



CITY OF POMONA

COUNCIL REPORT

December 1, 2025

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Beverly Johnson, Neighborhood Services Director

SUBJECT: AWARD A CONSTRUCTION CONTRACT TO FIDELITY BUILDERS INC. IN THE AMOUNT OF \$5,264,355 FOR THE “252 E. 4TH STREET – MAJOR REHABILITATION,” PROJECT NO. 428-2590-XXXXX-71210

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Award a construction contract to Fidelity Builders Inc. for the “252 E. 4th Street – Major Rehabilitation,” Project No. 428-2590-XXXXX-71210, to include base bid items plus a fifteen percent (15%) contingency, in the total amount of \$5,264,355; and,
- 2) Authorize the City Manager to execute the construction contract and any subsequent change orders on behalf of the City of Pomona (City).

EXECUTIVE SUMMARY:

The Housing Successor Agency to the Redevelopment Agency of the City of Pomona is the owner of a 12-unit, 9,312-square-foot apartment building located at 252 E. 4th Street. Due to the building's age, the property requires substantial interior and exterior improvements and upgrades. Affordable rental housing will be available to low-income households upon completion.

SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

☐ When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$500 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$500 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer or 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise

related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

The project was included and adopted in the Capital Improvement Program (CIP) budget for Fiscal Year 2024-2025. Approval of this action will award a construction contract in the amount of \$5,264,355. The following table details the fiscal impact associated with the recommended actions:

Category	“252 E. 4th Street – Major Rehabilitation,” Project No. 428-2590-XXXXX-71210
Beginning Project Budget (FY 24-25)	\$7,950,360
Expenditures/Encumbrances (As of November 19, 2025)	(699,732)
Construction Contract Award	(\$5,264,355)
Budget Remaining	\$1,986,273

Funding for the rehabilitation and related costs for this project comes from various sources. The following sources are:

- \$3,327,690 Series AQ Housing Bond received from the proceeds of the sale of 1731 and 1752 W. Holt Avenue (Pomona Housing Partners Project – Tivoli Gardens).
- \$2,036,750 Home Investment Partnership (HOME) – American Recovery Program (ARP).
- \$1,785,920 HOME Program.
- \$800,000 Permanent Local Housing Allocation (PLHA).

The budget remaining in the CIP account will be utilized for a future affordable housing project. Staff will bring the affordable housing proposal to Council once the project has been finalized.

PUBLIC NOTICING REQUIREMENT:

In accordance with Section 2-1003 – Formal Procedure of the City’s Purchasing Ordinance, a Notice Inviting Bids for Rehabilitation of 252 E. 4th Street, Pomona, CA (12-units), was posted on the City’s electronic bidding platform, Planet Bids, on September 9, 2025.

PREVIOUS RELATED ACTION:

On December 4, 2023, the City Council, sitting as the Governing Board of the City of Pomona Housing Authority, approved an award of Contract to RADAR, Inc. for the preparation of plans and specifications for the rehabilitation of 252 E. 4th Street, Pomona amounting to \$350,725.

DISCUSSION:

The rehabilitation project will include: demolition; abatement for asbestos and lead based paint hazards; landscaping; flooring replacement for all units, including bathrooms and laundry area; guard railing for interior and exterior stairs; roofing and downspout; repair or replacement of doors

and windows including bedrooms, bathrooms and closets; ceiling repair; plumbing; electricals; interior re-paint; and, fire protection such as sprinkler and fire alarm.

On April 9, 2025, the City issued an Invitation for Bids (IFB) No. 2025-12 “Rehabilitation of 252 E. 4th Street, Pomona, CA (12 units)” via the City’s electronic bidding platform, Planet Bids. Two hundred thirteen (213) potential bidders received the solicitation, with ninety-three (93) of them downloading the bid specifications. On May 28, 2025, Socal Construction Inc., PUB Construction Inc., and Cal-City Construction Inc. submitted their proposals, however, all bids were deemed non-responsive or non-responsible requiring that the City repost the bid invitation.

Another IFB No. 2025-24 was issued on September 9, 2025, via Planet Bids. The solicitation was disseminated to 233 potential bidders, with 91 of them downloading the bid specifications. A mandatory bid walk was conducted on September 17, with 22 bidders attending. Bids were due on October 6, 2025, with six (6) proposals received, as follows:

	Contractor	Total Base Bid	15% Contingency	Total
1	Fidelity Builders, Inc.	\$4,577,700	\$686,655	\$5,264,355
2	SoCal Construction, Inc.	\$4,585,460	\$687,819	\$5,273,279
3	Lumar Corporation	\$4,663,000	\$699,450	\$5,362,450
4	Tovey/Shultz Construction	\$4,937,895	\$740,684	\$5,678,579
5	Cal-City Construction, Inc.	\$5,178,100	\$776,715	\$5,954,815
6	PUB Construction, Inc.	\$5,242,000	\$786,300	\$6,028,300
Architect’s Estimate (<i>excludes repairs for fire damage, asbestos and lead based paint remediation</i>)		\$4,500,000		

Staff recommend award of the base bid and fifteen (15%) contingency to Fidelity Builders, Inc. as the lowest, most responsive and responsible bidder.

The start of construction is anticipated on February 1, 2026, and completion date on May 19, 2026.

COUNCIL PRIORITIES & GOALS:

This item supports the 2021-2022 City Council Priority 3: Increased Opportunity and Housing Stability – Goal J: Encourage the development and maintenance of quality housing opportunities for all.

Prepared by:

Maria A Siacunco
Housing Services Manager

Attachment No. 1 – Contract Between the City of Pomona and Fidelity Builders, Inc. for the Rehabilitation of 252 E. 4th Street Project No. 428-71210