

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

**REPORT/RECOMMENDATION TO THE BOARD OF DIRECTORS  
OF THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT  
AND RECORD OF ACTION**

June 9, 2026

**FROM**

**MOE YOUSIF, Interim Director, Project and Facilities Management  
DAN MUNSEY, Fire Chief/Fire Warden, San Bernardino County Fire Protection District  
SHANNON D. DICUS, Sheriff/Coroner/Public Administrator, San Bernardino County**

**SUBJECT**

Subcontractor Substitution for the Rosena Ranch Fire Station and Sheriff Substation Project

**RECOMMENDATION (S)**

1. Acting as the governing body of San Bernardino County, adopt the findings and decision of the Hearing Officer and deny the substitution of Exclusive Metals, Inc., in lieu of the listed subcontractor Brazos Valley Thermal Systems, Inc., for Agreement No. 26-30 with Builders United, LLC for the Rosena Ranch Fire Station and Sheriff Substation Project.
2. Acting as the governing body of the San Bernardino County Fire Protection District, adopt the findings and decision of the Hearing Officer and deny the substitution of Exclusive Metals, Inc., in lieu of the listed subcontractor Brazos Valley Thermal Systems, Inc., for Agreement No. 26-30 with Builders United, LLC for the Rosena Ranch Fire Station and Sheriff Substation Project.

(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 Discretionary General Funding (Net County Cost). The findings and decision of the Hearing Officer to deny the substitution of Exclusive Metals, Inc. (EMI), in lieu of the listed subcontractor, Brazos Valley Thermal Systems, Inc. (Brazos), for Agreement No. 26-30 with Builders United, LLC (Builders) for the Rosena Ranch Fire Station and Sheriff Substation Project (Project) are non-financial in nature.

**BACKGROUND INFORMATION**

This item will deny the request by Builders to utilize the services of EMI to perform the roofing, metal wall panels, and sheet metal portion of the work on the Project, in lieu of the listed subcontractor, Brazos.

**Subcontractor Substitution for the Rosena Ranch Fire Station and  
Sheriff Substation Project  
June 9, 2026**

On January 13, 2026 (Item No. 75), following a competitive procurement process, the Board of Supervisors awarded a construction Contract No. 26-30 to Builders United, LLC, jointly with the San Bernardino County Fire Protection District, in the amount of \$19,446,777.33 for the construction of the Project.

On March 11, 2026, the Project and Facilities Management Department (PFMD) received notification from Builders requesting the subcontractor substitution on the basis that Brazos refused to execute a written agreement in the amount of their initial bid. Builders requested to use another subcontractor, EMI, for the roofing, metal wall panels, and sheet metal portion of the Project. On March 18, 2026, PFMD sent the substitution request to Brazos. On March 23, 2026, Brazos sent a letter to PFMD objecting to the substitution request and requested a hearing as authorized by Public Contract Code (PCC) section 4107.

Pursuant to County Policy 11-14, a subcontractor substitution hearing was scheduled and the Interim Director of PFMD, as the Duly Authorized Officer, presided as the Hearing Officer. On April 8, 2026, a hearing was conducted where both parties were given the opportunity to provide evidence and present testimony. After reviewing all the submitted evidence and testimony, the Hearing Officer found "that Builders did not meet its burden of proof to demonstrate that one or more of the subsections of PCC section 4107 applied that would allow the County to consent to the substitution of subcontractor Brazos with Exclusive Metals, Inc."

County Policy 11-14 requires the Hearing Officer's findings and decision to be presented to the Board of Supervisors/Board of Directors for consideration and adoption.

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Kaleigh Ragon, Deputy County Counsel, 387-5455) on April 17, 2026; Fire (Nidia Vargas, Management Analyst, 387-6134) on May 19, 2026; Sheriff (Jose Torres, Administrative Manager, 387-3465) on May 18, 2026; Project and Facilities Management (Jon Aldana, Interim Chief of Project Management, 387-5000) on May 18, 2026; and County Finance and Administration (Yael Verduzco, Principal Administrative Analyst, 387-5285) on May 20, 2026.

**Subcontractor Substitution for the Rosena Ranch Fire Station and  
Sheriff Substation Project  
June 9, 2026**

Record of Action of the Board of Directors  
San Bernardino County Fire Protection District

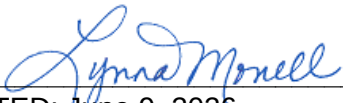
Record of Action of the Board of Supervisors  
San Bernardino County

**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/SECRETARY

BY   
DATED: June 9, 2026



cc: File - w/agree

MBA 06/25/2026