



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2019-00809

June 25, 2019

Consent Item 06

Title: Supplemental Agreement: Placer Title Company for Title Report Search Services

Location: Citywide

Recommendation: Pass a Motion authorizing the City Manager, or City Manager's designee, to execute Supplemental agreement #2017-0471-1 with Placer Title Company for title report search services in the amount of \$70,000, bringing the not-to-exceed amount to \$250,000

Contact: Ryan DeVore, Director of Community Development Department, (916) 808-8860, Julia Mason, Program Analyst, (916) 808-4771, Community Development Department

Presenter: none

Attachments:

1-Description/Analysis

2-Supplemental agreement

Description/Analysis

Issue Detail: Title report search services are a necessary and vital tool for housing and code enforcement. Through the use of title reports, Housing and Code enforcement are able to provide the required noticing to the property owners and beneficiaries whose property is found to be in violation of City Code or to be a potential risk to public safety.

Due to housing market conditions over recent years, the Community Development Department has experienced an increased need for title reports due to the many ownership changes on properties. It is critical that these services be continued in order to be able to address the increased volume of nuisance cases and unsafe conditions created when a property is not in compliance with health and safety codes, building standards and other related laws.

The attached supplement will enable the City to sustain its contract with Placer Title Company and continue to provide this necessary service by increasing the amount of the agreement by \$70,000 for a new not-to-exceed amount of \$250,000.

Policy Considerations: This recommendation is consistent with City Code section 3.64 and in accordance with Procurement Policy No. AP-4102. The City Manager shall have the authority to issue supplemental agreements that increase the agreement amount, provided that the sum of all such supplemental agreements issued by the City Manager shall not exceed twenty-five thousand dollars (\$25,000).

Economic Impacts: None.

Environmental Considerations: This report concerns administrative activities and governmental fiscal activities that do not constitute a "project" as defined by CEQA Guidelines sections 15378(b)(2) and 15378(b)(4) and are not subject to the provisions of CEQA. (CEQA Guidelines, section 15060(c)(3).)

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Title report search services are a necessary and vital tool for housing and code enforcement. Through the use of title reports, staff can gain access to property owners and beneficiaries whose property is found to be in violation of City Code or a potential risk to public safety. It is critical that these services be continued to address threats to

the public's health safety and welfare created when a property is not in compliance with health and safety codes, building standards, and other related laws.

Financial Considerations: The current agreement has a not-to-exceed amount of \$180,000. The new supplemental agreement would increase the total amount by \$70,000, bringing the new total not-to-exceed amount to \$250,000.

There is sufficient funding in the FY2018/19 Community Development Department General Fund operating budget for the Placer Title Company supplemental agreement increase of \$70,000.

Local Business Enterprise (LBE): Placer Title company is an LBE.

SUPPLEMENTAL AGREEMENT

Project Title and Job Number: TITLE REPORT SEARCH SERVICES
Purchase Order #:

Date: 5/17/19
Supplemental Agreement No.: 1

The City of Sacramento ("City") and _____ Placer Title Company ("Contractor"), as parties to that certain Professional Services Agreement designated as Agreement Number C2017-0471, including any and all prior supplemental agreements modifying the agreement (the agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. The scope of Services specified in Exhibit A of the Agreement is amended as follows:

Increase the not-to-exceed amount by \$70,000. There is still a little less than one year left on the contract and we are close to depleting the funds in the original not-to-exceed amount of \$180,000.

2. In consideration of the additional and/or revised services described in section 1, above, the maximum not-to-exceed amount that is specified in Exhibit B of the Agreement for payment of Contractor's fees and expenses, is increased / by 70,000, and the Agreement's maximum not-to-exceed amount is amended as follows:

Agreement's original not-to-exceed amount:	180,000
Net change by previous supplemental agreements:	0
Not-to-exceed amount prior to this supplemental agreement:	180,000
Increase/ by this supplemental agreement:	70,000
New not-to exceed amount including all supplemental agreements:	250,000

3. Contractor agrees that the amount of increase or decrease in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Contractor for any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Contractor.
4. Contractor warrants and represents that the person or persons executing this supplemental agreement on behalf of Contractor has or have been duly authorized by Contractor to sign this supplemental agreement and bind Contractor to the terms hereof.
5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Contractor shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

Approval Recommended By:



Project Manager

Approved By:



Contractor

Approved By:

City of Sacramento

Approved As To Form By:



City Attorney

Attested To By:

City Clerk