



CONSENT CALENDAR

City of San Bernardino Request for Council Action

Date: June 4, 2025

To: Honorable Mayor and City Council Members

From: Bill Gallardo, Interim City Manager;
Lynn Merrill, Director of Public Works

Department: Public Works

Subject: **Award the Construction Agreement to Leonida Builders Inc. for the construction of concrete pads, utility connections and other site improvements for the installation of the Twelve Modular Kennel Buildings, and Parking Lot Improvements for Animal Services in the amount of \$1,075,370.00 (Ward 3)**

Recommendation:

It is recommended that the Mayor and City Council of the City of San Bernardino California;

1. Adopt Resolution 2025-304 authorizing the Director of Finance and Management Services to amend the FY 2024/25 CIP Budget with an additional \$653,153.88 for the San Bernardino Animal Shelter Improvements Project using the Measure S fund balance.; and
2. Approve the award of a Construction Agreement with Leonida Builders Inc., in the amount of \$1,075,370.00 for the construction of concrete pads, utility connections and other improvements for the installation of Twelve Modular Building and parking lot improvements (Project); and
3. Authorize construction contingencies, construction management, and administrative costs in the total amount of \$500,000.00 for construction of the project; and
4. Authorize the City Manager or designee to execute all documents with Leonida Builders Inc.; and
5. Authorize the City Manager or designee to expend the contingency fund, if necessary, to complete the project; and

6. Find the Project exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines § 15302 (“Replacement or Reconstruction”).

Executive Summary

The total available project budget is approximately \$974,496.12. A total of \$1,627,650.00 is recommended to complete the site preparation and installation of the twelve modular kennel buildings. To cover the shortfall, staff recommends adopting the resolution to provide \$653,153.88 from the Measure S fund for the project.

Approving the award of the construction agreement with Leonida Builders Inc. allows the next phase of improvements to commence, which includes the construction of concrete pads, utility connections and other improvements necessary for the installation of twelve (12) modular kennel buildings to provide additional space. The construction cost included in this agreement is \$1,075,370. Additionally, \$500,000.00 is recommended for contingencies, construction management, and administrative costs.

Background

In 2023, Riverside County Animal Services notified the cities that it would no longer provide shelter services after June 30, 2024. In response, the City of San Bernardino worked to establish a regional partnership agreement to provide shelter services to Colton, Fontana, Rialto, Grand Terrace, and Loma Linda, which is now in effect as of July 1, 2024.

On December 6, 2023, The Mayor and City Council adopted Resolution No. 2023-188 Authorizing the City Manager to take the steps necessary to establish a California Nonprofit Public Benefit Corporation to support the Department of Animal Services Programs and Initiatives Regional Partnership for Animal Services.

On April 17, 2024, the Mayor and City Council adopted Resolution No. 2024-067, approving the allocation of \$4,000,000 from the General Fund to support necessary improvements and upgrades to the Animal Shelter facility. Following this adoption, the Cities of Colton, Fontana, Grand Terrace, Loma Linda, and Rialto approved the participation agreements with the City of San Bernardino under the regional partnership agreement with an effective date of July 1, 2024.

As outlined in the Partnership Agreement between the City of San Bernardino and the participating cities, the responsibility for the remaining portion of the Maximum Construction Costs—beyond the \$4 million paid by the City—is distributed among the partner cities based on a predetermined percentage formula. The City of San Bernardino is responsible for 53.50% of the Participants’ Share, followed by the City of Fontana at 24.00%, the City of Rialto at 14.00%, the City of Colton at 7.00%, the City of Grand Terrace at 1.00%, and the City of Loma Linda at 0.50%. Together, these contributions total 100% of the Participants’ Share of Maximum Construction Costs. Per the agreement, each city will remain responsible for any increase in costs, in accordance with the percentage they have already agreed to.

On August 7, 2024, the Mayor and City Council adopted Resolution No. 2024-170, authorizing the City Manager to execute a Good Purchase Agreement with Horizon Structures in the amount of \$2,096,324 for the acquisition of modular buildings for the Animal Shelter facility. The City of San Bernardino's share of the cost is \$1,111,052, with the remaining \$985,272 funded through the regional partnership agreement.

The Mayor and City Council also adopted Resolution No. 2024-151 on August 7, 2024, authorizing the City Manager to execute a Good Purchase Agreement with William Scotsman Inc. in the amount of \$406,492 for the purchase of a modular office for the Animal Shelter. The City of San Bernardino's share of this cost is \$217,745, with \$188,747 covered by the regional partnership.

On October 2, 2024, the Mayor and City Council adopted Resolution No. 2024-209, approving the Lease Agreement with Casa Ramona Inc. For 1543 W 8th Street, San Bernardino California, For an Animal Shelter Supportive Services Center with a total yearly lease expense of \$216,656.00.

Discussion

The proposed improvements at the San Bernardino Animal Shelter are centered around the installation of twelve (12) modular buildings that will significantly increase the facility's operational capabilities. The use of modular construction allows for faster deployment, cost efficiency, and flexibility to adapt to future needs as demand for services continues to grow.

The modular buildings will significantly increase the total number of kennels, and are intended to support the expanded range of services now required due to the recently established Regional Partnership for Animal Services with the Cities of Colton, Fontana, Grand Terrace, Loma Linda, and Rialto. A phased construction approach will be implemented to minimize disruption to existing shelter operations.

The project was publicly advertised for bidding on PlanetBids on April 7, 2025. A total of seven sealed bids were received and opened on May 21, 2025.

