



## AGENDA STAFF REPORT

Control: 26001032

**MEETING DATE:** 08/11/2026  
**LEGAL ENTITY TAKING ACTION:** Board of Supervisors  
**BOARD OF SUPERVISORS DISTRICT(S):** All Districts  
**SUBMITTING AGENCY/DEPARTMENT:** OC Public Works  
**DEPARTMENT CONTACT PERSON(S):** Joseph Seybold, 714-667-4921  
Jennifer Carroll, 714-667-4942

**SUBJECT:** Approve Model Contract for Demolition and Asbestos Services

**CEO CONCUR**

**COUNTY COUNSEL REVIEW**

**CLERK OF THE BOARD**

Concur

Approve agreement to form

DISCUSSION

3 Votes Board Majority

**Budgeted:** Yes

**Current Year Cost:** \$5,321,168

**Annual Cost:** FY 2027-28

\$6,010,949

FY 2028-29 \$5,994,526

FY 2029-30 \$673,357

**Staffing Impact:** No

**Current Fiscal Year**

**Funding Source:** See Financial Impact  
Section

**Sole Source:** No

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

**Revenue:** N/A

**Levine Act Review**

**Completed?** Yes

**Prior Board Action:** 9/24/2024 #S37K, 6/29/2010 #21

### RECOMMENDED ACTION(S):

1. Find, after evaluating the alternative of awarding the contracts on the basis of the lowest bid price, that awarding the contracts on the basis of best value for the proposed project will reduce project costs, expedite the completion of the project and/or provide features not achievable through awarding the contracts on the basis of the lowest bid price, as required by Public Contract Code Section 20155.3(a).
2. Select the two Respondents with the lowest cost per quality point results, as shown in the Summary of Scoring in Attachment C resulting from Request for Proposal No. 080-2998505-EL for Job Order Contracts for Demolition Services.
3. Approve Model Contract for Demolition Services, and authorize the Director of OC Public Works or designee, to negotiate and execute, upon approval as to form by County Counsel, contracts without substantive changes with the two selected Respondents, in an amount not to exceed \$2,000,000 each, effective upon execution of all necessary signatures for an initial one-year term, and authorize the Director of OC Public Works or designee to execute up to two additional one-year extensions or

renewals, each in an amount not to exceed \$2,000,000 per contract, for a cumulative total amount not to exceed \$6,000,000 per contract over three years.

4. Select the two Respondents with the lowest cost per quality point results, as shown in the Summary of Scoring in Attachment D resulting from Request for Proposal No. 080-2964204-TV2 for Asbestos & Decontamination Services.
5. Approve Model Contract for Asbestos & Decontamination Services, and authorize the Director of OC Public Works or designee, to negotiate and execute, upon approval as to form by County Counsel, contracts without substantive changes with the two selected Respondents, in an amount not to exceed \$1,000,000 each, effective upon execution of all necessary signatures for an initial one-year term, and authorize the Director of OC Public Works or designee to execute up to two additional one-year extensions or renewals, each in an amount not to exceed \$1,000,000 per contract, for a cumulative total amount not to exceed \$3,000,000 per contract over three years.

#### **SUMMARY:**

Approval of the Best Value Job Order Contracts for Demolition Services and Asbestos & Decontamination Services will expedite the completion of County of Orange repair, 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 Contract (JOC) program pursuant to Public Contract Code (PCC) Section 20128.5 to expedite completion of repair and rehabilitation projects involving existing County of Orange (County) facilities and structures. The JOC program is used to address health, safety and mandated projects, as well as major and minor repairs and replacements requested by County departments. Traditional JOCs are procured through a competitive low-bid process and are awarded for a one-year term and are non-renewable. Pursuant to PCC Section 20128.5, JOCs may not be used for design services, preparation of construction drawings or new construction projects.

On September 24, 2024, the Board approved the establishment of a Best Value JOC program pursuant to PCC Section 20155(e). Unlike traditional JOCs, Best Value JOCs are procured through a Request for Proposal (RFP) process that evaluates both qualifications and pricing factors to identify the respondents offering the best value to the County. Best Value JOCs are awarded for an initial one-year term and may be extended or renewed for two additional one-year terms. This procurement method supports expedited project delivery by maintaining a slate of highly qualified contractors available to perform work as projects arise, while reducing overall project costs by minimizing the frequency of procurements, reducing administrative costs associated with repeated solicitations and evaluations and maintaining competitively established pricing over a longer contract term.

The Best Value JOC program supplements the County workforce by providing access to qualified contractors to perform maintenance, repair and rehabilitation projects as needed. Contractors are not guaranteed or assured work but accept task orders based on their available resources and workload at the time of the County's request. Since contractor availability may vary, OC Public Works recommends awarding contracts to multiple respondents to ensure sufficient capacity, maintain competition at the task order level and provide timely response to routine, urgent and emergency work.

The current JOCs for Demolition Services were approved by the Board on March 11, 2025, and expired on March 10, 2026. The current JOCs for Asbestos & Decontamination Services were approved by the Board on November 5, 2024, and expired on December 11, 2025. In an effort to maintain the Demolition Services and Asbestos & Decontamination Services (Services), a new slate of JOCs is necessary for each service.

On January 28, 2026, the Director of OC Public Works approved Pre-Qualification documents for use with the Best Value JOC program for Services and authorized the advertisement for bids. The bid documents were advertised in several industry publications and on the County online bid system. Contractors were required to submit a pre-qualification questionnaire and pre-qualify to submit a proposal for these Services.

