



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**April 15, 2025**

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**TOPIC:** On-Call Demolition Services for Abatement

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**AGENDA TITLE**

Agreements with Abajian Enterprise DBA SoCal Removal, Integrated Demolition and Remediation, Inc., Interior Demolition, Inc., and J&G Industries Inc. for Citywide On-Call Demolition Services for Abatement (Specification No. 25-027) (Non-General Fund)

**RECOMMENDED ACTION**

Authorize the City Manager to execute agreements with Abajian Enterprise DBA SoCal Removal, Integrated Demolition and Remediation Inc., Interior Demolition, Inc., and J&G Industries Inc. to provide citywide on-call demolition services for abatement in an aggregate amount not to exceed \$600,000, for a term beginning April 16, 2025 and expiring April 15, 2028, with provisions for two, one-year extensions (Core Agreement No. A-2025-XXX).

**GOVERNMENT CODE §84308 APPLIES:** Yes

**DISCUSSION**

The Code Enforcement Division of the Planning and Building Agency is responsible for addressing the demolition and abatement services, including asbestos abatement, lead, and hazardous materials removals, as needed when private properties are involved. Demolition services are a significant component of the City's code enforcement efforts to address unsafe structures and protect public safety.

The City's Dangerous and Abandoned Building Program has proven to be an effective tool for addressing hazardous and neglected structures that pose risks to both residents and visitors. These abandoned properties can lead to blighted neighborhoods and create public health concerns, as well as serve as havens for illegal activities. The program offers a comprehensive approach to tackle structural issues and deferred maintenance on private properties, ultimately improving the overall health, safety, and well-being of the community. The abatements are accomplished by board-ups, clean-ups, and/or demolition. Property owners are given between 2 to 30 days to abate the conditions or the City, through its contractors, will perform the work.

*Community Notification*

The on-call contractors will provide advanced written notice of the scheduled demolition to all property owners, tenants, and businesses located near or adjacent to the demolition site. "Near or adjacent" includes properties abutting the demolition site, next to the property, and directly across a roadway or alley. The agreement template requires that notification will be provided no less than ten (10) calendar days prior to the commencement of the demolition activities. A follow-up three (3) day written notice will also be shared to reiterate the project details. As part of the project outreach, temporary signage will be posted if street closure or any public right of way will be affected. The agreement template requires that signage will be installed ten (10) days before the commencement of demolition services. All signs will be reviewed and approved by the Executive Director of the Public Works Agency, or their designee.

### *Cost Recovery*

Abatement costs will be invoiced directly to the property owner(s) and or responsible parties for payment. The property owners are then notified of the outstanding abatement costs every 30 days until the Planning and Building Agency is reimbursed for the expenditure. If the invoice is not paid, a substandard lien will be recorded against the property and all abatement costs will be placed on the tax roll for collection.

### **Analysis**

Retaining and maintaining a citywide on-call demolition services contract readily accessible is crucial to maintain a safe and attractive community, ensuring timely progress in addressing severities with Code Enforcement cases without delays or interruptions. After thoroughly utilizing all available resources and allowing property owners ample opportunity to mediate all public safety concerns, an on-call agreement is the most efficient solution given the unpredictable timing and varying scope of each property. These services will create a seamless continuation of demolition services that maintain City safety.

Request for Proposals (RFP) No. 25-027 was issued on February 21, 2025 on the City's online bid management and publication system. A summary of vendor participation and results is as follows:

- 476 Vendors notified, of which 3 are based in Santa Ana
- 29 Vendors downloaded the RFP packet
- 4 Proposals received, of which 1 is from a Santa Ana-based vendor

Proposals were solicited, opened on March 11, 2025, and evaluated. Four proposals were submitted by the RFP deadline and all were determined to be responsive to the specifications and met the City's requirements. An evaluation committee reviewed and rated the proposal according to the criteria listed in the RFP.

Staff recommends awarding an agreement to all qualifying firms, Abajian Enterprise, Integrated Demolition and Remediation, Inc., Interior Demolition, Inc., and J&G Industries Inc. (Exhibits 1-4).

### **ENVIRONMENTAL IMPACT**

There is no environmental impact associated with this action.

### **FISCAL IMPACT**

Funding is available in the current FY 24-25 budget and funding for subsequent fiscal years will be included in the proposed budgets for City Council consideration.

| <b>Fiscal Year</b>       | <b>Accounting Unit-Account #</b> | <b>Fund Description</b> | <b>Accounting Unit, Account Description</b>                                   | <b>Amount</b>    |
|--------------------------|----------------------------------|-------------------------|---|------------------|
| FY 24-25                 | 12116540-62300                   | Non-General Fund        | Planning & Building, Community Preservation, Contract Services - Professional | \$100,000        |
| FY 25-26                 | 12116540-62300                   | Non-General Fund        | Planning & Building, Community Preservation, Contract Services - Professional | \$150,000        |
| FY 26-27                 | 12116540-62300                   | Non-General Fund        | Planning & Building, Community Preservation, Contract Services - Professional | \$150,000        |
| FY 27-28                 | 12116540-62300                   | Non-General Fund        | Planning & Building, Community Preservation, Contract Services - Professional | \$75,000         |
| FY 28-29                 | 12116540-62300                   | Non-General Fund        | Planning & Building, Community Preservation, Contract Services - Professional | \$75,000         |
| FY 29-30<br>July - April | 01116540-62300                   | Non-General Fund        | Planning & Building, Community Preservation, Contract Services - Professional | \$50,000         |
|                          |                                  |                         | <b>Grand Total</b>  | <b>\$600,000</b> |

### **EXHIBIT(S)**

1. Agreement with Abajian Enterprise DBA SoCal Removal
2. Agreement with Integrated Demolition and Remediation, Inc.
3. Agreement with Interior Demolition, Inc.

4. Agreement with J&G Industries

Submitted By: Ali Pezeshkpour, AICP, Acting Executive Director of Planning and  
Building Agency

Approved By: Alvaro Nuñez, City Manager