



Contract Number

25-07 A1

SAP Number

4400026323

## Project and Facilities Management Department

Department Contract Representative	Charles Brammer
Telephone Number	(909) 387-5000
Contractor	Woodcliff Corporation
Contractor Representative	Mohamad Tabrizi
Telephone Number	(310) 312-4000
Contract Term	730 days
Original Contract Amount	\$50,196,000
Amendment Amount	\$1,302,407.12
Total Contract Amount	\$51,498,407.12
Cost Center	7700003100
Grant Number (if applicable)	

**IT IS HEREBY AGREED AS FOLLOWS:**

**AMENDMENT No. 1  
CONTRACT No.25-07  
San Bernardino County Animal Care Center Project**

The following are amendments to Contract No. 25-07 with Woodcliff Corporation. for the San Bernardino Animal Care Center Project ("Project")(WBSE 10.10.1319).

**WHEREAS**, a construction contract ("Agreement") was entered into between the San Bernardino County ("County"), and Woodcliff Corporation ("Contractor"), on January 14, 2025, to perform certain work as described in the Project Bid Documents for construction of the Project;

**WHEREAS**, the design team issued Construction Change Directive No. 1 on February 17, 2025, and Construction Change Directive No. 3 on May 5, 2025, to correct design deficiencies and incorporate scope inadvertently omitted from the original construction documents; and

**WHEREAS**, following the award of the Agreement and during the course of construction, the need for additional work was discovered that was either unknown and not reasonably discoverable prior to award, was required by State regulatory bodies or third parties, or was inadvertently left off the previously approved plans and necessary for the satisfactory completion of the Project; and



7. Corrections to original bid document designs issued in CCD #1, which modified the contract drawings and created the need for additional work including modified window details - drywall rips, cornerbead, and L-Metal installation, plaster masking and protection, and drywall and dire tape at roof joists. (COR 007F)

ADDS \$ 18,491.83

8. Installation of horizontals at door elevations A14 and A15, as clarified in RFI #038. The bid documents did not clearly identify these horizontals, but per design team's response confirmed their requirement at Door 135A (Elevation A14) and Door 137 (Elevation A15). The added scope includes fabrication, delivery, and installation of horizontal mullions, setting blocks, caulking, glazing, associated hardware, and labor provided by TM Glass. (COR 008.3)

ADDS \$ 5,637.96

9. Installation of the generator annunciator panel in the Main Electrical Room of the Administration Building. This work is based on clarification provided in RFI #072, which established the final mounting location (Room 147, 5'-0" AFF) following the omission of this detail in the bid documents. The added scope includes installing the annunciator panel, associated conduit and RS485 communication cabling, conduit and accessories, freight, labor, and overhead. (COR 010)

ADDS \$ 6,941.30

10. Provide 6" of concrete cover below anchors at multiple building locations, as directed in RFIs #8, 11, and 12. This work was not indicated in the bid documents and was added to comply with the design team's directive to maintain a minimum 4" clear concrete cover around and below anchor bolts. The added scope includes forming, placing, and finishing concrete at specified anchor locations in Buildings A, BC, D, and I. Work includes labor, concrete supply, placement, and finish per project requirements. (COR 012.1)

ADDS \$ 2,000.80

11. Installation of subdrain at site walls, as directed in RFI #119. The bid documents did not include drainage for these site walls, but the design team's response confirmed the requirement and provided a detail showing subdrain installation. The added scope includes installation of approximately 1,279 LF of 4" perforated corrugated pipe with filter fabric, crushed rock backfill, onsite soil backfill above drain, and associated excavation, labor, and equipment. (COR 016)

ADDS \$ 46,663.86

12. Added details and revisions to CMU walls and foundations per CCD #3. This change was not included in the bid documents and was directed by the design team to address reinforcement requirements and foundation adjustments at Buildings B/C, E, F, and G. Scope includes additional reinforcing details for 12" CMU walls at Buildings B/C, E, F, and G, removal of certain continuous footings and addition of new footings per revised foundation and slab-on-grade plans, and associated rebar, formwork, concrete placement, and labor required for compliance with CCD #3. (COR 021A)

ADDS \$ 54,673.05

13. HVAC scope modifications required due to design changes issued in CCD #3. The work includes revisions to rooftop units (RTUs), air handling units (AHUs), exhaust fans, air distribution components,

and related controls. Error in design team documents calculated the square footage necessary. The changes incorporate updated equipment selections, revised ductwork connections, added control devices, and insulation on adjustments as shown on the updated mechanical drawings to meet the revised design intent. (COR 021.B.1)

