

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.6
(ID # 28500)**

MEETING DATE:
Tuesday, September 09, 2025

FROM : FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - PUBLIC HEALTH

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - PUBLIC HEALTH: Riverside University Health System – Public Health Administration Building Restroom Renovation Floors 2-4 Project - Approval of Change Orders No. 2 and No. 3 and Approval of Notice of Completion for Harry H. Joh Construction, Inc., District 1. [\$254,550 - RUHS Public Health Departmental General Fund 10000 through 55% Federal Funds, 28% State Funds, 17% Local Funds (Previously approved project budget)] (4/5 Vote Required) (Clerk to Record Notice of Completion)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify and Approve the attached Change Orders No. 2 and No. 3 for Harry H. Joh Construction, Inc. (Harry H. Joh) of Paramount, California, in the cumulative amount of \$181,602 for the Riverside University Health System – Public Health Administration Building Restroom Renovation Floors 2-4, (RUHS-PH HAB Restrooms) Project for additional work items, 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;
2. Authorize the Chairman of the Board (Chairman) to execute Change Orders No. 2 and No. 3 for Harry H. Joh on behalf of the County of Riverside;

Continued on Page 2

ACTION: 4/5 Vote Required, Policy, CIP



Kim Saruwatari, Director of Public Health 8/18/2025


Vincent Yzaguirre 8/18/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Perez and Gutierrez
Nays: None
Absent: Washington
Date: September 09, 2025
xc: FM, RUHS-PH, Recorder

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

3. Accept the RUHS-PH HAB Restrooms Project, constructed by Harry H. Joh as complete, and authorize the Chairman to execute the Notice of Completion;
4. Direct the Clerk of the Board to record the attached Notice of Completion for the RUHS-PH HAB Restrooms Project; and
5. Authorize the release of undisputed retained funds in the amount of \$72,948 to Harry H. Joh in accordance with the contract terms and applicable law, per the General Conditions of the contract.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|---------------------------------|---------------------|
| COST | \$ 254,550 | \$ 0 | \$ 254,550 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: RUHS Public Health Departmental General Fund 10000 - 55% Federal Funds, 28% State Funds, 17% Local Funds (Previously approved project budget) | | | Budget Adjustment: Yes | |
| | | | For Fiscal Year: 2025/26 | |

C.E.O. RECOMMENDATION: [Approve]

BACKGROUND:

Summary

On December 12, 2023, Item 3.23, the Board of Supervisors (Board) approved in-principle and a preliminary project budget in the amount of \$2,209,366 for the Riverside University Health System – Public Health Administration Building Restroom Renovation Floors 2-4, Paint and Flooring Renovation Projects located at 4065 County Circle Drive in Riverside, California, 92503. The scope of work for the RUHS-PH HAB Restrooms Project included installation of new ceiling grid and tile, plumbing fixtures, mechanical adjustments and new lighting at the public restrooms on floors 2-4 in accordance with current building codes.

On March 19, 2024, Item 3.9, the Board approved the Construction Contract between the County of Riverside (County) and Harry H. Joh Construction, Inc. (Harry H. Joh) in the amount of \$1,204,841 for the RUHS-PH HAB Restrooms Project. During construction, Change Order No. 1 in the amount of \$72,518 was approved for Harry H. Joh increasing the contract value to \$1,277,359. The Change Order did not exceed Facilities Management (FM) authority; therefore, no Board action was required.

Change Orders No. 2 and No. 3 were required for unforeseen conditions and owner requested items which included: new flush valves, electric soap dispensers, additional flooring, framing, install water closet drain line clean-out and tile repair, and Americans with Disability Act (ADA) solid surface countertops and supports. Change Orders No. 2 and No. 3 will compensate Harry H. Joh in the cumulative amount of \$181,602, increasing the contract value from \$1,277,359 to

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

\$1,458,961 which exceeds FM's authority; therefore, FM is seeking approval for this Board action.

Harry H. Joh has completed the work to the Project, and the work has been inspected and found to comply with the contract and safety requirements. This Board action will release the undisputed contract retention funds in the amount of \$72,948 to Harry H. Joh after the Notice of Completion has been recorded, per the contract terms and applicable law. The Project was completed under budget with an estimated savings of \$80,000 to the RUHS Public Health Department.

Impact on Residents and Businesses

The RUHS-PH HAB Restrooms Project provide much-needed renovations and ensure adherence to current building codes. The services provided by RUHS-PH provide a positive benefit to the residents and businesses of the County.

