

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

January 14, 2025

FROM

DON DAY, Director, Project and Facilities Management Department

JOSH DUGAS, Director, Department of Public Health

SUBJECT

Construction Contract with Woodcliff Construction Corporation for the San Bernardino County Animal Care Center Project in Bloomington

RECOMMENDATION(S)

1. Approve a budget increase in the amount of \$55,439,611 to Capital Improvement Program Project No. 23-048, increasing the total project budget from \$9,900,000 to \$65,339,611, for the San Bernardino County Animal Care Center Project.
2. Authorize the Auditor-Controller/Treasure/Tax Collector to post the necessary budget adjustments for Capital Improvement Program Project No. 23-048, to the 2024-25 budget, as detailed in the Financial Impact section (Four votes required).
3. Approve the following addenda to the bid documents for the San Bernardino County Animal Care Center Project:
 - a. Addendum No. 1 to the bid documents, dated October 16, 2024, which corrected the Request for Information submittal date.
 - b. Addendum No. 2 to the bid documents, dated October 23, 2024, which added new plans and updated the specifications sheet and final asbestos report.
4. Award a construction **Contract No. 25-07** to Woodcliff Construction Corporation, in the amount of \$50,196,000, for the San Bernardino County Animal Care Center Project.
5. Authorize the Director of the Project and Facilities Department to order any necessary changes or additions to the work being performed under the construction contract, for a total amount not to exceed \$210,000, pursuant to California Public Contract Code Section 20142.
6. Authorize the Director of the Project and Facilities Management Department to accept the work when 100% complete and execute and file the Notice of Completion.
(Presenter: Don Day, Director, 387-5000).

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Improve County Government Operations.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Approval of this item will result in the use of additional Discretionary General Funding (Net County Cost). The total increase of \$55,439,611 will be funded through a combination of the Animal Shelter Reserve (Reserve), Discretionary General Funding, and a grant awarded from the State of California – Department of Parks and Recreation Office of Grants and Local Services (State). Over the past decade, the Board of Supervisors (Board) has approved a total

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of \$60,000,000 towards the Reserve. The funding for the total project budget of \$65,339,611 will come from the following sources: \$59,900,000 from the Reserve, \$939,611 from Discretionary General Funding, and \$4,500,000 from the State.

The following budget adjustments are requested to fund the San Bernardino County Animal Care Center Project (Project) for 2024-25:

| Fund Center | GL Account | Description | Action | Amount | WBSE |
|--------------------|-------------------|---|---------------|---------------|-------------|
| 1000 | 37008255 | Fund Balance Committed – Capital Project Animal Shelter | Decrease | \$50,000,000 | - |
| 1280001000 | 56006000 | Appropriation Contingencies | Decrease | \$939,611 | - |
| 1161161000 | 55305030 | Operating Transfers Out | Increase | \$50,939,611 | - |
| 7700003100 | 54304030 | Structures & Improvement to Structures | Increase | \$55,439,611 | 10.10.1319 |
| 7700003100 | 40408840 | State Other | Increase | \$4,500,000 | 10.10.1319 |
| 7700003100 | 40909975 | Operating Transfer In | Increase | \$50,939,611 | 10.10.1319 |

The Project budget of \$65,339,611 is comprised of the following components:

| Description | Amount |
|-----------------------------|---------------------|
| Design | \$2,703,000 |
| Project Management | \$3,631,303 |
| Construction | \$50,196,000 |
| Contingency | \$5,019,600 |
| Other | \$3,789,708 |
| Total Project Budget | \$65,339,611 |

BACKGROUND INFORMATION

Approval of this item will allow the Project and Facilities Management Department (PFMD) to award a construction contract to Woodcliff Construction Corporation (Woodcliff), for the Project located at 18313 Valley Boulevard in Bloomington. The Project will expand the capacity currently being utilized at the aging Devore Animal Shelter, which has served the community for over 40 years. The Devore Animal Shelter, originally built in the 1980s, has undergone several renovations but still does not meet modern facility standards. Its outdated design and materials create inefficiencies, making it difficult for staff to maintain optimal conditions for animal care.

The new facility, located on County-owned vacant land, formerly the site of Ayala Park, 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.

