

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, (1) DECLARING THAT THE ROOF PROTECTION AND
4 SCAFFOLDING MODIFICATIONS AT THE HARADA HOUSE WAS OF
5 URGENT NECESSITY FOR THE PRESERVATION OF LIFE, HEALTH, AND
6 PROPERTY PURSUANT TO CHARTER SECTION 1109; AND (2)
7 AUTHORIZING A CHANGE ORDER TO THE AGREEMENT FOR
8 CONSTRUCTION WITH COMMERCIAL SCAFFOLDING OF CALIFORNIA,
9 INC, FOR ROOF PROTECTION AND SCAFFOLDING AT THE HARADA
10 HOUSE, IN THE AMOUNT OF \$27,044 WITH AN ADDITIONAL 15%
11 CONTINGENCY IN THE AMOUNT OF \$12,568 FOR A CONTRACT PRICE
12 TOTAL OF \$96,356.

13 WHEREAS, Design work is underway to rehabilitate the Harada House for use as a public
14 house museum; however, the structure is fragile with multiple roof holes allowing for water and
15 wildlife intrusion; and

16 WHEREAS, scaffolding and a temporary cover was previously installed to protect the Harada
17 House; and

18 WHEREAS, on February 5, 2026, Museum staff determined that someone had been gaining
19 unauthorized access to the Harada House through the second story window via the scaffolding,
20 creating an immediate threat to City property that required immediate action to prevent damage to the
21 Harada House; and

22 WHEREAS, alternations were made to the scaffolding to add 12-foot plywood around the base
23 to prevent climbing and to shorten the roof cover “skirt” making the second story more visible; and

24 WHEREAS, on February 4, 2025, the City entered into an agreement with Commercial
25 Scaffolding of California, Inc. for the Harada House scaffolding and roof protection measures project
26 in the amount of \$40,244; and

27 WHEREAS, since the contract amount was less than \$50,000, the agreement with Commercial
28 Scaffolding of California, Inc. was procured through the use of informal bidding pursuant to
Resolution No. 24101 rather than competitive bidding provided for in Charter section 1109; and

WHEREAS, the additional work needed to further protect the Harada House roof and protect
it from trespassing necessitates an additional \$27,044 for an agreement total of \$67,288; and

WHEREAS, the ongoing work necessitated extension of the scaffolding rental costs in the
amount of \$16,500; and

1 WHEREAS, in order to avoid additional damage to the Harada House, it was necessary to
2 issue an emergency change order to the agreement with Commercial Scaffolding of California, Inc.
3 in the amount of \$27,044 in accordance with Resolution No. 24101, Sections 300–302, which provide
4 that the Purchasing Services Manager may authorize work and issue emergency purchase orders “to
5 protect the public health, welfare, safety, or property;” and

6 WHEREAS, Museum Department staff have requested an additional 15% contingency in the
7 amount of \$12,568 to be authorized, so that any additional unforeseen conditions can be dealt with in
8 an expedient manner, which would bring the total contract price to \$96,356; and

9 WHEREAS, City Charter section 1109 provides that such purchase orders may be let without
10 advertising for bids if such work or supplies or materials shall be deemed by the City Council to be of
11 urgent necessity for the preservation of life, health or property, and shall be authorized by resolution
12 passed by at least five affirmative votes of the City Council and containing a declaration of the facts
13 constituting such urgency; and

14 WHEREAS, due to the need to prevent further water intrusion and trespassing, it was an urgent
15 necessity to make immediate changes to the scaffolding and roof cover for the preservation of life,
16 health, and property, such that the competitive procurement requirements of Charter section 1109 and
17 Resolution No. 24101 should be waived.

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
19 California, as follows:

20 Section 1: The above recitals are incorporated herein by reference.

21 Section 2: On the basis of the foregoing recitals and the staff report accompanying this
22 Resolution, it is hereby found and declared that the additional roof protection installation and
23 scaffolding modifications to the Harada House was of urgent necessity for the preservation of life,
24 health, and property, and that the work procured without competitive bidding pursuant to Resolution
25 No. 24101 and Charter section 1109 are hereby approved.

26 Section 3: The City Manager, or his designee, is authorized to approve the appropriate change
27 order and contract documents with Commercial Scaffolding of California, Inc. for the additional
28 necessary work for \$27,044. The City Manager, or his designee, is also authorized to approve

1 appropriate change order and contract documents for additional unforeseen conditions up to the
2 additional 15% contingency in the amount of \$12,568.

3 ADOPTED by the City Council this ____ day of _____, 2026.

4 _____
5 PATRICIA LOCK DAWSON
6 Mayor of the City of Riverside

7 Attest:

8 _____
9 DONESIA GAUSE
10 City Clerk of the City of Riverside

11 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
12 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
13 its meeting held on the ____ day of _____, 2026, by the following vote, to wit:

14 Ayes:

15 Noes:

16 Absent:

17 Abstain:

18 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
19 City of Riverside, California, this ____ day of _____, 20____.

20 _____
21 DONESIA GAUSE
22 City Clerk of the City of Riverside

23 313914 RMS 04/22/2026
24
25
26
27
28