



AGENDA STAFF REPORT

Control: 26001769

MEETING DATE: 10/27/2026
LEGAL ENTITY TAKING ACTION: Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S): All Districts
SUBMITTING AGENCY/DEPARTMENT: Sheriff-Coroner
DEPARTMENT CONTACT PERSON(S): Brian Wayt, 714-647-1803
David Oconnell, 714-935-6844

SUBJECT: Award Job Order Contracts for Various Services

CEO CONCUR

Concur

COUNTY COUNSEL REVIEW

Approve agreement to form

CLERK OF THE BOARD

DISCUSSION

3 Votes Board Majority

Budgeted: Yes

Current Year Cost: See Financial
Impact Section

Annual Cost: See Financial
Impact Section

Staffing Impact: No

Current Fiscal Year

Funding Source: See Financial Impact
Section

Sole Source: No

Revenue: N/A

Levine Act Review

Completed? Yes

Prior Board Action: 10/28/2025 #8

**County Audit in Last 3
years:** No

RECOMMENDED ACTION(S):

1. Award Job Order Contracts for General Building Services in an annual amount not to exceed \$3,000,000 per contractor for an aggregate amount of \$36,000,000, effective for a one-year term upon execution of contracts, as follows:
 - a. Blackstone Builders, Inc.
 - b. CTG Construction, Inc. dba C.T. Georgiou Painting Co.
 - c. Dalke & Sons Construction, Inc.
 - d. Elegant Construction Inc.
 - e. Exbon Development, Inc.
 - f. First Trade LLC dba YMC
 - g. MTM Construction, Inc.
 - h. Prime ENC, Inc.
 - i. PUB Construction, Inc.
 - j. SJD&B, Inc.
 - k. Sudweeks Construction, Inc.
 - l. Vincor Construction, Inc.

2. Award Job Order Contracts for Electrical Services in an annual amount not to exceed \$3,000,000 per contractor for an aggregate amount of \$9,000,000, effective for a one-year term upon execution of the contracts, as follows:
 - a. Amtek Construction
 - b. CML Security, LLC
 - c. Mel Smith Electric, Inc.
3. Award Job Order Contracts for Mechanical Services in an annual amount not to exceed \$3,000,000 per contractor for an aggregate amount of \$6,000,000, effective for a one-year term upon the execution of the contracts, as follows:
 - a. Athena Engineering, Inc.
 - b. Pan-Pacific Mechanical LLC
4. Award Job Order Contracts for Roofing Services in an annual amount not to exceed \$3,000,000 per contractor for an aggregate amount of \$9,000,000, effective for a one-year term upon execution of the contract, as follows:
 - a. AME Builders, Inc. dba AME Roofing
 - b. Best Contracting Services, Inc.
 - c. Commercial & Industrial Roofing Co., Inc
5. Award Job Order Contract for Security Electronics and Detention Equipment Services in an annual amount not to exceed \$3,000,000 for an aggregate amount of \$3,000,000, effective for a one-year term upon execution of the contract, as follows:
 - a. CML Security, LLC
6. Award Job Order Contract for Structured Cabling Installation and Services in an annual amount not to exceed \$3,000,000 for an aggregate amount of \$6,000,000, effective for a one-year term upon execution of the contract, as follows:
 - a. Federal Technology Solutions Inc.
 - b. Mel Smith Electric, Inc.
7. Adopt the May 2026 Job Order Contract Unit Price Book - Construction Task Catalog and Technical Specifications prepared by The Gordian Group, Inc., which are on file with the Clerk of the Board.
8. Authorize the Sheriff-Coroner Department's Director of Research and Development Division or designee to execute the Job Order Contracts when the required bonds and certificates of insurance have been submitted and approved by the County Executive Office/Office of Risk Management and County Counsel and make minor amendments to the Job Order Contracts that do not increase the County's liability, if approved by County Counsel.
9. Authorize return of bid guarantees to all bidders upon execution of the contracts.

SUMMARY:

Approval of the Job Order Contracts for General Building Services, Electrical Services, Mechanical Services, Roofing Services, Security Electronics and Detention Equipment Services, and Structured Cabling Installation and Services will support expediting the completion of Sheriff-Coroner Department's repair, remodeling, rehabilitation and maintenance projects, and improve public safety and customer service.

BACKGROUND INFORMATION:

On June 29, 2010, the Board of Supervisors (Board) approved the establishment of a Job Order Contracting (JOC) Program to expedite completion of maintenance, repair, rehabilitation and remodel projects involving existing County of Orange (County) facilities. The JOC Program includes a competitive public works bidding process based on a price adjustment factor that is multiplied by the unit prices of materials, equipment and labor. These unit prices are listed in the JOC Construction Task Catalog and Technical Specifications established by the County's consultant, The Gordian Group, Inc. (Gordian), as part of the bid documents. Gordian has developed the necessary bid documents to seek contractors for public works projects. These documents include the technical specifications and prices for each task; the general JOC requirements, conditions and details; the JOC Agreement; Notice to Contractors; and the Bid Proposal Form. The documents are all currently on file with the Clerk of the Board and have been in use with other County departments since 2010.