ADDS \$ 199,247.44

14. This change covers corrections to plumbing design issued in CCD #3. Work includes modifications to water supply and waste piping, installation of revised plumbing fixtures, adjustments to roof drains and hose bibbs, and associated connections as shown on the updated drawings to meet the revised design intent. (COR 021D)

ADDS \$ 12,912.09

15. Addition of hold downs in Building A, as directed in CCD #3. The original bid documents did not include these specific hold downs, but CCD #3 added hardware and shear wall end posts at two H9 locations in Building A to meet structural requirements. The added scope includes furnishing and installing hold downs, hardware, and shear wall end posts, with labor and materials. (COR 021F)

ADDS \$ 1,786.20

16. Perform additional excavation, benching, and installation work required for the lint trap and hair interceptor per RFI #43. Work includes added depth, riser extensions, piping modifications, and backfill to meet the revised plumbing requirements identified after design clarifications. The original civil and plumbing plans referenced lint traps and hair interceptors without providing complete details or manufacturers. RFI 43 confirmed that Striem PS-275-S lint interceptors are required, and additional excavation and modifications were necessary to accommodate the revised installation requirements. (COR 022.1)

ADDS \$ 32,684.01

17. This omission was not included in the bid documents and is necessary to provide a finished protective cap to the CMU walls at the project site. The correction includes furnishing and installing CMU wall caps, mortar setting, and all necessary labor, equipment, and materials to properly complete the installation per project requirements. (COR 023.3)

ADDS \$ 30,590.63

18. Replacement of 6" CMU blocks with 8" CMU blocks at the Garden Walls, as directed in RFI #70.1. This correction is necessary to match existing designs. The added scope includes furnishing and installing 8" CMU block (fulls and halves), grout, rebar, and all associated labor and equipment for proper installation. Work includes layout, material handling, setting, grouting, and finishing per project requirements. (COR 024.1)

ADDS \$ 4,569.07

19. Earthwork to provide proper earth leveling of the remainder of the property. The scope for this area was missed in the original bid drawings but is required in order to address the uneven and ungraded area which is creating safety concerns and drainage issues. The scope corrects the design omission by adding earthwork to properly level and stabilize the area, including excavation, over-excavation, placement of engineered fill, compaction, and grading to deliver certified pads for potential future construction (COR 026.1)

ADDS \$ 186,630.20

20. Additional work associated with the light post footings, as directed in RFI #81. This work was added to address SCE requirements after their site visit requiring re-mobilization, footing block outs, and re-excavation of previously placed footing locations. The added scope includes labor and equipment for re-mobilization, excavation, footing block outs, grout short load fees, and concrete pump services required to properly complete the footing work per revised site conditions. (COR 028.1)

ADDS \$ 13,561.84

21. Installation of plumbing infrastructure to serve the washer and dryer in Medical Laundry Room 18. This change stems from clarification provided in RFI #085, which identified the need for underground and above-ground piping not originally shown on the plumbing drawings, but necessary to support the washer & dryer. The added scope includes underground sanitary piping, 1/2" hot and cold-water lines, a 2" vent, associated trenching, bedding, testing, backfill, and pipe installation. (COR 032)

ADDS \$ 13,683.62

22. Addition of a 3/4" condensate drain line from SS-3 to Sink SS-1 in Room 17, as directed in RFI #090. This work was not indicated in the bid documents and was added to comply with detail 3 on P301 for proper condensate termination. The added scope includes 3/4" copper tubing, associated hangers, fittings, insulation, and installation labor. Work includes routing, mounting, soldering, and terminating to the designated drain location per detail. (COR 033)

ADDS \$ 1,797.69

23. Addition of shower valves at ADA showers and a hose bibb with vacuum breaker at the holding rooms, as directed in RFI #088. This work was not included in the bid documents and was added per the design team's response to ensure proper plumbing configuration and ADA compliance. The added scope includes (2) shower valves for ADA showers, (3) hose bibbs with vacuum breakers at holding rooms, and associated piping, fittings, labor, and equipment. (COR 034)

ADDS \$ 7,999.51

24. Changes in material costs are associated with SK-1 and SK-2 sinks and faucets, as clarified in RFI #086 and RFI #102. Clarification was needed so that the proper sinks and faucets matched up to intended plumbing, which resulted in additional costs. The added scope includes the updated Elkay and Chicago Faucets models for SK-1 and SK-2, along with associated fittings and material adjustments. (COR 035)

