

**POWER POINTS**

**HOUSING**

**COMMISSION**

**SPECIAL**

**MEETING**

**APRIL 9, 2026**

# Housing Commission Special Meeting

April 9, 2026



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# Pledge of Allegiance



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# Housing Commission Special Meeting

April 9, 2026

## Confirmation of Agenda



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# Housing Commission Special Meeting

April 9, 2026

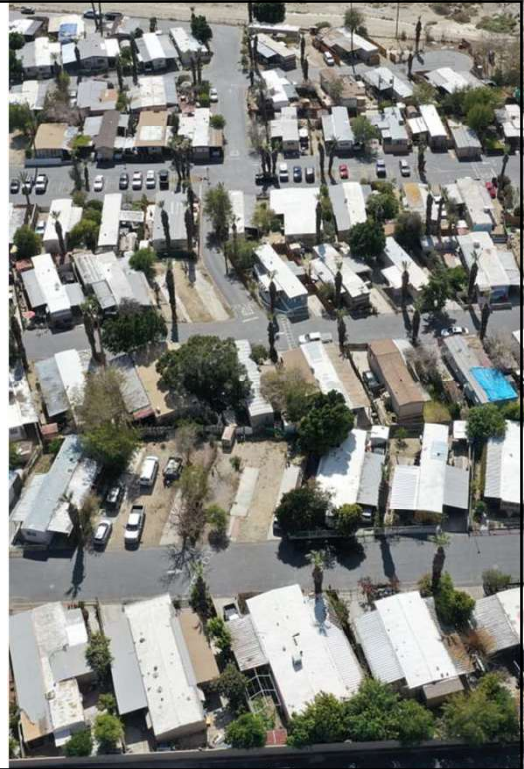
## Consent Calendar Item



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**ITEM NO. B1 - RECOMMEND HOUSING AUTHORITY APPROPRIATE FUNDS AND APPROVE AGREEMENT FOR CONTRACT SERVICES WITH FRONTLINE FACILITY SOLUTIONS, LLC, FOR PROPERTY MANAGEMENT SERVICES FOR DUNE PALMS MOBILE HOME ESTATES**

La Quinta Housing Commission | Special Meeting: April 9, 2026



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## About the Property

### Key Facts



Acquired by La Quinta Housing Authority in 2021



84 Coaches



Managed by J&H Asset Property Management in Concert with City since March 2021

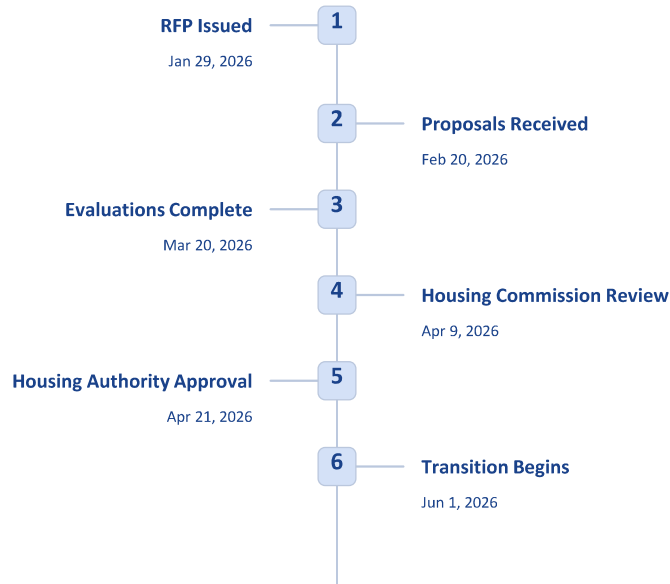


J&H contract expires June 30, 2026



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## RFP Timeline



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## Four Firms Competed

Staff received **4 proposals** and interviewed all 4 firms

All firms were responsive and evaluated equally

### Evaluation Criteria

- Qualifications
- Approach / Methodology
- Staffing/ Resident Plan
- California Government References
- Fee Competitiveness

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## Why We Selected FFS

FRONTLINE FACILITY SOLUTIONS, LLC — LAKESIDE, CA

<p><b>California-based Service-Disabled Veteran-Owned Small Business (SDVOSB)</b></p>	<p><b>Interviewed references</b></p>	<p><b>Dedicated on-site staffing model (property manager + maintenance worker)</b></p>
<p><b>24/7 emergency response via licensed vendors</b></p>	<p><b>Online Software to track payments, payments, asset management, and management, and maintenance requests in real time.</b></p>	<p><b>Direct approach to resident relations and park improvements</b></p>

