



AGENDA STAFF REPORT

Control: 26001087

MEETING DATE: 06/23/2026

LEGAL ENTITY TAKING ACTION: Board of Supervisors

BOARD OF SUPERVISORS DISTRICT(S): District 5

SUBMITTING AGENCY/DEPARTMENT: OC Public Works

DEPARTMENT CONTACT PERSON(S): Fiona Man, 714-647-3953
Joe Nguyen, 714-647-3959

SUBJECT: Award Construction Contract for Las Flores Pavement Rehabilitation Project

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

Budgeted: Yes	Current Year Cost: \$6,500,000	Annual Cost: FY 2026-27 \$9,283,498
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Staffing Impact: No	Sole Source: No
Current Fiscal Year Revenue: N/A	County Audit in Last 3 years: No
Funding Source: Fund 174: 100%	

Levine Act Review Completed? Yes

Prior Board Action: 5/19/2026 #11

RECOMMENDED ACTION(S):

1. Find that the project is categorically exempt from the CEQA, Class 1 (Existing Facilities) and Class 2 (Replacement or Reconstruction) pursuant to CEQA Guidelines Sections 15301 and 15302.
2. Award a construction contract to R.J. Noble Company for the Las Flores Gateway Improvements and Pavement Rehabilitation Project, effective upon execution of all necessary signatures, in an amount not to exceed \$15,783,498, to be completed within 160 working days of the effective date of the Notice to Proceed.
3. Authorize the Director of OC Public Works or designee to execute the contract with R.J. Noble Company.

SUMMARY:

Award of the construction contract for the Las Flores Gateway Improvements and Pavement Rehabilitation Project will improve roadway safety, accessibility and pavement conditions within the project limits.

BACKGROUND INFORMATION:

The Las Flores Gateway Improvements and Pavement Rehabilitation Project (Project) is located in the Las Flores area of unincorporated Orange County. The Project includes roadway rehabilitation and infrastructure improvements along Antonio Parkway, Oso Parkway and local streets, including the installation of raised-curb center medians, sidewalk and curb ramp reconstruction and pavement rehabilitation.

On May 19, 2026, the Board of Supervisors (Board) approved the Antonio Parkway Gateway Improvements Project as part of the OC Public Works 7-year Capital Improvement Program (CIP). OC Public Works identified an opportunity to combine the Antonio Parkway Gateway Improvements Project with the upcoming pavement maintenance work in the area. This pavement work was also approved as part of the CIP under the Road Maintenance and Streetsaver Program. The combined Project would minimize impacts to the community.

On March 17, 2026, OC Public Works issued Pre-Qualification documents through the County of Orange (County) online bidding system. Ten respondents were pre-qualified and allowed to submit bids in response to the County's subsequent Invitation for Bid (IFB).

On April 8, 2026, OC Public Works issued an IFB to the pre-qualified respondents for the Project. Pursuant to the 2026 Contract Policy Manual, Section 4.2, award of an IFB is based on the lowest responsive and responsible bidder. Three bids were received; two were deemed responsive and one was deemed non-responsive. The Orange County Preference Policy (OCPP) was applicable and incorporated into this solicitation, however, no OCPP qualified proposals were submitted. R.J. Noble Company and PALP Inc. dba Excel Paving Company met the subcontractor contracting requirement to subcontract a minimum of 3 percent of the Project work to Orange County Local Small Businesses and/or Disabled Veteran Business Enterprises.

The following summarizes the responsive bid and provides a comparison against the Engineer's Estimate:

<u>Respondent</u>	<u>Base Bid</u>
Engineer's Estimate	\$24,541,806
R.J. Noble Company	\$15,783,498
PALP Inc. dba Excel Paving Company	\$17,923,830

A full summary of the responsive bid can be found in Attachment C.

The lowest responsive and responsible bid submitted by R.J. Noble Company (Contractor) for the Project is approximately 35.7 percent below the Engineer's Estimate. OC Public Works attributes this variance to conservative assumptions included in the Engineer's Estimate for a unique project that consists of both maintenance and capital improvement components. The maintenance component applies a standard 125 percent adjustment factor while the capital improvement component includes a 20 percent contingency. In addition, economies of scale likely enabled the Contractor to submit more competitive pricing for high-quantity bid items. Collectively, these factors resulted in a conservative Engineer's Estimate while the bid is considered reflective of current market conditions.

OC Public Works reviewed the bid and determined it to be fair and reasonable.

OC Public Works is recommending the Board award construction Contract MA-080-26011040 (Contract) to Contractor for the Project in the amount of \$15,783,498, effective upon execution of all necessary signatures, to be completed within 160 working days of the effective date of the Notice to Proceed. Board approval before the end of the current fiscal year is required to encumber funds that were budgeted for FY 2025-26.

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 Contractor's license number was verified as current and active through the Contractors State License Board database on April 27, 2026. A copy of the verification is on file.

OC Public Works conducted due diligence on the Contractor. Reference checks were satisfactory and completed with the cities of Tustin, Garden Grove and San Juan Capistrano regarding similar projects.

This Contract does currently include subcontractors or pass through to other providers. See Attachment B for Contract Summary Form.

Compliance with CEQA: The proposed Project is categorically exempt (Class 1 and 2) from the provisions of CEQA pursuant to CEQA Guidelines Sections 15301 and 15302, because the exemptions provide for the maintenance and repair of existing public facilities involving negligible or no expansion of existing use, and replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have the same purpose and capacity as the structure replaced.

FINANCIAL IMPACT:

Appropriations for the Contract are included in Fund 174, OC Road - Capital Improvement Projects, FY 2025-26 Budget.

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:

N/A

ATTACHMENTS:

Attachment A - Contract MA-080-26011040 with R.J. Noble Company

Attachment B - Contract Summary Form

Attachment C - Bid Summary

Attachment D - Location Map