



AGENDA STAFF REPORT

Control: 26001593

MEETING DATE: 08/25/2026

LEGAL ENTITY TAKING ACTION: Board of Supervisors

BOARD OF SUPERVISORS DISTRICT(S): District 5

SUBMITTING AGENCY/DEPARTMENT: John Wayne Airport

DEPARTMENT CONTACT PERSON(S): Charlene Reynolds, 949-252-5183
Amer Moujtahed, 949-252-6038

SUBJECT: Approve Amendment One for Facility Security & Fire Sprinkler Systems

CEO CONCUR

Concur

COUNTY COUNSEL REVIEW

Approve agreement to form

CLERK OF THE BOARD

DISCUSSION

3 Votes Board Majority

Budgeted: Yes

Current Year Cost: \$350,000

Annual Cost:

FY 2027-28 \$350,000

FY 2028-29 \$350,000

FY 2029-30 \$350,000

FY 2030-31 \$350,000

Staffing Impact: No

Sole Source: No

Current Fiscal Year

Funding Source: Fund 280: 100%

County Audit in Last 3

Revenue: N/A

years: No

Levine Act Review

Completed? Yes

Prior Board Action: N/A

RECOMMENDED ACTION(S):

Authorize the County Procurement Officer or Deputized designee to execute Amendment Number One to amend Subordinate Contract MA-280-26011112 with Everon, LLC, for Facility Security & Fire Sprinkler Systems, Equipment and Related Services, to increase the Contract by \$1,750,000, effective upon execution of all necessary signatures, through January 22, 2031, for a new cumulative total amount not to exceed \$2,750,000, effective upon all required signatures.

SUMMARY:

Approval of Amendment Number One to the Subordinate Contract for Facility Security & Fire Sprinkler Systems, Equipment and Related Services will allow John Wayne Airport to continue utilizing contractor services to inspect, test, and maintain the fire protection systems, including component parts and repairs, as necessary, to ensure the systems remain operational and compliant with applicable fire codes and regulations at all times.

BACKGROUND INFORMATION:

John Wayne Airport (JWA) utilizes private contractors to supplement County of Orange (County) resources for fire protection and suppression system maintenance. These services are procured through a Regional Cooperative Agreement (RCA) with Everon, LLC, for Facility Security & Fire Sprinkler Systems, Equipment and Related Services.

JWA's terminals, maintenance building, administration office, and airfield contain numerous fire protection and suppression systems that must be routinely inspected, tested, and serviced by qualified technicians licensed to perform this specialty work. Everon, LLC provides maintenance, repair, inspection, and testing services for all fire protection systems at JWA. The purpose of this contract is to ensure fire protection systems throughout JWA are maintained in accordance with applicable codes, laws, and regulations required to obtain annual permits from the Orange County Fire Authority (OCFA).

On January 23, 2026, the County Procurement Office (CPO) issued RCA-017-26010057 with a term effective January 23, 2026, through January 22, 2031. Pursuant to Section 3.3-102 of the 2026 Contract Policy Manual, JWA administratively executed Subordinate Contract MA-280-26011112 with an initial contract amount of \$1,000,000 for the same term.

The existing contract with Everon, LLC is in the first year of a five-year term. The initial Subordinate Contract was established to allow Everon, LLC to supplement existing service providers in maintaining JWA's fire protection systems. The proposed increase in the contract amount will allow JWA to expand its use of Everon, LLC's services to ensure that all fire protection systems operate safely and reliably for the duration of this contract term. Additional funding is necessary to complete all required annual testing, inspections, deficiency corrections, and repairs to remain compliant with OCFA requirements.

JWA requests Board of Supervisors approval of Amendment Number One to increase the contract amount by \$1,750,000, resulting in a revised cumulative contract total of \$2,750,000. Upon approval and execution by all required parties, the amendment will become effective, and the contract term will remain unchanged through January 22, 2031.

JWA is procuring these Services in accordance with the 2026 Contract Policy Manual Section 3.3-128. The Orange County Preference Policy is not applicable to this Subordinate contract amendment.

The Contractor's performance has been confirmed as satisfactory. JWA 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 Contractor is based in Los Angeles County.

Prior to the Contract's expiration, JWA may issue a solicitation to continue services should the RCA not be renewed or extended.

An analysis was completed to determine whether the contracts provide the county with persons specially trained, experienced, expert, and competent to perform special services in accordance with the law.

