

# THE LIST TENANT-IMPROVEMENT CONTRACTORS

▶ NEXT WEEK'S LIST  
OC's Wealthiest

RANKED BY DOLLAR VALUE OF TI WORK IN OC

Rank	Company	Company logo	Dollar value of TI work done in OC in 2022	Square footage of TI work done in OC in 2022	OC employees	Companywide employees	Current notable projects/clients in OC	Top local official(s)	
Prev. Rank	Address		•yearly % change	•yearly % change	•yearly % change	•yearly % change		•Title	
Rank	Headquarters							•Phone/fax	
1	<b>Swinerton Inc.</b> 200 N. Main St. (3) Santa Ana 92701-4800 Concord Website: swinerton.com Email: rcarpe@swinerton.com		\$170 million 6%	1.4 million 97%	1,021 -22%	4,300 -10%	OC Sanitation headquarters, UC Irvine, JCC Fullerton, confidential technology client Irvine, confidential automotive client Laguna Beach retail, Quest Diagnostics, Applied Medical, County of Orange Civic Center – County Administration North	Lia Tatevosian VP/division manager (949) 622-7000/(877) 349-1894	
2	<b>KPRS Construction Services Inc.</b> 2850 Saturn St., Ste. 120 (2) Brea 92821-6201 Brea Website: kprsinc.com Email: joels@kprsinc.com		\$161 million -6%	1.6 million -11%	200 0%	350 0%	FivePoint Holdings Inc., CT Realty, Tripoint, Alteryx Inc.	Joel Stensby founder/president (714) 672-0800/(714) 672-0871	
3	<b>Howard Building Corp.</b> 3184 Airway Ave., Ste. K (1) Costa Mesa 92626-4619 Los Angeles Website: howardbuilding.com Email: info@howardbuilding.com		\$156 million -19%	812,500 -26%	46 0%	150 0%	would not disclose	Bryan Howard president (714) 438-2272/(714) 444-3446	
4	<b>Ram Construction LLC</b> 20 Executive Park, Ste. 250 (4) Irvine 92614-4732 Irvine Website: ramconstruction-us.com Email: contact@ramconstruction-us.com		\$143 million 88%	550,000 120%	86 12%	86 12%	Eurofins Scientific, 5.11 Tactical, Rexford Industrial, Illumina, Collectors Universe, Hoag Digestive Health Institute, Terran Orbital	Spencer Moran co-founder/principal (949) 418-7688	
5	<b>Turelk Inc.</b> 4685 MacArthur Court, Ste. 422 (5) Newport Beach 92660-1855 Long Beach Website: turelk.com Email: marcos.ramirez@turelk.com		\$95 million 0%	1.4 million -7%	60 0%	127 0%	Irvine Co., Amazon, Google	Jeff Turi general manager/VP, Orange County Operations (949) 640-8679	
6	<b>Esplanade Builders Inc.</b> 3002 Dow Ave., Ste. 102 (8) Tustin 92780-7247 Torrance Website: esplanadebuilders.com Email: info@esplanadebuilders.com		\$85.3 million 70%	850,000 1%	22 10%	74 -1%	Orange County Sheriff's Department, Orange County Health Care Agency, Orange County Community Resources, Thomas James Homes, Quest Software, Nura USA	Greg Guba VP, Orange County (949) 556-4930/(310) 783-7665	
7	<b>Snyder Langston</b> 17962 Cowan (6) Irvine 92614-6026 Irvine Website: snyderlangston.com Email: info@snyderlangston.com		\$61 million <sup>(1)</sup> NA	150,000 <sup>(1)</sup> NA	75 <sup>(1)</sup> NA	160 <sup>(1)</sup> NA	Helen Caloggero Women's and Family Center, Be Well OC, Innovation Office Park, Spectrum Terrace Phase 3, Toll Bros. Rafferty Apartments, Morningstar Senior Living, St. Edward the Confessor, MBK Zia Apartments, Pelican Hill Resort, Christ Cathedral, Spectrum Center	Jason Rich CEO (949) 863-9200/(949) 863-1087	
