



Agenda Item No: 1.e

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: September 2, 2025

Submitted by: Jeannette Ortega

From: City Administrator

Subject:

Award of Construction Contract to Interior Demolition, Inc. for Abatement and Demolition Work at 2999 E. La Jolla Street

Financial Impact:

Fiscal Impact:

Expense: \$ 87,873	Total Construction Contract Amount
\$ 13,200	Total Construction Contingency Amount
\$101,073	Total Amount
Budget: \$101,073	101-40400-9100 Project 26-505

Summary:

The City-owned property located at 2999 E. La Jolla Street, Placentia, CA 92870 contains a small structure measuring approximately 1,741 square feet on the northern portion of the site, adjacent to the Orange County Flood Control channel. The proposed project includes the pre-demolition abatement of hazardous materials in accordance with South Coast Air Quality Management District (SCAQMD) regulations. Following abatement, the contractor will demolish the entire structure and remove all interior contents, including files, plans, filing cabinets, furniture, fixtures, storage shelves, and office equipment. The scope of work also includes the removal of building debris, concrete walkways, landscaping elements, approximately twelve (12) trees, weeds, shrubs, bird-of-paradise and agave plants, river rocks, and final grading of the lot.

After careful review of all submitted proposals, Staff recommends awarding the construction contract to Interior Demolition, Inc. in the amount of \$101,073 for the hazardous materials abatement and demolition of the site. This action formally approves the contract award to Interior Demolition, Inc.

Recommendation:

Recommended Action: It is recommended that the City Council take the following actions:

1. Award a Construction Contract to Interior Demolition, Inc., for demolition work and hazardous abatement for 2999 E. La Jolla Street in the amount of \$87,873; and Reject all other bids received and authorize return of the bid bonds; and
2. Authorize the City Administrator to approve contract change orders up to fifteen percent (15%) of the contract amount, or \$13,200 for a total construction contract not-to-exceed amount of \$101,073; and

3. Adopt Resolution No. R-2025-43, A Resolution of the City Council of the City of Placentia, California authorizing a budget amendment in Fiscal Year 2025-26 in compliance with City Charter of the City of Placentia §§1206 and §§1209 pertaining to appropriations for actual expenditures; and
4. Authorize the City Administrator and/or her designee to execute all necessary documents, in a form approved by the City Attorney.

Strategic Plan Statement:

This item is consistent with the City Council approved 5-Year Strategic Goal to Implement Public Infrastructure to Meet Community Needs under Objective #5.6, which is to Analyze Security Improvements at all Public Facilities.

Discussion:

The City-owned parcel located at 2999 E. La Jolla Street, Placentia, CA 92870 contains a small structure of approximately 1,741 square feet on the northerly side of the property, adjacent to the Orange County Flood Control channel. As part of the City’s due diligence process, the City conducted several surveys and studies to review the environmental condition of the Property. It was determined that the Property contains several Recognized Environmental Conditions (REC), including asbestos, lead base paint and mold. The REC’s must be properly remediated via a special permit from the South Coast Air Quality Management District Rule 1403 Procedure 5 Workplan. This project, if approved by the City Council, involves the pre-demolition abatement of hazardous materials as directed by South Coast Air Quality Management District (SCAQMD). Contractor shall then demolish the entire structure located at the property, including the removal and disposal of all files, plans, filing cabinets, furniture and fixtures, storage shelves, office equipment inside of the building, building debris, removal of concrete walkway, landscape, approximately twelve (12) trees, weeds, plants (including bird-of-paradise and agave plants) shrubs, river rocks, and fine grading of the remaining lot.

The City issued a Notice of Inviting Bids for the abatement, demolition and removal of a city owned structure located at 2999 E. La Jolla Street on Thursday, June 12, 2025. The Bid was posted on PlanetBids for approximately five (5) weeks. A total of six bids were received as noted in the table below:

Contractor	Bid Amount
Interior Demolition, Inc.	\$87,873.00
Abajian Enterprise	\$99,400.00
Unlimited Environmental, Inc.	\$116,100.00
Vertex Civil	\$123,521.96
Co Brothers LLC	\$164,400.00
Storm Guard Construction	\$184,989.80

The submitted proposals were reviewed by the Director of Public Works and the Deputy Director of Administrative Services. Staff evaluated all proposals received in accordance with the firms’ technical experience in performing work of a closely similar nature; strength and stability of the firm; and quality of the final product completed with other agencies by checking their references. Based on this evaluation, Staff recommends awarding a construction contract to Interior Demolition, Inc. in the amount of \$87,873 for the abatement, demolition and removal of the city owned structure.

Should the City Council elect to award this contract, the City will begin to work with Interior Demolition, Inc. to complete the tasks as outlined in the Bid Schedule and begin the hazardous abatement and demolition of the Property.

Fiscal Impact Summary:

The total construction contract for the hazardous abatement and demolition of the Property amounts to \$101,073. This cost consists of the bid amount submitted by Interior Demolition, Inc. in the amount of \$87,873 and a construction contingency in the amount of \$13,200. The 101-40400-9100 Project 26-505 account has sufficient funds for the recommended action. Budget Amendment R-2025-43 is presented for the City Council's consideration to allocate funds for this specific work.

Attachments

[Attachment 1 Budget Amendment Resolution.docx](#)

[Public Works Agreement for Abatement and Demo 2999 La Jolla.pdf](#)