

**AGREEMENT WITH ABAJIAN ENTERPRISE DBA SOCAL REMOVAL, TO PROVIDE
CITY-WIDE ON-CALL DEMOLITION SERVICES FOR THE CITY OF SANTA ANA**

THIS AGREEMENT is made and entered into on this 15th day of April, 2025 by and between Abajian Enterprise, a California corporation dba SoCal Removal ("Contractor"), and the City of Santa Ana, a charter city and municipal corporation organized and existing under the Constitution and laws of the State of California ("City").

RECITALS

- A. On February 21, 2025, the City issued Request for Proposal No. 25-027, by which it sought a qualified contractor to provide on-call demolition services for the City's Planning and Building Agency for City-wide nuisance abatement.
- B. Contractor submitted a responsive proposal that was among those selected by the City. Contractor represents that it is able and willing to provide the services described in the scope of work that was included in RFP No. 25-027.
- C. In undertaking the performance of this Agreement, Contractor represents that it is knowledgeable in its field and that any services performed by Contractor under this Agreement will be performed in compliance with such standards as may reasonably be expected from a professional consulting firm in the field.

NOW THEREFORE, in consideration of the mutual and respective promises, and subject to the terms and conditions hereinafter set forth, the parties agree as follows:

1. SCOPE OF SERVICES

- a. On an on-call basis, and at the City's sole discretion, Contractor shall perform the services described in the scope of work that was included in RFP No. 25-027, which is attached as **Exhibit A**, and as more specifically delineated in Contractor's proposal, which is attached as **Exhibit B** and incorporated in full.
- b. Contractor shall provide advance written notice of the scheduled demolition to all property owners, tenants, and businesses located near or adjacent, as defined below, to the demolition site.
 - (1) For the purposes of this Agreement, "near or adjacent" shall mean properties and tenant suites located on properties abutting the subject demolition site, next to the property, and directly across a roadway or alley.
 - (2) Such notice shall be issued as follows:
 - i. **10-Day Notification.** A written notice shall be provided no less than 10 calendar days prior to the commencement of demolition activities. This notice shall include:

- (a). The address of the property to be demolished.
- (b). The anticipated start and end dates for the demolition work.
- (c). A description of potential impacts, such as noise, dust, or road closures, along with mitigation measures.
- (d). Contact information for the Contractor and the City of Santa Ana Code Enforcement Division.

ii. **3-Day Notification.** A follow-up written notice shall be issued no less than three (3) calendar days prior to the commencement of demolition activities. This notice shall reiterate the details provided in the 10-Day Notification and confirm any updates to the schedule or project details.

(3) All notifications pursuant to this Agreement must be delivered through methods reasonably calculated to ensure receipt, including direct mail, hand delivery, door hangers, or other communication methods agreed and approved, in a signed writing, by the Executive Director of the Planning and Building Agency, or their designee. The Contractor shall maintain records of all notifications and provide copies to the City upon request.

(4) Signage must comply with the following:

- i. Temporary signage must be posted if street closure and any public right of way will be affected. Temporary signage shall consist of parking signs, directional signs, or other traffic control signs, and be installed ten (10) days before the commencement of demolition activities.
- ii. All temporary signs must be reviewed and approved, in a signed writing, by the Executive Director of the Public Works Agency or their designee prior to posting. Failure to comply with these notifications requirements may result in termination and any cost recovery to complete the demolition project.

2. **COMPENSATION**

- a. City neither warrants nor guarantees any minimum or maximum compensation to Contractor under this Agreement. Contractor shall be paid only for actual services performed under this Agreement at the rates and charges identified in **Exhibit B**. Contractor is one of four (4) contractors selected to provide demolition services on an on-call basis under RFP No. 25-027. The total compensation for these services provided by all such contractors selected under RFP 25-027 shall not exceed the shared aggregate amount of Six Hundred Thousand Dollars and Zero Cents (\$600,000) during the term of the Agreement, including any extension periods.
- b. Payment by City shall be made at net thirty (30) days following completion of the demolition

project, subject to City accounting procedures. City and Contractor agree that all payments due and owing under this Agreement shall be made through Automated Clearing House (ACH) transfers. Contractor agrees to execute the City's standard ACH Vendor Payment Authorization and provide required documentation. Upon verification of the data provided, the City will be authorized to deposit payments directly into Contractor's account(s) with financial institutions.

- c. Payment need not be made for work which fails to meet the standards of performance set forth in the Recitals which may reasonably be expected by City.

3. TERM

This Agreement shall commence on the date first written above for a three (3) year term, with the option for the City to grant up to two (2) one-year renewals, exercisable by a writing by the City Manager and the City Attorney, unless terminated earlier in accordance with Section 16, below.

4. PREVAILING WAGES

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the services being performed are part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and the total compensation is \$1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

5. INDEPENDENT CONTRACTOR

Contractor shall, during the entire term of this Agreement, be construed to be an independent contractor and not an employee of the City. This Agreement is not intended nor shall it be construed to create an employer-employee relationship, a joint venture relationship, or to allow the City to exercise discretion or control over the professional manner in which Contractor performs the services which are the subject matter of this Agreement; however, the services to be provided by Contractor shall be provided in a manner consistent with all applicable standards and regulations governing such services. Contractor shall pay all salaries and wages, employer's social security taxes, unemployment insurance and similar taxes relating to employees and shall be responsible for all applicable withholding taxes.

6. OWNERSHIP OF MATERIALS

This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Contractor

under this Agreement ("Documents & Data"). Contractor shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Contractor represents and warrants that Contractor has the legal right to license any and all Documents & Data. Contractor makes no such representation and warranty in regard to Documents & Data which were provided to Contractor by the City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

7. INSURANCE

Prior to undertaking performance of work under this Agreement, Contractor shall maintain and shall require its subcontractors, if any, to obtain and maintain insurance as described below:

a. Minimum Scope and Limit of Insurance

- 1. Commercial General Liability (CGL).** Insurance Services Office ("ISO") Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$2,000,000 per occurrence and \$4,000,000 aggregate. Umbrella and excess insurance policies can be used to meet the required limits.
- 2. Automobile Liability (AL).** ISO Form CA 00 01 covering Code 1 (any auto), with combined single limits of \$2,000,000.
- 3. Workers' Compensation.** As required by the State of California, with statutory limits, and employer's liability insurance with limit of no less than \$1,000,000 per accident, per employee, per policy for bodily injury or disease.
- 4. Pollution Legal Liability and/or Error and Omissions (PLL).** With limits no less than \$1,000,000 per occurrence or claim, and \$2,000,000 policy aggregate.
- 5. Professional Liability Insurance (Errors & Omissions).** With limits no less than \$1,000,000 per occurrence or claim, and \$2,000,000 aggregate.
- 6. Broader Coverage.** These insurance requirements shall not in any way act to reduce coverage that is broader or includes higher limits than the minimums shown above. If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

b. Other Insurance Provisions

The above required insurance policies are to contain or be endorsed to contain the following provisions:

1. **Additional Insured Status.** The City, its City Council, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds on the CGL and AL policies with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. Additional insured status can be provided in the form of an endorsement to Contractor's insurance.
 2. **Waiver of Subrogation.** Contractor shall require its insurance company(ies) to waive all rights of subrogation against City of Santa Ana, its City Council, its officers, officials, employees, agents, and volunteers for losses paid under the terms of any policy which arise from performed by Contractor for City. Contractor agrees to obtain any endorsement(s) that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not City has received a waiver of subrogation endorsement from any insurer(s).
 3. **Primary Coverage.** For any claims related to this contract, the Contractor's insurance coverage shall be primary and any insurance or self-insurance maintained by City, its City Council, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
 4. **Severability.** A severability of interest provision must apply for all the additional insureds, ensuring that Contractor's insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the insurer's limits of liability.
 5. **Notice of Cancellation.** Insurance policy(ies) herein shall provide that coverage shall not be canceled, suspended, voided, reduced in coverage or in limits, non-renewed by the carrier, or materially changed except after thirty (30) days prior written notice has been given to City. Ten (10) days prior written notice shall be provided to City for policy cancellation or non-renewal due to non-payment.
 6. **Certificate Holder.** The Certificate Holder on each Evidence of the Insurance certificate shall be: City of Santa Ana, **Attn: (name of department staff responsible for Agreement)**, 20 Civic Center Plaza **M-XX (responsible staff's department mail box)**, Santa Ana, CA 92701.
- c. **Self-Insured Retentions.** Self-insured retentions must be declared to and approved by the City. City may require Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.
- d. **Acceptability of Insurers.** Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

- e. **Verification of Coverage.** Contractor shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause). A statement on a Certificate(s)/Evidence of insurance will not be accepted in lieu of the actual endorsements required herein. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them.

The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

- f. **Claims Made Policies.** If any of the required policies provide coverage on a claims-made form:

1. The retroactive date must be shown and must be before the execution date of the Agreement.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of work.
3. If coverage is cancelled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective date, Contractor must purchase "extended reporting" coverage for a minimum of five (5) years after completion of work.
4. A copy of the claims reporting requirements must be submitted to City.

- g. **Subcontractors.** Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements statement herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors. For CGL coverage, sub-contractors shall provide coverage with a form at least as broad as CG 20 38 04 13.

- h. **Failure to Maintain Insurance Coverage.** If Contractor, for any reason, fails to maintain insurance coverage which is required pursuant to this Agreement, the same shall be deemed a material breach of the Agreement. City at its sole option, may terminate this Agreement at any time and obtain damages from Contractor resulting from said breach.

- i. **Special Risks or Circumstances.** City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

8. INDEMNIFICATION

Contractor agrees to defend, and shall indemnify and hold harmless the City, its officers, agents, employees, contractors, special counsel, and representatives from liability: (1) for personal injury, damages, just compensation, restitution, judicial or equitable relief arising out of claims for personal

injury, including death, and claims for property damage, which may arise from the negligent operations of the Contractor, its subcontractors, agents, employees, or other persons acting on its behalf which relates to the services described in section 1 of this Agreement; and (2) from any claim that personal injury, damages, just compensation, restitution, judicial or equitable relief is due by reason of the terms of or effects arising from this Agreement. This indemnity and hold harmless agreement applies to all claims for damages, just compensation, restitution, judicial or equitable relief suffered, or alleged to have been suffered, by reason of the events referred to in this Section or by reason of the terms of, or effects, arising from this Agreement. The Contractor further agrees to indemnify, hold harmless, and pay all costs for the defense of the City, including fees and costs for special counsel to be selected by the City, regarding any action by a third party challenging the validity of this Agreement, or asserting that personal injury, damages, just compensation, restitution, judicial or equitable relief due to personal or property rights arises by reason of the terms of, or effects arising from this Agreement. City may make all reasonable decisions with respect to its representation in any legal proceeding. Notwithstanding the foregoing, to the extent Contractor's services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Contractor.

9. INTELLECTUAL PROPERTY INDEMNIFICATION

Contractor shall defend and indemnify the City, its officers, agents, representatives, and employees against any and all liability, including costs, for infringement of any United States' letters patent, trademark, or copyright infringement, including costs, contained in the work product or documents provided by Contractor to the City pursuant to this Agreement.

10. RECORDS

Contractor shall keep records and invoices in connection with the work to be performed under this Agreement. Contractor shall maintain complete and accurate records with respect to the costs incurred under this Agreement and any services, expenditures, and disbursements charged to the City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Contractor under this Agreement. All such records and invoices shall be clearly identifiable. Contractor shall allow a representative of the City to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement during regular business hours. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement for a period of three (3) years from the date of final payment to Contractor under this Agreement.

11. CONFIDENTIALITY

If Contractor receives from the City information which due to the nature of such information is reasonably understood to be confidential and/or proprietary, Contractor agrees that it shall not use or disclose such information except in the performance of this Agreement, and further agrees to exercise the same degree of care it uses to protect its own information of like importance, but in no event less than reasonable care. "Confidential Information" shall include all nonpublic information. Confidential information includes not only written information, but also information transferred orally, visually, electronically, or by other means. Confidential information disclosed to either party by any subsidiary and/or agent of the other party is covered by this Agreement. The foregoing obligations of non-use and

nondisclosure shall not apply to any information that (a) has been disclosed in publicly available sources; (b) is, through no fault of the Contractor disclosed in a publicly available source; (c) is in rightful possession of the Contractor without an obligation of confidentiality; (d) is required to be disclosed by operation of law; or (e) is independently developed by the Contractor without reference to information disclosed by the City.

12. CONFLICT OF INTEREST CLAUSE

Contractor covenants that it presently has no interests and shall not have interests, direct or indirect, which would conflict in any manner with performance of services specified under this Agreement.

13. NON-DISCRIMINATION

Contractor shall not discriminate because of race, color, creed, religion, sex, marital status, sexual orientation, gender identity, gender expression, gender, medical conditions, genetic information, or military and veteran status, age, national origin, ancestry, or disability, as defined and prohibited by applicable law, in the recruitment, selection, teaching, training, utilization, promotion, termination or other employment related activities or any services provided under this Agreement. Contractor affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations.

14. EXCLUSIVITY AND AMENDMENT

This Agreement represents the complete and exclusive statement between the City and Contractor, and supersedes any and all other agreements, oral or written, between the parties. In the event of a conflict between the terms of this Agreement and any attachments hereto, the terms of this Agreement shall prevail. This Agreement may not be modified except by written instrument signed by the City and by an authorized representative of Contractor. The parties agree that any terms or conditions of any purchase order or other instrument that are inconsistent with, or in addition to, the terms and conditions hereof, shall not bind or obligate Contractor or the City. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which is not embodied herein.

15. ASSIGNMENT

Inasmuch as this Agreement is intended to secure the specialized services of Contractor, Contractor may not assign, transfer, delegate, or subcontract any interest herein without the prior written consent of the City and any such assignment, transfer, delegation or subcontract without the City's prior written consent shall be considered null and void. Nothing in this Agreement shall be construed to limit the City's ability to have any of the services which are the subject to this Agreement performed by City personnel or by other contractors retained by City.