8	<b>Pacific Tusk Builders</b> 1301 Dove St., Ste. 130 (9) Newport Beach 92660-2491 Newport Beach Website: pacifictusk.com Email: info@pacifictusk.com		\$56 million 17%	2.1 million 5%	76 7%	76 7%	would not disclose	Eric Prendergast/David Goldberg principals (949) 679-4580/(949) 484-7866	
9	<b>Casco Contractors</b> 9850 Irvine Center Drive (7) Irvine 92618-4353 Irvine Website: cascocontractors.com Email: info@cascocontractors.com		\$54.2 million -10%	2.8 million -11%	55 -2%	55 -2%	would not disclose	Cheryl Osborn founder/president (949) 679-6880/(949) 679-6890	
10	<b>Caribou Industries Inc.</b> 1103 N. Broadway (14) Santa Ana 92701-3409 Santa Ana Website: caribound.com Email: info@caribound.com		\$53.5 million NA	258,000 NA	196 -6%	823 NA	OBP, 3B, 625 N. Grand, YMCA, 888 N. Main, 811 N. Broadway	Michael F. Harrah president (714) 543-9484/(714) 543-9972	
11	<b>Driver SPG</b> 2190 S. Towne Centre Place, Ste. 100 (10) Anaheim 92806-6128 Anaheim Website: driverspg.com Email: kkreutziger@cwdriver.com		\$45.3 million -4%	616,689 -10%	40 0%	321 12%	Pendry Newport Beach - Fashion Island Hotel, phase two of Panasonic Avionics TI, Mariners Church - Campus Renovation, Shea Properties - City Lights Clubhouse Renovation, Diocese of Orange - Christ Cathedral, Our Lady of La Vang Shrine	Karl Kreutziger president (855) 300-4774/(855) 329-2774	
12	<b>Smith and Severson Builders</b> 21072 Bake Parkway, Ste. 106 (16) Lake Forest 92630-2180 Lake Forest Website: smithandseverson.com Email: dsmith@smithandseverson.com		\$41.5 million 63%	140,000 75%	23 -18%	23 -18%	660 Baker St. - Dunbar Real Estate, Arroyo Partners, Caprock, Mark IV, Arch Beach Vet Clinic, Irvine Valley Vet Clinic, The Met	David Smith president (949) 232-1222	
13	<b>RBA Builders Inc.</b> 16490 Harbor Blvd. (13) Fountain Valley 92708-1375 Fountain Valley Website: rbabuildersinc.com Email: margaritag@rbabllc.com		\$39.9 million 21%	460,818 9%	106 8%	106 8%	UCI Medical Center second and third floor TI projects, HRL Laboratories Lost Hills phases 1B and 1C, Boeing B80 computer lab	Robert Anderson founder/CEO (714) 895-9000/(714) 895-9001	
14	<b>Coastline Development Inc.</b> 13911 Enterprise Drive (11) Garden Grove 92843-4022 Garden Grove Website: coastlinedevelopment.com Email: general@coastlinedevelopment.com		\$38 million -5%	520,012 -31%	50 -4%	50 -4%	Comerica Bank, Charles Schwab Corp., CBRE Group Inc., Wells Fargo & Co., California Bank & Trust	Todd Layman president (714) 265-0250/(714) 265-1701	
15	<b>Morris Inc.</b> 5151 California Ave., Ste. 250 (17) Irvine 92617-3205 Irvine Website: morris-usa.com Email: info@morris-usa.com		\$29.8 million 44%	468,764 56%	33 6%	33 6%	would not disclose	Chris Morris president (949) 333-7000	

Abbreviations: NA: not applicable; NR: not ranked  
Note: To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of the list, omissions and typographical errors sometimes occur. Unless otherwise noted, the information on this list was provided by the companies themselves. List may not be reprinted without permission of the editor. Photos show the first top official listed.  
(1) Business Journal estimate

Highlight provided for fee

Researched by Yuika Yoshida

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