



**STAFF REPORT**  
**10/9/2024**

**TO:** Honorable Mayor and City Council Members

**FROM:** Rene Rosales, Code Compliance Manager

**SUBJECT:** Award of Contract to Demo Unlimited, Inc., for \$40,389.82, to Complete Asbestos Abatement and Demolition of the Property at 52-156 Tripoli Way

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**STAFF RECOMMENDATION:**

Staff recommends awarding the contract to Demo Unlimited, Inc., for \$40,389.82, to complete asbestos abatement and demolition of the property at 52-156 Tripoli Way.

**BACKGROUND:**

The structure at 52-156 Tripoli has been the subject of Code Enforcement efforts since 2017. The structure is severely substandard and is an attractive nuisance. The property has been routinely boarded up and has repeatedly been broken into and used by transients. The structure is in a state of complete disrepair. In an effort to finally abate the nuisance conditions on the property, the City made the decision to purchase this property via tax sale on April 25, 2024, with the intention to demolish the property.

In a hazardous materials test, asbestos was detected. The proposed contract would demolish the building and also include asbestos abatement.

**DISCUSSION/ANALYSIS:**

The contract will pay Demo Unlimited Inc., \$29,437.60 for the demolition of the building and \$10,952.22, for asbestos abatement, for a total amount of \$40,389.82.

The contract went through an informal bidding process pursuant to Coachella Municipal Code (“CMC”) section 4.08.120(C). There is not a competitive market in Coachella for the demolition of buildings and the abatement of asbestos. Of the three quotes solicited from companies, only one company provided a quote that included the cost of asbestos abatement. Young’s Land Clearing and Eagle Eye Demolition provided bids for the demolition of the building only (\$21,787.50 and \$29,437.60 respectively). They were unable to provide a bid for the asbestos abatement.

Furthermore, pursuant to CMC section 4.08.120(G), approval of the contract is in the best interest of the City. This property has an extensive code enforcement history, and its substandard state makes it an attractive nuisance, and creates a threat to the public health, safety, and welfare of the City. It is thus in the best interest of the City to move forward in the demolition of this property.

<b>Company Name:</b>	<b>Demo Bid</b>	<b>Asbestos Abatement</b>	<b>Total Amount:</b>
Demo Unlimited, Inc.	\$29,437.60	10,952.22	\$40,389.82
Young's land Clearing	\$21,787.50	Not Available	\$21,787.50
Eagle Eye Demolition Inc.	\$29,500.00	Not Available	\$29,500.00

Staff has reviewed the bid and has determined that Demo Unlimited, Inc. is the best-qualified, responsive and responsible bidder. Staff recommends awarding the contract to Demo Unlimited, Inc.

**FISCAL IMPACT:**

The project was not a budgeted item in the FY 24/25 budget. The contract amount of \$40,389.82 will be funded by the general fund.

**ATTACHMENTS:**

1. Construction agreement
2. Project proposals
3. Tax Deed of Tax-Defaulted Property