















# THE LIST TENANT IMPROVEMENT CONTRACTORS


RANKED BY DOLLAR VALUE OF TI WORK IN OC

Rank	Company •Address •Headquarters	Company logo	Dollar value of TI work done in OC in 2024 •yearly % change	Square footage of TI work done in OC in 2024 •yearly % change	OC employees •yearly % change	Companywide employees •yearly % change	Current notable projects/clients in OC	Top local official(s) •Title •Phone/fax	
<b>1</b> (2)	<b>Ram Construction LLC</b> 20 Executive Park, Ste. 250 Irvine 92614-4732 Irvine Website: ramconstruction-us.com Email: contact@ramconstruction-us.com		\$163 million 14%	550,000 0%	124 44%	124 44%	Newport Irvine Medical Center, Hoag, Providence St. Jude HQ, Healthpeak Properties, Westcliff University, Seegene USA, CHOC	Steve Tartaglino vice president of operations (949) 418-7688	
<b>2</b> (4)	<b>Howard Building Corporation</b> 3184 Airway Ave., Ste. K Costa Mesa 92626-4619 Los Angeles Website: howardbuilding.com Email: info@howardbuilding.com		\$148 million 11%	870,500 16%	46 0%	164 3%	would not disclose	Bryan Howard president (714) 438-2272/(714) 444-3446	
<b>3</b> (3)	<b>KPRS Construction Services Inc.</b> 2850 Saturn St., Ste. 120 Brea 92821-6201 Brea Website: kprsinc.com Email: joels@kprsinc.com		\$140.7 million 0%	1.4 million -4%	265 29%	360 1%	CT Realty, Yamaha, Office and Project Repositioning	Joel Stensby founder/president (714) 672-0800/(714) 672-0871	
<b>4</b> (1)	<b>Swinerton Builders</b> 200 N. Main St. Santa Ana 92701-4800 Concord Website: swinerton.com		\$103 million NA	450,000 NA	1,050 3%	4,830 12%	Confidential technology client, Judicial Council of California, confidential e-automotive client, five star resort - Laguna Beach	Daniel Camin vice president, division manager (949) 622-7000	
<b>5</b> (5)	<b>Turelk Inc.<sup>(1)</sup></b> 4685 MacArthur Court, Ste. 422 Newport Beach 92660-1855 Long Beach Website: turelk.com Email: nima.namdar@turelk.com		\$85.5 million <sup>(2)</sup> NA	1.4 million <sup>(2)</sup> NA	60 <sup>(2)</sup> NA	127 <sup>(2)</sup> NA	Irvine Co., Amazon, Google	Jeff Turi general manager/VP, Orange County operations (949) 640-8679	
<b>6</b> (9)	<b>Pacific Tusk Builders</b> 1301 Dove St., Ste. 130 Newport Beach 92660-2491 Newport Beach Website: pacifictusk.com Email: info@pacifictusk.com		\$74 million 19%	3.2 million 23%	74 19%	74 19%	would not disclose	Eric Prendergast/David Goldberg principals (949) 679-4580	
<b>7</b> (6)	<b>Esplanade Builders Inc.</b> 151 Yorba Street, Ste. 201 Tustin 92780-2960 Torrance Website: ebi-gc.com Email: info@ebi-gc.com		\$64.4 million -16%	600,000 -13%	18 -5%	76 3%	OC Probation, MSI, HFC, Alere Group, Karagozian & Case	Greg Guba vice president (949) 556-4930	

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<sup>(2)</sup> Business Journal estimate