This Contract does not currently include subcontractors or pass through to other providers. See Attachment B for Contract Summary Form.

The Orange County Preference Policy is not applicable to this contract amendment.

COMPLIANCE WITH CEQA: The proposed project is categorically exempt (Class 1) from the provisions of CEQA pursuant to CEQA Guidelines Section 15301, because it consists of operation, repair, and maintenance of existing public facilities and mechanical equipment, involving negligible or no expansion of the existing use.

FINANCIAL IMPACT:

Appropriations for the Contract are included in JWA Operating Fund 280 FY 2026-27 Budget and will be included in the budgeting process for future years.

The proposed Contract includes provisions stating the Contract is subject to, and contingent upon, applicable budgetary appropriations being approved by the Board for each fiscal year during the term of the Contract. If such appropriations are not approved, the Contract may be immediately terminated without penalty to the County.

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A - Amendment Number One to Subordinate Contract MA-280-26011112 with Everon, LLC

Attachment B - Contract Summary Form



**AMENDMENT NUMBER ONE
FOR
FACILITY SECURITY & FIRE SPRINKLER SYSTEMS, EQUIPMENT
AND RELATED SERVICES**

This Amendment is made and entered into as of the date fully executed by and between the County of Orange, a political subdivision of the State of California, through its department John Wayne Airport ("County" or "JWA") and Everon, LLC ("Contractor"), with County and Contractor sometimes individually referred to as "Party" or collectively referred to as "Parties."

RECITALS

WHEREAS, the County of Orange, County Procurement Office ("CPO") has issued a Regional Cooperative Agreement RCA-017-26010057, for Facility Security & Fire Sprinkler Systems, Equipment and Related Services ("RCA" or "Master Contract"), now in effect; and,

WHEREAS, County and Contractor entered into Subordinate Contract MA-280-26011112, pursuant to the terms and conditions of the RCA, effective March 25, 2026, through January 22, 2031, with a Total Contract Amount Not to Exceed of \$200,000.00 annually ("Contract"); and,

WHEREAS, the Parties now desire to increase the Total Contract Amount Not to Exceed to \$550,000.00 annually.

NOW, THEREFORE, the Parties mutually agree as follows:

AMENDMENT TO CONTRACT ARTICLES

1. Additional Terms and Conditions, Section 3, shall be amended to read in its entirety as follows:
 3. **Compensation & Payment:** Contractor agrees to provide Facility Security & Fire Sprinkler Systems, Equipment and Related Services in accordance with the terms and conditions of the Master Contract, including its attachments, at the fixed rates as set forth in Attachment B – Payment/Compensation of the Master Contract, with a Total Contract Amount Not to Exceed \$550,000.00 annually.
2. Contract Attachment C, Quote, shall be deleted and replaced in its entirety as attached hereto.
3. All other terms and conditions in this Contract, except as amended herein, shall remain unchanged and in full force and effect.

(Signature Page Follows)



County of Orange, John Wayne Airport

MA-280-26011112
Facility Security & Fire Sprinkler Systems,
Equipment and Related Services

Signature Page

IN WITNESS WHEREOF, the Parties hereto have executed this Contract on the date following their respective signatures.

EVERON, LLC*

If the Contractor is a corporation signatures of two specific corporate officers are required as further set forth.

- The first corporate officer signature must be one of the following: 1) Chairman of the Board, 2) President, 3) Vice President; and
- The second corporate officer signature must be one of the following: 1) Secretary, 2) Assistant Secretary, 3) Chief Financial Officer, 4) Assistant Treasurer.

In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signature to bind the company.

Signed by:			
	Tondria Lopezello	Senior Vice President	/16/2026
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Signature	Name	Title	Date
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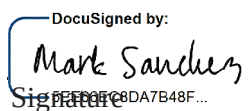
COUNTY OF ORANGE, A political subdivision of the State of California

COUNTY AUTHORIZED SIGNATURE:

	Choy Pham	Deputy Procurement Agent	
Signature	Name	Title	Date

APPROVED AS TO FORM:

County Counsel

DocuSigned by:			
	Mark Sanchez	Deputy	/16/2026
Signature	Name	Title	Date



County of Orange, John Wayne Airport

MA-280-26011112
 Facility Security & Fire Sprinkler Systems,
 Equipment and Related Services

