

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

June 9, 2026

FROM

MOE YOUSIF, Interim Director, Project and Facilities Management Department

BEAHTA R. DAVIS, Director, Regional Parks Department

SUBJECT

Continuation of Emergency for Roof Repairs and Water Damage Remediation at Calico Ghost Town Regional Park

RECOMMENDATION

Continue the finding, first made by the Board of Supervisors on January 13, 2026, that there is substantial evidence that immediate action is needed to prevent or mitigate the threat to property, and public health posed by an unprecedented storm occurring on November 14 through November 16, 2025, that caused water damage to the roof and interior areas of multiple buildings located at Calico Ghost Town Regional Park, including the structures known as Lil's Saloon, Dorsey's Dog House, Calico Rock and Gift Shop, Calico Candle Shop, Print Shop, Calico Coffee, Tea, and Pottery Shop, and Mystery Shack, which has resulted in imminent risk of failure of the roofs, roof structures, and interior ceilings of historical buildings and constitutes an emergency pursuant to Public Contract Code section 22050, and that this emergency will not permit the delay resulting from a formal competitive solicitation of bids to procure materials and construction services, and delegating authority, originally by Resolution on January 13, 2026, and as amended by Resolution No. 2026-26 on March 10, 2026, to the Chief Executive Officer to direct the Purchasing Agent to issue purchase orders and/or contracts, in a total amount not to exceed \$1,310,834, for any construction, remediation, and modifications related to the weather and water damaged roofs, roof structures, interiors, and building components, finding the issuance of these purchase orders and/or contracts are necessary to respond to this emergency pursuant to Public Contract Code sections 22035 and 22050 (Four votes required). (Presenter: Moe Yousif, Interim Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Operate in a Fiscally-Responsible and Business-Like Manner.

Provide for the Safety, Health and Social Service Needs of County Residents.

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). On March 10, 2026 (Item No. 29), the Board of Supervisors (Board) approved a budget increase of \$711,916, from \$598,918 originally approved on January 13, 2026 (Item No. 42), for the Calico Roof Leak Remediation and Repairs Project (Project) (WBSE 10.10.1977), which will be fully funded through the Community Service Upgrades Reserve Fund, resulting in a total project budget of \$1,310,834. This increase was necessary to award the construction contract and proceed with the required remediation work.

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BACKGROUND INFORMATION

Calico Ghost Town Regional Park (Calico) in Yermo is a premier destination attraction in the High Desert, attracting visitors from local communities and around the world. Calico showcases the historical and recreational significance of both the High Desert region and San Bernardino County through its preserved historical buildings and attractions, themed events, camping, and outdoor activities. Calico also generates substantial revenue to the Regional Parks Department through concessionaire-operated businesses located in the County-owned historical buildings.

The Capital Improvement Program Project (Project) No. 25-231 (WBSE 10.10.1863) Calico Roof Repairs for the Calico Candle Company, Calico Rock and Gift Shop, and Dorsey's Dog house was approved by the Board on June 10, 2025 (Item No. 104). As part of this Project, the Project and Facilities Management Department (PFMD) was evaluating design and constructability challenges associated with the unique roofs of several historic structures, including Lil's Saloon, Dorsey's Dog House, Calico Rock and Gift Shop, and the Calico Candle Shop. However, during this evaluation, an extraordinary rain event from November 14 through November 16, 2025, inundated the already compromised roofs, resulting in significant water intrusion and creating an imminent risk of roof and structural failure. The rainfall caused substantial interior damage, including ceiling deterioration to the Print Shop and soil erosion that blocked access to the Mystery Shack, and mud intrusion into the Calico Coffee, Tea, and Pottery Shop. With the continued threat of additional rainfall, immediate action is required to replace the roofs, repair structural and interior damage, and implement erosion control measures to prevent further deterioration, thereby necessitating the Capital Improvement Program Project No. 26-133 (WBSE 10.10.1977) Calico Roof Leak Remediation and Repairs Project to incorporate Project No. 25-231's scope of work.

On January 13, 2026 (Item No. 42), the Board found there was substantial evidence that immediate action was needed to prevent or mitigate the threat to life, health, property and essential public services posed by the extensive water damage to roofs and buildings at Calico, which constituted an emergency pursuant to Public Contract Code section 22050, requiring immediate action.

Further, the Board adopted Resolution No. 2026-02 authorizing the Chief Executive Officer (CEO) to direct the Purchasing Agent to issue purchase orders and/or execute contracts, in a total amount not to exceed \$598,918, for any emergency remediation, construction and modifications of internal and external structures related to the Project No. 25-231 and found that the issuance of these purchase orders and/or contracts is necessary to respond to this emergency pursuant to Public Contract Code sections 22035 and 22050.