Researched by Desmond Celso

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8 (14)	<b>RBA Builders</b> 16490 Harbor Blvd. Fountain Valley 92708-1375 Fountain Valley Website: rbabllc.com Email: margaritag@rbabllc.com		\$56.3 million 30%	662,651 31%	92 3%	92 3%	UCI Health, Disneyland Resort, Aviation/Space industry, Aerospace/Defense, SCIF Construction	Bryan Pavalko president (714) 895-9000/(714) 895-9001	
9 (7)	<b>Snyder Langston<sup>(1)</sup></b> 17962 Cowan Irvine 92614-6026 Irvine Website: snyderlangston.com Email: info@snyderlangston.com		\$54.9 million <sup>(2)</sup> NA	150,000 0%	150 0%	160 <sup>(2)</sup> NA	Restoration Hardware, Helen Caloggero Women's and Family Center, Be Well OC, Innovation Office Park, Spectrum Terrace Phase 3, Toll Bros. Rafferty Apartments, Irvine Spectrum Center	Jason Rich CEO (949) 863-9200/(949) 863-1087	
10 (8)	<b>Driver SPG</b> 2190 S. Towne Centre Place, Ste. 100 Anaheim 92806-6128 Anaheim Website: driverspg.com Email: kkreutziger@cwdriver.com		\$54.2 million -5%	310,242 -54%	41 3%	376 8%	Panasonic Avionics - 2nd Floor Renovations, Concordia University - Athletics Complex, Marriott Anaheim - Grand Marquis Ballroom, Concordia University - CU Center, BOSC - Brea Plaza, Buildings E&G Renovation & Infrastructure	Karl Kreutziger president (855) 300-4774/(855) 329-2774	
11 (11)	<b>Casco Contractors</b> 9850 Irvine Center Drive Irvine 92618-4353 Irvine Website: cascocontractors.com Email: info@cascocontractors.com		\$48 million -8%	1.3 million -14%	51 19%	51 19%	would not disclose	Cheryl Osborn founder/president (949) 679-6880/(949) 679-6890	
12 (12)	<b>Smith and Severson Builders</b> 21072 Bake Parkway, Ste. 106 Lake Forest 92630-2180 Lake Forest Website: smithandseverson.com Email: dsmith@smithandseverson.com		\$44.7 million -5%	210,000 31%	23 -12%	23 -12%	would not disclose	David Smith president (949) 232-1222	















13 (13)	<b>Coastline Development Inc.</b> 13911 Enterprise Drive Garden Grove 92843-4022 Garden Grove Website: coastlinedevelopment.com Email: general@coastlinedevelopment.com		\$38.7 million -16%	606,261 -4%	35 -22%	35 -26%	Comerica Bank, Charles Schwab Corp., CBRE Group Inc., Wells Fargo & Co., California Bank & Trust	Todd Layman president (714) 265-0250/(714) 265-1701	
14 (16)	<b>Morris Inc.</b> 5151 California Ave., Ste. 250 Irvine 92617-3205 Irvine Website: morris-usa.com Email: info@morris-usa.com		\$33.8 million -7%	143,449 -19%	35 17%	35 17%	would not disclose	Chris Morris president (949) 333-7000	
15 (21)	<b>Coastal Pacific Construction Inc.</b> 28 Edelman Irvine 92618-4312 Irvine Website: coastalpacificconstruction.com Email: jmason@coastalpacificconstruction.com		\$24.2 million 31%	273,350 13%	37 6%	37 6%	would not disclose	Gary Mason CEO/president (949) 770-1555	

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
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16 (17)	<b>DBaC Inc.</b> 101 Shipyard Way, Ste. A Newport Beach 92663-4447 Newport Beach Website: dbacinc.com Email: jcurci@dbacinc.com		\$24 million -8%	612,250 11%	32 -6%	34 0%	Be Well OC, 110 22nd Street lofts - Newport Beach, CasaDamí restaurant, Malarky's expansion	John M. Curci founder/president (949) 723-0147/(949) 723-0126	
17 (18)	<b>Caliber Construction Inc.</b> 240 N. Orange Ave. Brea 92821-4026 Brea Website: caliberconstructioninc.com Email: info@caliberconst.net		\$22.8 million 12%	195,000 11%	41 0%	41 0%	would not disclose	Doug Bassett president (714) 255-2700/(714) 255-2730	
18 (NR)	<b>Uprite Construction</b> 2211 Michelson Drive, Ste. 500 Irvine 92612-1391 Irvine Website: upriteco.com Email: info@upriteco.com		\$18.8 million 37%	150,015 37%	56 10%	77 4%	Advantech HQ, Garry Avenue Business Park, Ball Road, 3130 Fairview, Commonwealth Avenue, Lewis Street TI, CJ Foods, 2040 Main, 2050 Main	Jonathan Bagnall president (949) 877-8877	
19 (22)	<b>Pacific Design Directions Inc.</b> 8171 E. Kaiser Blvd. Anaheim 92808-2214 Anaheim Website: pdd.pacdesign.com Email: sstoneburner@pacdesign.com		\$18 million 0%	215,000 54%	28 12%	34 3%	Matranga Motorsports, County of San Bernardino Department of Behavioral Health, GigaCloud Technology, Velocity	Susan S. Stoneburner founder/president (714) 685-7733/(714) 685-7799	
20 (NR)	<b>DEB Construction</b> 2230 E. Winston Rd. Anaheim 92806-5536 Anaheim Website: debconstruction.com Email: info@debconstruction.com		\$17.7 million NA	133,250 NA	56 24%	65 18%	Tricon corporate office expansion, Farmers & Merchants Bank - Laguna Beach, UCI Pathology expansion	Adam Vali/Scott Shellhammer CEO/president (714) 632-6680	
21 (19)	<b>Gray West Construction</b> 2070 N. Tustin Ave. Santa Ana 92705-7827 Santa Ana Website: graywestconstruction.com Email: info@graywc.com		\$17.6 million -14%	145,717 -53%	155 -1%	155 -1%	Old Navy - Cerritos, CA, BMO - Manhattan Beach, CA, Muirlands Vet - Laguna Hills, CA, Pure Hockey - Laguna Hills, CA, Victoria's Secret - Costa Mesa, CA, CAVA - Fullerton, CA, Share Ourselves - Costa Mesa, CA	Eric Berg president (714) 491-1317/(714) 333-9700	
22 (NR)	<b>Servco Builders</b> 16620 Aston St. Irvine 92606-4836 Irvine Website: servcobuilders.com Email: info@servcobuilders.com		\$17.2 million 24%	357,447 86%	43 8%	43 8%	DIOR, Collage at Bloomingdales, Virgin Galactic, ACE Hardware, Americor, Amazon Fresh, Institutes of Health	Christopher Webb president (949) 955-2300	