16. TERMINATION

This Agreement may be terminated by the City upon thirty (30) days written notice of termination. In such event, Contractor shall be entitled to receive and the City shall pay Contractor compensation for

all services performed by Contractor prior to receipt of such notice of termination, subject to the following conditions:

- a. As a condition of such payment, the Executive Director may require Contractor to deliver to the City all work product(s) completed as of such date, and in such case such work product shall be the property of the City unless prohibited by law, and Contractor consents to the City's use thereof for such purposes as the City deems appropriate.
- b. Payment need not be made for work which fails to meet the standard of performance specified in the Recitals of this Agreement.

17. WAIVER

No waiver of breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement shall be effective unless it is in writing and signed by the party waiving the breach, failure, right or remedy. No waiver of any breach, failure or right, or remedy shall be deemed a waiver of any other breach, failure, right or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver unless the writing so specifies.

18. JURISDICTION - VENUE

This Agreement has been executed and delivered in the State of California and the validity, interpretation, performance, and enforcement of any of the clauses of this Agreement shall be determined and governed by the laws of the State of California. Both parties further agree that Orange County, California, shall be the venue for any action or proceeding that may be brought or arise out of, in connection with or by reason of this Agreement.

19. PROFESSIONAL LICENSES

Contractor shall, throughout the term of this Agreement, maintain all necessary licenses, permits, approvals, waivers, and exemptions necessary for the provision of the services hereunder and required by the laws and regulations of the United States, the State of California, the City of Santa Ana and all other governmental agencies. Contractor shall notify the City immediately and in writing of its inability to obtain or maintain such permits, licenses, approvals, waivers, and exemptions. Said inability shall be cause for termination of this Agreement.

20. MISCELLANEOUS PROVISIONS

- a. Each undersigned represents and warrants that its signature herein below has the power, authority and right to bind their respective parties to each of the terms of this Agreement, and shall indemnify City fully, including reasonable costs and attorney's fees, for any injuries or damages to City in the event that such authority or power is not, in fact, held by the signatory or is withdrawn.
- b. All Exhibits referenced herein and attached hereto shall be incorporated as if fully set forth in the body of this Agreement.

21. NOTICE

Any notice, tender, demand, delivery, or other communication pursuant to this Agreement shall be in writing and shall be deemed to be properly given if delivered in person or mailed by first class or certified mail, postage prepaid, or sent by fax or other telegraphic communication in the manner provided in this Section, to the following persons:

To City:

City Clerk
City of Santa Ana
20 Civic Center Plaza (M-30)
P.O. Box 1988
Santa Ana, CA 92702-1988
Fax: 714- 647-6956

With courtesy copies to:

Executive Director, Planning and Building Agency
City of Santa Ana
20 Civic Center Plaza (M-20)
P.O. Box 1988
Santa Ana, California 92702
Fax: 714-647-5635

To Contractor:

Abajian Enterprise dba SoCal Removal
Attn: Andre Abajian, President
1640 E. Edinger Ave. #C
Santa Ana, CA 92705
Fax: 714-242-6767

A party may change its address by giving notice in writing to the other party. Thereafter, any communication shall be addressed and transmitted to the new address. If sent by mail, communication shall be effective or deemed to have been given three (3) days after it has been deposited in the United States mail, duly registered or certified, with postage prepaid, and addressed as set forth above. If sent by fax, communication shall be effective or deemed to have been given twenty-four (24) hours after the time set forth on the transmission report issued by the transmitting facsimile machine, addressed as set forth above. For purposes of calculating these time frames, weekends, federal, state, County or City holidays shall be excluded.

[signature page follows]

**SIGNATURE PAGE FOR
AGREEMENT WITH ABAJIAN ENTERPRISE DBA SOCIAL REMOVAL, TO PROVIDE
CITY-WIDE ON-CALL DEMOLITION SERVICES FOR THE CITY OF SANTA ANA**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written.

ATTEST:

CITY OF SANTA ANA

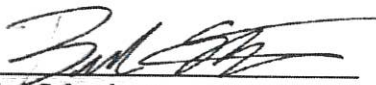
Jennifer L. Hall
City Clerk

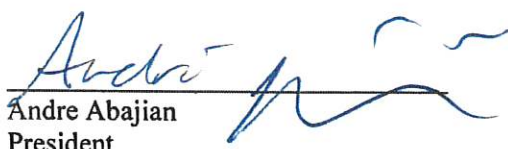
Alvaro Nuñez
City Manager

APPROVED AS TO FORM:


CONTRACTOR:

SONIA R. CARVALHO
City Attorney

By: 
Brandon Salvatierra
Deputy City Attorney


Andre Abajian
President

RECOMMENDED FOR APPROVAL:



Ali Pezeshkpour
Acting Executive Director
Planning and Building Agency

EXHIBIT A

Scope of Services



CITY OF SANTA ANA

EXHIBIT A

SCOPE OF SERVICES

Contractor shall perform services as set forth below.

- 1) Contractor is responsible for the payment of all applicable permits required to conduct the below scope of services.
- 2) The On-Call contractor shall respond with a task order quote within five (5) working days of receiving the request for a task order quote.
- 3) Selection of a contractor to perform each task order shall consider past work completion performance.

A. Demolition

- 1) Contractor is responsible for demolishing and disposal/recycling of all improvements, including but not limited to:
 - a) All labor on this project
 - b) All debris generated on this project including hauling debris in a lawful manner and to the proper destination
 - c) Securing demo site if required
 - d) Foundations and footings,
 - e) Slabs,
 - f) Basement,
 - g) Detached garage,
 - h) Landscaping, shrubs, and brush
 - i) Fencing,
 - j) Walls trees and
 - k) All miscellaneous to clear site complete
- 2) Contractor is also responsible for:
 - a) Grading the parcel for drainage,
 - b) Importing and exporting fill dirt or aggregate base as needed,
 - c) Capping all water and sewer lines, and



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- i) Required to cap the sewer main as close to the property line as possible. Contractors shall ensure that all utilities are safe and secure per the utilities' operating procedures.
- d) Compacting to 100% density.
 - i) The property shall be flat and free of debris at the completion of the project.
- 3) Prior to submitting all on-call proposals, the Contractor shall visit the subject project site (including coordinating with the City for access inside the building), or from public right of way, and obtain any necessary as-builts to define an appropriate scope of work. Photographs in lieu of a site visit may be acceptable for certain projects.
- 4) All work is to be done in accordance with all applicable federal, state and local regulations, standards and codes governing demolition and any other trade work done in conjunction with the demolition.
 - a) The Contractor shall supply all necessary labor, materials, services, insurance, permits, and equipment to carry out the work in accordance with all applicable federal, state, and local regulations.
- 5) Copies of all demolition permits, water and sewer cap inspection approval and a letter of completion should be submitted for City's files prior to the Contractor receiving payment.
- 6) The Contractor at all times shall keep the Project site free from accumulation of waste materials or rubbish caused by the Contractor's operations.
- 7) At the completion of each trade of the work, and at final completion prior to contractor submitting the final invoice, Contractor shall remove all waste materials, and rubbish from and about the project as well as tools, construction equipment, machinery, and surplus materials.
- 8) Contractor shall hand deliver a City provided work notice letter to adjacent property owners at least one week prior to the demolition work.

