



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: **Approve Amendment No. 1 to Progressive Design Build Contract with Tilden-Coil Constructors for the California Theater Improvements Project increasing the total amount by \$1,747,404 (Ward 1)**

Recommendation:

It is recommended that the Mayor and City Council of the City of San Bernardino, California adopt Resolution 2025-305:

1. Approving Amendment No. 1 to the Progressive Design-Build Contract with Tilden-Coil Constructors, Inc. in the amount of \$1,747,404 for the California Theater Improvements (Project); and
2. Authorizing the Director of Finance and Management Services to amend the FY 2024/25 Capital Improvement Plan budget with an additional \$960,255 from the Cultural Development Fund for the project; and
3. Authorizing the City Manager or designee to execute all documents with Tilden-Coil Constructors; and
4. Authorizing the City Manager or designee to expend the contingency fund in the amount of \$212,851, if necessary, to complete the project.

Executive Summary:

Amendment No. 1 to the Progressive Design-Build Contract with Tilden-Coil Constructors, Inc. will increase the total contract amount by \$1,747,403. Approving the amendment provides a budget for the base construction cost, construction additive alternate, construction allowance, the remaining Tilde-Coil design services costs, and project contingencies. Recent increases in construction materials, labor, and the complexities of restoring a historic structure, resulted in higher-than-anticipated project costs. The amendment will also provide sufficient contract

budget to utilize the previously approved allocation of \$1,000,000 from the Measure S Fund, as well as the proposed allocation from the Cultural Development Fund. The new total contract amount will provide a budget for the renovation of various elements including the facade, sound system, lighting, and other architectural improvements.

To provide the remaining funding needs, an additional \$960,255 is recommended from the Cultural Development Fund. This amount also includes a budget for both the Tilden-Coil contract, and City project administration and contingencies.

Background

The Public Works Department, Fleet and Building Maintenance Division, is responsible for maintaining the California Theatre of the Performing Arts located at 562 West 4th Street, San Bernardino, California. The California Theatre in San Bernardino opened in 1928. It was added to the National Register of Historic Places in 2009. It is an example of Spanish Colonial Revival architecture, or California Churrigueresque. The theatre houses one of the only remaining Wurlitzer Style 216 pipe organs, which is original to the building.

The California Theatre has historically been a critical economic and social element for downtown San Bernardino, as well as the overall San Bernardino community. To facilitate further growth of the economy of downtown San Bernardino and the business community, the City explored opportunities to secure funding to renovate the Theatre.

On April 6, 2022, the Mayor and City Council adopted Resolution No. 2022-074 awarding a Progressive Design Build contract with Tilden-Coil Constructors Inc. in an amount of \$309,031. The contract was used to start conducting the necessary studies to produce a list of required improvements within a reasonable budget. This resolution also accepted the Californian Arts Council Grant in the amount of \$2,500,000 and amending the FY2021/22 CIP to include the California Theatre Improvements project. (item 31) (Ward 1)

On July 20, 2022, the Mayor and City Council adopted Resolution No. 2022-136 approving acceptance of Grants Funds from the Arts Council for the California Theatre (item 13) (Ward 1).

On December 7, 2022, the Mayor and City Council approved an award to Tilden Coil in the amount of \$4,561,400 for the renovation of the California Theater.

In March of 2024 City Staff met with the design build contractor to discuss added theatrical scope upgrades including the curtain, marquee lighting, stage floor painting stage lighting upgrades, and structural upgrades for sound system. On June 26, 2024 the Mayor and City Council adopted Resolution No 2024-142 approving the operational budget and Capital Improvement Program and appropriating and additional \$1,000,000 from the Measure S fund for these additional improvements.

Discussion

The California Theater Improvements Project aims to restore and modernize the historic theater. Tilden-Coil Constructors, Inc. was awarded a contract to have the following improvements designed and constructed at the California Theatre:

- Organ Restoration
- Hazardous Material Abatement limited to work areas
- Mold removal
- Street Front Facade
- Lighting and Controls in Lobby
- Limited ADA compliance
- Architectural Finishes, including painting inside, outside and carpeting replacement
- Theatrical Sound System
- HVAC replacement of six package units, plus one package unit added

On March 3, 2025, bids for the California Theater renovation project were received by Tilden-Coil for each of the trades needed. Tilden-Coil revised their cost of work summary based on the lowest bids for each trade. In some cases, specific trade costs were revised based to ensure sufficient funding was available to complete the trade work based on the approved plans. Since this is a design-build process, the trade costs are included in Tilden-Coil's contract and are summarized in Exhibit A-1.

Recent increases in construction materials, labor, and the complexities of restoring a historic structure, resulted in higher-than-anticipated project costs. Key materials, including aluminum and other imported components, have seen substantial price increases due to ongoing tariff challenges and global market fluctuations. Labor costs have also risen, driven by a competitive construction market and prevailing wage requirements. These combined factors have pushed the total project cost beyond initial projections, underscoring the financial impact of material and labor market trends on large-scale public renovation projects like the California Theater.

City staff, in collaboration with Tilden-Coil Constructors, have thoroughly evaluated the bid documents and concluded that the project can still move forward. As a result, adjustments to the project budget and the Tilden Coil contract are necessary to complete the project.

The trade costs received for construction cover a range of trades required for the renovation, including electrical work, painting, acoustic ceiling and treatment, roofing, steel, fire alarm and fire sprinkler systems, and HVAC installation. The base bid for these trades total \$4,257,021.

