



Board Agenda Item 29

DATE: January 6, 2026

TO: Board of Supervisors

SUBMITTED BY: Raymond T. Hunter, Director, General Services Department

SUBJECT: Annual Agreements for Mechanical Job Order Contracting Services

RECOMMENDED ACTION(S):

- 1. Approve and authorize the Chairman to execute Mechanical Job Order Contracting Agreements with ACCO Engineered Systems, Inc., Mesa Energy Systems, Inc., and Strategic Mechanical, Inc., for mechanical repair, remodeling, or other repetitive work to be done according to unit prices, effective January 23, 2026, for a term of one year, with each Agreement total not to exceed \$5,000,000 (4/5 vote); and**
- 2. Approve and authorize the Director of the General Services Department, or their designee, to use annual Mechanical Job Order Contracting Agreements for the implementation of the proposed projects described in Attachment A, or projects of a similar scope, with no increase to the maximum compensation.**

There is no additional Net County Cost associated with the recommended actions. Approval of the first recommended action will allow the County to enter into Mechanical Job Order Contracting (Mechanical JOC) Agreements with ACCO Engineered Systems, Inc. (ACCO), Mesa Energy Systems, Inc. (Mesa), and Strategic Mechanical, Inc. (Strategic Mechanical) for mechanical repair, remodeling and other repetitive work, such as mechanical contracting, facility upgrades, mechanical plumbing, roofing, and/or electrical work for County-owned buildings and properties. If approved by your Board, the recommended Mechanical JOC Agreements will expire one year from execution or when the maximum compensation under each Agreement is exhausted, whichever occurs first.

Approval of the second recommended action allows the Director of the General Services Department (GSD), or their designee, to use the recommended Mechanical JOC Agreements at their discretion to accomplish the known projects described in Attachment A, as well as any additional projects that may arise that are of a similar scope, with no change to the term or increase to the maximum compensation. This item is countywide.

ALTERNATIVE ACTION(S):

If the first recommended action is not approved, the County would undergo the competitive bid process on a per-job basis, as prescribed by Public Contract Code, and as requested by user departments, which could lead to delayed project completion. Additionally, your Board could remove one or more projects on Attachment A and instead require competitive bids for those projects.

If the second recommended action is not approved, GSD would return to your Board for approval to undergo any additional projects that arise during the recommended Agreement term that are not listed on Attachment A, leading to potential delays in project completion.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended actions. GSD-Facility Services recovers all costs associated with these services through chargebacks to user departments. Sufficient appropriations and estimated revenues are included in the GSD-Facility Services Org 8935 FY 2025-26 Adopted Budget and will be included in the FY 2026-27 Recommended Budget request.

DISCUSSION:

Public Contract Code section 20128.5 authorizes your Board to award annual Mechanical JOC agreements for repair, remodeling, and other repetitive work. On January 7, 2025, your Board approved three Mechanical JOC agreements with ACCO, Mesa, and Strategic Mechanical from January 23, 2025 through January 22, 2026 with a total maximum compensation of \$5,000,000 per agreement.

On September 4, 2025, the GSD-Purchasing Division released Request for Quotation (RFQ) No. 26-001 to award annual Mechanical JOC contracts to up to the four lowest bidders. The RFQ closed on September 25, 2025 with three quotations from ACCO, Mesa, and Strategic Mechanical. On October 1, 2025 tentative awards were offered to all three bidders.

If approved by your Board, the recommended Agreements will be used on a per-job basis as requested by user departments for mechanical repair, remodeling, and other repetitive work such as mechanical contracting, facility upgrades, mechanical plumbing, roofing, and/or electrical work. This approach provides fixed pricing and expedites the procurement process, enabling a broad range of County facility needs to be addressed in a timely and efficient manner by eliminating the need for separate project development and formal competitive bidding for each individual project.

Contractors are selected based on competitive bids to perform various job orders during the life of the recommended Agreements. When submitting bids, each contractor will apply the various bid Adjustment Factors to the tasks in the Gordian Group, Inc.'s proprietary Construction Task Catalog, which lists pre-priced construction tasks based on local labor prevailing wage, materials, and equipment costs.

The first recommended action will approve the recommended Agreements with ACCO, Mesa, and Strategic Mechanical, each for a one-year term effective January 23, 2026 and with a maximum compensation of \$5,000,000. Compensation for each recommended Agreement may be increased up to the sum authorized by Public Contract Code section 20128.5, which allows for an adjusted annual increase based on the California Consumer Price Index (currently approximately \$5,955,353). Any increase in the maximum compensation would be accomplished by amending the respective Agreements, which would come before your Board for approval.

Approval of the second recommended action authorizes the Director of GSD, or their designee, to utilize the recommended Agreements, at their discretion, to accomplish the projects described in Attachment A and additional projects that arise of a similar scope. This will allow GSD-Facility Services to meet current departmental needs and demands for mechanical repair, remodeling and other similar for County-owned buildings and property. The projects include, but aren't limited to, American with Disabilities Act compliance projects, new and ongoing American Rescue Plan Act - State Local Fiscal Recovery Fund projects, as well as any unanticipated projects, mechanical repair, and upgrades that may arise during term of the recommended Agreements.

The recommended Agreements have a deviation from the County's standard insurance terms by requiring their subcontractors to supply Transportation Pollution Liability, if Contractors don't already carry such a policy, when projects require such coverage. The Human Resources Department - Risk Management Division requires disclosure, but has approved the suggested changes in insurance liability requirements as a business decision by GSD. GSD believes this is an acceptable business risk because the party

transporting hazardous materials, whether the Contractor directly or their subcontractor, is still required to carry the appropriate insurance, even if the County is relying on the Contractor to ensure the subcontractor's compliance before performing work.

Per County Charter Section 13, approval of the recommended Agreements requires four affirmative votes of the Board of Supervisors as some of the contracted services can be, and are currently being, performed by County employees. While there is some overlap in services, ACCO, Mesa, and Strategic Mechanical will be contracted to complete projects that are of a larger scale, or are otherwise outside of the expertise of County employees. Internal County procedures are in place to ensure that services of County staff are prioritized and the recommended Agreements are only utilized when the County is unable to appropriately respond to user department requests. Should there be a greater need in the future, staff will present their findings and recommendations to the Board, as appropriate.

REFERENCE MATERIAL:

BAI #21, January 7, 2025

ATTACHMENTS INCLUDED AND/OR ON FILE:

Attachment A - Projects

On file with Clerk - Agreement with ACCO

On file with Clerk - Agreement with Mesa

On file with Clerk - Agreement with Strategic Mechanical

CAO ANALYST:

Amy Ryals