a total agreement amount of \$2,475,000; and
2. Authorize the City Manager, or designee, to execute the Agreement with ATI Restoration LLC including making minor and non-substantive changes, including extensions up to two additional one-year terms, subject to the availability of budgeted funds.

BACKGROUND:

Risk Management oversees multiple emergency and non-emergency agreements with a wide range of contractors. These contractors are strategically chosen to ensure that the City has the resources it needs to respond to any incident that may be brought forward by any City Department. RFP 2520 specially seeks a licensed and bonded firm to perform restoration, remediation, and mitigation contractor services.

- **Restoration:** Restoration focuses on returning a structure, site or environment, to its original condition. Restoration activities typically involve careful assessment, conservation techniques, and adherence to original materials or design standards to maintain authenticity.
- **Remediation:** Remediation is a technical process used to correct, remove, or neutralize damage, contamination, or regulatory non-compliance within a structure, system, or environmental setting. Remediation efforts aim to eliminate harmful conditions, restore safety, and bring the affected area back into compliance with environmental, structural, or health standards. This work often involves corrective action planning and verification that hazards have been appropriately treated or removed.
- **Mitigation:** Mitigation refers to the act of reducing and managing the severity and impact of a hazard or physical assets or the environment. Mitigation may include design adjustments, protective strategies, engineered controls, or restoration of comparable resources to offset unavoidable impacts.

Restoration, Remediation, and Mitigations Examples include:

- Sewage Cleanup and Remediation
- Water Extraction
- Structural Drying and/or Floor Drying
- Cleaning/Disinfecting/Sanitizing
- Deodorize/Odor Removal
- Antimicrobial Treatment
- Structural Dehumidification
- Mold Remediation
- Lead Removal Services

Recent Remediation Projects:

1. Fairmount Golf Course remediation to Golf Shop and Restroom- January 2025.
2. Mitigation and repair of mold in Fire Station 3- April 2025.
3. Water Intrusion Remediation and Repair to City Hall Basement Flooding- January 2026.
4. Sewage overflow into a commercial garage owned by a private third-party business.
5. Remediation and abatement of rodent infestation at Fire Station 2- May 2026.

2026 Remediation Activity

Risk Management dispatched the current restoration contractor for two emergency restoration projects at the beginning of 2026. The total amount invoiced for the two emergency projects will fully utilize the current agreement amount, including the 10% contingency, resulting in a total of \$825,000 billed for FY 25/26.

	FY 23/24	FY 24/25	FY 25/26	Total
Total Paid in Emergency and Non-Emergency Restoration Services	\$200,377.50	\$115,238.71	\$474,398.94*	\$790,015.15

*Amount paid as of May 26, 2026.

Project deployments under the City’s emergency and non-emergency contractor panels are unplanned and dispatched by the City’s Risk Management team.

DISCUSSION:

The current agreement for emergency and non-emergency remediation services is set to expire

on June 30, 2026. The Risk Management Division worked with the Purchasing Division to solicit and procure a new remediation services agreement, ensuring the City will continue to have access to remediation services beginning July 1, 2026.

Per the Riverside Municipal Code, Section 3.18.030 B., the Risk Manager is to develop and administer a system that identifies and reduces the property and liability losses, insurance costs, and administrative costs of risk management incurred by the City. The restoration agreement with ATI Restoration LLC, along with all other emergency and non-emergency agreements and panels, are tools that help Risk Management ability to minimize liability by responding to incidents immediately upon notification from city staff.

This agreement will authorize a contract total amount of \$2,250,000 over three years. Risk Management also requests a 10 percent contingency (or \$225,000), if needed, over the entire three term of the agreement for a total agreement value of \$2,475,000. At the end of the initial three-year term, Risk Management will evaluate contractor performance to determine whether to exercise up to two additional one-year extensions or rebid the agreement.

Purchasing Overview

On January 27, 2026, the City’s Purchasing Division (Purchasing) issued Request for Proposals (RFP) No. 2520 on PlanetBids seeking prospective proposers to provide emergency and non-emergency, general contracting, mitigation, remediation, repair and restoration services.

The solicitation notification is summarized in the table below:

Action	Number of Vendors
External Vendors Notified	500
City of Riverside Vendors Notified	143
Vendors who downloaded the RFP	38
Proposals received	5

A total of 12 questions were received from prospective proposers, and an addendum was posted. RFP No. 2520 closed on February 18, 2026, with a total of 5 responses. 4 proposals were found to be responsive and responsible, with (1) proposal determined as non-responsive due to a listed subcontractor not meeting the requirement of having a current and valid DIR registration number at the time of bid.

Under the guidance of Purchasing, 4 City staff from Parks and Recreation, Finance, General Services, evaluated the proposals for 1 round, which resulted in ATI Restoration LLC ranking No. 1. The evaluation criteria, total points and rankings for each evaluation round are summarized in the tables below.

Round 1 – Evaluation Criteria

Evaluation Criteria	Total Points
Qualifications	20%
Experience (Projects of similar size and scope)	30%
Approach and Methodology	10%
Professional References	15%
Pricing	25%

Round 1 – Evaluation Results

Vendor	Location	Evaluation Scores	Rank
ATI Restoration LLC	Anaheim, CA	829.88	1
Araya Construction Inc	San Marcos, CA	805.32	2
Summit Lake Park Eagle Restoration Systems	Chino, CA	795.28	3
Ernest Elmer Inc.	Riverside, CA	705.27	4
*Belfor Property Restoration	Riverside, CA	N/A	N/A

*Non-responsive vendor

Following the evaluation, ATI Restoration LLC was selected as the most qualified company to meet the requirements of the RFP.

This action is pursuant to Purchasing Resolution 24101, Section 508 which states, “Contracts procured through Formal Procurement shall be awarded by the Awarding Entity to the Lowest Responsive and Responsible Bidder, except that...(c) Contracts procured through Formal Procurement for Services or Professional Services, where a Request for Proposals or Request for Qualifications was used to solicit Bids, shall be awarded by the Awarding Entity in accordance with the evaluation criteria set forth in the Request for Proposals or Request for Qualifications...”

The Purchasing Manager concurs that the recommended action is compliant with Purchasing Resolution 24101.

FISCAL IMPACT:

The total fiscal impact of this agreement is up to \$4,125,000 over the five-year term of this agreement, including the two one-year extensions if exercised. However, there is no immediate fiscal impact of the action as the City only pays for services and materials rendered on an as-needed basis. Sufficient funds for Fiscal Year 2026/27 have been included in the proposed budget going before Council in June 2026, in the Liability Insurance Trust Fund, Property Damage Claims account 232000-428630. Additionally, departments pay for their own service requests from existing departmental budgets. Appropriations for future fiscal years will be included in the budget submissions for those fiscal years to be presented to the City Council for approval.

Prepared by: Jackie Godinez, Risk Manager
 Approved by: Sergio Aguilar, Deputy Finance Director
 Certified as to availability of funds: Julie Nemes, Interim Finance Director
 Approved by: Edward Enriquez, Assistant City Manager/ Chief Financial Officer
 Approved as to form: Rebecca McKee-Reimbold, Interim City Attorney

- Attachments:
1. RFP Response by ATI Restoration, LLC
 2. Award Recommendation
 3. ATI Restoration Agreement