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## Contract Value

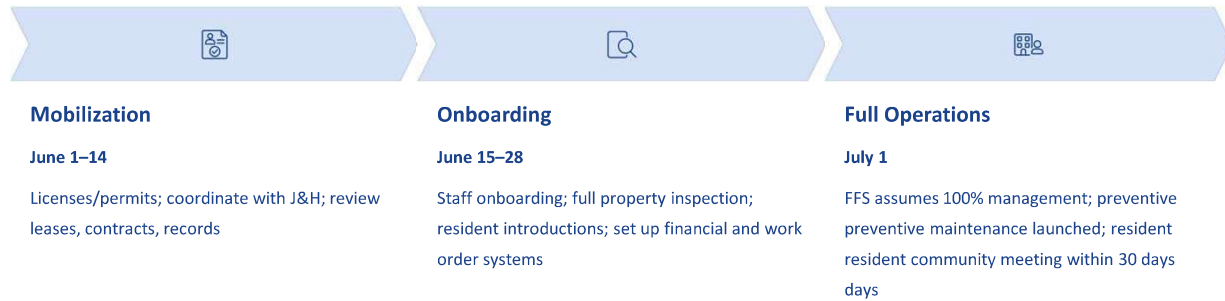
Period	Monthly	Total
June 2026 (Transition)	\$15,742	\$15,742
FY 26/27–28/29 (3-Year Initial Term)	\$15,742	\$582,454
FY 29/30–30/31 (Optional Extension)	\$16,847	\$404,328
Contingency	—	\$83,218
<b>Contract Total (NTE)</b>	—	<b>\$1,070,000</b>

**Supplemental appropriation requested:** ~\$40,000 (covers remaining J&H months + FFS transition)

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## Transition Plan — June 2026

Three Phases for a Zero-Gap Handoff



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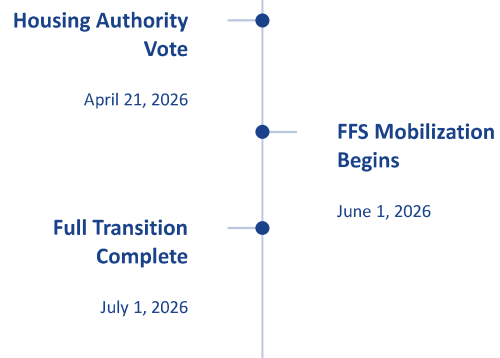
## Recommendation & Next Steps

Staff Recommends the Commission:

A. Recommend Housing Authority appropriate \$40,000 in supplemental funds

B. Recommend Housing Authority approve Agreement with Frontline Facility Facility Solutions, LLC LLC

If Approved:



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# Frontline Facility Solutions

One Call to Solve It All



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## Mission Statement: At

Frontline Facility Solutions, we are committed to providing exceptional facility management, maintenance, and repair services that allow businesses to operate seamlessly. Our team of dedicated experts understands the unique challenges of maintaining facilities and works tirelessly to deliver dependable, cost-effective solutions that enable our clients to focus on what matters most.



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## The Problem With Traditional Facilities Management

- Trying to Find the Right Vendors for Each Specific Issue?
- Waiting on Hold or Trying to get a Response?
- No actionable plan to improve your Property?
- Spending time to Coordinate Vendors Arrival and Repairs?
- Negotiating Pricing and Service Level Agreements with Each Trade?
- Chasing Vendors for Invoices and Creating Multiple PO's?
- Tired of Terrible Service From Your “#1”, “Largest Provider” , or “Most Experienced” provider of Integrated Facilities Management?

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## The Solution

### Just Make One Call to Frontline Facility Solutions!!!

- We self perform majority of your work.
- We Have the Right Partners for any Job we don't self perform.
- We do the Coordination and SLA's with Preferred Pricing.
- One Monthly Invoice for ALL Services Performed.
- We Put Customers and our People Before Profits, Unlike Those Big Corporate Legacy Providers

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# Core Services

## 1. Facility Maintenance and Engineering

- 24/7 support for all building systems.
- HVAC, electrical, plumbing, and lighting services.

