



AGENDA STAFF REPORT

Control: 26001586

MEETING DATE: 09/29/2026
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, 714-813-9290
Jennifer Carroll, 714-667-4942

SUBJECT: Approve Job Order Contracts for Heating Ventilation, Painting and Plumbing

CEO CONCUR

COUNTY COUNSEL REVIEW

CLERK OF THE BOARD

Concur

Approve agreement to form

DISCUSSION

3 Votes Board Majority

Budgeted: Yes

Current Year Cost: \$11,291,058

Annual Cost: FY 2027-28

\$15,027,372

FY 2028-29 \$14,986,314

FY 2029-30 \$3,695,255

Staffing Impact: No

Current Fiscal Year

Funding Source: See Financial Impact

County Audit in Last 3

Revenue: N/A

Section

years: No

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 contract 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 three 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. RFP-080-2995001-JM2 for Job Order Contracts for Heating, Ventilation & Air Conditioning (HVAC) Services.
3. Approve Model Contract for HVAC 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 three selected Respondents, in an amount not to exceed \$3,000,000 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 \$3,000,000 per contract, for a cumulative total amount not to exceed \$9,000,000 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 E resulting from Request for Proposal No. RFP 080-2968111-DEC3 for Painting Services.
5. Approve Model Contract for Painting 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.
6. Select the two Respondents with the lowest cost per quality point results, as shown in the Summary of Scoring Attachment F from Request for Proposal No. RFP 080-2968202-DR3 for Plumbing Services.
7. Approve Model Contract for Plumbing 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.

SUMMARY:

Approval of the Best Value Job Order Contracts for HVAC Services, Painting Services and Plumbing 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 HVAC Services were approved by the Board on March 11, 2025, and expired on April 12, 2026. The current JOCs for Painting and Plumbing Services were approved by the Board on November 11, 2024, and expired on December 11, 2025. In an effort to maintain HVAC Services, Painting Services and Plumbing Services (Services), a new slate of JOCs is necessary for each service.

On April 15, 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 May 13, 2026, OC Public Works issued RFPs to the pre-qualified contractors for Services. Eight proposals were received for RFP-080-2995001-JM2 for HVAC Services, of which six were deemed responsive. Six proposals were received and deemed responsive for RFP-080-2968111-DEC3 for Painting Services. Seven bids were received for RFP-080-2968202-DR3 for Plumbing Services, of which six were deemed responsive. Evaluation panels comprised of qualified representatives from OC Public Works, John Wayne Airport and OC Waste and Recycling evaluated the responsive proposals based on the qualifications-based criteria identified in the RFPs.

The Orange County Preference Policy (OCPP) was applicable and incorporated into each RFP. Three OCPP-qualified proposals were received for HVAC Services; one OCPP-qualified proposal was received for Painting Services; and one OCPP-qualified proposal was received for Plumbing Services. Each OCPP-qualified proposal received a five percent point advantage under the Orange County Local Small Business preference policy. The Solicitation Results are included in Attachments D, E and F.

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.

No protests were received in response to the Notices of Solicitation Results.

HVAC Services	
Cost Per Quality Point	Respondents
0.00055	Applied Air Conditioning, Inc.

0.00061	ABM Building Solutions, LLC
0.00063	Prime ENC, Inc.
0.00075	Exbon Development, Inc.
0.00092	Harry H. Joh Construction Inc.
0.00093	Thomasville Construction, Inc.

Painting Services	
Cost Per Quality Point	Respondents
0.00059	Piana Construction & Painting, Inc.
0.00060	PUB Construction, Inc.
0.00073	Harry H. Joh Construction Inc.
0.00083	D&M Painting, Inc.
0.00099	MEAR Construction, Inc.
0.00123	Real Estate Consulting and Services

Plumbing Services	
Cost Per Quality Point	Respondents
0.00064	Prime ENC, Inc.
0.00073	Exbon Development, Inc.
0.00075	Harry H. Joh Construction Inc.
0.00090	ACCO Engineered Systems, Inc.
0.00105	Pro-Craft Construction, Inc.
0.00786	Elegant Construction 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 20166.3(a); select the three Respondents with the lowest cost per quality point results for HVAC Services (Attachment D); select the two Respondents with the lowest cost per quality point results for Painting Services (Attachment E); select the two Respondents with the lowest cost per quality point results for Plumbing Services (Attachment F); approve the respective Model Contracts; and authorize the Director of 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 \$3 million per contract for HVAC Services, \$1 million per contract for Painting Services and \$2 million per contract for Plumbing 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 \$3 million per contract for HVAC Services, \$1 million per contract for Painting Services and \$2 million per contract for Plumbing Services, for cumulative contract amounts not to exceed \$9 million, \$3 million and \$6 million per contract, respectively.

Anticipated usage is determined by the OC Public Works Capital Improvement Program (CIP) alongside maintenance projects and emergency requirements. Potential projects include various OC Community Resources, OC Public Works and OC Probation projects.

The Contractors' respective license numbers were verified as current and active through the Contractors State License Board database on May 4, 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. Additionally, an analysis was completed to verify the contract provides the County with persons specially trained, experienced, expert and competent to perform the special services in accordance with the law.

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 Fund 119, OC Public Libraries CIP; Fund 120, OC Public Libraries; Fund 405, OC Parks; Fund 406, OC Parks CIP; and Fund 15D, Countywide Capital Projects.

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 HVAC Services

Attachment B - Model Contract for Painting Services

Attachment C - Model Contract for Plumbing Services

Attachment D - Solicitation Results for Heating, Ventilation & Air Conditioning Services

Attachment E - Solicitation Results for Painting Service