ATTACHMENT C QUOTE

• Annual Pre-Action:	\$9,720
• Quarterly Pre-Action:	\$5,640
• Annual Fire Hose Cabinets:	\$5,920
• Annual Fire Pump:	\$2,160
• Semi-Annual Suppression:	\$6,480
• Annual Fire Old Fire House	\$480.00
• Annual Sprinkler Old Fire House	\$516.00
• Quarterly Sprinkler Old Fire House	\$1,410.00
• Annual Fire 3180	\$480.00
• Annual Sprinkler 3180	\$516.00
• Quarterly Sprinkler 3180	\$1,410.00
• Annual Sprinkler Terminal & Airport	\$37,146.00
• Quarterly Sprinkler Terminal & Airport	\$23,280.00
• Annual Sprinkler 3160	\$516.00
• Annual Fire 3160	\$480.00
• Quarterly Sprinkler 3160	\$1,410.00
• Annual Fire New Fire House	\$480.00
• Annual Sprinkler New Fire House	\$516.00
• Quarterly Sprinkler New Fire House	\$1,140.00
• Annual Fire Alarm Inspection	\$123,430.00
• Annual Fire Hydrants (above and in-ground)	\$16,740.00
• Monthly Fire Pump	\$7,755.00

Project/Service Clarifications:

The following qualifications/clarifications apply to this proposal:

- EVERON requires full building access (keys or key holder) during our inspection. If locked doors prevent inspection access, additional return trip charges will apply.
- Inability to access suites will result in a return trip charge.
- All work is to be performed during normal working hours based on a forty (40) hour work week.
- On site escort to be provided by customer at time of scheduled arrival.
- Overtime work and overtime rates do not apply to this proposal, unless specifically stated above.
- Proposal covers completion of scope above in one trip (unless otherwise noted), if EVERON /Everon is turned away, and a return trip is needed, you will be charged a return trip charge.
- Customer agrees that this contract will bill at a monthly rate for the Services outlined. Premature cancellation is not warranted. Should customer default in payment for any reason, the balance of the contract value will become due immediately along with any prior outstanding balances.
- 24-hour advanced notice (1 business day) is required to cancel/postpone any inspection. Failure to provide 24-hour notice will result in a separate 3-hour minimum service charge. Please note we must be notified by Friday at noon, to cancel service scheduled for the upcoming Monday.
- All Discrepancies noted will be quoted for repairs separately.



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Facility Security & Fire Sprinkler Systems,
Equipment and Related Services

NFPA72 Annual Fire Alarm Inspections:

- Everon shall inspect the Fire Alarm Systems and the Public Announcement Voice Evacuation System one (1) time during each agreement year. Each inspection shall include tests of circuitry for continuity, adequate insulation and of components for proper functioning condition.
 1. Alarm each smoke detector.
 2. Clean all smoke detectors, if needed.
 3. Check annunciator panel for proper operation.
 4. Check electrical wiring for grounds or shorts.
 5. Check battery standby and charger and adjust as necessary.
 6. Check all alarm devices, such as bells, horns, speakers (communications).
 7. Check all manual pull stations.
 8. Check signals to remote alarm company (if applicable).
 9. Check all interlocking equipment for shutdown, such as air conditioning, dampers, and elevator capture.
 10. Check and clean internal panel components.
 11. Test firefighter phones and phone jacks, if applicable.
 12. Test door holders and stairwell door locks for proper releasing.
 13. Check fire doors for proper coordination and latching.
 14. Check water flow and tamper switches for proper operation.
 15. Submit and review written reports to customers for their records, with recommendation(s).

NFPA25 Annual Sprinkler Inspections:

- Everon shall inspect the fire sprinkler system one (1) time during each agreement year. The scope of work performed during an annual inspection is in compliance with the State Fire Marshal's requirements set forth in NFPA 25.
 1. Inspect for proper identification signs.
 2. Inspect Waterflow and Supervisory Devices.
 3. Inspect Pressure readings.
 4. Inspect FDC(s), alarm valves (exterior), PRV's, Backflow Preventers, small fire hose connections.
 5. Test Water Flow Devices.
 6. Perform Main Drain Test.
 7. Test Supervisory Devices.
 8. Test Control Valves.
 9. Test Backflow Preventer Assemblies.

NFPA25 Annual Hydrant Inspections:

- Everon shall inspect the private Fire Hydrant(s) one (1) time during each agreement year. The scope of work performed during an annual inspection is in compliance with the State Fire Marshal's requirements set forth in NFPA 25.
 1. Inspect for any obstructions.
 2. Inspect condition of hydrant.
 3. Inspect for any leaks.
 4. Inspect for any missing caps/components.
 5. Lubricate hydrant to ensure that all stems, caps, plugs and threads are in proper operating condition.
 6. Test hydrant by performing full flush.



