



STAFF REPORT
2/12/2025

TO: Honorable Mayor and City Council Members

FROM: Rene Rosales, Code Compliance Manager

SUBJECT: Amendment to Contract with Demo Unlimited, Inc. to Complete Asbestos Abatement and Demolition of the Property at 52-156 Tripoli Way in the amount of \$87,923.39.

STAFF RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to execute the attached amended contract with Demo Unlimited, Inc. in the amount of \$87,923.39 (augmenting the existing scope by \$47,533.57) to complete asbestos abatement and demolition of the property at 52-156 Tripoli Way.

BACKGROUND:

On October 1, 2024, the City Council granted authorization to the City Manager to enter into a contract with Demo Unlimited, Inc. for \$40,389.82. This contract is for the demolition and asbestos abatement of the structure located at 52-156 Tripoli Way. Situated within a residential neighborhood, this property has been the focus of Code Enforcement actions since 2017. It has been a public nuisance to neighboring residents and has been consuming public resources, including those of city staff, police, and fire services. To address the nuisance conditions at this site, the City opted to acquire the property through a tax sale on April 25, 2024, with plans to demolish it following the completion of asbestos abatement.

DISCUSSION/ANALYSIS:

South Coast Air Quality Maintenance District requested additional testing and abatement requirements for the asbestos abatement and demolition of the 52-156 Tripoli structure. The new requirement adds an additional \$47,533.57 of asbestos abatement. The original asbestos abatement was 108 SF of flooring. The new requirement is asking for 1,072 SF of flooring abatement. 108 SF of debris from bathroom and hallway now require 3,604 SF of abatement.

The contract will pay Demo Unlimited Inc. \$87,923.39 for the demolition and asbestos abatement of the 52-156 Tripoli structure.

Furthermore, pursuant to CMC section 4.08.120(G), approval of the amended 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.

FISCAL IMPACT:

An appropriation of \$87,923.39 from the general fund will be required to authorize the demolition and asbestos abatement of the 52-156 Tripoli structure.

ATTACHMENTS:

1. Amended Demo Unlimited Inc. Agreement
2. South Coast AQMD Revised Procedure 5 Plan
3. Property Photos 2/4/2025