B. Asbestos Abatement:

- 1) The work described herein consists of removal and disposal of ALL asbestos containing materials (ACM-friable or nonfriable) and subsequent cleaning of the sites in accordance with all applicable federal, state and local regulations, standards and codes governing asbestos and any other trade work done in conjunction with the abatement.
- 2) Results of any testing that identify asbestos containing materials will be provided by the City.
- 3) It is the responsibility of the Contractor to determine if any additional asbestos removal is required in addition to the surveys.
- 4) Copies of all notifications must be submitted to City including:
 - a) Abatement contractor's license, map and/or clear documentation specifying asbestos containing materials abated;
 - b) Completed waste manifests; and



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- c) A completion letter indicating that all asbestos containing materials from these properties have been abated and properties are ready to be demolished.

C. Lead Removal:

- 1) The Contractor shall take all necessary precautions and follow all Occupational Safety & Health Administration (OSHA)'s guidelines required in the handling of lead contained materials if any are detected.
 - a) Please refer to the Lead Hazard Evaluation Report which will be provided to the Contractor prior to on-call bid.

D. Rat and/or Vermin Abatement

- 1) Contractor, prior to performing demolition, is responsible for providing rat and/or vermin abatement.
 - a) As part of the demolition completion package, written certification will be provided to the City, stating that such work was performed, and that the structures were free of infestation prior to the demolition taking place.

E. Erosion Control

- 1) Prior to performing work under this Agreement, Contractor shall prepare erosion and sediment control plan for the approval of the Plan Check Engineer.
 - a) The plan shall be prepared per the applicable guidelines described in the latest version of the Orange County Program Construction Runoff Guidance Manual (<http://www.ocwatersheds.com/documents/bmp/constructionactivities>).
- 2) The Contractor shall submit the plans for review and shall make the necessary revisions to the plans as directed by the City.
- 3) The plans shall be prepared by a Civil Engineer licensed in the State of California.
 - a) The City may waive the requirement of licensed Civil Engineer if the Contractor can satisfactorily prove to the City that the person preparing the erosion control plan is qualified in the field of erosion control.
- 4) The Contractor shall keep a copy of the erosion control plan on-site for the duration of the contract and shall provide all necessary control devices to implement all necessary measures as shown on the plan.
 - a) The erosion control plan shall remain in effect until approval to remove is granted by the City.
- 5) All erosion control materials shall be available on-site and stockpiled at a convenient location to facilitate rapid construction of temporary devices when rain is eminent.



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F. Removal of Trash and Debris

- 1) The Contractor shall be responsible for the removal and proper disposal of all trash, debris, and waste materials generated during the demolition of any structure under this Agreement. This includes, but is not limited to, construction materials, rubble, hazardous waste, and any other by-products of the demolition process.
- 2) All trash and debris must be removed from the site within seven (7) days following the completion of demolition activities. The Contractor shall ensure the site is left in a clean and orderly condition, free of any remaining debris.
- 3) Contractor shall comply with all applicable federal, state, and local laws, regulations, and ordinances related to the handling, transportation, and disposal of demolition debris, including obtaining any required permits and approvals.
- 4) The removal of trash and debris shall be subject to inspection and approval by the Director of the Santa Ana Planning and Building Agency, or their designee. The Contractor shall promptly address any deficiencies identified during such inspection.

G. Fee Proposal

Contractor shall submit a fee proposal as described below. This fee proposal shall be based on ON-CALL DEMOLITION SERVICES for the sample project site described below. The proposal will be used for fee comparison and evaluation purposes. Furthermore, this fee proposal will become part of Exhibit B of the Contract Agreement and will be used to compare with an actual task order quote requested by the City.

Fee proposal shall include:

1. Description of work (summarized scope of services)
2. All costs, fees and other anticipated expenses, and total cost of the services (per spreadsheet below)
3. Schedule (from date of receiving a Notice to Proceed to task order completion)

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SAMPLE SUBJECT PROJECT SITE DESCRIPTION:

The subject sample project site, which was already demolished, is for comparison and evaluation purposes only. The sample project is located at 1301 W 11th Street, Santa Ana, CA 92703. The following is a brief description of the sample project site. Please refer to Appendix - Attachment 4 for full project site description and Asbestos, Lead-Based Paint/Universal Waste Survey.

The building is one story residential structure with stucco over wood framing exterior walls with brick fascia construction with the following approximate dimensions:

- | | |
|-----------------------|-----------------|
| - Main Dwelling Area: | 1,685 sf |
| - Garage: | 390 sf |
| - Covered Patio: | <u>275 sf</u> |
| - Total Area: | 2,350 sf |
|
 | |
| - Total Land Area: | 6,970 sf |



CITY OF SANTA ANA

Contractor is responsible for demolishing all improvements, including: 4" thick concrete slab foundation and footings to a depth of 3', and all surrounding landscaping. Contractor is also responsible for clearing the site, grading the parcel for drainage, capping all sewer lines, and compacting to 90% density. Erosion control to include importing and exporting fill dirt as needed, installing straw waddles around site perimeter, topping site with 1" base course to prevent wind erosion, and installing rumble plates for the duration of the demolition.

Price provided below shall be based solely on the information provided hereon and shall be an all-inclusive price and shall include all items listed and cover all items or work identified above and Appendix - Attachment 4 to deliver a clear site with no remaining improvements.

=====

Company Name: _____

1301 W 11th Street, Santa Ana, CA

Item Description	Cost	
Permitting	\$	
Engineering	\$	
Site Fencing for Duration of Demolition	\$	
Canopy BMP's/Erosion Control Plan	\$	
Asbestos/Hazardous Stabilization and Abatement (on a separate sheet, provide a detail cost for this lump sum amount)	\$	
Universal Waste Disposal	\$	
Interior Demolition	\$	
Exterior Wall/Building/Foundation Demolition	\$	
Sitework Demolition	\$	
Landscape and Trees Removal and Clearing	\$	
Vermin Abatement (Assume present)	\$	
Bee Colony Abatement (Assume present)	\$	
Other (describe...)	\$	
Total Price	\$	

EXHIBIT B

Contractor Proposal

RFP NO. 25-027 CITYWIDE ON-CALL DEMOLITION SERVICES FOR ABATEMENT

Prepared for:

CITY OF SANTA ANA

Planning & Building Agency

20 Civic Center Plaza

Santa Ana, CA 92701

ATTN: Ms. Yvette Portugal

Code Enforcement Manager

Phone No.: (714) 667-2701

Email: YPortugal@santa-ana.org

Submitted by:

SOCAL REMOVAL

1640 E. Edinger Ave #C

Santa Ana, CA 92705

T: 949-446-0000

F: 714-242-6767

socalremoval.com

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March 11, 2025

Yvette Portugal
Code Enforcement Manager
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701

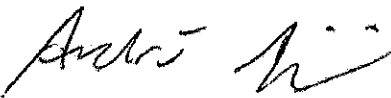
Dear Ms. Portugal,

On behalf of SOCAL REMOVAL, I am pleased to submit our proposal in response to RFP No. 25-027 - **Citywide On-Call Demolition Services for Abatement**. As a Santa Ana-based contractor with over a decade of experience in demolition, environmental remediation, and restoration, SOCAL REMOVAL is well-positioned to provide the city and its citizens with responsive, reliable, and regulation-compliant services.