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Facility Security & Fire Sprinkler Systems,
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1. NFPA72 Annual VESDA Inspections:

Perform annual inspection and testing of the existing VESDA air sampling smoke detection system in accordance with NFPA 72 Chapter 14 and manufacturer recommendations.

Work includes the following:

Inspection Items

- Visual inspection of all VESDA detector units for faults, damage, and proper mounting
- Visual inspection of all sampling pipe, fittings, and sampling ports for blockage, damage, or disconnection
- Inspect and document filter condition on all detector units
- Verify all detector display indicators and fault LEDs are functioning properly
- Inspect detector aspirator/fan operation

Testing Items

- Functional test of all VESDA detector units using approved aerosol test medium introduced at the most hydraulically remote sampling port per NFPA 72
- Verify airflow is present and within acceptable range at sampling ports
- Verify all alarm threshold levels (Pre-Alarm, Action, Fire 1, Fire 2) activate and report correctly to the fire alarm control panel
- Sensitivity verification of all detector units per manufacturer specifications
- Confirm all alarm and supervisory signals transmit correctly to the fire alarm control panel and/or monitoring station

System Restoration & Documentation

- Restore system to full normal operation upon completion of testing
- Provide written inspection report documenting all test results, system conditions, and any deficiencies found

Exclusions:

- Does not include replacement of filters, sampling pipe, fittings, or ports
- Does not include repair of any pre-existing deficiencies found during inspection
- Does not include reprogramming of detector sensitivity settings or fire alarm control panel
- Any deficiencies found during inspection will be quoted separately

NFPA25 Annual Standpipe Inspection:

- Everon shall inspect the Standpipe System one (1) time during each agreement year. The scope of work Performed during an Annual inspection is in accordance with NFPA 25 – Standards for the Inspection, Testing and Maintenance of Water Based Fire Protection Systems, 2017 edition.

Provide qualified Inspector to:

Visually inspect the Hydraulic Design Information Sign for security and legibility. A standpipe system that was not sized by hydraulic design shall have a hydraulic design information sign that reads "Pipe Schedule System."

Visually inspect the **Hose connections** to ensure the following conditions:

- (1) Valve cap(s) missing or damaged
- (2) Fire hose connection damaged
- (3) Valve handles missing or damaged
- (4) Cap gaskets missing or deteriorated
- (5) Valve leaking
- (6) Visible and physical obstructions to hose connections
- (7) Pressure restricting device missing
- (8) Manual, semiautomatic, or dry standpipe valve does not operate smoothly
- (9) Valve threads damaged

Piping shall be inspected annually for the following conditions:

- (1) Damaged piping
- (2) Damaged control valves
- (3) Missing or damaged pipe support device (i.e., missing or damaged hanger or seismic brace)



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- (4) Damaged supervisory signal initiating device Visual Inspection of Hoses for the following conditions:
- (5) Mildew, cuts, abrasions, and deterioration
- (6) Couplings hose threads damaged
- (7) Gaskets missing or deteriorated
- (8) Incompatible threads on coupling
- (9) Hose not connected to hose rack nipple or valve
- (10) Hose test outdated

Visual Inspection of Hose **Nozzle** for the following conditions:

- (1) Hose nozzle missing
- (2) Gasket missing or deteriorated
- (3) Obstructions
- (4) Does not operate smoothly

Visual Inspection of **Hose Storage Device** for the following conditions:

- (1) Difficult to operate
- (2) Damaged
- (3) Visible or physical obstruction
- (4) Hose improperly racked or rolled
- (5) Nozzle clip not in place and nozzle not correctly contained
- (6) Hose rack enclosed in cabinet not swinging out at least 90 degrees

Cabinets shall be inspected for the following conditions:

- (1) Overall, for corroded or damaged parts
- (2) Difficult to open
- (3) Cabinet door not opening fully
- (4) Door glazing cracked or broken
- (5) Lock on break glass-type cabinet not functioning properly
- (6) Glass break device missing or not attached
- (7) Not properly identified as containing fire equipment
- (8) Visible or physical obstructions
- (9) All valves, hose, nozzles, fire extinguishers, and so forth, easily accessible

Semi-Annual Suppression Inspection:

Everon shall inspect the Suppression System, and its components, two (2) times during each agreement year. The scope of work Performed during a Semi Annual and Annual inspection is in accordance with 2001NFPA® 2001 Standard on Clean Agent Fire Extinguishing Systems 2012 Edition

Provide qualified technician to:

- Operate detection initiating circuit(s). Verify that all alarm functions occur according to design specifications.
- Operate the necessary circuit to initiate a second alarm circuit, if present. Verify that all second alarm functions occur according to design specifications.
- Operate manual release. Verify that manual release functions occur according to design specifications.
- Operate abort switch circuit, if supplied. Verify that abort functions occur according to design specifications. Confirm that visual and audible supervisory signals are received at the control panel.
- Test all automatic valves, unless testing the valve will release agent or damage the valve (destructive testing).
- Check pneumatic equipment, where required, for integrity to ensure proper operation
- Remote Monitoring Operations - Operate one of each type of input device while on standby power. Verify that an alarm signal is received at remote panel after device is operated. Reconnect primary power. Operate each type of alarm condition on each signal circuit and verify receipt of trouble condition at the remote station.
- Control Panel Primary Power Source - Verify that the control panel is connected to a dedicated circuit and labeled properly. This panel shall be readily accessible yet restricted from unauthorized personnel.
- Test a primary power failure in accordance with the manufacturer's specification with the system fully operated on standby power.
- Fill out Standard Form of Inspection Report and submit written reports and recommendations to Subscriber of each inspection
- performed and the results of the inspection.
- Return of System to Operational Condition



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NFPA25 Annual Fire Pump Inspection:

- Everon shall inspect the fire pump (1) time during each agreement year. The scope of work performed during an annual inspection is in compliance with the State Fire Marshal's requirements set forth in NFPA 25.
 1. An annual flow test of the pump assembly be performed to determine its ability to continue to attain satisfaction performance at shutoff, rated flow, and peak loads. Annual flow tests allow for year-by-year comparisons of pump performance.
 2. Determine the rated capacity and pressure of the pump to be tested from the plate attached to the pump.

NFPA25 Monthly Fire Pump Inspection:

- Everon shall perform a monthly electric fire pump run 11 (eleven) times during each agreement year. Churn test requires operating the pump for at least 10 minutes to ensure functionality, as per NFPA 25. The scope includes recording suction/discharge pressures, checking for leaks (1 drip/second) at packing glands, observing for noise/vibration, and verifying the controller is in auto mode, ensuring the pump is ready to operate

Emergency Service Rates.

In the event of an emergency service call, below are the current rates:

Rates: Technician - 2 Hour Minimum, Labor

\$235 - 6am - 3pm: Monday - Friday (Regular)

\$270 - 3pm - 7pm: Monday - Friday (Overtime) & 6am - 7pm: Saturdays (Overtime)

\$325 - 7pm - 6am: Monday - Saturday (Double time) * Sundays & Holidays (Double time)

Rates: Fitter - 2 Hour Minimum, Labor

\$235 - 6am - 3pm: Monday - Friday (Regular)

\$270 - 3pm - 6pm: Monday - Friday (Overtime) & 6am - 5pm: Saturdays (Overtime)

\$325 - 6pm - 6am: Monday - Saturday (Double time) * Sundays & Holidays (Double time)

A \$75 Truck Charge applies to all service calls.

*Rates subject to change without notice

Contract Summary Form

OC Expediter Requisition #: 1827192

Everon, LLC

SUMMARY OF SIGNIFICANT CHANGES

1. Costs: increase of \$350,000 annually. Total Not to Exceed amount increased by \$1,750,000. Page 2

SUBCONTRACTORS

This contract does not currently include subcontractors or pass through to other providers.

This contract, due to the nature of the services, could require the addition of subcontractors. In order to add subcontractor(s) to the contract, the provider/contractor must seek express consent from the department. Should the addition of a subcontractor impact the scope of work and/or contract amount, the department will bring the item back to the Board of Supervisors for approval. In the past (if there is information available), subcontractor(s) have/have not been used for this contract.

This contract includes the following subcontractors or pass through to other providers.

Subcontractor Name	Service(s)	Amount
Unknown at this time	Unknown at this time	Unknown at this time

CONTRACT OPERATING EXPENSES

Total Contract Amount Not to Exceed: \$2,750,000 / Annual NTE: \$550,000

Contractor's Expense: The Contractor will be responsible for all costs related to photo copying, telephone communications, fax communications, and parking while on County sites during the performance of work and services under this contract.