



Agenda Item

Orange City Council

Item #: 3.10.

7/28/2026

File #: 26-0387

TO: Honorable Mayor and Members of the City Council

THRU: Jarad Hildenbrand, City Manager

FROM: Christopher Cash, Public Works Director

1. SUBJECT

Award of Contract to Hydroblast, a sole proprietorship, for steam cleaning services at various locations

2. SUMMARY

Proposals for steam cleaning services at various locations throughout the City were received on June 4, 2026 (RFP No. 25-26.17). Two contractors responded to the Request for Proposals (RFP). Hydroblast was the highest-ranked contractor, with a cost proposal of \$75,208 per year. The contract is for an initial five-year term, with the option of two one-year extensions. The contract will be written in the annual amount of \$86,489.20, which includes a fifteen percent contingency to cover unscheduled cleaning services, as necessary.

3. RECOMMENDED ACTION

Approve a five-year contract with Hydroblast in the amount of \$432,446, at \$86,489.20 per year, for steam cleaning services at various locations; and authorize the Mayor and City Clerk to execute the agreement on behalf of the City.

4. FISCAL IMPACT

The expense for this contract is \$86,489.20 and will be funded through General Fund (100).

100-5201-56999- Other Repair/Maint Services \$23,023

100-5002-56999- Other Repair/Maint Services \$63,466.20

This contract is for five years totaling \$432,446, payable in \$86,489.20 annual installment. Future installments will be requested in conjunction with the annual budget.

5. STRATEGIC PLAN GOALS

Goal 2: Enhance Economic Development and Achieve Fiscal Sustainability

Goal 5: Improve Infrastructure, Mobility, and Technology

6. DISCUSSION AND BACKGROUND

This service area encompasses steam cleaning services for public sidewalks within the Old Towne spoke streets, including trash receptacles, the Plaza Quadrants, and other designated pedestrian areas. The contract additionally provides for steam cleaning of areas authorized under the City's outdoor dining permit program, as well as the stairwells of the Old Towne West Parking Structure and

the Orange Train Station platform.

The previous contract for these services expired and was not renewed. In the interim, City staff have augmented these services while a new Request for Proposals was prepared and solicited. The scope of the new contract reflects current conditions within the service area, including increased pedestrian activity, expanded outdoor dining operations, continued restaurant growth, and rising public transit ridership. Under the proposed contract, outdoor dining areas will be cleaned on a weekly schedule, consistent with the requirements of the City's Outdoor Dining Permit Program, while all other designated service areas will be maintained on a monthly schedule. Work will generally be conducted from 6AM to 10AM, as work needs to be conducted during hours when there is low to no pedestrian traffic within the Plaza area.

A Request for Proposals (RFP) was publicly advertised for two weeks beginning May 21, 2026. Two proposals were received on June 4, 2026, as follows:

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| 1. Hydroblast, Orange, CA | \$75,208 |
| 2. Premier Property Preservation, Van Nuys, CA | \$293,688 |

A rating panel comprised of three members of the Public Works Department evaluated the proposals in accordance with the selection criteria established in the RFP. The evaluation committee unanimously ranked Hydroblast as the highest-scoring firm. Hydroblast performed the steam cleaning services within this service area for many years as a subcontractor under the City's previous contract and has consistently demonstrated a high level of responsiveness, reliability, and quality performance. Hydroblast has also effectively accommodated special cleaning requests associated with City-sponsored events.

7. ATTACHMENTS

- Maintenance Services Agreement
- Outdoor Dining - Steam Cleaning Location - June 2026