

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

August 19, 2025

FROM

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

SUBJECT

Escrow Agreement with Woodcliff Corporation for the San Bernardino County Animal Care Center Project

RECOMMENDATION(S)

Approve Escrow **Agreement No. 25-657** with Woodcliff Corporation allowing for deposit of progress payment retention in an escrow account in lieu of county held retention for the San Bernardino County Animal Care Center Project.
(Presenter: Don Day, Director, 387-5000)

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 does not require additional Discretionary General Funding (Net County Cost). The escrow agreement in question does not modify or affect the financial terms of the existing construction contract with Woodcliff Corporation, which totals \$50,196,000, or impacts the San Bernardino County Animal Care Center Project budget (Project) (WBSE 10.10.1319) of \$65,339,611, as approved by the Board of Supervisors on June 10, 2025 (Item No. 136).

BACKGROUND INFORMATION

The Project will provide a new animal care center, located at 18313 Valley Boulevard in Bloomington. The facility will offer on-site veterinary services, animal adoption services, animal care administration, and temporary animal housing. This Project will significantly enhance the Department of Public Health – Animal Care Division’s ability to serve county residents by increasing animal adoptions through integrated community outreach and modern veterinary practices.

On January 14, 2025 (Item No. 44), the Board of Supervisors awarded a construction contract for the Project to Woodcliff Corporation in the amount of \$50,196,000.

Woodcliff Corporation has requested that retention payments required to be withheld, be deposited into an escrow account. Retention payments represent five percent of each monthly progress payment withheld until project completion. This withholding serves as a financial safeguard to ensure the contractor fully and properly completes the entire scope of work as specified in the contract. Public Contract Code section 22300 mandates that public agencies

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permit this form of payment retention. Approval of the recommendation will authorize the Project and Facilities Management Department to complete the escrow agreement with Woodcliff Corporation. This escrow agreement will remain in effect for the duration of the Project and a minimum of 35 days following the acceptance of the Project as 100% complete.

This Project is consistent with the County Administrative Office approved CIP request No. 23-048.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Daniel Pasek, Deputy County Counsel, 387-5455) on June 10, 2025; Public Health (Joshua Dugas, Director, 387-9146) on July 2, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on July 10, 2025; Project and Facilities Management (Robert Gilliam, Chief of Project Management, 387-5000) on July 11, 2025; and County Finance and Administration (Yael Verduzco, Principal Administrative Analyst, 387-5285) on July 24, 2025.

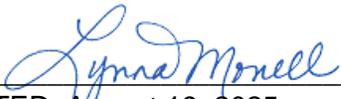
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Record of Action of the Board of Supervisors
San Bernardino County

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: August 19, 2025



cc: PFMD - Brammer w/agree
Contractor - c/o PFMD w/agree
File - w/agree
MBA 09/2/2025