Funding for the following items is also needed:

- \$100,000 for unquantifiable scope items such as the sheet metal canopy, substrate replacement, artwork graphics, and additional lighting in the organ

chamber.

- \$606,829 to refinish the auditorium floor (bid alternate), which was determined to be failing during a final preconstruction walk-through of the theater.
- \$212,851 for Design Build Engineer contingency, allowing Tilden-Coil to provide additional support during construction as needed.
- \$212,851 for City project administration, and contingency for other project costs that may arise.

Beyond the cost of trades, Tilden-Coil is entitled to additional costs for services such as theatrical design, general conditions, insurance, and builder's risk coverage. These added services amount to \$1,441,133. \$309,031 of this amount was previously included in the original Progressive Design Build contract with Tilden-Coil.

Total Project Budget

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|---|--------------------|
| California Art Council Grant | \$2,500,000 |
| Measure S | \$2,370,431 |
| CIP budget increase 2024(Measure S) Reso 2024-142 | \$1,000,000 |
| Total | \$5,870,431 |

Total Design-Build Cost

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|---|--------------------|
| Cost of Trades | \$4,257,021 |
| Allowances | \$100,000 |
| Refinishing Auditorium Floor (Additive Alternate) | \$606,829 |
| Design Build Engineer Contingency | \$212,851 |
| Original Progressive Design Build Contract | \$309,031 |
| General Contractor, Design, and Insurance Fees | \$1,132,103 |
| Total | \$6,617,835 |

Tilden-Coil Contract Budget

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|---|----------------------|
| April 6, 2022, Award | \$309,031 |
| December 7, 2022, Award | \$4,561,400 |
| Total Design-Build Cost | (\$6,617,835) |
| Total Contract Increase Needed (Amendment No. 1) | (\$1,747,404) |

Total Project Cost

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|---|--------------------|
| Total-Design-Build Cost | \$6,617,835 |
| City Project Administration & Contingency | \$212,851 |
| Total | \$6,830,686 |

The project is supported by a California Arts Council Grant of \$2,500,000, which will provide a significant portion of the funding. Additionally, Measure S Funding will

contribute \$2,370,431 to the project. To cover the remaining costs, an additional Cultural Development Fund allocation of \$960,255 is recommended. In total, the required funding for the project amounts to \$6,830,686, which will be used to fully support the renovation efforts.

Required Funding

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|----------------------------------|--------------------|
| Total Project Budget | \$5,870,431 |
| Total Project Cost | \$6,830,686 |
| Additional Funding Needed | (\$960,255) |

It is expected that construction for the project will commence in the first week of June 2025. Most of the work will be completed by the end of September 2025, with some additional minor work to be completed in the fall, such as the organ restoration installation, testing of the electrical work and sound system.

2021-2025 Strategic Targets and Goals

This project is consistent with Key Strategic Target and Goal No. 1f: Improved Operational & Financial Capacity – Create an asset management plan. Approval of Amendment No. 1 will support economic growth by ensuring that essential renovations are carried out at the City-owned California Theater, a landmark with significant cultural and historical value. The improvements will not only preserve this important asset but will also contribute to the City's broader efforts to manage and maintain its facilities in a way that supports future growth and financial sustainability.

Fiscal Impact

The General Fund will not be impacted by this action. An additional appropriation in the amount of \$960,255 Million will be from the Cultural Development Fund.

Conclusion

It is recommended that the Mayor and City Council of the City of San Bernardino, California adopt Resolution 2025-305:

1. Approving Amendment No. 1 to the Progressive Design-Build Contract with Tilden-Coil Constructors, Inc. in the amount of \$1,747,404 for the California Theater Improvements (Project); and
2. Authorizing the Director of Finance and Management Services to amend the FY 2024/25 Capital Improvement Plan budget with an additional \$960,255 from the Cultural Development Fund for the project; and
3. Authorizing the City Manager or designee to execute all documents with Tilden-Coil Constructors; and
4. Authorizing the City Manager or designee to expend the contingency fund in the amount of \$212,851, if necessary, to complete the project.

Attachments

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|--------------|---|
| Attachment 1 | Resolution No. 2025-305 |
| Attachment 2 | Amendment No. 1 with Tilden-Coil Constructors, Inc. |
| Attachment 3 | Exhibit A-1 – Tilden-Coil Cost of Work Summary |
| Attachment 4 | Location Map |

Ward:

First Ward

Synopsis of Previous Council Actions:

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|------------------|---|
| June 26, 2024 | On June 26, 2024 the Mayor and City council adopted Resolution No 2024-142 approving the operation budget and Capital improvements plans and appropriating the funds in the amount of \$1.0 million from Measure S for the project (item 1) (Ward 1) |
| December 7, 2022 | Mayor and City Council adopted Resolution No. 2022-261 approving an award of \$4,561,400 to Tilden-Coil Constructors, Inc. for the renovation of the California Theatre Improvement Project Item 35 (Ward 1) |
| April 6, 2022 | Mayor and City Council adopted Resolution No. 2022-074 awarding a Progressive Design Build agreement with Tilden-Coil Constructors Inc. in an amount of \$309,031 to start conducting the necessary studies to produce a list of required improvements within a reasonable budget and accepting the Californian Arts Council Grant in the amount of \$2,500,000 and amending the FY2021/22 CIP to include the California Theatre Improvements project. (item 31) (Ward 1) |
| July 20, 2022 | Mayor and City Council adopted Resolution No. 2022-136 approving acceptance of Grants Funds from the Arts Council for the California Theatre (item 13) (Ward 1) |