## 2. Janitorial & Cleaning Services

- High-standard cleaning for office buildings, hospitals, and other commercial spaces.
- Tailored cleaning schedules based on client needs.

## 3. Landscaping & Grounds Maintenance

- Professional landscaping services to keep your property well-maintained and welcoming.
- Regular upkeep of gardens, lawns, and outdoor spaces.

## 4. Energy Management

- Solutions to reduce energy consumption and optimize utility expenses.
- Smart systems and reporting to track usage.

## 5. Project Management

- Full-service project management for new constructions or renovations.
- From design to execution, we ensure timelines and budgets are adhered to.

## 6. Safety & Compliance

- Regular inspections and compliance checks to meet safety regulations.
- Risk assessments, emergency preparedness, and worker training.

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# Why Choose Us

- **Experience & Expertise:**
  - Over 30 years in facility management with proven success in a variety of sectors.
- **Tailored Solutions:**
  - Services customized to meet the unique needs of each client.
- **24/7 Availability:**
  - Always ready to handle emergencies or urgent requests.
- **Eco-Friendly Practices:**
  - We incorporate sustainability in every service we provide, aiming to minimize your environmental impact.
- **Certified & Compliant:**
  - Fully licensed and insured to meet industry regulations and safety standards.

- **Diverse Supplier**
  - Service Disabled Veteran Owned Business (SDVOB), Minority Business Enterprise (MBE), HUBZone Certified, Minority-Owned Small Business Certification (8A)
- **Accessible Leadership:**
  - Our founders are directly reachable — no call centers, no layers of bureaucracy. When you need answers, you get leadership.
- **Hands-On Leadership:**
  - Tim and Carlos are active participants in every engagement — veterans who lead from the front, on-site and in the details.
- **Continuous Improvement:**
  - We embed KPIs, performance reviews, and client feedback loops into every contract — always measuring, always improving.

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# Who We Serve

## 1. Commercial Real Estate Owners/Managers

- Office buildings, shopping malls, mobile home parks, Multi Units, and mixed-use spaces.
- Maintain clean, safe, and efficient properties for tenants and visitors.

## 2. Industrial Facilities

- Factories, warehouses, and distribution centers.
- Ensure equipment and infrastructure are in top working condition.

## 3. Healthcare Providers

- Hospitals, clinics, and medical offices.
- Provide critical facility maintenance and cleaning services to maintain health and safety standards.

## 4. Educational Institutions

- Schools, universities, and training centers.
- Ensure cleanliness, safety, and smooth operations for students and staff.

## 5. Government Agencies

- Municipalities and state facilities.
- Facilitate efficient, cost-effective, and sustainable facility management.

# Our Process

- **Initial Consultation:**
  - Understanding client needs, challenges, and goals.
  - *Ask about our Complementary Facility Condition Assessment*
- **Customized Solutions:**
  - Design tailored services specific to each client's requirements.
- **Implementation & Execution:**
  - Deploy trained professionals and resources for the job.
- **Ongoing Monitoring & Support:**
  - Continuous check-ins and maintenance to ensure seamless operations.
  - Sr. Leadership, Executive Leadership always available to all customers regardless of size.
  - Continuous site visits and gathering of data from end users of our services.



## The Leadership Team

# Veteran-Owned Client-Focused Excellence Driven



**Tim Stone, COO**

Facilities, Operations, Real Estate  
Expert with 30 Yrs. of Experience in  
Multiple Highly Regulated Industries.  
I live by "Always Leave it Better Than  
You Found it". Proud to be a USMC  
Veteran.



**Carlos Carrillo, CEO**

Facilities, Operations, Technical,  
Efficiency expert with 27 Yrs. of  
Experience in Multiple Highly  
Regulated Industries. Proud to  
be a Retired USMC Veteran.

**Let's Talk About Your Facility's Needs  
Today!**

Contact us at 619-875-9996 (Owners Phone)  
or email [Info@FFS.com](mailto:Info@FFS.com)

**Service Disabled Veteran Owned Small  
Business.**

Visit our website  
[www.frontlinefacilitiesolutions.com](http://www.frontlinefacilitiesolutions.com) to learn  
more.

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# Questions



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# Housing Commission Special Meeting

**Next Regular Quarterly Meeting  
June 10, 2026**



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