



**SUBMITTAL TO THE RIVERSIDE UNIVERSITY HEALTH SYSTEM MEDICAL CENTER GOVERNING BOARD  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 18.2**  
(ID # 28675)

**MEETING DATE:**  
Tuesday, August 26, 2025

**FROM :** RUHS-MEDICAL CENTER

**SUBJECT:** RIVERSIDE UNIVERSITY HEALTH SYSTEM- MEDICAL CENTER: Riverside University Health System Medical Center – Medical/Surgical Vacuum Air System Replacement Project- Approval of Change Order No. 1 and Notice of Completion for Mackone Development Inc.: District 5. [\$20,842 - 100% RUHS Enterprise Fund 40050] (Previously Approved Budget) (Clerk to Record Notice of Completion)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve an increase to the project budget in the not-to-exceed amount of \$70,000 for a revised project budget of \$2,236,502 for the Riverside University Health System (RUHS) Medical Center – Medical/Surgical Vacuum Air System Replacement Project (Project”;
2. Authorize use of the RUHS Enterprise Fund 40050 in the not to exceed additional amount of \$169,139.84 for the Project, including reimbursement to Facilities Management for incurred project related expenses;
3. Ratify and approve the attached Change Order No. 1 for Mackone Development, Inc. of Brea, California, in the amount of \$169,139.84 for the Project for unforeseen conditions and find that the additional work is integral to the Project and that competitive bidding would not produce an advantage and is impractical for the work;
4. Authorize the Chairman of the Board (Chairman) to execute Change Order No. 1 for Mackone Development Inc. on behalf of the County of Riverside;

Continued on Page 2

**ACTION:Policy, CIP**


*Jennifer Cruikshank*  
Jennifer Cruikshank, Chief Executive Officer – Health System 8/20/2025

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**MINUTES OF THE GOVERNING BOARD**

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: August 26, 2025  
xc: RUHS-MC, Recorder

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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SYSTEM MEDICAL CENTER GOVERNING BOARD OF DIRECTORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

5. Accept the RUHS MC- Medical/Surgical Vacuum Air System Replacement Project located at 26520 Cactus Avenue in Moreno Valley, California, constructed by Mackone Development, Inc. of City of Los Angeles, as complete and authorize the Chairman of the Board to execute the Notice of Completion;
6. Direct the Clerk of the Board to record the attached Notice of Completion for the Medical/Surgical Vacuum Air System Replacement Project; and,
7. Authorize the release of the undisputed retained funds in the amount of \$20,842.10 to Mackone Development, Inc, for the Project in accordance with the contract terms and applicable law, per the General Conditions of the contract.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 20,842	\$ 0	\$ 20,842	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: 100% Hospital Enterprise Fund-40050</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 25/26</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On February 28, 2023, Item 3.17, the Board of Supervisors (Board) approved in-principle and a preliminary project budget in the amount of \$669,811 for the RUHS-MC Vacuum System Replacement Project located at 26520 Cactus Avenue in Moreno Valley, CA 92555. The RUHS Medical Center medical/surgical vacuum air system is used in patient rooms and surgery rooms to remove gases and liquids from enclosed spaces. The design was completed, reviewed, and approved by all permitting authorities.

On January 23, 2024, Item 3.17, the Board of Supervisors approved the use of the Easy Indefinite Quantity Construction (EZIQC) contracting sponsored by Sourcewell (formerly known as National Joint Powers Alliance) for a construction contract with Mackone Development, Inc. (Mackone), of Los Angeles, California, to complete the Riverside University Health System Medical Center Medical/Surgical Vacuum Air System Replacement (RUHS-MC Vacuum System Replacement) Project, located at 26520 Cactus Avenue in Moreno Valley, California. The board also approved the construction contract with Mackone Development, Inc. in the amount of \$416,842 for the RUHS-MC Vacuum System Replacement Project.

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The County has been a member of the National Joint Powers Alliance, now known as Sourcewell since October 2011. The County's membership in Sourcewell allows participation in the EZIQC program, a contract procurement method that allows Facilities Management, Riverside County Sheriff and Riverside University Health System Medical Center to contract quickly and expedite work. Mackone, an approved EZIQC contractor, reviewed the plans and scope of work and walked the site to furnish their proposal in accordance with the EZIQC construction contract in the amount of \$416,842 for the Project.