ADDS \$ 7,787.86

25. Addition of floor drains at the Medical Clinic, as directed in RFI #115. The bid documents did not show these drains, but the design team's response required them to align with revised plumbing drawings for proper drainage and trap primer configuration. The added scope includes underground excavation, backfill, installation of new floor drains, associated piping, fittings, trap primers, sand bedding, and equipment/labor to complete the work. (COR 036)

ADDS \$ 32,958.93

26. Addition of a trap primer (TP-1) and water hammer arrestor (WHA-1) to the men's restroom, with a wall access door for maintenance, as directed in RFI #114. This work was not indicated in the bid

documents and was added to comply with the design team's directive clarifying trap primer requirements for floor drains in the support building. The added scope includes furnishing and installing the trap primer and water hammer arrestor, associated piping, fittings, valves, and appurtenances, along with all necessary excavation, rough-in, overhead piping, and equipment. Work also includes furnishing and installing the wall access door for service access. (COR 037.1)

ADDS \$ 7,490.73

27. Addition of hub drains in the Fire Riser Rooms, as directed in RFI #126. The bid documents did not indicate hub drains at these locations, but the design team's response required them to ensure proper drainage and compliance with plumbing details. The added scope includes underground excavation, backfill, installation of new hub drains with trap primers, associated piping, fittings, and equipment/labor to complete the work. (COR 038)

ADDS \$ 15,255.36

28. Addition of a floor drain in Room 106 of the Administration Building, as directed in RFI #127. This work was not indicated in the bid documents and was added to comply with revised plumbing drawings confirming the need for a floor drain with trap primer in this location. The added scope includes excavation, installation of a new floor drain and trap primer, associated underground and overhead piping, fittings, and appurtenances, as well as all necessary labor and equipment for proper installation and connection per the revised drawings. (COR 039.1)

ADDS \$ 6,233.33

29. Install a new underground fire service line per plan FP-0, including all trenching, piping, valves, fittings, and risers, with additional hand digging required due to site constraints. Work will be completed to meet code and AHJ requirements. This scope was anticipated as an add to the contract since the fire service design was a deferred submittal. While \$290,000 in Allowance funds were allocated by the design team for this work, they were insufficient to fully fund the required installation. The costs reflect the difference of the total \$526,954.38 minus the \$290,000 Allowance amount. (COR 041.1)

ADDS \$ 236,954.38

30. Addition of floor drains in the Cat Building kitchen and cleaning equipment rooms, as directed in RFI #111. This work was not indicated in the bid documents and was added to comply with the revised plumbing plans PD-101 and PD-102, which show the required floor drains and trap primers in these locations. The added scope includes furnishing and installing floor drains, trap primers, associated piping, fittings, and appurtenances, along with all necessary labor and equipment for installation and connection per project requirements. (COR 043)

ADDS \$ 12,492.37

31. Addition of floor sinks for water heater drain pans and T&P valves in the Support and Cat Buildings, as directed in RFI #120. This work was not indicated in the bid documents and was added to comply with the design team's directive to provide proper drainage for the revised water heater locations. The added scope includes furnishing and installing floor sinks, associated piping, fittings, and supports, along with all necessary excavation and backfill for proper installation per project requirements. (COR 044)

ADDS \$ 11,793.05

32. Addition of water line shut-off valves at each building, as directed in RFI #128. This work was not indicated in the bid documents and was added to comply with the design team's directive to provide a below-grade ball valve (BA-1) in a concrete yard box per specification 221000.2.4.A.1. The added scope includes furnishing and installing water line shut-off valves, valve boxes, and associated piping and fittings, along with all necessary labor and equipment for installation and adjustment to grade. (COR 045)

ADDS \$ 8,823.17

33. Lower the sewer line approximately 5 inches in Building I per RFI 118. Work includes additional excavation, adjustment of piping elevation, and backfill to meet revised plumbing elevation requirements. RFI 118 confirmed that interior plumbing elevations needed to be revised to coordinate with site utilities. The lowered sewer line was not included in the original design and requires additional labor and equipment to complete. (COR 046)

ADDS \$ 4,621.18

34. Scope for the widening of footings along Grid Lines 1 and 6 at Building A, as directed in RFI #144. The original footing configuration conflicted with vertical electrical conduits, requiring an offset and widened footing solution per IMEG's sketch detail (SSK-144.1/144.2). The added scope includes hand excavation around conduits, additional concrete, rebar, and associated labor and materials to complete the widened footing installation. (COR 048)