Additional Fiscal Information

All costs associated with this Board action were previously approved on December 12, 2023, (Item 3.23) and are funded by RUHS Public Health General Fund 10000 through 55% Federal Funds, 28% State Funds, and 17% Local Funds. Change Orders No. 2 and No. 3 in the cumulative amount of \$181,602 and the retained funds in the amount of \$72,948 are accounted for within the previously approved project budget and will be expended in FY 25/26; therefore, no budget adjustment is required.

Attachments:

- Change Order No. 2 for Harry H. Joh Construction, Inc.
- Change Order No. 3 for Harry H. Joh Construction, Inc.
- Notice of Completion for Harry H. Joh Construction, Inc.

VY:TB:RM:RB:YB:mg

FM08420012804

MT Item #28500

G:\Project Management Office\FORM 11'S\FORM 11's_In Process\28500_D3 - 012804 - RUHS-PH HAB RR Renov Proj Flrs 2-4 - Approval of COs No. 2 and No. 3 & NOC for Harry H. Joh_090925.doc


Evangelina Gregorio EG, Principal Mgmt Analyst 8/28/2025


Aaron Gettis, Chief of Deputy County Counsel 8/26/2025

**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: 09/09/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

COUNTY OF RIVERSIDE FACILITIES MANAGEMENT

CHANGE ORDER NO. 2

Date: 4/20/2025

Project Name: RUHS Public Health Administration Building
Restroom Renovation Project - Floors 2-4

To Contractor:
Harry H. Joh Construction Inc.
7303 Somerset Blvd
Paramount, CA 90723

PeopleSoft Project No: FM 08420012804

Distribution:
(1) Project Manager (4) Construction Manager
(2) Contractor (5) Inspector
(3) Fiscal (6) Architect/Engineer

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 |
|--|-------------------------|------|------|--------------------|
| 9) Rough electrical and new flush valves (4th fl) | Unforeseen Conditions | 9.0 | ADD | \$1,923.93 |
| 10) Install clean out (4th fl) | Owner Requested | 10.0 | ADD | \$2,739.64 |
| 11) Install wall covering in the private restroom (4th fl) | Owner Requested | 11.0 | ADD | \$1,539.09 |
| 11.1) Install hot water heater under the counter (4th fl) | Errors & Omissions | 11.1 | ADD | \$949.04 |
| 12) Install electric soap dispensers (4th fl) | Owner Requested | 12.0 | ADD | \$4,502.62 |
| 13) Install new flooring in the Janitor's Closet (4th fl) | Owner Requested | 13.0 | ADD | \$3,154.66 |
| 14) Additional framing at restroom ceiling and wall (2nd fl) | Unforeseen Conditions | 14.0 | ADD | \$17,323.95 |
| 15) Additional partition ceiling framing (2nd fl) | Unforeseen Conditions | 15.0 | ADD | \$9,650.17 |
| 16) Additional countertop support framing (2nd fl) | Unforeseen Conditions | 16.0 | ADD | \$4,408.32 |
| 16.1) Additional welding for ceiling framing (2nd fl) | Unforeseen Conditions | 16.1 | ADD | \$5,199.48 |
| Additional framing for wrap around for countertop supports (2nd fl) | Unforeseen Conditions | 17.0 | ADD | \$2,398.63 |
| 17) Additional welding for ceiling framing (2nd fl) | Unforeseen Conditions | 18.0 | ADD | \$1,334.58 |
| 18) Additional ADA vanity cover with solid surface (2nd fl) | Unforeseen Conditions | 19.0 | ADD | \$16,382.81 |
| Rework vanity lighting in women's restroom - existing studs (2nd fl) | Unforeseen Conditions | 20.0 | ADD | \$4,164.03 |
| 20) Install water closet drain line clean out & tile repair (2nd fl) | Owner Requested | 23.0 | ADD | \$13,876.97 |
| 23.1) Install cementitious backer units (2nd fl) | Owner Requested | 23.1 | ADD | \$83.17 |
| 24) Install electric soap dispensers (2nd fl) | Unforeseen Conditions | 24.0 | ADD | \$4,502.62 |
| 25) Install new flooring at corridor (1st fl) | Owner Requested | 25.0 | ADD | \$2,987.50 |
| TOTAL | | | | \$97,121.20 |

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

This Change Order provides for a time extension of

| | | |
|--|------------------|---------------|
| Original Contract Duration (calendar days): | <u>31</u> | calendar days |
| Prior Authorized Time Extension (calendar days): | <u>210</u> | |
| Revised Construction Duration (calendar days): | <u>28</u> | |
| Original Contract Completion Date: | <u>2/28/2025</u> | |
| Revised Contract Completion Date: | <u>4/28/2025</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, and 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.