SOCAL REMOVAL operates as a California corporation under the legal entity **Abajian Enterprise**. Our team has successfully executed projects for public agencies including **UC Irvine**, the **Orange County Transportation Authority**, and **Riverside County**, with a consistent focus on safety, environmental integrity, and quality workmanship.

Enclosed you will find our complete proposal package, including our qualifications, detailed work plan, fee proposal, and all required certifications and attachments. We are enthusiastic about the opportunity to support the city of Santa Ana and aim to become the cities trusted on-call contractor of choice.

Truly yours,



Andre Abajian
President, SoCal Removal
(949) 446-0000
andre@socalremoval.com

CSLB Lic. No.: 980451

SERVICES PROVIDED:

SoCal Removal offers comprehensive demolition, abatement, and environmental remediation services throughout Southern California. Our team is licensed, insured while providing regulatory compliance and responsive timelines.

DEMOLITION SERVICES:

- Full structural demolition (residential, commercial, detached garages, slabs, footings, basements)
- Interior and selective demolition (walls, kitchens, bathrooms, etc.)
- Site clearing, debris removal, backfill, and compaction.
- Sewer/water line capping and utility coordination.
- Erosion control installation and final grading.
- Emergency demolition response (unsafe structure removal within 24-48 hours).

ASBESTOS AND LEAD HAZARD MATERIAL REMOVALS:

- Certified asbestos abatement (friable and non-friable ACMs).
- Lead-based paint removal in compliance with OSHA and CDPH standards.
- Hazardous waste handling, manifesting, and disposal.

RODENT VERMIN & ANIMAL CARCASS ABATEMENT:

- Pest abatement and exclusion prior to demolition.
- Written certification for City or regulatory agency close-out requirements.

RUBBISH AND DEBRIS REMOVAL:

- Removal and disposal of demolition waste, hazardous materials, and nuisance debris.
- Recycling and diversion tracking.
- Final jobsite cleanup and inspection compliance.

PERMIT AND COMPLAINE SERVICES:

- Full handling of demolition permits, utility disconnects, and AQMD/CDPH notifications.
- Coordination with engineers and plan reviewers when required.
- Prevailing wage compliance and documentation.

ON-CALL EMERGENCY RESPONSE:

- Task order quotes within 5 business days
- Site assessments and photo documentation
- Rapid mobilization for priority projects

CSLB License #980451 – Classifications: A, B, C-21, ASB, HAZ.

AGREEMENT STATEMENT:

SoCal Removal has reviewed the Sample Agreement provided in Exhibit II of RFP No. 25-027 and agrees to all terms and conditions as outlined therein. We acknowledge and accept the City of Santa Ana's contract provisions, including indemnity, insurance requirements, prevailing wage compliance, and standard terms of performance.

SoCal Removal has no exceptions or objections to the sample agreement and is prepared to execute the final agreement as provided, upon award of contract.

FIRM AND TEAM EXPERIENCE:

Andre Abajian – Owner & Lead Project Manager

- Over 12 years of experience managing demolition and abatement projects under regulatory oversight.
- License holder of all CSLB licenses listed above for the company; supervises all contract activities, from permitting to close-out documentation.
- Primary liaison with City staff and project stakeholders.

SUPPORT TEAM AND CREW:

- A trained and responsive labor force of up to 7 simultaneous skilled laborers, available for rapid deployment on City assignments.
- Cross-trained in demolition, erosion control setup, fencing, abatement prep, and site restoration tasks.

With deep knowledge of local codes, AQMD Rule 1403, CDPH guidelines, and a commitment to safety, SoCal Removal is fully equipped to serve as a reliable partner to the City of Santa Ana.

PROPOSED WORK PLAN:

SoCal Removal understands the critical importance of safety, regulatory compliance, and responsiveness in providing demolition and abatement services to the City of Santa Ana. Our approach is designed to exceed expectations by emphasizing communication, compliance, and environmental responsibility at every project phase.

APPROACH TO RENDERING SERVICE:

- Conduct a comprehensive site visit and hazard assessment prior to mobilization.
- Coordinate and obtain city permit applications and all required regulatory notifications including SCAQMD Rule 1403 and Cal/OSHA requirements.
- Schedule and perform asbestos and/or lead abatement using certified personnel and EPA-compliant disposal methods.
- Execute systematic structural demolition with an emphasis on minimizing dust, noise, and impact to the surrounding community.
- Recycle and salvage materials to the greatest extent possible to support the City's environmental goals.
- Finalize site work through debris removal, backfill, grading, and erosion control installation to leave the site clean and stabilized.

SUGGESTIONS OR SPECIAL CONCERNS:

- Community sensitivity- We propose including neighborhood awareness practices such as 'door-hanger' notices or direct communication prior to high-impact activities.
- Rapid response- We are prepared to respond to urgent or emergency demolition needs within 24-48 hours of notice, with field crews on standby.
- Coordination with utilities and City agencies: We take initiative in handling disconnect verifications and clearance from utility providers to avoid project delays.

DELIVERABLES AND IMPLEMENTATION PLAN:

- Pre-construction safety and regulatory compliance plan
- Asbestos/lead abatement completion documents and third-party clearance reports
- Daily safety logs and job progress reports
- Disposal manifests and recycling summaries
- Site photos before, during, and after demolition
- Project close-out package with all supporting documentation

Implementation Timeline:

- Day 0-5: Permitting, notifications, utility disconnection coordination
- Day 6-25: Asbestos/lead abatement, third-party testing and clearance
- Day 26-35: Demolition, salvage, material segregation and recycling
- Day 36-45: Final grading, erosion control, and site cleanup

Note: Timeline may vary depending on site-specific conditions and scope.

Assumptions and Exclusions:

- No exclusions are assumed. Scope includes complete demolition, abatement, disposal, and restoration services as requested.
- Unforeseen conditions such as underground storage tanks, soil contamination, or structural anomalies will be promptly reported and managed per City direction.

RELEVANT PROJECT EXPERIENCE:

Over the years SOCAL REMOVAL has have successfully completed a multiple public agency demolition projects, including:

- Boyle Heights, CA \$195,000.00 - Emergency demolition of unsafe structures and tanks.
- Riverside County TLMA/Code Enforcement \$18,800.00+ encampment removals and site clearing.
- Laguna Niguel, CA for OCTA \$395,000.00 - Highway corridor demolition projects.

