

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, (1) DECLARING THAT THE ROOF REPLACEMENT AT 2880 AND 2801 HULEN PLACE WAS OF URGENT NECESSITY FOR THE PRESERVATION OF LIFE, HEALTH, AND PROPERTY PURSUANT TO CHARTER SECTION 1109; AND (2) AUTHORIZING EMERGENCY PURCHASE ORDER 253543 IN THE AMOUNT OF \$386,620 FOR EMERGENCY ROOF REPLACEMENT AT 2801 AND 2880 HULEN PLACE FROM R&R ROOFING & WATERPROOFING, INC. SUBJECT TO THEIR CONSENT TO CITY'S TERMS AND CONDITIONS

WHEREAS, the CITY's Housing and Human Services Department is responsible for providing services to the unhoused population and connecting people to housing; and

WHEREAS, the CITY owns several properties on the Hulen Campus to provide services to the unhoused population, including the Access Center located at 2880 Hulen Place and Helping Hands Hulen Campus at 2881 Hulen Place; and

WHEREAS, the Access Center operates daily and serves as the entry point and service hub for the City's continuum of care providing access to a wide range of services that include homeless outreach, housing placement, employment development, benefits enrollment, healthcare access, mental health services, substance abuse recovery, veteran services, life skills training, financial counseling, legal assistance, client stabilization resources, computer access, transportation assistance, and basic emergency needs; and

WHEREAS, Helping Hands Hulen Campus complements the CITY's Access Center efforts by providing recuperative care specializing in behavioral health needs by facilitating 28 shelter beds, intense case management, medication oversight, and scheduled programming to clients; and

WHEREAS, in November 2024, significant rainfall resulted in the presence of several leaks at both facilities; and

WHEREAS, at the time of the rainfall and subsequent leaks, all shelter beds at the Helping Hearts campus were occupied, and the Access Center was operating on a seven day a week schedule; and

1 WHEREAS, the closure of both facilities would displace vulnerable clients and prevent or
2 negatively impact the CITY's ability to provide services to CITY clients dependent on said services;
3 and

4 WHEREAS, the CITY's General Services Department surveyed the roofs and determined that
5 the roofs were both beyond repair and needed full replacement; and

6 WHEREAS, the CITY's General Services Department determined that a roofing contractor
7 was needed to complete the replacement; and

8 WHEREAS, delaying the replacement of the roof to conduct a competitive bidding process for
9 the necessary work risked: 1) additional damage to the buildings and its contents that could be avoided
10 by completing the roof replacement; and 2) closing the facilities and thereby exposing the clients of
11 the CITY's services to negative health, welfare and safety consequences, such as homelessness, loss
12 of health related services, and other such consequences; and

13 WHEREAS, in order to avoid additional damage to the buildings and to prevent the curtailment
14 of CITY services it was necessary to issue an emergency purchase order "to protect the public health,
15 welfare, safety, or property;" and

16 WHEREAS, upon review of quotes and response timelines, R&R Roofing and Waterproofing
17 was selected to complete the project; and

18 WHEREAS, Emergency Purchase Order No. 253543 was subsequently issued on January 28,
19 2025, for an emergency purchase in the amount of \$383,170 to replace the roofs; and

20 WHEREAS, subsequently, during the replacement process a change order in the amount of
21 \$3,450 was requested to add a scupper on the roof located at 2880 to address low roofing level and
22 water drainage resulting in a total Emergency Purchase Order in the amount of \$386,620;

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

WHEREAS, due to the extensive structural damage identified, it was an urgent necessity to complete the roof replacement for the preservation of life, health, and property, such that the competitive procurement requirements of Charter section 1109 should be waived.

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

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

Section 2: On the basis of the foregoing recitals and the staff report accompanying this Resolution, it is hereby found and declared that the roof replacement at 2801 and 2880 Hulen Place was of urgent necessity for the preservation of life, health, and property, and that the roof replacement procured without competitive bidding pursuant to Charter section 1109 are hereby approved.

Section 3: The City Manager, or his designee, is authorized to approve emergency purchase Order No. 253543 subject to the condition that R&R Roofing consent to contract terms and conditions as deemed reasonable by the City Manager to protect the interests of the City.

Section 4: The City Manager or his designee, is authorized to execute in the name of the City of Riverside an agreement to memorialize the Emergency Purchase Order No. 253543 and such other conditions as the City Manager deems necessary to protect the interests of the City.

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

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

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

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2026.

DONESIA GAUSE
City Clerk of the City of Riverside