City of Culver City

Staff Report

File #: 27-127, **Version:** 1 **Item #:** C-8.

CC - CONSENT ITEM: Approval of a Two -Year Agreement with Woods Maintenance Services Inc, for Illegal Dumping and Encampment Abatement in an Amount Not-to-Exceed $162,800 per Fiscal Year, with an Optional One-Year Extension.

Meeting Date: July 27, 2026

Contact Person/Dept.: Arames White-Shearin, Housing and Human Services Department

Phone Number: (310) 253-6022

Fiscal Impact: Yes [X] No [] **General Fund:** Yes [X] No []

Attachments: Yes [X] No []

Public Notification: (E-Mail) Meetings and Agendas - City Council (07/22/2026)

Department Approval: Diane Glauber, Housing and Human Services Director (07/09/2026)

RECOMMENDATION

Staff recommends the City Council approve a two-year agreement with Woods Maintenance Services Inc, for illegal dumping and encampment abatement in an amount not-to-exceed $162,800 per fiscal year, with an optional one-year extension at the City's sole discretion.

BACKGROUND/DISCUSSION

The City of Culver City experiences homeless encampments and illegal dumping activities at various locations throughout the community, including, but not limited to, roadway overpasses, creek beds, flood control channels, industrial corridors, open space areas, trails, and public rights-of-way.

These conditions can create significant public health, environmental, and public safety concerns. Potential impacts include exposure to communicable diseases resulting from unsanitary conditions, the accumulation of biohazardous or medical waste, environmental degradation, increased fire hazards, obstruction of public access, and contamination of waterways and surrounding natural resources.

The City currently conducts one scheduled outreach and service day each week, supplemented by

on-call response services at various locations throughout the City. Prior to each service day, individuals residing at an encampment receive reasonable notice of the planned activities. During the service day, City staff coordinate the identification and removal of discarded trash, debris, biohazardous materials, and other illegally dumped or encampment-related waste. City Sanitation provides collection bins for non-hazardous, non-medical waste generated during these operations.

Before encampment notices are posted, the Mobile Crisis Team (MCT) conducts outreach to individuals residing at the site, offering supportive services, case management, and connections to temporary shelter and other available resources. MCT continues outreach efforts on a regular basis through the date identified on the posted notice to maximize opportunities for voluntary engagement and service acceptance.

To improve the effectiveness, oversight, coordination, and efficiency of these operations, the City determined that a comprehensive contract encompassing all encampment abatement and related maintenance services was necessary. In addition to encampment cleanup and illegal dumping abatement, the expanded scope of work includes graffiti abatement, pressure washing, and vegetation and tree trimming along waterways and other public areas.

Accordingly, the Housing and Human Services Department issued Request for Proposals (RFP) No. 2682 on June 4, 2026, seeking qualified contractors to provide Homeless Encampment and Illegal Dumping Abatement Services. Thirteen (13) proposals were received through PlanetBids by the June 25, 2026 submission deadline.

A City evaluation committee reviewed and scored each proposal in accordance with the evaluation criteria established in the RFP and determined that Woods Maintenance Services submitted the highest-ranked proposal following both the written proposal evaluation and interview process. Rankings were based on qualifications and experience, responsiveness to the scope of work, references, project approach, and proposed pricing. Staff therefore recommends awarding the contract to Woods Maintenance Services. as the proposer offering the best overall value and qualifications to perform the requested services.

FISCAL ANALYSIS

Funding for this agreement is budgeted in account # 10135100.619830. Future funding is contingent upon budget authorization. The annual amount for FY 2026/2027 through 2027/2028 is not-to-exceed $162,800 per fiscal year.

ATTACHMENTS

1. 2026-07-27_ATT_RFP 2682 - Homeless Encampment and Illegal Dumping Abatement

MOTIONS

That the City Council:

1. Approve a two-year agreement with Woods Maintenance Services Inc. for the illegal dumping and encampment abatement in encampments of unhoused persons in an amount not to exceed $162,800 per fiscal year, with an optional one-year extension exercisable at the sole discretion of the City;

2. Authorize the City Attorney to review/prepare the necessary documents; and,

3. Authorize the City Manager to execute such documents on behalf of the City

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