FORM APPROVED COUNTY COUNSEL
BY: [Signature]
DANIELLE D. MALAND

1) Tony Yi
Contractor (Signature) _____ Date _____

Tony Yi
Contractor's Printed Name _____

2) _____
Chair of the Board (Signature) _____ Date SEP 09 2025

V. Manuel Perez
Chair of the Board
Printed Name _____

3) Steph Vargas
Architect/Engineer (Signature) _____ Date _____

Steph Vargas
Architect's/Engineer's Printed Name _____

4) yun baird
Project Manager (Signature) _____ Date _____

Yun Baird
Project Manager's Printed Name _____

Original Contract \$ 1,204,841.01
Prior Authorized ADD DEDUCT \$ 72,517.67
Total Contract Prior to this Change \$ 1,277,358.68

Authorized Changes on this Change Order: \$ 97,121.20

Amount of Contract Authorized Including this Change Order \$ 1,374,479.88

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

ATTEST:
KIMBERLY A. RECTOR, Clerk

By [Signature]
DEPUTY

SEP 09 2025 3.6











FM084200012804_CO 2 for HHJ_RUHS Public HAB 2nd to 4th Flr RR Rmdl


Final Audit Report

2025-08-14

| | |
|-----------------|--|
| Created: | 2025-08-13 |
| By: | Maria Gutierrez (mcgutierrez@rivco.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAXfPXRrsQXvUt0Czj0Kzqnpo_AuinVulg |

"FM084200012804_CO 2 for HHJ_RUHS Public HAB 2nd to 4th Flr RR Rmdl" History


-  Document created by Maria Gutierrez (mcgutierrez@rivco.org)
2025-08-13 - 3:55:12 PM GMT- IP address: 158.61.6.2
-  Document emailed to tyi@hjconst.com for signature
2025-08-13 - 3:56:08 PM GMT
-  Email viewed by tyi@hjconst.com
2025-08-13 - 10:03:52 PM GMT- IP address: 76.175.231.205
-  Signer tyi@hjconst.com entered name at signing as Tony Yi
2025-08-13 - 10:04:13 PM GMT- IP address: 76.175.231.205
-  Document e-signed by Tony Yi (tyi@hjconst.com)
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-  Document emailed to svargas@ewingcole.com for signature
2025-08-13 - 10:04:16 PM GMT
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2025-08-13 - 10:04:35 PM GMT- IP address: 72.152.84.142
-  Signer svargas@ewingcole.com entered name at signing as Steph Vargas
2025-08-14 - 3:47:21 PM GMT- IP address: 4.7.104.251
-  Document e-signed by Steph Vargas (svargas@ewingcole.com)
Signature Date: 2025-08-14 - 3:47:23 PM GMT - Time Source: server- IP address: 4.7.104.251
-  Document emailed to yunbaird@rivco.org for signature
2025-08-14 - 3:47:25 PM GMT

 Email viewed by yunbaird@rivco.org

2025-08-14 - 3:47:41 PM GMT- IP address: 158.61.6.5

 Signer yunbaird@rivco.org entered name at signing as yun baird

2025-08-14 - 3:48:18 PM GMT- IP address: 158.61.6.5

 Document e-signed by yun baird (yunbaird@rivco.org)

Signature Date: 2025-08-14 - 3:48:20 PM GMT - Time Source: server- IP address: 158.61.6.5

 Agreement completed.

2025-08-14 - 3:48:20 PM GMT

COUNTY OF RIVERSIDE FACILITIES MANAGEMENT

CHANGE ORDER NO. 3

Date: 6/30/2025

Project Name: RUHS Public Health Administration Building Restroom Renovation Project - Floors 2-4

To Contractor:
Harry H. Joh Construction Inc.
7303 Somerset Blvd
Paramount, CA 90723

PeopleSoft Project No: FM 08420012804

Distribution:
 (1) Project Manager
 (2) Contractor
 (3) Fiscal
 (4) Construction Manager
 (5) Inspector
 (6) Architect/Engineer