COST PROPOSAL:

Our pricing is based on a fixed-fee structure for demolition services, including:

- All labor, permits, engineering, planning, travel related expenses, supplies, hauling, disposal, administration, incidental fees, insurance, administration, freight, parking costs included.
- Mobilization and site preparation.
- Demolition and material removal.
- Environmental compliance and disposal costs.
- Site restoration and grading.

HOURLY FEE BREAKDOWN:

- Principal in Charge: \$300.00 hourly
- Project Manager: \$235.00 hourly
- Skilled Professional Labor: \$205.00 hourly



CITY OF SANTA ANA

Contractor is responsible for demolishing all improvements, including: 4" thick concrete slab foundation and footings to a depth of 3', and all surrounding landscaping. Contractor is also responsible for clearing the site, grading the parcel for drainage, capping all sewer lines, and compacting to 90% density. Erosion control to include importing and exporting fill dirt as needed, installing straw waddles around site perimeter, topping site with 1" base course to prevent wind erosion, and installing rumble plates for the duration of the demolition.

Price provided below shall be based solely on the information provided hereon and shall be an all-inclusive price and shall include all items listed and cover all items or work identified above and Appendix - Attachment 4 to deliver a clear site with no remaining improvements.

=====
Company Name: ABAJIAN ENTERPRISE

1301 W 11th Street, Santa Ana, CA

Item Description	Cost	
Permitting	\$	1,200.00
Engineering	\$	2,200.00
Site Fencing for Duration of Demolition	\$	6,000.00
Canopy BMP's/Erosion Control Plan	\$	9,500.00
Asbestos/Hazardous Stabilization and Abatement (on a separate sheet, provide a detail cost for this lump sum amount)	\$	38,000.00
Universal Waste Disposal	\$	650.00
Interior Demolition	\$	500.00
Exterior Wall/Building/Foundation Demolition	\$	39,500.00
Sitework Demolition	\$	5,000.00
Landscape and Trees Removal and Clearing	\$	7,000.00
Vermin Abatement (Assume present)	\$	500.00
Bee Colony Abatement (Assume present)	\$	1,500.00
Other (describe...)	\$	
Total Price	\$	111,550.00



CITY OF SANTA ANA

ATTACHMENT A

PROPOSER'S CERTIFICATION, PROPOSAL PRICING

Certification - I certify that I have read, understand and agree to the terms and conditions of this Request for Proposals. I have examined the Scope of Services (Exhibit I) and am qualified to provide services being requested as specified herein. I understand and agree that I am responsible for reporting any errors, omissions or discrepancies to the City for clarification prior to the submission of my proposal.

PROPOSER'S STATEMENT: I have read, understood and agree to the terms and conditions on all pages of the Request for Proposals. Upon request, I will transfer and deliver goods or services to the City in accordance with said terms and conditions.

ABAJIAN ENTERPRISE

LEGAL NAME OF COMPANY

PHONE: 949-446-0000

FAX: 714-242-6767

PHONE AND FAX NUMBERS

1640 E. EDINGER AVE #C SANTA ANA, CA 92705.

BUSINESS ADDRESS

ANDRE ABAJIAN

PRINTED NAME OF AUTHORIZED AGENT

PRESIDENT

TITLE

 3/11/25

SIGNATURE OF AUTHORIZED AGENT

DATE

ANDRE@SOCALREMOVAL.COM

E-MAIL ADDRESS

36-4608942

FEDERAL ID NUMBER (IF APPLICABLE)

980451

CONTRACTOR LICENSE NUMBER
(IF APPLICABLE)

374541

CITY OF SANTA ANA BUSINESS LICENSE NUMBER

(PLEASE PROVIDE IF AVAILABLE, BUT NOT REQUIRED UNTIL AND IF AN AWARD IS MADE TO PROPOSER.)

**THIS FORM MUST BE COMPLETED AND INCLUDED WITH THE PROPOSAL.
PROPOSALS THAT DO NOT CONTAIN THIS FORM WILL BE CONSIDERED NONRESPONSIVE.**



CITY OF SANTA ANA

ATTACHMENT B REFERENCES

List and describe fully the contracts performed by your firm which demonstrate your ability to provide the supplies, equipment or services included in the scope of the proposal specifications. Attach additional pages if required. The City reserves the right to contact each of the references listed for additional information regarding your firm's qualifications.

REFERENCE

Customer Name: OCTA Contact Individual: BILL MOCK
Address: 550 S. MAIN STREET Phone Number: (949)413-2929
ORANGE, CA 92868 EMAIL: WMOCK@OCTA.NET
Contract Amount: \$395,000.00 Year: 2024

Description of supplies, equipment, or services provided:

INTERSTATE 5 DEMOLITIONS AND LAND CLEARINGS

REFERENCE

Customer Name: RIVERSIDE COUNTY Contact Individual: SHANE HIDEY
Address: APN: 383-130-001 Phone Number: 951-955-4785
LAKE ELSINORE, CA. EMAIL: SHidey@rivco.org
Contract Amount: 18,800.00 Year: 2024

Description of supplies, equipment, or services provided:

SITE CLEARING, ENCAMPMENT REMOVALS, DEMOLITION, CVAR230766.

REFERENCE

Customer Name: CITY OF SANTA ANA Contact Individual: ANTONIO MUNOZ
Address: 220 S. DAISY AVE Phone Number: 714-309-8277
SANTA ANA, CA 92703 EMAIL: amunoz@santa-ana.org
Contract Amount: \$145,000.00 Year: 2024

Description of supplies, equipment, or services provided:

CITY OWNED MONUMENTS SELECTIVE DEMOLITION AND REFURBISHMENTS.

**THIS FORM MUST BE COMPLETED AND INCLUDED WITH THE PROPOSAL.
PROPOSALS THAT DO NOT CONTAIN THIS FORM WILL BE CONSIDERED NONRESPONSIVE.**



CITY OF SANTA ANA

ATTACHMENT C PROPOSER'S STATEMENT

Proposer understands and agrees that this written RFP (or any part thereof specifically designated and accepted by the City of Santa Ana, hereinafter City) shall constitute the entire agreement between proposer and the City only after it has been accepted by the City Council, endorsed by the Clerk of the Council with her signature and official seal noting hereon the action of approval of the Council, signed by the Executive Director or his duly authorized agent, and signed by the City Attorney, denoting his approval of the form of this document, and its execution, and when it or an exact copy of it has been either delivered to proposer or deposited with the United States Postal Service properly addressed to the proposer with the correct postage affixed thereto.

Proposer further agrees that upon delivery (as defined above) of the accepted agreement he/she will furnish City all required bonds and certificate of liability insurance within ten (10) days (excluding Saturdays, Sundays and City's legal holidays), or the funds, check, draft, or proposer's bond substituted in lieu thereof accompanying this proposal shall become the property of the City and shall be considered as payment of damages due to the delay and other causes suffered by City because of the failure to furnish the necessary bonds and because it is distinctly agreed that the proof of damages actually suffered by City is difficult to ascertain; otherwise said funds, check drafts, or proposer's bond substituted in lieu thereof shall be returned to the undersigned.

