



# AGENDA STAFF REPORT

Control: 26001056

**MEETING DATE:** 05/19/2026

**LEGAL ENTITY TAKING ACTION:** Board of Supervisors

**BOARD OF SUPERVISORS DISTRICT(S):** All Districts

**SUBMITTING AGENCY/DEPARTMENT:** OC Public Works

**DEPARTMENT CONTACT PERSON(S):** Justin Kirk, 714-667-1627  
Cindy Salazar, 714-667-8870

**SUBJECT:** Approve Ranking Results for OC Development Services General Services

<b>CEO CONCUR</b>	<b>COUNTY COUNSEL REVIEW</b>	<b>CLERK OF THE BOARD</b>
Concur	Approve agreement to form	DISCUSSION
		3 Votes Board Majority

<b>Budgeted:</b> N/A	<b>Current Year Cost:</b> N/A	<b>Annual Cost:</b> FY 2026-27 \$4,977,778 FY 2027-28 \$5,333,333 FY 2028-29 \$5,333,333 FY 2029-30 \$355,556
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<b>Staffing Impact:</b> No	<b>Funding Source:</b> See Financial Impact Section	<b>Sole Source:</b> No
<b>Current Fiscal Year Revenue:</b> N/A		<b>County Audit in Last 3 years:</b> No

**Levine Act Review**

**Completed?** Yes

**Prior Board Action:** N/A

**RECOMMENDED ACTION(S):**

1. Select and approve all Respondents from the Solicitation Ranking Results in Attachment C resulting from Request for Proposal No. 080-2990004-IS.
2. Approve Model Contract for OC Development Services General Services, and delegate authority to the Director of OC Public Works or designee to negotiate and execute individual contracts, without substantive changes to the Model Contract, with the Respondents selected by the Board of Supervisors, in an aggregate amount not to exceed \$16,000,000, for a term effective July 26, 2026, through July 25, 2029.
3. Delegate authority to the Director of OC Public Works or designee to negotiate and execute reimbursement agreements with any applicable developers for Expedited Processing Services to cover costs and expenses incurred by the County of Orange.

**SUMMARY:**

Approval of the Model Contract for OC Development Services General Services and authorization of the Director of OC Public Works or their designee to negotiate and execute the aggregate contracts with the Selected Respondents will ensure continuity of services, support ongoing and future private property and right of way development projects and maintain timely service delivery in unincorporated areas of Orange County.

**BACKGROUND INFORMATION:**

OC Development Services - General Services and Land Development Expedited Processing Services are being consolidated into a single contracting program as OC Development Services General Services (General Services). The consolidation reduces administrative duplication and improves contract management efficiency. General Services support the County of Orange (County) in providing building safety, engineering, planning, environmental and inspection services based on workload demands. General Services do not include design or construction drawings used for public works construction projects. Many development projects are schedule-driven due to regulatory permit issues and/or funding constraints. To meet these demands and maintain efficient operations, it is necessary to retain General Services to supplement staff and provide specialized expertise.

Prior Board of Supervisors (Board) actions related to General Services are summarized below.

**Land Development Expedited Processing Services**

On February 25, 2021, the Board approved aggregate Contracts MA-080-21011368 with five contractors for a three-year term, in an aggregate amount not to exceed \$15 million. On June 4, 2024, the Board approved a two-year renewal, effective July 26, 2024, through July 25, 2026, in an amount not to exceed \$15 million, for a cumulative aggregate total amount not to exceed \$30 million.

**OC Development Services – General Services**

On May 25, 2021, the Board approved aggregate Contracts MA-080-21011388 with six contractors for a three-year term, in an aggregate amount not to exceed \$9 million. On May 21, 2024, the Board approved a two-year renewal, effective July 26, 2024, through July 25, 2026, in an amount not to exceed \$6 million, for a cumulative aggregate total amount not to exceed \$15 million.

The current aggregate contracts will expire on July 25, 2026. New aggregate contracts are required to ensure continuity of General Services.

On February 3, 2026, OC Public Works issued a Request for Proposals (RFP) to seek qualified contractors to support General Services. The RFP was advertised on the County’s online bidding system. Eleven proposals were received and deemed responsive. The Orange County Preference Policy (OCPP) was applicable and incorporated into this solicitation, however, no OCPP-qualified proposals were submitted.

Responsive proposals were evaluated utilizing the evaluation criteria listed in Attachment B. A five-member panel comprised of qualified representatives from OC Development Services with expertise in engineering, development services, planning, and inspections services evaluated the proposals.

A Notice of Solicitation Ranking Results was issued on March 23, 2026, see Attachment C.

<b>Respondent</b>	<b>Score</b>
CSG Consultants, Inc.	1715
Bureau Veritas North America, Inc	1708
Bowman Consulting Group Ltd.	1706
Interwest Consulting Group Inc	1703
Moore Iacofano Goltsman, Incorporated	1697
PlaceWorks, Inc.	1686
De Novo Planning Group	1679
True North Compliance Services, Inc.	1659
4LEAF, Inc.	1643

Transtech Engineers, Inc	1616
LSA Associates, Inc.	1614

No protests were received in response to the solicitation ranking results.