On February 19, 2026, OC Public Works issued RFP 080-2998505-EL to the pre-qualified contractors for Demolition Services. Four bids were received and deemed responsive. A five-member evaluation panel comprised of qualified representatives from OC Public Works and OC Waste and Recycling completed the qualifications-based evaluation.

The Orange County Preference Policy (OCP) was applicable and incorporated into the RFP for Demolition Services; however, no OCP-qualified proposals were submitted. The Summary of Scoring for Demolition Services is included as Attachment C.

On February 24, 2026, OC Public Works issued RFP 080-2964204-TV2 to the pre-qualified contractors for Asbestos & Decontamination Services. Four bids were received and deemed responsive. A five-member evaluation panel comprised of qualified representatives from OC Public Works, OC Community Resources and OC Sheriff-Coroner completed the qualifications-based evaluation.

The OCP was applicable and incorporated into the RFP for Asbestos & Decontamination Services. One OCP-qualified proposal was submitted by Environmental Remediation Contractors, Inc., receiving a five-percentage point advantage under the Orange County Local Small Business preference. The Summary of Scoring for Asbestos & Decontamination Services is included as Attachment D.

Pursuant to PCC Section 20155.5(c), Respondents were evaluated in accordance with the methodology identified in the solicitations to determine the best value to the County. Qualifications scores were established by the evaluation panel based on each Respondent's qualifications and experience. Price was evaluated using the submitted adjustment factors, with lower adjustment factors resulting in lower cost per quality point. The best value determination was made by dividing each Respondent's price by its qualifications score, with the lowest resulting cost per quality point representing the best value.

Notices of Solicitation Results were issued on April 21, 2026. No protests were received in response to the solicitation results.

| <b>Demolition Services</b>    |                                                    |
|-------------------------------|----------------------------------------------------|
| <b>Cost Per Quality Point</b> | <b>Respondents</b>                                 |
| .00044                        | MEC, Inc. dba MEC Environmental, Inc.              |
| .00057                        | Wreck Age Demolition, Inc.                         |
| .00103                        | Integrated Demolition and Remediation Incorporated |
| .00129                        | Precision Environmental                            |

| <b>Asbestos &amp; Decontamination Services</b> |                                             |
|------------------------------------------------|---------------------------------------------|
| <b>Cost Per Quality Point</b>                  | <b>Respondents</b>                          |
| .00051                                         | MEC, Inc. dba MEC Environmental, Inc.       |
| .00064                                         | Environmental Remediation Contractors, Inc. |
| .00082                                         | ATI Restoration, LLC.                       |
| .00111                                         | Integrated Demolition and Remediation Inc.  |

OC Public Works recommends that the Board find that awarding the contracts on the basis of best value satisfies the findings required by Public Contract Code Section 20155.3(a); select the two Respondents with the lowest cost per quality point results for Demolition Services, as shown in the Summary of Scoring (Attachment C); and the two Respondents with the lowest cost per quality point results for Asbestos & Decontamination Services, as shown in the Summary of Scoring (Attachment D); approve the respective Model Contracts; and authorize the Director of OC Public Works or designee to negotiate and execute, upon approval as to form by County Counsel, contracts with the selected Respondents for an initial one-year term, effective upon execution of all necessary signatures, in an amount not to exceed \$2 million per contract for Demolition Services and \$1 million per contract for Asbestos & Decontamination Services; and authorize the Director of OC Public Works or designee to execute up to two additional one-year extensions or renewals, each in an amount not to exceed \$2 million per contract for Demolition Services and \$1 million per contract for Asbestos & Decontamination Services, for cumulative contract amounts not to exceed \$6 million and \$3 million per contract, respectively.

Anticipated usage is determined by the OC Public Works Capital Improvement Program alongside maintenance projects and emergency requirements. Potential projects include various Prado Dam demolitions and Building 317.

The Contractors' respective license numbers were verified as current and active through the Contractors State License Board database on May 26, 2026. Copies of the verification are on file.

OC Public Works has conducted due diligence on the Respondents. Reference checks were satisfactory regarding similar Services. Copies of the reference checks are on file.

The contracts, due to the nature of the Services, could require the addition of subcontractors. In order to add subcontractors, the contractors must seek express consent from OC Public Works. Should the addition of a subcontractor impact the scope of work and/or contract amounts, OC Public Works will bring the items back to the Board 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 it involves approval of job order contracts for Services for County repair, rehabilitation and maintenance projects. 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:**

In an effort to consolidate the administration of various internal Best Value JOC programs under OC Public Works for Countywide utilization, the not to exceed amount has been set to maximize utilization of the Best Value JOCs by OC Public Works and other County departments. The funding source for each project will vary depending on the nature of the project. Appropriations for the usage of these contracts are included in FY 2026-27 Budget and will be included in the budgeting process for future years. Funding these services may include Budget Control 012, OC Community Resources; Fund 15D, Countywide Capital Projects; Fund 280, Airport Operating; and Fund 404, OC Flood Capital Projects. Individual job orders will be encumbered as needed.

The proposed Model Contracts include provisions stating the contracts are 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 contracts may be immediately terminated by the County without penalty.

**STAFFING IMPACT:**

N/A

**REVIEWING AGENCIES/DEPARTMENTS:**

N/A

**ATTACHMENTS:**

Attachment A - Model Contract for Demolition Services

Attachment B - Model Contract for Asbestos & Decontamination Services

Attachment C - Summary of Scoring for Demolition Services

Attachment D - Summary of Scoring for Asbestos & Decontamination Services

Attachment E - Government Codes