A new facility is essential to meet the growing needs of the unincorporated communities in the Central Valley Region of the county, as well as the cities of Highland and Yucaipa, with the potential to expand services to Rialto, Fontana, Colton, and Grand Terrace upon further

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buildout. The population of the County’s service area is projected to increase by 12% over the next 20 years. The facility will support more extensive preventative programs, including low-cost and subsidized spay/neuter procedures, public education on responsible pet ownership, and the development of progressive ordinances.

The Project aligns with the Valley Corridor Specific Plan, the County General Plan, and California Environmental Quality Act requirements.

On January 8, 2019 (Item No. 49), as part of the 2018-19 First Quarter Report, the Board approved \$100,000 from the Reserve to PFMD to fund land and program assessments for the Project (WBSE 10.10.0792). On June 14, 2022 (Item No. 103), as part of the 2022-23 Recommended Budget, the Board approved \$9,900,000 from the Reserve to PFMD to begin the Project (WBSE 10.10.1319). On September 24, 2024 (Item No. 47), the Board adopted the Initial Study and Mitigated Negative Declaration as well as the mitigation, monitoring, and reporting plan for the Project.

This Project is consistent with County Administrative Office approved Capital Improvement Program Project No. 23-048.

PROCUREMENT

On September 24, 2024 (Item No. 47), the Board authorized PFMD to advertise for competitive bids for the Project. On September 27, 2024, PFMD advertised for bids in the San Bernardino County Sun, in six Plan Rooms, and on the County’s Electronic Procurement Network (ePro). On October 7, 2024, prospective contractors attended a mandatory job walk. On October 16, 2024, Addendum No. 1 was issued to provide clarification to the Request for Information submittal date, and Addendum No. 2 was issued on October 23, 2024, to provide clarification to questions and added additional notes to the plans with new specification sheets. On November 13, 2024, the following two bids were received:

| Name | Location | Bid Amount |
|------------------------------------|-----------------|-------------------|
| Woodcliff Construction Corporation | Palm Desert, CA | \$50,196,000 |
| Angeles Contractor, Inc. | Westminster, CA | \$57,119,000 |

On November 20, 2024, the County received a bid protest from Angeles Contractor, Inc. (Angeles), concerning the responsiveness of Woodcliff’s lower bid. Angeles indicated that Woodcliff had listed an unlicensed and unregistered subcontractor in its bid proposal, as well as failed to include a California Air Resources Board (CARB) in-use off-road diesel fueled fleets regulation compliance certificate with its bid. After reviewing the bid protest, Woodcliff’s response, and the bid documents, the bid protest was found meritless. The unlicensed and unregistered entity listed in the subcontractor form is the fabricator of animal housing equipment and is not a subcontractor that is required to be licensed and registered. Furthermore, the specifications required the fabricator to be listed in the bid documents so Woodcliff’s inclusion in the subcontractor list was understandable if not entirely correct. Similarly, the failure to include a CARB certificate was a waivable non-material deviation as Woodcliff still provided the CARB certification numbers, if not the certificate itself. Angeles had also failed to provide the actual certificates. Notice of PFMD’s determination on the bid protest was provided to Angeles.

PFMD recommends the Board award the construction contract to Woodcliff, the lowest responsive and responsible bidder.

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REVIEW BY OTHERS

This item has been reviewed by County Counsel (Daniel Pasek, Deputy County Counsel, 387-5455) on December 16, 2024; Public Health (Joshua Dugas, Director, 387-9146) on January 8, 2025; Purchasing (Ariel Gill, Supervising Buyer, 387-2148) on December 23, 2024; Auditor-Controller/Treasurer/Tax Collector (Charlene Huang, Auditor-Controller Manager, 382-7022) on January 9, 2025; Project and Facilities Management (Robert Gilliam, Chief of Project Management, 387-5000) on January 9, 2025; Finance (Yael Verduzco, Principal Administrative Analyst, 387-5285, and Iliana Rodriguez, Administrative Analyst, 387-4205) on January 9, 2025; and County Finance and Administration (Valerie Clay, Deputy Executive Officer, 387-5423) on January 9, 2025.

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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: January 14, 2025



cc: PFMD - Brammer w/agree
 Contractor - c/o PFMD w/agree
 File - w/agree
MBA 01/15/2025