



AGENDA STAFF REPORT

Control: 26001712

MEETING DATE: 09/15/2026
LEGAL ENTITY TAKING ACTION: Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S): All Districts
SUBMITTING AGENCY/DEPARTMENT: OC Community Resources
DEPARTMENT CONTACT PERSON(S): Dylan Wright, 714-480-2788
Joanne Veedor, 714-480-2875

SUBJECT: Approval of Subordinate Contract for HVAC and Building Controls 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

Sole Source: No

Current Fiscal Year

Funding Source: See Financial Impact
Section

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

Revenue: N/A

Levine Act Review

Completed? Yes

Prior Board Action: N/A

RECOMMENDED ACTION(S):

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities), pursuant to CEQA Guidelines Section 15301.
2. Authorize the County Procurement Officer or Deputized designee to execute Subordinate Contract with Emcor Services Mesa Energy for HVAC and Building Control Equipment, Installation, Supplies and Related Services, at various OC Community Resources facilities, effective October 15, 2026, through December 14, 2030, in an amount not to exceed \$2,084,200.

SUMMARY:

Approval of the subordinate contract with Emcor Services Mesa Energy will allow OC Community Resources to obtain HVAC and Building Controls services necessary to maintain OCCR facilities throughout the County.

BACKGROUND INFORMATION:

OC Community Resources (OCCR) operates facilities throughout the County of Orange (County) that require scheduled maintenance, inspection, repairs, and replacement of HVAC equipment, building controls

and related systems. Emergency response services must also be available 24 hours a day, seven days a week to ensure continuity of operations across OCCR facilities.

On October 25, 2023, OCCR administratively executed Contract MA-012-230011687 (Current Contract) with Mesa Energy Systems Inc. dba Emcor Services Mesa Energy (Contractor) for HVAC and Building Automation Services. The Current Contract was established as a firm fixed fee/usage contract for a one-year term, effective October 25, 2023, through October 24, 2024, for a total not-to-exceed amount of \$200,000 annually, with the option to renew for four additional one-year terms. Services under the Current Contract include maintenance, repair, installation, troubleshooting, investigating, and inspection of all auxiliary equipment for building automation systems, including badge reading technology, and HVAC/refrigeration equipment at OCCR/OC Public Libraries (OCCR/OCPL), OCCR/OC Housing & Community Development (OCCR/OC H&CD) and OCCR/OC Animal Care (OCCR/OCAC) facilities throughout the County.

Based on satisfactory Contractor performance, the County Procurement Officer executed Amendment One to Current Contract amending and extending the term of the contract through October 24, 2028.

On December 15, 2025, following a competitive solicitation process, the County Procurement Officer (CPO) issued Regional Cooperative Agreement Contract Number RCA-017-26010035 (RCA) with Contractor for HVAC & Building Control Equipment, Installation, Supplies, and Related Services (Services) effective December 15, 2025, through December 14, 2030. The RCA (Attachment C) provides expanded services, competitive pricing and a firm discount and pricing structure not available under the Current Contract.

OCCR now requests the Board of Supervisors (Board) authorize the CPO or Deputized designee to execute Subordinate Contract MA-012-27010054 (Proposed Contract) with Contractor for Services, concurrent with the RCA term, in an amount not to exceed \$2,084,200 for the more than four-year term of the contract. Upon Board approval of the Proposed Contract, OCCR will terminate the Current Contract with Contractor. The Proposed Contract allows OCCR to add or remove service locations as needed. An analysis was completed to verify the contract provides County with persons specially trained, experienced, expert and competent to perform the special services in accordance with the law.

Under the Proposed Contract, Services will be provided at the following facilities:

OCCR/OCPL:

Aliso Viejo Library, Brea Library, Costa Mesa – Donald Dungan Library, Costa Mesa – Verde Mesa Library, Cypress Library, Dana Point Library, El Toro Library, Foothill Ranch Library, Fountain Valley Library, Garden Grove Chapman Library, Garden Grove Main Library, Garden Grove Tibor Rubin Library, La Habra Library, La Palma Library, Ladera Ranch Library, Laguna Beach Library, Laguna Hills Library, Laguna Niguel Library, Laguna Woods Library, Library of the Canyons, Los Alamitos/Rossmoor Library, OC Public Libraries Headquarters, Rancho Santa Margarita Library, San Clemente Library, San Juan Capistrano Library, Seal Beach/Mary Wilson Library, Stanton Library, Tustin Library, Villa Park Library, Westminster Library.

OCCR/OC H&CD:

El Modena House, Midway City Community Center.

OCCR/OCAC:

OC Animal Care Facility.

The Proposed Contract does not currently include subcontractors or pass through to other providers. See Attachment B for Contract Summary Form. The Contractor's performance has been confirmed as satisfactory. OCCR has verified there are no concerns that must be addressed with respect to Contractor's ownership/name, litigation status or conflicts with County interests. The Orange County Preference Policy is not applicable to this contract.

Compliance with CEQA: The proposed project is categorically exempt (Class 1) from the provisions of CEQA Guidelines Section 15301 as it provides for the maintenance, repair, and minor alteration of existing public facilities involving negligible, or no, expansion of existing use.

FINANCIAL IMPACT:

Appropriations for the Proposed Contract are included in OC Public Libraries Fund (Budget Control (BC) 120), OC Animal Control (BC 024) and OC Housing & Community Development Funds (BCs 15F and 15G) FY 2026 – 27 Budgets and will be included in the budgeting process for future years.

The Contract includes provisions stating the Contract is contingent upon applicable budgetary appropriations approved by the Board for each fiscal year during the term of this Contract. In the event such funding is terminated or reduced, the County may terminate the Contract or reduce the County's maximum obligation, without penalty.

The annual costs for Services under this Subordinate Contract is as follows:

Term of Contract	Annual Not-to-Exceed
FY 2026-27: October 15, 2026 – June 30, 2027	\$309,315
FY 2027-28: July 1, 2027 – June 30, 2028	\$500,000
FY 2028-29: July 1, 2029 – June 30, 2030	\$500,000
FY 2029-30: July 1, 2029 – June 30, 2030	\$500,000
FY 2030-31: July 1, 2030 – December 30, 2030	\$274,885
Total Amount	\$2,084,200

The costs for Services under this Proposed Contract will be shared proportionally among these Programs as follows:

OCCR Program	Approximate Proportional Cost Share
OC Public Libraries	95%
OC Housing and Community Development	4%
OC Animal Care	1%

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A - Subordinate Contract MA-012-27010054

Attachment B- Contract Summary Form

Attachment C -Regional Cooperative Agreement Contract Number RCA-017-26010035