

Agenda Statement

Meeting Date: August 4, 2026
To: City Council
Through: Jackie C. Wilde, City Manager



Agenda Item: Resolution 2026-036 Authorizing the City Manager to Negotiate a Sole Source Contract with QAP to Dispose of Stockpiled Debris and Materials at the Buckner Building and Appropriating Funds

BACKGROUND, JUSTIFICATION, & INTENT:

The Buckner Building is a vacant structure that continues to present public safety and security concerns due to unauthorized entry and trespass. Over the course of various public works and construction projects, excess soil, gravel, and other material has been temporarily stockpiled around or near the building. The location and height of the stockpiled material may make it easier for unauthorized individuals to access portions of the Buckner Building.

The intent of this resolution is to reduce an avoidable safety and security risk by removing the stockpiled debris and materials from the area at or near the Buckner Building. Removing the material will not resolve all risks associated with the structure, but it will help reduce opportunities for trespass, lessen an attractive nuisance, and support the City's ongoing efforts to manage known safety concerns at the site.

Resolution 2026-036 appropriates an amount to be negotiated from the General Fund Major Repair and Replacement Fund for removal and disposal of the stockpiled debris and materials. The resolution also authorizes the City Manager to negotiate and execute a sole source contract with QAP, together with any related documents necessary to complete the work, in an amount not to exceed the appropriated funds.

Administration recommends the sole source approach because QAP is already present in Whittier with significant heavy equipment, allowing the City to avoid duplicative mobilization and demobilization costs, avoid delays associated with a fully competitive procurement process, utilize a contractor with a positive record of providing reliable service at reasonable cost, and take advantage of economies of scale while advancing public safety and community beautification. This action is intended to be a practical, limited risk-reduction measure; it does not represent a full redevelopment, remediation, or long-term disposition plan for the Buckner Building.

CONSISTENCY CHECKLIST:

	Yes	No	N/A
1. Legislative Priorities: <i>Buckner Building Environmental Remediation</i>	☒	☐	☐
2. Comprehensive Plan: 2.1.3.2, <i>Clean up City-owned land.</i>	☒	☐	☐
3. Whittier Code: WMC 3.32.210 <i>Sole Source Procurement</i>	☒	☐	☐
4. Other	☐	☐	☒

FISCAL NOTE: Funding for this contract will come from the General Major Repair and Replacement Fund account no 72-900-9200.

ATTORNEY REVIEW: ☐ Yes ☒ No ☐ Not Applicable

RECOMMENDATION: Administration recommends approval of Resolution 2026-036.