

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.26  
(ID # 22943)**

**MEETING DATE:**

Tuesday, October 03, 2023

**FROM :** TLMA-CODE ENFORCEMENT:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/CODE ENFORCEMENT: Approval of the Pre-Qualified List of Contractors for Abatement Services to bid on ARPA Business Revitalization Program Abatement Projects and Residential Revitalization Program Abatement Projects, All Districts. [\$1,700,000 Total Aggregate Cost - 100% American Rescue Plan Act (ARPA)]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Authorize the allocation of \$1,200,000 in ARPA First Allocation Economic Recovery funding to a Residential Revitalization Program and \$500,000 to the Business Revitalization Program;
2. Approve the attached list of Pre-Qualified Contractors for Abatement Services (Attachment A) for use on an as-needed basis to bid on ARPA Business and Residential Revitalization Program Abatement Projects not to exceed \$200,000 per project for one calendar year following the date hereof;

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**ACTION:Policy**

Charissa Leach, TLMA Director

9/21/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: October 3, 2023  
xc: Code Enforcement

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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**RECOMMENDED MOTION:** That the Board of Supervisors:

3. Authorize the Code Enforcement Department to solicit informal bids on ARPA Business and Residential Revitalization Program Abatement Projects not to exceed \$200,000 per project in accordance with Riverside County Ordinance No. 757 for one calendar year following the date hereof; and
4. Authorize the Purchasing Agent, in accordance with Ordinance No. 757, based on the availability of fiscal funding and as approved by County Counsel to award and sign on behalf of the County informally bid contracts to the Pre-Qualified Contractors for Abatement Services (Attachment A) for ARPA Business and Residential Revitalization Program Abatement Projects not to exceed \$200,000 per project for one calendar year following the date hereof.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$1,700,000	\$0	\$1,700,000	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> 100% American Rescue Plan Act (ARPA).			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 23/24 – 26/27	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On August 30, 2022, the Board of Supervisors approved the allocation of \$11,000,000 from the County's ARPA Economic Recovery funding category to the Business Revitalization Program. The funding included \$5,500,000 allocated to Riverside County Code Enforcement department to assist businesses and property owners with remediating active Code cases involving commercial structure demolition, nuisance abatement and assisting property owners in distress. The Code Enforcement department identified residential clean-up opportunities and would like to expand the scope initially identified to include this effort. Furthermore, the department would like to request allocating \$1,200,000 (of the originally obligated \$5,500,000) to residential revitalization and \$500,000 to the business revitalization efforts.

The County of Riverside Transportation Land Management Agency (TLMA) Code Enforcement Department ("the Department") issued a Request for Qualifications (RFQu) for contractors who provide abatement services, which includes demolition, removal and disposal of structures, vehicles, RVs, non-native plant material, construction/demolition debris, excessive outside storage, accumulated rubbish, green waste, appliances and may include asbestos inspection and removal of asbestos from candidate properties identified and approved by the Department on an as needed basis. Code Enforcement and Purchasing prequalified contractors for abatement projects pursuant to the Local Agency Public Construction Act (Public Contract Code (PCC) section 20101 et seq.). Each prospective bidder completed and submitted a standardized

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questionnaire and financial statement, including a complete statement of the prospective bidder's experience in performing public works. This prequalification list is for abatement projects of two hundred thousand dollars (\$200,000) or less. Code Enforcement and Purchasing will select a contractor via the informal procedures set forth in PCC section 22034 and County Ordinance No. 757.

The Department will identify vacant and improved properties throughout unincorporated Riverside County that represent a nuisance, a danger, or otherwise detract from the communities' peaceful enjoyment of their environment. All candidate properties must be within disadvantaged communities in order to qualify. With the approval of the property owner, candidate properties may be improved or unimproved, and be zoned for Residential, Agriculture, Industrial and/or Commercial uses. The Department shall give properties with open code cases priority, but all properties that meet the criteria will be considered.

All candidate properties shall be approved by the TLMA Director in consultation with the Executive Office and their Consultant. The Department will need to follow the PCC and County Ordinance regarding informal bidding, which requires a 10-calendar day advertisement period and will need to state that there is a site walk and any requirements in its notice to bidders to submit bids on the property. The successful bidder should receive notice of award within 15 days. The Department will include the Combustible Materials Task Force (CMTF) as part of this process. The County must identify candidate properties no later than December 31, 2024, and all funds must be expended by December 31, 2026.

**Impact on Residents and Businesses**

Approval of the Pre-Qualified List of Contractors for Abatement Services will allow the County to expedite the abatement services that is critical to the health, safety and well-being of our communities. There is no negative impact on the citizens or businesses in the County of Riverside.

**Additional Fiscal Information**

The ARPA Business Revitalization Program Abatement Projects are 100% funded by the American Rescue Plan Act Grant. Therefore, no additional General Fund support is needed to provide this added service. Any purchase orders issued and approved will not exceed \$200,000 per project. No net county costs will be incurred, and no budget adjustment is necessary.

**Contract History and Price Reasonableness**

On August 2, 2023 Purchasing and Fleet Services released a Request for Qualifications (RFQu) #TLARC-23-0002, on behalf of TLMA-Code Enforcement Department for Pre-Qualified List of Contractors for Abatement Services for use on an as-needed basis to bid on ARPA Business Revitalization Program Abatement Projects not to exceed \$200,000 per project for one calendar year following the date hereof. The RFQu documents were posted publicly and linked to the County website. One-hundred forty-two (142) potential bidders were notified, and thirty-nine (39) bidders accessed the RFQu documents. The RFQu closed on August 17, 2023, with seven (7) bid responses received.

The evaluation criteria for the bid included overall responsiveness and understanding of the RFQu requirements, bidder experience and ability, technical capability/qualifications, and other

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factors. Based on the evaluation of the Contractors qualifications to be able to assist Code Enforcement in the completion of the aforementioned work, all Contractors were included on the Pre-Qualified List of Contractors for Abatement Services.

**ATTACHMENTS:**

**ATTACHMENT A. Pre-Qualified List of Contractors for Abatement Services**



Jason Farin, Principal Management Analyst 9/27/2023