Proposer understands that a proposal is required for the entire work, that the estimated quantities set forth in the RFP schedule are solely for the purpose of comparing proposals, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed.

All terms contained in the specifications, the certification of nondiscrimination by contractors, and the required insurance certificates are to be incorporated by reference into this agreement and are made specifically as part of this RFP.

Firm ABAJIAN ENTERPRISE

Signed and Printed Name: Andre Abajian

ANDRE ABAJIAN

Title PRESIDENT

Date 3/11/25

**THIS FORM MUST BE COMPLETED AND INCLUDED WITH THE PROPOSAL.
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CITY OF SANTA ANA

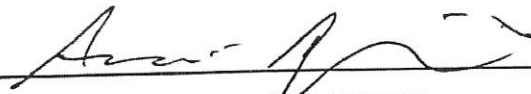
ATTACHMENT D NON-COLLUSION AFFIDAVIT

(Title 23 United States Code Section 112 and Public Contract Code Section 7106)

To the CITY OF SANTA ANA

In accordance with Title 23 United States Code Section 112 and Public Contract Code 7106 the proposer declares that the proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from bidding; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and, further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham proposal.

Note: The above non-collusion affidavit is part of the proposal. Signing this proposal on the signature portion thereof shall also constitute signature of this non-collusion affidavit. Proposers are cautioned that making a false certification may subject the certifier to criminal prosecution.

Signed 
State of CA., County of ORANGE

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20____, by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SEE ATTACHED CERTIFICATE
DATE 3/7/16 NOTARY INITIALS Can

Notary Public Signature

Notary Public Seal

**THIS FORM MUST BE COMPLETED AND INCLUDED WITH THE PROPOSAL.
PROPOSALS THAT DO NOT CONTAIN THIS FORM WILL BE CONSIDERED NONRESPONSIVE.**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 7th
day of March, 2025, by Andre Abajian

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature



CITY OF SANTA ANA

ATTACHMENT E NON-LOBBYING CERTIFICATION

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in conformance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such subrecipients shall certify and disclose accordingly.

Signed: _____

Title: _____

Firm: _____

Date: _____

PRESIDENT

ABAJIAN ENTERPRISE

3/11/25

**THIS FORM MUST BE COMPLETED AND INCLUDED WITH THE PROPOSAL.
PROPOSALS THAT DO NOT CONTAIN THIS FORM WILL BE CONSIDERED NONRESPONSIVE.**



CITY OF SANTA ANA

ATTACHMENT F NON-DISCRIMINATION CERTIFICATION

The undersigned consultant or corporate officer, during the performance of this contract, certifies as follows:

1. The Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Consultant shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
2. The Consultant shall, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
3. The Consultant shall send to each labor union or representative of workers with which he/she has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Consultant's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The Consultant shall comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
5. The Consultant shall furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his/her books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation, to ascertain compliance with such rules, regulations, and orders.
6. In the event of the Consultant's non-compliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, the contract may be canceled, terminated, or suspended in whole or in part and the Consultant may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulations, or order of the Secretary of Labor, or as otherwise provided by law.
7. The Consultant shall include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontract



CITY OF SANTA ANA

or purchase order as the administering agency may direct as means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event the Consultant becomes involved in, or is threatened with, litigation with a subconsultant or vendor as a result of such direction by the administering agency, the Consultant may request that the United States enter into such litigation to protect the interests of the United States.

8. Pursuant to California Labor Code Section 1735, as added by Chapter 643 Stats. 1939, and as amended, no discrimination shall be made in the employment of persons upon public works because of race, religious creed, color, national origin, ancestry, physical handicaps, mental condition, marital status, or sex of such persons, except as provided in Section 1420, and any consultant of public works violating this Section is subject to all the penalties imposed for a violation of the Chapter.

Signed: *Arak H.*
Title: PRESIDENT
Firm: ABAJIAN ENTERPRISE
Date: 3/11/25

**THIS FORM MUST BE COMPLETED AND INCLUDED WITH THE PROPOSAL.
PROPOSALS THAT DO NOT CONTAIN THIS FORM WILL BE CONSIDERED NONRESPONSIVE.**



CITY OF SANTA ANA

ATTACHMENT G SUBCONTRACTOR DESIGNATION FORM

Bidder acknowledges and agrees that under Public Contract Code section 4100, et seq., it must clearly set forth below the name and location of each subcontractor who will perform work or labor or render service to the bidder in or about the work in an amount in excess of one-half of one percent (0.5%) of bidder's total bid and the kind of work that each will perform. Furthermore, bidder acknowledges and agrees that under Public Contract Code section 4100, et seq., if bidder fails to list as to any portion of work, or if bidder lists more than one subcontractor to perform the same portion of work (i.e. bidder must indicate what portion of the work each subcontractor will perform), bidder must perform that portion itself or be subjected to penalty under applicable law.

If alternate bids are called for and bidder intends to use subcontractors different from or in addition to those subcontractors listed for work under the base bid, bidder must list subcontractors that will perform work in an amount in excess of one half of one percent (0.5%) of bidder's total bid, including alternates.

In case more than one subcontractor is named for the same kind of work, the Contractor is to state the portion of work that each subcontractor will perform. Bidders or suppliers of materials only do not need to be listed. If further space is required for the list of proposed subcontractors, additional sheets showing the required information, as indicated below, shall be attached hereto and made a part of this document.

Listed below is the name of each subcontractor that will perform work, labor, or render services to the undersigned related to the work of this project. This is to include any subcontractor that will specially fabricate and install a portion of work according to detailed drawings contained in the plans and specifications in the amount greater than one half of one percent (.05%) of the contractors total bid. Additional sheets may be attached if needed.

Subcontractor Name: CORONEL DEMOLITION INC	Location: RIVERSIDE, CA.
Portion of Work/Trade: ASBESTOS ABATEMENT	Bid Amount
Contractor's License Number 882694	DIR Registration No. 1000059366
Subcontractor Name:	Location:
Portion of Work/Trade:	Bid Amount:
Contractor's License No:	DIR Registration No:
<input type="checkbox"/> Contractor will not be subcontracting any portion of work.	

**THIS FORM MUST BE COMPLETED AND INCLUDED WITH THE PROPOSAL.
PROPOSALS THAT DO NOT CONTAIN THIS FORM WILL BE CONSIDERED NONRESPONSIVE.**



CITY OF SANTA ANA

ATTACHMENT H CARB FLEET COMPLIANCE CERTIFICATION

Bidder hereby acknowledges that they have reviewed the California Air Resources Board's policies, rules and regulations and are familiar with the requirements of Title 13, California Code of Regulations, Division 3, Chapter 9, effective on January 1, 2024 (the "Regulation"). Bidder hereby certifies, subject to penalty for perjury, that the option checked below relating to the Bidder's fleet, and/or that of their subcontractor(s) ("Fleet") is true and correct:

The Fleet is subject to the requirements of the Regulation, and the appropriate Certificate(s) of Reported Compliance have been attached hereto.

