

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

April 21, 2026

FROM

**DAN MUNSEY, Fire Chief/Fire Warden, San Bernardino County Fire Protection District
MOE YOUSIF, Interim Director, Project and Facilities Management Department**

SUBJECT

Construction Contract with Toneman Development Corporation for Station No. 75 Butler Building Construction Project in the Muscoy Area

RECOMMENDATIONS

Acting as the governing body of the San Bernardino County Fire Protection District:

1. Approve the following addenda to the bid documents for the Station No. 75 Butler Building Construction Project in the Muscoy area:
 - a. Approve Addendum No. 1 dated January 22, 2026, which provided responses to contractors' questions and provided revisions to the geotechnical report.
 - b. Approve Addendum No. 2 dated January 28, 2026, which revised the risk factor to the geotechnical report.
2. Find the bid proposal from Builders United, LLC to be nonresponsive for failing to submit a Bid Package as required in the Bid Documents.
3. Award **Construction Contract No. 26-306** to Toneman Development Corporation in the amount of \$960,926, with a construction completion date of 210 calendar days from the date of issuance of the Notice to Proceed for the Station No. 75 Butler Building Construction Project in the Muscoy area.
4. Authorize the Director of the Project and Facilities Management Department to order any necessary changes or additions in the work being performed under the contract for a total amount not to exceed \$60,546, pursuant to Public Contract Code section 20142.
5. Authorize the Director of Project and Facilities Management Department to accept the work when 100% complete and execute and file a Notice of Completion.

(Presenter: Moe Yousif, Interim Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Improve County Government Operations.

Operate in a Fiscally-Responsible and Business-Like Manner

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The Station No. 75 Butler Building Construction Project (Project) (WBSE 10.10.1618), with a total budget of \$2,096,849, will be funded by the San Bernardino County Fire Protection District (SBCFPD) through its Valley Regional Service Zone budget (5800752434).

The Project is comprised of the following components:

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April 21, 2026**

Description	Amount
Project Design	\$ 413,903
Project Management, Inspection, and Testing	\$ 250,706
Construction	\$1,246,606
Construction Contingency	\$ 180,634
Other Cost	\$ 5,000
Total Project Budget	\$2,096,849

BACKGROUND INFORMATION

The Project involves the furnishing and installation of a prefabricated metal storage building at Fire Station No. 75 in San Bernardino, which serves the residents of the Muscoy community. Construction of a prefabricated metal storage building will provide necessary storage for reserve apparatus equipment thereby reducing unnecessary wear and tear caused by weather exposure and minimizing risks of tampering or theft. This improvement will enable SBCFPD to continue providing emergency services and maintaining public safety in the Muscoy area.

On December 9, 2025, pursuant to County Policy 11-15, the Assistant Executive Officer (AEO) determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303(e), which applies to New Construction of Small Structures or Accessory (appurtenant) structures. No further environmental review is required.

The Project is consistent with the County Administrative Office approved CIP request No. 25-007.

PROCUREMENT

On December 9, 2025, the AEO authorized PFMD, pursuant to County Policy 11-15, to advertise for competitive bids. On December 12, 2025, Project and Facilities Management Department (PFMD) advertised for bids in the San Bernardino County Sun, six Plan Rooms and on the County Electronic Procurement Network (ePro) via Request for Proposals No. ANE223-ANE2C-6209. On December 19, 2025, prospective bidders attended a mandatory job walk. On January 23, 2026, Addendum No. 1 was issued, which provided responses to contractors' questions and included revisions to the geotechnical report. On January 28, 2026, Addendum No. 2 was issued, which revised the risk factor to the geotechnical report. On February 4, 2026, the following 17 bids were received:

Contractor	Location	Bid
Builders United, LLC	Las Vegas, NV	\$0 (Non-Responsive)
Toneman Development Corp.	Lancaster, CA	\$960,926
Urban Professional Builders	Pasadena, CA	\$1,018,900
Jergensen Construction Inc.	Oak Hills, CA	\$1,024,970
Diamond Construction Inc.	Moreno Valley, CA	\$1,100,000
KNC Construction Inc.	Apple Valley, CA	\$1,140,110
Spec Construction Co. Inc.	Ontario, CA	\$1,162,500
MLC Constructors, Inc.	Corona, CA	\$1,281,527
Archico Design-Build Inc.	Santa Ana, CA	\$1,297,200
Blackstone Builders Inc.	Corona, CA	\$1,372,586
MWC Group Inc.	Adelanto, CA	\$1,529,000

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April 21, 2026**

HMF Construction Inc.	San Dimas, CA	\$1,548,000
LuMar Corporation	Los Angeles, CA	\$1,559,000
PUB Construction, Inc.	Diamond Bar, CA	\$1,705,000
Caltec Corp.	Irvine, CA	\$1,852,000
The Nazerian Group	Encino, CA	\$2,228,123
Royal Construction Corp	Arcadia, CA	\$2,335,000

Builders United, LLC provided a bid bond but failed to submit a Bid Package. The Contractor was notified by certified mail that PFMD would recommend to the Board that their proposal be found non-responsive. PFMD did not receive an appeal request.

PFMD reviewed the bids received for the Project and determined that the low bid was responsive and recommends the award of the Construction Contract to Toneman Development Corporation as the lowest responsible bidder pursuant to Public Contract Code section 20103.8(b). No protest or appeal letters were received during the bid review period.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Daniel Pasek, and Richard Luczak, Deputies County Counsel, 387- 5455) on February 26, 2026; San Bernardino County Fire Protection District (Bertral Washington, Deputy Fire Chief, 387-5974) on March 5, 2026; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on March 6, 2026; Project and Facilities Management (Jon Aldana Interim Chief of Project Management, 387-5115) on March 20, 2026; and County Finance and Administration (Amanda Trussell, Principal Administrative Analyst, 387-4773, and Ivan Ramirez, Administrative Analyst, 387-4020) on April 3, 2026.

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

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, SECRETARY

BY 
DATED: April 21, 2026



cc: SBCFPD-Ford w/ agree
Contractor c/o SBCFPD w/ agree
File w/ agree
JLL 04/27/2026