

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

September 23, 2025

FROM

**JOSHUA DUGAS, Director, Department of Public Health
DON DAY, Director, Project and Facilities Management Department**

SUBJECT

Capital Improvement Program Projects for 451 East Vanderbilt Way

RECOMMENDATION(S)

1. Approve Capital Improvement Program Project No. 26-028, in the amount of \$12,409,675, for Heating Ventilation Air Conditioning and Roof Replacement systems, located at 451 East Vanderbilt Way in San Bernardino.
2. Approve Capital Improvement Program Project No. 26-029, in the amount of \$5,254,768, for the required upgrades throughout the building to address accessibility and code compliance, located at 451 East Vanderbilt Way in San Bernardino.
3. Authorize the Auditor-Controller/Treasurer/Tax Collector to post necessary budget adjustments, as detailed in the Financial Impact Section (Four votes required).
(Presenter: Joshua Dugas, Director, 387-9146)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

**Improve County Government Operations.
Operate in a Fiscally-Responsible and Business-Like Manner.**

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The 451 Heating, Ventilation, Air Conditioning, and Roof Replacement Project (HVAC Project) (WBSE 10.10.1960), totaling \$12,409,675, will be funded with existing ongoing 1991 Realignment. Subsequently, \$3,433,757 from Future of Public Health funding will offset 1991 Realignment between 2026–27 and 2027–28. In addition, the 451 Accessibility and Code Compliance Project (WBSE 10.10.1961), in the amount of \$5,254,768, will be funded with existing ongoing 1991 Realignment. Subsequently, \$1,453,994 from Future of Public Health funding will offset 1991 Realignment between 2026–27 and 2027–28.

This item authorizes the Auditor-Controller/Treasurer/Tax Collector to post the following 2025-26 adjustments to the Project and Facilities Management Department (PFMD) and Department of Public Health (DPH)'s budget:

Fund Center	Commitment Item	Description	Action	Amount	WBSE
1169021014	40458700	State Realignment Revenue	Decrease	\$17,664,443	-

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1169021014	40458702	Realignment Reserve	Increase	\$17,664,443	-
9300001000	40458700	State Realignment Revenue	Increase	\$17,664,443	-
9300001000	55305030	Operating Transfers Out	Increase	\$17,664,443	-
7700003100	40909975	Operating Transfers In	Increase	\$12,409,675	10.10.1960
7700003100	54304030	Structures & Improvements to Structures	Increase	\$12,409,675	10.10.1960
7700003100	40909975	Operating Transfers In	Increase	\$5,254,768	10.10.1961
7700003100	54304030	Structures & Improvements to Structures	Increase	\$5,254,768	10.10.1961

BACKGROUND INFORMATION

On October 3, 2023 (Item No. 46), the Board authorized the acquisition of the property at 451 East Vanderbilt Way in San Bernardino (Property) pursuant to Government Code section 25350 and Section 6063 for the purchase price of \$26,750,000. On January 9, 2024 (Item No. 37), the Board approved an increase of \$50,000 to the total estimated acquisition cost from \$26,853,100 to \$26,903,100, due to an increase in the due diligence inspection costs.

During the acquisition phase, Project and Facilities Management Department (PFMD) supported the due diligence process by hiring consultants to perform high-level inspections, studies, and reports to assess the condition of the building’s architectural, mechanical, electrical, plumbing, and structural components within the 60-day due diligence period.

Based on the acquisition due diligence studies and reports, the HVAC and roof replacement were initially planned as part of a five-to ten-year capital improvement strategy. However, shortly after acquiring and occupying the Property, DPH experienced recurring HVAC and roof leak issues. PFMD responded to numerous service calls, ultimately determining that the HVAC system had deteriorated to the point of requiring immediate replacement rather than deferral. To address immediate HVAC needs and maintain system operability until full replacement is implemented, Program Budget Project No. 25-233 (WBSE 10.10.1905) was established at a total cost of \$895,952.

The HVAC Project will include a complete roof replacement, the installation of four Air Conditioning (AC) Roof Top Units (RTUs), boilers, two hot water pumps, necessary structural upgrades to support the new equipment, modifications to the existing ductwork, addition of reheat coils to existing variable air volume boxes, updated to electrical and energy management systems to accommodate the new AC RTUs.

Accessibility and code compliance were identified as essential requirements for meeting building codes. The County remains committed to maintaining its facilities in full compliance with accessibility standards and applicable building codes to ensure safety, equity, and accessibility for all occupants and visitors.

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The Accessibility and Code Compliance Project will enhance the accessible path of travel and include site improvements for compliant accessible parking, modifications for exit stair enclosures, minor adjustments to multi-accommodation restrooms, elevator cab upgrades with two-way communication system and updated flooring, replacement of the fire life safety system, and replacement of damaged flooring at the first-floor lobby.

Approval of this item will allow PFMD to proceed with the design, engineering, and construction for base building needs at the Property.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Daniel Pasek, Deputy County Counsel, 387-5455) on August 19, 2025; Purchasing Department (Ariel Gill, Supervising Buyer, 387-2070) on August 15, 2025; Auditor-Controller/Treasurer/Tax Collector (Charlene Huang, Auditor-Controller Manager, 382-7022) on August 9, 2025; Project and Facilities Management (Sarah Riley, Chief of Project Management, 387-5000) on July 29, 2025; and County Finance and Administration (Iliana Rodriguez, Administrative Analyst, 387-4205 and Yael Verduzco, Principal Administrative Analyst, 387-5285) on September 8, 2025.

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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

Moved: Joe Baca, Jr. Seconded: Curt Hagman
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: September 23, 2025



cc: File - Public Health
MBA 09/25/2025