☐ The Fleet is exempt from the Regulation under section 2449.1(f)(2), and a signed description of the subject vehicles, and reasoning for exemption has been attached hereto.

☐ Bidder and/or their subcontractor is unable to procure R99 or R100 renewable diesel fuel as defined in the Regulation pursuant to section 2449.1(f)(3). Bidder shall keep detailed records describing the normal refueling methods, their attempts to procure renewable diesel fuel and proof that shows they were not able to procure renewable diesel (i.e. third-party correspondence or vendor bids).

☐ The Fleet is exempt from the requirements of the Regulation pursuant to section 2449(i)(4) because this Project has been deemed an Emergency, as defined under section 2449(c)(18). Bidder shall only operate the exempted vehicles in the emergency situation and records of the exempted vehicles must be maintained, pursuant to section 2449(i)(4).

☒ The Fleet does not fall under the Regulation or are otherwise exempted and a detailed reasoning is attached hereto.

ABAJIAN ENTERPRISE

Bidder's Company Name (please print or type)

Andre A. Aajian
Signature of Bidder

ANDRE ABAJIAN

Print Name

PRESIDENT

Title

260183

DOORS ID

**THIS FORM MUST BE COMPLETED AND INCLUDED WITH THE PROPOSAL.
PROPOSALS THAT DO NOT CONTAIN THIS FORM WILL BE CONSIDERED NONRESPONSIVE.**

TRUCRS

Hi ANDRE

Welcome to the Truck Regulation Upload Compliance and Reporting System (TRUCRS)

Log Out

TRUCRS ID: 260183 - ABAJIAN ENTERPRISE

- Account Home
- Message Center
- Company Info
- Vehicle Info
- Compliance Status

Entity Information		TRUCRS ID: 260183
Owner:	ABAJIAN ENTERPRISE	
Name:	ABAJIAN ENTERPRISE	
Contact Email:		
Entity Type	Corporation (for-profit)	
Compliance Type	Truck and Bus	
Account Created:		

SelfGroup

2025 General Fleet and Compliance Information (If you have not specified a body type for all vehicles in your fleet these numbers will not be accurate.)

Fleet Information

2024 Compliance Status

You do not have a certificate from last year.

2025 Compliance Status Single 260183

2025 Compliance Status Fleet

2025 General Fleet and Compliance Information (If you have not specified a body type for all vehicles in your fleet these numbers will not be accurate.)

Fleet Information

If you have questions, please contact ARB Diesel Hotline at 866-6DIESEL (866-634-3735) or e-mail 8666diesel@arb.ca.gov

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SOCAL REMOVAL / License No.: 980451

1640 East Edinger Avenue #C | Santa Ana, California 92705
949-446-0000 | ANDRE@SOCALREMOVAL.COM | SOCALREMOVAL.COM

RECIPIENT:

CITY OF SANTA ANA

20 CIVIC CENTER PLAZA
SANTA ANA, CA 92701
Phone: 714-667-2701

Quote #216

Sent on 03/11/2025

Total \$38,150.00

SERVICE ADDRESS:

128 East Warner Avenue
Santa Ana, California 92707

Product/Service	Description	Qty.	Unit Price	Total
ASBESTOS ABATEMENT for 128 EAST WARNER AVE	AQMD Rule 1403 mandates asbestos abatement in accordance with the findings of the sample provided asbestos report. 1. GREEN SHEET ASBESTOS FLOOR COVERING ABATEMENT KITCHEN AND BEDROOM 2 APPROXIMATELY 515 SQFT TOTAL: \$7,500.00 2. BLACK WALL MASTIC 10 SQFT TOTAL COST: \$850.00	1	\$8,350.00	\$8,350.00
LEAD ABATEMENT FOR 128 EAST WARNER AVE	1. REMOVE WHITE LEAD PAINT ON WOOD DECOR: \$1,600.00 2. REMOVE EXTERIOR WOOD LEAD BASED PAINTED SIDING: \$22,400.00 3. REMOVE EXTERIOR LEAD BASED WINDOW FRAMES: \$5,800.00	1	\$29,800.00	\$29,800.00

Total \$38,150.00

INCLUDES ALL LABOR, MATERIALS, PERMITS, SUPPLIES, ADMINISTRATION, INSURANCE. RESPONSE ABATEMENT QUOTE FOR RFP 25-027. Incorporate this document to (Section G - Fee Proposal).



CONTRACTORS STATE LICENSE BOARD

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code
and the Rules and Regulations of the Contractors State License Board,
the Registrar of Contractors does hereby issue this license to:

**ABAJIAN ENTERPRISE
dba SOCAL REMOVAL**

License Number 980451

to engage in the business or act in the capacity of a contractor in the following classifications:

B - GENERAL BUILDING
ASB - ASBESTOS
C21 - BUILDING MOVING, DEMOLITION
HAZ - HAZARDOUS SUBSTANCES REMOVAL

Witness my hand and seal this day,

August 16, 2024

Issued January 17, 2013

Michael Mark, Board Chair

This license is the property of the Registrar of Contractors,
is not transferable, and shall be returned to the Registrar
upon demand when suspended, revoked, or invalidated
for any reason. It becomes void if not renewed.

David R. Fogt, Registrar of Contractors



CONTRACTORS STATE LICENSE BOARD

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and the Rules and Regulations of the Contractors State License Board,
the Registrar of Contractors does hereby issue this license to:

**ABAJIAN ENTERPRISE
dba SOCAL REMOVAL**

License Number 980451

to engage in the business or act in the capacity of a contractor in the following classifications:

A - GENERAL ENGINEERING

Witness my hand and seal this day,

August 16, 2024

Issued January 17, 2013

A handwritten signature in black ink, appearing to read 'Michael Mark', written over a horizontal line.

Michael Mark, Board Chair

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upon demand when suspended, revoked, or invalidated
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A handwritten signature in black ink, appearing to read 'David R. Fogt', written over a horizontal line.

David R. Fogt, Registrar of Contractors

RELEVANT PROJECT EXPERIENCE:

Over the years SOCAL REMOVAL has have successfully completed a multiple public agency demolition projects, including:

- Boyle Heights, CA \$195,000.00 - Emergency demolition of unsafe structures and tanks.
- Riverside County TLMA/Code Enforcement \$18,800.00+ encampment removals and site clearing.
- Laguna Niguel, CA for OCTA \$395,000.00 - Highway corridor demolition projects.

COST PROPOSAL:

Our pricing is based on a fixed-fee structure for demolition services, including:

- All labor, permits, engineering, planning, travel related expenses, supplies, hauling, disposal, administration, incidental fees, insurance, administration, freight, parking costs included.
- Mobilization and site preparation.
- Demolition and material removal.
- Environmental compliance and disposal costs.
- Site restoration and grading.

HOURLY FEE BREAKDOWN:

- Principal in Charge: \$300.00 hourly
- Project Manager: \$235.00 hourly
- Skilled Professional Labor: \$205.00 hourly