ADDS \$ 5,176.69

35. Addition of compacting 200 LF of native soil at Wall #1 and performing over excavation and compaction at the footing bottom, as requested in the field. The construction drawings incorrectly omitted compaction requirements for the site walls to prevent possible cracking. The corrected scope includes removal of unsuitable material, over excavation at footing locations, and compaction of native soil using appropriate compaction equipment. Work required includes labor, equipment, and operator time to achieve the necessary compaction and ensure proper foundation support. (COR 049)

ADDS \$ 5,820.26

36. Revisions to the water heater scope per RFI #91.1. The design team clarified that WH-5 should be replaced with WH-2. This adjustment modifies the plumbing layout to match the corrected design intent. The added scope includes furnishing and installing the revised water heater, expansion tank, associated piping, fittings, supports, and appurtenances, along with the necessary labor and equipment for proper installation. (COR 051)

ADDS \$ 14,867.14

37. Provide and install the revised Chicago 835-CP Mop Sink Faucet model per RFI #194, including all associated fittings and modifications needed to mount on existing CMU walls in the custodial rooms. Work includes credit for the original faucet model and cost for the approved replacement model with required installation adjustments. The original specified faucet was designed for mounting on stud walls, but custodial rooms are constructed with CMU walls only. RFI #194 confirmed by the design team the need for a different model suitable for exposed piping and CMU wall installation, requiring a change in scope and material procurement. (COR 055)

ADDS \$ 5,615.03



44. This change was required due to design clarifications in RFI #185 that modified the original structural hold-down requirements. The updates ensure correct placement and structural integrity of shear walls and anchorage elements in compliance with the revised engineering details. This change provides labor and materials to revise hold-down locations and installations at Buildings A, B, and I per the updated details issued in response to RFI #185. The work includes adjustment of existing hold-down placements and installation of additional hardware as required by the revised structural drawings. (COR 066)

<u>ADDS</u>	<u>\$</u>	<u>3,675.41</u>
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TOTAL ADDITION TO THIS AMENDMENT: \$1,302,407.12

**Section 2. The new Contract Sum is \$51,498,407.12.**

Section 3. The Agreement completion date remains February 24, 2027.

Section 4. The compensation (time and cost) set forth in this Amendment shall comprise the total compensation due the Contractor for the work or change defined in the Amendment, including impact on unchanged work. By signing the Amendment, the Contractor acknowledges and agrees that the stipulated compensation includes payment for all work contained in the Amendment, plus all payment for the interruption of schedules, extended overhead costs, delay, and all impact, ripple effect or cumulative impact on all other work under the Agreement. The signing of the Amendment shall indicate that the Amendment constitutes full mutual accord and satisfaction for the change, and that the time and/or cost under the Amendment constitutes the total equitable adjustment owed the Contractor as a result of the change.

Section 5. All other terms and conditions of the Agreement, and approved change orders, shall remain unchanged.

This Amendment may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same Amendment. The parties shall be entitled to sign and transmit an electronic signature of this Amendment (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Amendment upon request.

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SAN BERNARDINO COUNTY

*Dawn Rowe*  
Dawn Rowe, Chair, Board of Supervisors

Dated: NOV 18 2025  
SIGNED AND CERTIFIED THAT A COPY OF THIS

DOCUMENT HAS BEEN DELIVERED TO THE  
CHAIRMAN OF THE BOARD

*Lynna Monell*  
Lynna Monell  
Clerk of the Board of Supervisors  
San Bernardino County  
By *[Signature]* Deputy



Woodcliff Corporation  
(Print or type name of corporation, company,  
contractor, etc.)

By *Mohamad Tabrizi*  
Mohamad Tabrizi (Oct 30, 2025 10:38:14 PDT)  
(Authorized signature - sign in blue  
ink)

Name Mohamad Tabrizi  
(Print or type name of person signing  
contract)

Title President  
(Print or Type)

Dated: 10/30/2025

Address 11835 W. Olympic Blvd. Suite E  
Los Angeles, CA 90064

**FOR COUNTY USE ONLY**

Approved as to Legal Form  
*Daniel Pasek*  
Daniel Pasek (Oct 30, 2025 12:25:34 PDT)  
Daniel Pasek, Deputy County Counsel  
Date 10/30/2025

Reviewed for Contract Compliance  
*Charles Brammer*  
Charles Brammer, Supervising Project Manager  
Date 10/30/2025

Reviewed/Approved by Department  
*Don Day*  
Don Day (Oct 30, 2025 12:50:13 PDT)  
Don Day, Director  
Date 10/30/2025