OC Public Works is recommending the Board select and approve all of the Respondents from the Solicitation Ranking Results in Attachment C, approve the Model Contract for OC Development Services General Services, and delegate authority to the Director of OC Public Works or designee to negotiate and execute individual contracts with all the Selected Respondents, in an aggregate amount not to exceed \$16 million, effective July 26, 2026, through July 25, 2029.

General Services will be provided on an as-needed basis, depending on development entitlement activity, permit application volume and project-specific requirements. Work will be assigned based on contractor availability and area of expertise and, depending upon the request, work can be assigned to multiple contractors at the same time. Hourly rates for each consultant classification will remain fixed for the duration of the contract term.

Contractors and their specialized expertise are summarized in the table below.

<b>Contractor</b>	<b>Building &amp; Safety and Permitting</b>	<b>Planning and Environmental Services</b>	<b>Expedited Services</b>
CSG Consultants, Inc.	x		x
Bureau Veritas North America, Inc.	x		x
Bowman Consulting Group Ltd.	x		
Interwest Consulting Group Inc.	x		x
Moore Iacofano Goltsman, Incorporated		x	
PlaceWorks, Inc.		x	
De Novo Planning Group		x	
True North Compliance Services, Inc.	x		
4LEAF, Inc.	x		
Transtech Engineers, Inc.	x		
LSA Associates, Inc.		x	

OC Public Works utilizes reimbursement agreements with developers to offset costs associated with General Services. These agreements require developers to fund the full cost of Services through project-specific trust accounts, from which the County draws on a time and materials basis. This long-standing approach ensures there is no cost to the County and supports timely service delivery. Reimbursement agreements remain in effect for the duration of the associated contract term. Costs for General Services are consistent with the OC Development Services Fee Schedule (Attachment D), adopted by the Board on May 21, 2024, and effective July 21, 2024.

The appropriate due diligence has been conducted. OC Public Works has verified that there are no concerns that must be addressed with respect to all Respondents' ownership/name, litigation status or conflicts with County interest. An analysis was completed to verify the aggregate contracts will provide the County with persons specially trained, experienced, expert and competent to perform the special services in accordance with the law.

Reference checks were satisfactory and completed with the following companies regarding similar services:

<b>Contractors</b>	<b>Reference Company</b>	<b>Reference Company</b>	<b>Reference Company</b>
CSG Consultants, Inc.	City of Garden Grove	City of Santa Ana	City of Fullerton

Bureau Veritas North America, Inc.	County of Riverside	City of Fontana	City of Corona
Bowman Consulting Group Ltd.	City of Huntington Park	City of Montebello	City of Lynwood
Interwest Consulting Group Inc.	City of Fountain Valley	City of Galt	City of Wildomar
Moore Iacofano Goltsman, Incorporated	County of San Diego	City of Covina	City of Whittier
PlaceWorks, Inc.	City of Brea	City of Ontario	City of Placentia
De Novo Planning Group	City of Laguna Niguel	City of Rancho Santa Margarita	City of San Jacinto
True North Compliance Services, Inc.	City of Carlsbad	City of El Segundo	City of Huntington Beach
4LEAF, Inc.	City of Avalon	City of Beaumont	City of Victorville
Transtech Engineers, Inc.	City of Azusa	City of Commerce	City of Ontario
LSA Associates, Inc.	City of Garden Grove	Rancho California Water District	City of San Juan Capistrano

The aggregate contracts, due to the nature of the services, could require the addition of subcontractors. In order to add subcontractors to the aggregate contracts, the contractor must seek express consent from the department. Should the addition of a subcontractor affect the scope of work and/or contract amount, the department will bring the item back to the Boards for approval.

**Compliance with CEQA:** This action is not a project within the meaning of the CEQA Guidelines Section 15378 and is therefore not subject to CEQA since it does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. The approval of this agenda item does not commit the County to a definite course of action in regard to a project since the action being authorized is approval of a contract for General Services. This proposed activity is therefore not subject to CEQA. Any individual, specific work authorized pursuant to the Contract will be reviewed for compliance with CEQA.

**FINANCIAL IMPACT:**

Appropriations for the aggregate contracts will be included in the FY 2026-27 Recommended Budget and will be included in the budgeting process for future years for the following funds:

- Fund 100, Budget Control 071, Building and Safety      70% GF
- Fund 100, Budget Control 080, OC Public Works      30% GF

The cost will be offset by OC Development Services fee revenue, with a minimal impact to Net County Cost (NCC). Applicable NCC is budgeted and will be utilized as needed in subsequent fiscal years. The current OC Public Works OC Development Services Fee Schedule (Attachment D), adopted by the Board on May 21, 2024, and effective July 21, 2024, includes a hybrid of valuation-based fees, flat fees and actual time and material costs.

The proposed Model Contract includes provisions stating the contract is subject to, and contingent upon, applicable budgetary appropriations approved by the Board for each fiscal year during the term of the contract. If funding is reduced or eliminated, the contract may be immediately terminated by the County, without penalty.

**STAFFING IMPACT:**

N/A

**REVIEWING AGENCIES/DEPARTMENTS:**

N/A

**ATTACHMENTS:**

- Attachment A - Model Aggregate Contract for OC Development Services General Services
- Attachment B - Solicitation Ranking Results and Summary of Evaluators Scoring