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23 (20)	<b>CRM Construction Inc.<sup>(1)</sup></b> 5353 E. Second St. Long Beach 90803-5300 Long Beach Website: teamcrminc.com Email: info@teamcrminc.com		\$17 million <sup>(2)</sup> NA	155,000 <sup>(2)</sup> NA	16 <sup>(2)</sup> NA	16 <sup>(2)</sup> NA	would not disclose	Gary Tracy president (714) 921-3030	
24 (15)	<b>Slater Builders Inc.</b> 3100 Pullman St., Ste. B Costa Mesa 92626-4500 Costa Mesa Website: slaterbuilders.com Email: info@slaterbuilders.com		\$16.9 million -55%	70,963 -65%	29 -15%	29 -15%	Bay Shores Peninsula Hotel, Nick's Newport Beach, St. John the Baptist School Gym, St. Barbara Catholic School Phase II, 757 Newton Way	Lizabeth S. Slater CEO (714) 434-4887/(714) 434-6173	
25 (27)	<b>KNR Builders</b> 1300 Quail St., Ste. 102 Newport Beach 92660-2711 Newport Beach Website: knrbuilder.com Email: rneighbors@knrbuilder.com		\$14.5 million 93%	160,000 68%	8 -33%	8 -33%	would not disclose	Rod Neighbors president (714) 259-1700	
26 (23)	<b>AGI General Contracting</b> 825 N. Parkcenter Drive, second floor Santa Ana 92705-3524 Stanton Website: agigc.com Email: info@agigc.com		\$11.8 million 0%	240,000 0%	51 0%	51 0%	The Grove office remodel, Seafood City - Anaheim, Laguna Hills medical office	Chris Gautreau president (714) 934-8066	
27 (25)	<b>SCGWest Development<sup>(1)</sup></b> 18001 Sky Park Circle, Ste. LM Irvine 92614-6511 Irvine Website: scgwest.com Email: team@scgwest.com		\$8 million <sup>(2)</sup> NA	102,000 <sup>(2)</sup> NA	8 <sup>(2)</sup> NA	15 <sup>(2)</sup> NA	Various restaurant build-outs, value-add retail redevelopment, OC Plaza	Kyle Gorman co-founder/managing partner (855) 348-5505/(855) 348-5505	
28 (26)	<b>JRM Construction West LLC<sup>(1)</sup></b> 959 South Coast Drive, Ste. 300 Costa Mesa 92626-7805 Costa Mesa Website: jrwest.com Email: jrca@jrmcm.com		\$7.9 million <sup>(2)</sup> NA	65,000 <sup>(2)</sup> NA	70 <sup>(2)</sup> NA	72 <sup>(2)</sup> NA	would not disclose	John Jackson managing partner (949) 480-3410/(949) 480-3411	
29 (24)	<b>VR Mason Inc.</b> 16371 Gothard St., Ste. B Huntington Beach 92647-3652 Huntington Beach Website: vrmasonbuilder.com Email: nicole.kluve@vrmasonbuilder.com		\$5.3 million -30%	987,256 -25%	14 -18%	14 -18%	Kimco Realty Corp., Healthcare Realty Services, PS Business Parks, Tenet, Cushman & Wakefield, CBRE, Fountain Valley Regional Hospital, Duke Realty, LabCorp of America	Nicole Kluve president/project manager (714) 843-0707/(714) 843-9996	

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