



KCP Management, LLC
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The Path Fontana Proposal

Objective: Provide site operations, security, and management services for the City of Fontana (hereinafter referred to as “City”) for “The Path” located at 17133 Valley Blvd, Fontana, CA 92335. This proposal extends the current term from 60 days to a full 1-year term (12-month term).

Proposed Term:

- 1 year (12 months) with optional 60-day extensions thereafter for Hotel Management.
- 1 year (12 months) with optional 60-day extensions thereafter for Security Services.

Budget:

Service	Amount (per month)	Term (months)	Total
Site Operations	\$30,000	12	\$360,000
Security Service	\$12,500	12	\$150,000
Administrative Cost	\$1,875	12	\$22,500
Total Cost	\$44,375	12	\$532,500

Site Manager Background: KCP Management, LLC (hereinafter referred to as “KCP”) has operated the subject facility since July 1, 2024. In addition, KCP currently has six hotel properties under management, spanning California, Texas, and New Mexico; all properties are well maintained and highly rated on review platforms.

Site Management Scope of Work:

- KCP will hire security onsite employees, pay and manage employees, and provide overall management of property for the City as needed/required.
- 24-hour management of subject facility (at least one team member on site at all times).
- Provide essential supplies (Soap, Toilet Paper, batteries, cleaning supplies, etc.) to guests.
- Checking in and checking out approved guests per City requirements.
- Assist H.O.S.T, case management, and other building/city staff with overall client management/services.
- Enforce program rules and curfew hours.
- Keep detailed records of all observed events at the facility.
- Provide regular reports on room inspections, rule violations, and ongoing occupancy.
- Provide guests with hospitable service and reasonable accommodations.
- Ensure common areas and parking lot are clean and orderly on a regular basis.

- Ensure rooms are cleaned, inspected, and turned over on a regular schedule per City requirements.
- Ensure all linens, bed sheets, towels, etc. are washed and ready for guests on a regular schedule.
- Reporting maintenance issues to City and coordinating repairs with City approval as needed.
- Maintaining required insurance related to management duties (liability, professional liability, and workers compensation) in limits acceptable to City.
- Any other management responsibilities as determined by the City.

Security Background: 2 full-time unarmed security guard(s) will be hired. Guards are to be “Guard Card” certified by BSIS (security guard license) and trained in nonviolent crisis intervention.

Security Scope of Work:

- Routine perimeter checks
- Support intake and exit of guests
- Assist with room inspections on a regular schedule
- Document and help enforce rule infractions
- Participate in client interventions with utilization of established rapport developed with clients
- Exit and entrance security using metal detector and scanning wands

Proposed Security Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Security #1	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	off	off	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)
Security #2	off	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	9:00AM - 6:00PM (Lunch Taken at 1:00PM to 2:00PM)	1:00pm – 10:00PM (Lunch Taken at 4:30PM to 5:30PM)	1:00pm – 10:00PM (Lunch Taken at 4:30PM to 5:30PM)	1:00pm – 10:00PM (Lunch Taken at 4:30PM to 5:30PM)	off

KCP Management, LLC **will not** be required to:

- Maintain any insurance related to the building (fire, earthquake, etc.)
- Pay for repairs/maintenance.
- Pay for utilities.
- Pay for TV, internet, or phone service.

Billing:

KCP Management, LLC will provide invoice to City before the 10th of the following month.