Change Order No.1 is being submitted for required changes due to delays to secure appropriate temporary pumping system that required jurisdictional approvals. Additionally, once new pumping equipment was secured Mackone had to reposition the footprint of the temporary equipment to adjust the path of travel and adjust the electrical and fire alarm components of the equipment. The cost of temporary pumping system, jurisdictional approvals, reposition of new equipment and adjustments to the electrical and fire alarm components of the equipment were unforeseen and integral.

Mackone Development, Inc. completed the work satisfactorily on July 25, 2025, and the Project has been inspected and found to comply with contract and safety requirements. RUHS is requesting the Board to approve and authorize the Clerk of the Board to record the Notice of Completion and the release the project retention in the amount of \$20,842.

**Impact on Residents and Businesses**

The RUHS-Vacuum System Replacement Project will ensure the health and safety patients and medical personnel by providing a safe working environment.

**Additional Fiscal Information**

The Board previously approved a Project budget in the amount of \$669,811 which is 100% funded through RUHS Enterprise Fund 40050 (Item 3.17). Retained funds in the amount of \$20,842 are accounted for within the previously approved budget and will be expended in FY 25/26, therefore no budget adjustment is required.

**ATTACHMENTS:**

- Change Order No. 1 for Mackone Development Inc.
- Notice of Completion for Mackone Development Inc.

  
Jacqueline Ruiz, Principal Analyst 8/20/2025

  
Aaron Gettis, Chief of Deputy County Counsel 8/20/2025

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

KIMBERLY RECTOR, CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR CAC  
P O BOX 1147 – RIVERSIDE, CA 92502

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

**RETURN TO: STOP #1010**  
RIVERSIDE COUNTY CLERK OF THE BOARD  
P. O. BOX 1147 – RIVERSIDE, CA 92502

**2025-0264281**

08/27/2025 03:40 PM Fee: \$ 0.00

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Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



**THIS SPACE FOR RECORDERS USE ONLY 3036**

**NOTICE OF COMPLETION**

(California Civil Code §§ 8100-8118, 9200-9208)

To be recorded with County Recorder within 15 days after completion.

Notice is hereby given by the undersigned owner, a public entity of the State of California, that a public work of improvement has been completed, as follows:

**Project title or description of work:** RUHS Medical Center: Medical/ Vacuum Air System Replacement Project

**Date of Completion:** Date Hereof

**Nature of owner:** Public Entity

**Interest or estate of owner:** In Fee

**Address of owner:** Clerk of the Board of Supervisors, County Administrative Center,  
4080 Lemon St., Riverside, CA 92501

**Name/address of direct contractor:** Mackone Development Inc.  
2244 Beverly Blvd.  
Los Angeles, Brea, CA 90057

**Street or legal description of site:** 26520 Cactus Avenue, Moreno Valley, CA 92555

**Dated:** August 26, 2025

**Owner:** County of Riverside  
(Name of Public Entity)

**By:** V. Manuel Perez  
V. Manuel Perez, Chairman, Board of Supervisors

STATE OF CALIFORNIA )

ss

COUNTY OF RIVERSIDE )

I am the Chairman of the governing board of the County of Riverside, the public entity which executed the foregoing notice and on whose behalf I make this verification; I have read this notice, know its contents, and the same is true. I certify under penalty of perjury that the foregoing is true and correct.

ATTEST: Kimberly Rector, Clerk  
By: [Signature]  
Deputy

Executed at Riverside California on August 26, 2025  
V. Manuel Perez  
V. Manuel Perez, Chairman, Board of Supervisors

FORM APPROVED COUNTY COUNSEL  
BY KRISTINE BELL-VALDEZ  
DATE

**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors  
(EMBOSSSED ON DOCUMENT)



Date: 08/26/2025

Signature: \_\_\_\_\_

Print Name: Whitney Mayo, Clerk of the Board Assistant

COUNTY OF RIVERSIDE - RIVERSIDE UNIVERSITY HEALTH SYSTEM - MEDICAL CENTER

CHANGE ORDER NO. 1

Date: 8/14/2025

Project Name: RUHS - MC Central Plant Vacuum Pump

To Contractor:

Mackone Development, Inc.  
2244 Beverly Boulevard  
Los Angeles, CA 90057

PeopleSoft Project No: FM

Distribution:

- (1) Contractor (4)
- (2) Chair of the Board (5)
- (3) Architect/Engineer (6)

You are directed to make the following changes. Changes shall include labor, material and equipment; each item to include all charges or indirect arising out of this work:

DESCRIPTION OF CHANGE	REASON FOR CHANGE ORDER	COR#	TYPE	AMOUNT
1) Additional work associated with the installation which included disassembling pump to install	Unforeseen Conditions	1	ADD	\$157,541.74
2) Move and relocate disconnect switch	Unforeseen Conditions	2	ADD	\$4,592.19
3) Disconnection and reconnection of fire alarm from pumps	Unforeseen Conditions	3	ADD	\$7,005.91
4)				
5)				
6)				
7)				
8)				
9)				
10)				
<b>TOTAL</b>				<b>\$169,139.84</b>

The specifications, where pertinent, shall apply to these changes.

This Change Order provides for a time extension of

Original Contract Duration (calendar days):	<u>395</u>	calendar days
Prior Authorized Time Extension (calendar days):	<u>0</u>	
Revised Construction Duration (calendar days):	<u>425</u>	
Original Contract Completion Date:	<u>7/17/2025</u>	
Revised Contract Completion Date:	<u>8/14/2025</u>	

NOTE: This change order is not effective until ALL signatures below are obtained, and if applicable, signature authority approval by Form 11 as indicated per Change Order Guidelines.

The undersigned contractor has given careful consideration to the change proposed, including its effect on other work already contracted for, and hereby agrees, if this change order is approved, that he will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment for all costs related in any way thereto the prices shown above. Contractor expressly waives any contract right to pursue any further claim related to this change order work.

This Change Order may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each party to this Change Order agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17, for executing this Change Order. The parties further agree that the electronic signatures of the parties included in this Change Order are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

ATTEST:  
 KIMBERLY A. RECTOR, Clerk  
 DEPUTY

1) Matt Dugan Aug 19, 2025  
 Contractor (Signature) Date

Matt Dugan  
 Contractor's Printed Name

Original Contract \$ 416,842.00  
 Prior Authorized  ADD  DEDUCT \$ 0.00  
 Total Contract Prior to this Change \$ 416,842.00

2) V. Manuel Perez AUG 26 2025  
 Chair of the Board of Supervisors Date  
 (Signature)

V. MANUEL PEREZ  
 Chair of the Board of Supervisors  
 Printed Name

Authorized Changes on this Change Order: \$ 169,139.84

Amount of Contract Authorized Including this Change Order \$ 585,981.84

3) Joe Rogowicz 8/15/2025  
 Architect/Engineer (Signature) Date

RASC Engineering / Joe Rogowicz  
 Architect/Engineer Printed Name

Pursuant to:  Board Policy B-11  
 M.O. and Date

FORM APPROVED COUNTY COUNSEL

BY Kristine Bell-Valdez 8/14/25  
 KRISTINE BELL-VALDEZ DATE

4) \_\_\_\_\_  
 Date

5) \_\_\_\_\_



AUG 26 2025 18.2






# Vacuum CO1

Final Audit Report

2025-08-19

Created:	2025-08-18
By:	Gilbert Rivera (g.rivera@ruhealth.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAApIpL_L1JDhSWn53fclHBUfi7X7jWZmy

## "Vacuum CO1" History

-  Document created by Gilbert Rivera (g.rivera@ruhealth.org)  
2025-08-18 - 11:31:02 PM GMT
-  Document emailed to Matt Dugan (mdugan@mackone.com) for signature  
2025-08-18 - 11:33:58 PM GMT
-  Email viewed by Matt Dugan (mdugan@mackone.com)  
2025-08-19 - 12:42:11 PM GMT
-  Document e-signed by Matt Dugan (mdugan@mackone.com)  
Signature Date: 2025-08-19 - 12:43:32 PM GMT - Time Source: server
-  Agreement completed.  
2025-08-19 - 12:43:32 PM GMT