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 framing at restroom ceiling and wall (3rd fl) | Owner Requested | 26.0 | ADD | \$16,556.59 |
| 2 Install new stud wall in restrooms (3rd fl) | Owner Requested | 26.1 | ADD | \$767.36 |
| 3 Additional partition ceiling framing (3rd fl) | Owner Requested | 27.0 | ADD | \$11,818.47 |
| 4 Additional countertop support framing (3rd fl) | Owner requested | 28.0 | ADD | \$4,408.32 |
| 5 Additional welding for ceiling framing (3rd fl) | Owner Requested | 28.1 | ADD | \$5,199.48 |
| 6 Additional framing for wrap around for countertop supports (3rd fl) | Unforeseen Conditions | 29.0 | ADD | \$2,052.10 |
| 7 Additional tile finish for wrap around countertop supports (3rd fl) | Owner Requested | 30.0 | ADD | \$1,681.10 |
| 8 Additional ADA vanity cover with solid surface (3rd fl) | Unforeseen Conditions | 31.0 | ADD | \$16,382.81 |
| 9 Rework vanity lighting in women's restroom - existing studs (3rd fl) | Owner Requested | 32.0 | ADD | \$4,164.03 |
| 10 Install water closet drain line clean out & tile repair (3rd fl) | Unforeseen Conditions | 35.0 | ADD | \$13,960.13 |
| 11 Install electric soap dispensers (3rd fl) | Unforeseen Conditions | 36.0 | ADD | \$4,502.62 |
| 12 Install new flooring in the Janitor's Closet (3rd fl) | Unforeseen Conditions | 37.0 | ADD | \$2,987.50 |
| TOTAL | | | | \$84,480.52 |

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

This Change Order provides for a time extension of

| | | |
|--|------------------|---------------|
| Original Contract Duration (calendar days): | <u>21</u> | calendar days |
| Prior Authorized Time Extension (calendar days): | <u>210</u> | |
| Revised Construction Duration (calendar days): | <u>59</u> | |
| Original Contract Completion Date: | <u>2/28/2025</u> | |
| Revised Contract Completion Date: | <u>5/19/2025</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.

1) Tony Yi
 Contractor (Signature) _____ Date _____

Original Contract \$ 1,204,841.01
 Prior Authorized ADD DEDUCT \$ 169,638.87
 Total Contract Prior to this Change \$ 1,374,479.88

Tony Yi
 Contractor's Printed Name _____

Authorized Changes on this Change Order: \$ 84,480.51

2) V. Manuel Perez
 Chair of the Board (Signature) _____ Date SEP 09 2025

Amount of Contract Authorized Including this Change Order \$ 1,458,960.39

V. Manuel Perez
 Chair of the Board
 Printed Name _____

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

3) Steph Vargas
 Architect/Engineer (Signature) _____ Date _____

ATTEST:
KIMBERLY A. RECTOR, Clerk

Steph Vargas
 Architect's/Engineer's Printed Name _____

By [Signature]
DEPUTY

4) yun baird
 Project Manager (Signature) _____ Date _____

Yun Baird
 Project Manager's Printed Name _____

SEP 09 2025 3.6











012804_CO 3 for HHJ_RUHS Public HAB 2nd to 4th Flr RR Rmdl_04082025C

Final Audit Report

2025-08-13


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| Created: | 2025-07-30 |
| By: | Maria Gutierrez (mcgutierrez@rivco.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAfQnCEw4PXL-OLHG6v5JZzIR7Lgro8__e |


"012804_CO 3 for HHJ_RUHS Public HAB 2nd to 4th Flr RR Rmdl_04082025C" History


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2025-07-30 - 9:20:00 PM GMT
-  Email viewed by tyi@hjconst.com
2025-07-31 - 0:04:11 AM GMT- IP address: 76.175.231.205
-  Signer tyi@hjconst.com entered name at signing as Tony Yi
2025-07-31 - 0:04:35 AM GMT- IP address: 76.175.231.205
-  Document e-signed by Tony Yi (tyi@hjconst.com)
Signature Date: 2025-07-31 - 0:04:37 AM GMT - Time Source: server- IP address: 76.175.231.205
-  Document emailed to svargas@ewingcole.com for signature
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-  Email viewed by svargas@ewingcole.com
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Adobe Acrobat Sign


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 Signer svargas@ewingcole.com entered name at signing as Steph Vargas
2025-08-13 - 9:45:37 PM GMT- IP address: 4.7.104.251


 Document e-signed by Steph Vargas (svargas@ewingcole.com)
Signature Date: 2025-08-13 - 9:45:39 PM GMT - Time Source: server- IP address: 4.7.104.251

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2025-08-13 - 9:45:40 PM GMT

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 Signer yunbaird@rivco.org entered name at signing as yun baird
2025-08-13 - 9:49:04 PM GMT- IP address: 158.61.6.5

 Document e-signed by yun baird (yunbaird@rivco.org)
Signature Date: 2025-08-13 - 9:49:06 PM GMT - Time Source: server- IP address: 158.61.6.5

 Agreement completed.
2025-08-13 - 9:49:06 PM GMT

