



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 7, 2026

FROM: HOUSING AND HUMAN SERVICES WARD: 1

SUBJECT: AWARD BID NO. 8205 TO PRECISION WORKS, INC. OF VENTURA, CA, FOR THE ABATEMENT AND DEMOLITION OF THE RESIDENTIAL DUPLEX STRUCTURE LOCATED AT 2348/2350 UNIVERSITY AVENUE, IN THE AMOUNT OF \$73,000, AND AUTHORIZE A 20% CHANGE ORDER AUTHORITY UP TO \$14,600, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$87,600

ISSUE:

Award Bid No. 8205 to Precision Works, Inc., of Ventura, California, for the abatement and demolition of the residential duplex structure, located at 2348/2350 University Avenue, in the amount of \$73,000; and authorize a 20% change order authority up to \$14,600, for a total not to exceed amount of \$87,600.

RECOMMENDATIONS:

That the City Council:

1. Reject the bids submitted by Warren Duncan Contracting of San Bernardino, CA, ASR Demolition Inc. of Riverside, CA, and Air Clean Environmental Inc. of Los Angeles, CA as nonresponsive;
2. Award Bid No. 8205 to Precision Works, Inc., of Ventura, California in the amount of \$73,000 for the abatement and demolition of the residential duplex structure, located at 2348/2350 University Avenue;
3. Authorize a 20% change order authority in an amount up to \$14,600 for project changes including, but not limited to, unforeseen conditions, for a total not to exceed amount of \$87,600; and
4. Authorize the City Manager, or designee, to execute a Construction Agreement with Precision Works Inc., including making minor and non-substantive changes.

BACKGROUND:

The Housing Authority of the City of Riverside is the owner of a duplex located at 2348/2350 University Avenue and plans to use the site for an affordable housing project.

The General Services Department reviewed the condition of the structure and the cost affiliated with abating lead-based paint and asbestos based on a recent report, and found that the cost to substantially rehabilitate the property is substantial at \$1,200,000. As a result of the high rehabilitation costs and ADA issues with the two-story duplex, staff is proposing demolition of the duplex so that a future affordable housing project with additional units can be developed.

DISCUSSION:

On October 7, 2025, Request for Bid (RFB) No. 8205 was posted on the City’s online bidding system, Planet Bids, seeking bidders to provide all labor, materials and equipment necessary to abate, demolish and remove the existing structure located at 2348/2350 University Avenue, Riverside, CA 92507. The solicitation notification is summarized in the table below:

Action	Number of Vendors
External Vendors Notified	500
City of Riverside Vendors Notified	476
Vendors who downloaded the Bid	61
Bids received	9

On October 21, 2025, a non-mandatory pre-bid meeting was held, with nine (9) vendors in attendance. On November 7, 2025, RFB 8205 closed with a total of 14 responses with four (4) bidders deemed nonresponsive due to lack of submitting valid bid bond documentation and/or bid proposal forms. The bid results are listed in the table below.

Vendor	Location	Total Cost
Precision Works, Inc.	Ventura, CA	\$ 73,000
Vertex Civil	Anaheim, CA	\$ 76,239
Interior Demolition, Inc.	Newhall, CA	\$ 95,888
Resource Environmental, Inc.	Cerritos, CA	\$ 97,000
Danny Ryan Precision Contracting, Inc. dba ADEP Precision Contracting	Irvine, CA	\$ 99,000
Sun Environmental Engineering Services Inc	Torrance, CA	\$ 106,885
Unlimited Environmental, Inc.	Santa Fe Springs, CA	\$ 107,199
Integrated Demolition and Remediation Inc.	Anaheim, CA	\$ 150,000
J&G Industries Inc.	Fountain Valley, CA	\$ 188,000
Abajian Enterprise DbA SoCal Removal	Santa Ana, CA	\$ 233,000
*Warren Duncan Contracting	San Bernardino, CA	\$ 63,400
*ASR Demolition Inc.	Riverside, CA	\$ 67,000
*Air Clean Environmental Inc.	Los Angeles, CA	\$ 69,000
*Alfredo Balandra dba Balandra Demolition	Wildomar, CA	\$ 99,500

*Deemed nonresponsive due to lack of submitting valid bid bond documentation and/or bid proposal forms.

Precision Works, Inc., of Ventura, California, submitted the lowest responsive bid for the

abatement and demolition of the residential duplex structure, located at 2348/2350 University Avenue, in the amount of \$73,000, which is \$7,000 less than the engineers estimate of \$80,000. Staff recommends the award of Bid No. 8205 to Precision Works, Inc.

Purchasing Resolution 24101, Section 508 Awards states, “Contracts procured through Formal Procurement shall be awarded by the Awarding Entity to the Lowest Responsive and Responsible Bidder.”

The Purchasing Manager concurs that the recommended actions are in accordance with Purchasing Resolution 24101, Section 508.

The General Services Director concurs with this report.

FISCAL IMPACT:

The total fiscal impact of the action is \$87,600, which includes change order authority of \$14,600. There are sufficient funds budgeted and available in the Housing Authority Fund, 2348 University Project account number 9928600-440446 to cover the contract award.

Prepared by:	Agripina Neubauer, Project Manager
Approved by:	Michelle Davis, Housing and Human Services Director
Certified as to availability of funds:	Julie Nemes, Interim Finance Director
Approved by:	Kris Martinez, Assistant City Manager
Approved as to form:	Rebecca McKee-Reimbold, Interim City Attorney

Attachment: Award Recommendation