The total base bids submitted are as follows:

Contractor	City	Amount
Leonida Builders Inc.	Acton, CA	\$1,046,870.00
Estate Design and Construction	Culver, CA	\$1,511,000.00
Horizons Construction	Orange, CA	\$1,951,544.00
RG General Engineering Inc.	Norco, CA	\$2,077,369.00
Dorado Design Construction	Pasadena, CA	\$2,410,038.05
JRH Construction	Irvine, CA	\$2,589,324.00
RC Construction	Redlands, CA	\$2,697,433.00

Staff have reviewed all bid packages and determined that Leonida Builders Inc., of

Acton, CA, submitted the lowest responsible and responsive bid of \$1,046,870.00. Staff also recommends including the additive alternate items in the contract, which would provide a budget for utility standby time and construction of concrete pad with additional underground conduits. The cost of the additive alternate items is \$28,500. Funding is also needed for a topographic survey in the amount of \$46,780 and a Water Quality Management Plan (WQMP) in the amount of \$5,500. An additional \$500,000 is recommended for contingencies, construction management, and administrative costs. The total cost is \$1,627,650.00 for the proposed work.

Proposed Project Cost

Lowest Bid (Leonida Builders, Inc.)	\$1,046,870.00
Additive Items	\$28,500.00
WQMP	\$5,500.00
Topo & Survey	\$46,780.00
Contingencies & Administrative Cost	\$500,000.00
Total Project Cost	\$1,627,650.00

The original project budget, allocated from the general fund, was \$4,000,000.00. The total costs amounted to \$3,025,503.88, leaving a remaining balance of \$974,496.12.

Project Costs

Casa Ramona Lease	\$131,656.00
Inland Empire Glass	\$23,350.02
Sehi Computer Products	\$34,643.43
Borga Steel Building	\$54,628.48
Horizon Structures	\$2,096,324.00
Prime Construction (Borga)	\$90,000.00
Prime Construction (Epoxy)	\$96,420.00
Williams Scotsman	\$419,641.00
Castle Construction	\$57,993.21
Util-Locate	\$7,250.00
Z&K Consultants	\$9,900.00
Hilltop	\$1,425.00
Staff Time	\$2,272.74
Total	\$3,025,503.88

Project Budget

Remaining Project Budget	\$974,496.12
Proposed Project Cost	\$1,627,650.00
Additional Funding Needed	(\$653,153.88)

Staff recommends allocating an additional \$653,153.88 from the Measure S Fund to support the proposed improvements to the animal shelter.

Below is the tentative construction and installation schedule outlining the anticipated timeline and key milestones for this Project, emphasizing that it is subject to

adjustments due to contingencies and unforeseen circumstances. The Construction Contractor shall complete all work required by the Contract Documents within ninety days (90) calendar days from the commencement date stated in the Notice to Proceed.



This construction project marks the completion of the upgrade to the existing Animal Shelter.

Environmental Impact

The Project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15302, Replacement or Reconstruction (“Class 2”). The Class 2 exemptions allow for the replacement or reconstruction of existing structures or facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. Here, the Project involves minor improvements and reconstructing the animal shelter facilities located on the same site.

The City has also considered whether the proposed Project is subject to any exception to the Class 2 exemption, as set forth in State CEQA Guidelines section 15300.2. No exception applies for the following reasons:

- a) The location exception only applies to Class 3, 4, 5, 6, and 11 exemptions, none of which are being utilized here.
- b) The proposed Project would not result in any significant cumulative impacts on the environment. The cumulative impacts exception does not apply because the Project has no incrementally significant impacts on the environment.
- c) A categorical exemption may be subject to an exception where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual

circumstances. The proposed Project does not involve any unusual circumstances and has no potential to result in a significant impact on the environment.

- d) Under the “scenic highways” exception, a categorical exemption may be subject to an exception where the project may result in damage to scenic resources within a highway officially designated as a state scenic highway. The exception does not apply here as the Project would not damage any scenic resources within a state scenic highway.
- e) The Project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f) The Project site does not contain a historical resource.

2021-2025 Strategic Targets and Goals

The purchase of a modular building and improvements of the parking lot aligns with Key Target No. 2 Focused Aligned Leadership and Unified Community and Key Target No. 3 Improved Quality of Life. The twelve new kennel buildings and the parking lot improvements will enable the City to serve the needs of both our residents and their pets while engaging the community to assist the Department by volunteering, fostering and adopting pets from the shelter.

Fiscal Impact

The additional \$653,153.88 required for the project will be funded through Measure S.

Conclusion

It is recommended that the Mayor and City Council of the City of San Bernardino California;

1. Adopt Resolution 2025-304 authorizing the Director of Finance and Management Services to amend the FY 2024/25 CIP Budget with an additional \$653,153.88 for the San Bernardino Animal Shelter Improvements Project using the Measure S fund balance.; and
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Attachments

Attachment 1	Resolution No. 2025-304
Attachment 2	Agreement with Leonida Builders Inc.
Attachment 3	Bid Tabulation
Attachment 4	Bid Proposal
Attachment 5	Location Map

Ward:
Ward 3

Synopsis of Previous Council Actions:

December 6, 2023	Resolution No. 2023-188 of the Mayor and City Council of San Bernardino, California, Authorizing the City Manager to take the steps necessary to establish a California Nonprofit Public Benefit Corporation to support the Department of Animal Services Programs and Initiatives Regional Partnership for Animal Services
April 17, 2024	Authorize and Appropriate Funding for Animal Services for the Preparation of the Regional Partnership Agreements – Site Improvement Costs
June 5, 2024	Authorize and Appropriate Funding for Animal Services for the Preparation of the Regional Partnership Agreements– Staffing Costs
August 7, 2024	Authorize the purchase office Modular Building Reso No. 2024-151
October 2, 2024	Authorize the Lease agreement With Casa Ramona Inc. Reso No. 2024-209