



AGENDA STAFF REPORT

Control: 26001198

MEETING DATE: 06/23/2026

LEGAL ENTITY TAKING ACTION: Board of Supervisors

BOARD OF SUPERVISORS DISTRICT(S): District 3

SUBMITTING AGENCY/DEPARTMENT: OC Public Works

DEPARTMENT CONTACT PERSON(S): Joseph Seybold, 714-667-4921
Mike Smith, 714-667-3289

SUBJECT: Award Construction Phase Services Contract for Health Care Agency Project

CEO CONCUR	COUNTY COUNSEL REVIEW	CLERK OF THE BOARD
Concur	Approve agreement to form	DISCUSSION
		4/5 Vote

Budgeted: Yes	Current Year Cost: \$60,080	Annual Cost: FY 2026-27 \$1,824,920
Staffing Impact: No		Sole Source: No
Current Fiscal Year Revenue: N/A	Funding Source: Fund 15D: 100%	County Audit in Last 3 years: No

Levine Act Review

Completed? Yes

Prior Board Action: 8/12/2025 #13

RECOMMENDED ACTION(S):

1. Award a contract to ABM Building Solutions, LLC, to provide Construction Manager At-Risk Construction Phase Services for the Health Care Agency-Madero New Heating, Ventilation and Air Conditioning Plant Project, effective upon execution of all necessary signatures, to be completed within 250 calendar days of the effective date of the Notice to Proceed, in the Guaranteed Maximum Price of \$1,825,000, plus a contingency of \$30,000 for use by ABM Building Solutions, LLC, and a contingency of \$30,000 for use by the County of Orange, for a total contract amount not to exceed \$1,885,000.
2. Authorize the Director of OC Public Works or designee to execute the contract with ABM Building Solutions, LLC for Construction Manager At-Risk Services.
3. Authorize the Auditor-Controller to make the following FY 2025-26 budgetary adjustments, upon request by the County of Orange Budget and Finance Office, as detailed below in accordance with Government Code Sections 29130, 29125 and 25252. **(Requires four-fifths vote):**

Fund	Dept	Bud Ctrl	Unit	Object / Rev / BSA	DOBJ / DRSRC	Revenue Inc / (Dec)	Appropriations Inc / (Dec)	Fund Bal. Inc / (Dec)
100	042	042	2500	4801	T15D		\$1,885,000	
100	042	042	2500	1900			(\$1,885,000)	
15D	017	15D	PN15	4200		\$1,885,000		
4. 15D	017	15D	PN15	7810	T042	\$1,885,000		

SUMMARY:

Award of a contract for Construction Manager At-Risk Construction Phase Services for the Health Care Agency-Madero New Heating, Ventilation and Air Conditioning Plant Project will allow for the replacement of the outdated system, ensuring reliable climate control essential to the wellbeing of residents at this live-in healthcare facility.

BACKGROUND INFORMATION:

The Health Care Agency’s (HCA) Madero facility, located at 23228 Madero in Mission Viejo, provides important live-in healthcare services. The facility’s heating, ventilation and air conditioning (HVAC) system has exceeded its useful life and requires replacement to ensure consistent and reliable climate control, which is critical to maintaining the health and wellbeing of residents. The scope of work for the HCA-Madero New HVAC Plant Project (Project) includes the removal and replacement of the existing HVAC equipment, installation of new mechanical systems, associated electrical and control system upgrades and all related construction activities necessary to deliver a fully operational HVAC plant.

On January 8, 2025, OC Public Works issued a Request for Proposal (RFP) for Construction Manager At-Risk (CMAR) Pre-Construction Services for the Project, which included design review, cost estimating, project planning and scheduling, alternate systems evaluations, constructability studies and permitting coordination. The Orange County Preference Policy was not applicable to the solicitation. Following the evaluation of responsive proposals, an evaluation panel recommended award of a contract for Pre-Construction Services to ABM Building Solutions, LLC (Contractor).

On August 12, 2025, the Board of Supervisors (Board) awarded Contract MA-080-25010356 for CMAR Pre-Construction Phase Services to the Contractor in an amount not to exceed \$77,000. Under that contract, the Contractor provided design review, cost estimating, project planning and scheduling, conducted alternate systems evaluations and constructability studies and coordinated permitting and other pre-construction services, resulting in the negotiation of a Guaranteed Maximum Price (GMP) for Construction Phase Services. The negotiated GMP reflects the collaborative pre-construction process and establishes a cost-controlled approach to deliver the Project within the defined scope and schedule.

OC Public Works is recommending the Board approve Contract MA-080-26011250 (Contract) with the Contractor for CMAR Construction Phase Services for the Project, effective upon execution of all necessary signatures, to be completed within 250 calendar days of the effective date of the Notice to Proceed, in the GMP of \$1,885,000, which includes applicable contingencies.

The Contractor’s license number was verified as current and active through the Contractors State License Board database on April 20, 2026. A copy of the verification is on file. An analysis was completed to verify the contract provides County with persons specially trained, experienced, expert and competent to perform the special services in accordance with the law.

This Contract includes subcontractors. See Attachment B for information regarding subcontractors and Contract Summary Form.

Compliance with CEQA: The proposed Project was previously determined to be categorically exempt from CEQA pursuant to Section 15301 (Class 1) of the CEQA Guidelines, on August 12, 2025, when it was originally approved because it provides for the operation, repair, maintenance and minor alteration of existing public facilities involving negligible or no expansion of use. The proposed Project remains consistent with that determination.

FINANCIAL IMPACT:

Appropriations for the Contract are included in Fund 15D, Countywide Capital Projects, FY 2025-26 Budget and will be included in the budgeting process for future years. HCA will transfer Mental Health Realignment to Fund 15D to support this project as outlined in Recommended Action 3.

The proposed Contract is contingent upon funding availability. In the event funding is reduced or terminated, the County may renegotiate the level of services or terminate the Contract without penalty.

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

OC Health Care Agency

ATTACHMENTS:

Attachment A - Contract MA-080-26011250 with ABM Building Solutions, LLC

Attachment B - Contract Summary Form