The purpose of the JOC program is to expedite services as defined by the California Contractors State Licensing Board for maintenance and repair work involving health, safety and mandated projects. These projects include major and minor repairs and replacements, as requested by Sheriff's end-users. The current JOC contracts, approved by the Board on October 28, 2025, will expire on October 28, 2026.

Prequalification and bid documents were advertised in several industry publications and on the County's online bid system. Contractors were required to have submitted and passed the pre-qualification for the bid, which took place in April 2026, and included reviews of information on past performance on County projects, review of references, and financial statements. Contractors that successfully pre-qualified were on the adopted pre-qualified list (Attachment Y) and were eligible to bid.

On August 19, 2026, a total of 25 bids were received (Attachment X). Sheriff has conducted its due diligence with regard to the contractors. Reference checks were satisfactory and completed, which included a review of performance on past projects. The contractors' license numbers of the recommended lowest, responsible bidders were verified as current and active at Bid Opening, through the California Contractors State License Board database on August 19, 2026. Copies of the verifications are on file. Contractors recommended for awarded contracts were all prequalified to perform the needed services (Attachment Y).

After bids were opened, Sheriff determined that it is in its best interest to award multiple contracts to ensure the maximum flexibility, while minimizing the potential for delays in delivering JOC eligible projects. Of the various County agencies, Sheriff has the most contractor requirements including protocols for access to its secured facilities, which requires each contract employee to pass a background screening. Having multiple vendors ensures availability of qualified and security-cleared workers when a project is identified.

Sheriff is requesting Board approval to award Job Order Contracts to the above-mentioned firms. The cumulative maximum capacity for the 23 contracts will not exceed a total of \$69 million over their respective one-year terms.

Subcontractors, if utilized, are not listed until the receipt of price quotations from the contractor with each issued JOC task order. See Attachment Z for information on subcontractors and Contract Summary Forms.

Departments seeking to utilize available capacity from Sheriff's Job Order Contracts will be required to follow Sheriff's process for doing so.

Compliance with CEQA: This action is not a project within the meaning of CEQA Guidelines Section 15378 and is therefore not subject to CEQA since it does not have the potential for resulting in either a direct or 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 it involves fiscal activities of government that is not committed to any specific project, which may result in a potentially significant physical impact to the environment. This proposed activity is therefore not subject to CEQA. Any future action connected to this approval that constitutes a project will be reviewed for compliance with CEQA.

FINANCIAL IMPACT:

There is no financial impact associated with these Recommended Actions. The funding source of each project will vary depending on the nature of the project. Routine maintenance projects will be funded from Budget Control 060, Sheriff-Coroner. Construction and facilities development projects will be included in Fund 14Q, Sheriff-Coroner Construction and Facility Development and will be potentially funded from Budget Control 060, Sheriff-Coroner or Budget Control 15D, Countywide Capital Projects Non-General Fund.

The cumulative not to exceed value of the proposed 23 contracts has been set to allow for maximum use. Sheriff will have discretionary authority to allow excess capacity within the 23 contracts' maximum threshold to be made available for utilization by other requesting agencies within the County.

The contracts include a provision stating the contracts are subject to, and contingent upon, applicable budgetary appropriations being approved by the Board for each fiscal year during the term of the contracts. If such appropriations are not approved, these contracts may be terminated without penalty to the County.

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A - Blackstone Builders Inc. Contract MA-060-27010251

Attachment B - CTG Construction, Inc. dba C.T. Georgiou Painting Co. MA-060-27010252

Attachment C - Dalke & Sons Construction, Inc. MA-060-27010253
Attachment D - Elegant Construction Inc MA-060-27010254
Attachment E - Exbon Development, Inc. MA-060-27010255
Attachment F - First Trade LLC dba YMC MA-060-27010256
Attachment G - MTM Construction, Inc. MA-060-27010257
Attachment H - Prime ENC, Inc. MA-060-27010258
Attachment I - PUB Construction, Inc. MA-060-27010259
Attachment J - SJD&B, Inc. MA-060-27010260
Attachment K - Sudweeks Construction, Inc MA-060-27010261
Attachment L - Vincor Construction, Inc. MA-060-27010262
Attachment M - Amtek Construction MA-060-27010263
Attachment N - CML Security, LLC MA-060-27010264
Attachment O - Mel Smith Electric, Inc. MA-060-27010265
Attachment P - Athena Engineering, Inc. MA-060-27010266
Attachment Q - Pan-Pacific Mechanical LLC MA-060-27010267
Attachment R - AME Builders, Inc. dba AME Roofing MA-060-27010268
Attachment S - Best Contracting Services, Inc. MA-060-27010269
Attachment T - Commercial & Industrial Roofing Co., Inc MA-060-27010270
Attachment U - CML Security, LLC MA-060-27010271
Attachment V - Federal Technology Solutions Inc. MA-060-27010272
Attachment W - Mel Smith Electric, Inc. MA-060-27010273
Attachment X - Bid Summary
Attachment Y - Approved Pre-Qualification List
Attachment Z - Contract Summary Forms