On March 10, 2026 (Item No. 29), the Board approved a budget increase in the amount of \$711,916 to Capital Improvement Program Project No. 26-133 Calico Roof Leak Remediation and Repairs Project, increasing the total project budget from \$598,918 to \$1,310,834, to perform the required roof replacements, interior repairs, structural modifications, and erosion mitigation. At the same time, the Board adopted Resolution No. 2026-26, which amended Resolution No. 2026-02 and authorized the CEO to direct the Purchasing Agent to issue purchase orders and/or execute contracts, in a total amount not to exceed \$1,310,834, for any construction, remediation, and modifications related to the weather and water damaged roofs, roof structures, interiors, and building components related to the Calico Roof Leak Remediation and Repairs Project and found that the issuance of these purchase orders and/or contracts is necessary to respond to this emergency pursuant to Public Contract Code sections 22035 and 22050.

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Emergencies related to Public Contract Code sections 22035 and 22050, once ordered, must be affirmed at each subsequent meeting until terminated.

PROCUREMENT

On December 18, 2025, following a solicitation directly to local contractors, PFMD held a mandatory site walk and reviewed the scope of work with the one attending contractor.

Due to the lack of responding contractors for the first site walk, PFMD held a second site walk on December 29, 2025, with the initial contractor, HS Brown Construction, Inc., and a second contractor, Best Contracting Services, Inc., to ensure the most fiscally responsible bids were received. Bids were due on January 8, 2026, and PFMD received a bid from HS Brown Construction, Inc. in the amount of \$1,493,514 and a bid from Best Contracting Services, Inc. in the amount of \$946,985. PFMD reviewed each bid for best value and conducted follow-up meetings with each bidder to ensure schedule, labor force, solvency, and understanding of the scope.

Following evaluation by PFMD's Project Manager and Supervising Project Manager, PFMD selected Best Contracting Services, Inc., (Contractor) as the best value for the County based on bid total, schedule, and understanding of the required scope of work.

On March 16, 2026, PFMD held a pre-construction meeting with the Contractor and Regional Parks staff at Calico to review the scope of work, site logistics, operational and administrative requirements, and the Project schedule.

On March 26, 2026, PFMD authorized PUB Construction, Inc., under the Job Order Contracting Program (JOC) and utilizing \$19,612 of Project No. 25-231's budget, to repair the existing temporary roof protection in anticipation of forecasted weather, to prevent further damage to the roofs, roof structures, and building interiors.

On April 13, 2026, pursuant to the authority delegated under Resolution 2026-26, the CEO authorized the Purchasing Agent to execute the contract with the Contractor in the amount of \$946,985 with a contract term of 151 calendar days. On April 15, 2026, the contract was executed by the Purchasing Agent and the executed contract and Notice to Proceed were issued to the Contractor on April 20, 2026.

On May 11, 2026, PFMD, the Contractor, Regional Parks, and the concessionaires for Lil's Saloon and Calico Rock and Gift Shop held a preconstruction meeting to review the scope of work, anticipated schedule, concessionaire responsibilities, and the anticipated mobilization date for each building.

The anticipated mobilization date of May 26, 2026, was delayed due to the current geopolitical conditions impacting the availability of the raw materials required for the manufacturing of the Polyvinyl Chloride (PVC) roofing. Due to the current material lead times, the anticipated mobilization for documentation of existing conditions and start of demolition is September 2026. The anticipated duration for the roof replacement and building repairs is six months, but maybe adjusted based on weather, unforeseen conditions encountered once demolition beings, and material availability.

PFMD has coordinated with the State Office of Historical Preservation and the Public Works Department Environmental Management Division on any historical requirements for historically

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appropriate roofing material types and colors. PFMD continues to monitor the material procurement situation and is exploring expediting options with the Contractor.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Daniel Pasek, Deputy County Counsel, 387-5455) on May 18, 2026; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on May 19, 2026; Regional Parks (Beahta Davis, Director, 387-2340) on May 19, 2026; Project and Facilities Management (Sarah Riley, Chief of Project Management, 387-5115) on May 19, 2026; and County Finance and Administration (Elias Dueñas, Administrative Analyst, 387-4052, and Yael Verduzco, Principal Administrative Analyst, 387-5285) on May 20 , 2026.

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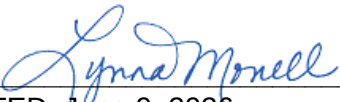
Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

Moved: Joe Baca, Jr. Seconded: Curt Hagman

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: June 9, 2026



cc: File - Emergency/Calico Ghost Town Regional Park
CCM 06/29/2026