



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
June 21, 2022

TOPIC: Approval of agreements for Code Enforcement Abatement, Public Nuisance, Weed, Rubbish Abatement, and Board-up Services

AGENDA TITLE:

Approval of Agreements to Procure the Services from Qualified Vendors to Provide On-call Code Enforcement, Public Nuisance, Weed, Rubbish Abatement, and Board-up Services for the Planning and Building Agency (General and Non-General Fund)

RECOMMENDED ACTION

Authorize the City Manager to execute the attached agreements with SLS Property Solutions, Inc., Hunter Consulting Inc., dba HCI Environmental & Engineering (HCI Engineering), and Harrison Building, Inc. for an aggregate amount not to exceed \$225,000 for a period of three (3) years (effective July 1, 2022, to June 30, 2025), subject to non-substantive changes approved by the City Manager and City Attorney.

DISCUSSION

Properties and buildings that are abandoned, substandard, or otherwise no longer maintained become a target for crime and vandalism, posing a threat to the health and safety of surrounding properties and the community at large. These substandard and dangerous structures can become public nuisance properties that attract graffiti, overgrown vegetation, trash, and transients. In addition, abandoned swimming pools can become a breeding ground for insects and create a drowning risk.

Code Enforcement is tasked with the investigation and abatement of these hazardous or nuisance conditions which include: unsecured structures, vacant properties, open structures, unfenced parcels, overgrown vegetation, trash and debris, substandard structures, unkept swimming pools, or other hazardous conditions as defined by California Health and Safety Code (Section 17920.3). These conditions create imminent danger, extreme blighted conditions, and present a threat to life, health, property, and safety of the public.

In addition to the California Health and Safety Code, the Santa Ana Municipal Code (SAMC) states that all buildings or portions thereof which are determined after inspection to be dangerous as defined in the Uniform Code for the Abatement of Dangerous Buildings are declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal. As a result, when an inspection reveals a hazardous condition, the Code Enforcement division issues the property owner a formal notice to correct the conditions in a timely manner. In cases where the owner does not remedy the hazardous conditions within the timeframe identified on the formal notice, the City may hire a

Agreements for Code Enforcement Abatement, Public Nuisance, Weed, Rubbish Abatement, and Board-up Services.

June 21, 2022

Page 2

contractor to conduct code enforcement abatement to include weed and sanitation clean-ups, board-ups, and additional measures to secure the property. The owner is then billed for all costs associated with the abatement as well as administrative fees authorized pursuant to Santa Ana Municipal Code Chapter 17.

The city actively attempts to collect code enforcement abatement costs from the property owner. However, if the City is not reimbursed by the property owner in a timely manner, the costs are referred to the Orange County Tax Assessor to be recorded as a lien on the property. Additionally, criminal action by the City Attorney's Office may be initiated against the property owner. During the 2021/2022 Fiscal Year, Code enforcement issued two hundred-twenty (220) Notice and Orders, of which twenty-one (21) have required the City to utilize a contractor to secure the property/building as the owner failed to remedy the dangerous and/or abandoned conditions.

On April 11, 2022, the Planning and Building Agency released an RFP seeking firms to provide weed, rubbish abatement, and board-up services on an as-needed basis. Vendors were required to submit letters of introduction, statements of experience/qualifications, reference letters, and their proposed rate and service structures through PlanetBids. The criteria for evaluating the proposals submitted considered the following:

Firm/Team Experience	25%
Understanding of Need	20%
Relevant Project Experience	25%
References	5%
Fee	25%

Proposals were accepted through May 3rd. The City notified ninety-eight (98) service providers of the RFP proposal period. Seven (7) of those vendors were Santa Ana vendors. Thirty-four (34) downloaded the RFQ from PlanetBids, zero (0) of which was Santa Ana vendors.

Of the thirty-four (34) prospective bidders, five (5) vendors submitted complete proposals by the deadline.

The selection process consisted of a three-person panel from the Planning & Building Agency. The five proposals were reviewed by Code Enforcement staff as follows:

Proposer
1. SLS Property Solutions, Inc.
2. HCI Engineering, Inc.
3. Harrison Building
4. Dump Pro
5. Eco Bear

Agreements for Code Enforcement Abatement, Public Nuisance, Weed, Rubbish Abatement, and Board-up Services.

June 21, 2022

Page 3

SLS was selected due to its past performance with board-up and clean-up services in the City, knowledge of work required, expedited services, and the most competitive pricing. HCI and Harrison were selected due to their specialty services in construction regarding board-ups and environmental hazardous waste experiences as it relates to homeless encampment clean-ups. All three vendors also have experience with other municipalities. Therefore, the recommended vendors are SLS Property Solutions, Inc., HCI Engineering, Inc., and Harrison Building, Inc.

An appointment to the pre-approved list does not guarantee work to a consultant. If needed, firms will be selected based upon their ability to perform the required work within the timeframe needed and budget constraints. The approval of the list provided will allow the Code Enforcement Division to hire qualified, experienced consultants for specific projects and tasks promptly. As a result, staff will be able to respond quickly to fluctuating demands and ultimately provide better service to the City of Santa Ana.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with this action.

FISCAL IMPACT

Funds will be budgeted in the following account for the specified subsequent years:

Accounting Unit-Account #	Fund Description	Account Unit, Account Description	FY 2022-23	FY 2023-24	FY 2024-25
12116540-62300	Special Repair and Demolition Fund	Special Repair and Demolition, Contract Services-Professional	\$45,000	\$45,000	\$45,000
01116540-62300	General Fund	Planning & Building Agency-Community Preservation, Contract Services –Professional	\$15,000	\$15,000	\$15,000
01216010-62300	Cannabis Public Benefit Fund	PBA Enforcement Services, Contract Services –Professional	\$15,000	\$15,000	\$15,000
		Sub Total	\$75,000	\$75,000	\$75,000
				Total	\$225,000

Section 17-107 of the SAMC states property owners are responsible for reimbursement to the City for all abatement costs and administrative fees. Upon receipt of reimbursements, funds will be deposited in the Special Repair and Demolition Fund, Emergency Repair Assessment revenue account (no.12116002-53507). Furthermore, if the City is not reimbursed by the property owner promptly after abatement services are provided, the total amount of associated costs will be referred to the Orange County Tax Assessor for recording as a lien on the property.

Agreements for Code Enforcement Abatement, Public Nuisance, Weed, Rubbish
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June 21, 2022

Page 4

EXHIBIT(S)

1. Agreement Approved as to Form - SLS Property Solutions, Inc.
2. Agreement Approved as to Form - HCI Engineering, Inc.
3. Agreement Approved as to Form - Harrison Building, Inc.
4. Selected Building Safety Services Firms

Submitted By: Minh Thai, Executive Director of Planning and Building Agency

Approved By: Kristine Ridge, City Manager