

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



ITEM: 3.7
(ID # 28569)

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 1st Floor Remodel Project – Ratify and Approve Change Orders No. 2 and No. 3 and Approval of Notice of Completion for Harry H. Joh Construction Inc., District 1. [\$186,002 – RUHS Public Health Departmental General Fund 10000 through 100% State 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 \$99,634.78 for the Riverside University Health System – Public Health Administration Building 1st Floor Remodel (RUHS – PH Administration 1st Floor Remodel) Project for additional work items, finding 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 8/13/2025 
Vincent Yzaguirre 8/14/2025

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 Administration 1st Floor Remodel 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 Administration 1st Floor Remodel Project; and
5. Authorize the release of undisputed retained funds in the amount of \$86,367 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	\$ 186,002	\$ 0	\$ 186,002	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: RUHS Public Health Departmental General Fund 10000 through 100% State Funds (Previously approved project)			Budget Adjustment: No	
			For Fiscal Year: 2025/26	

C.E.O. RECOMMENDATION: [Approve]

BACKGROUND:

Summary

On December 7, 2021, Item 3.17, the Board of Supervisors (Board) approved in-principle, a preliminary project budget in the amount of \$1,198,823, and the Professional Services Agreement with Ewing Cole in the amount of \$204,500 for Architectural Services for the RUHS – PH Administration 1st Floor Remodel Project. On August 29, 2023, Item 3.29, the Board approved a revised project budget of \$2,240,987. Within the same action, 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 \$1,541,152 for the Project. During construction, Change Order No. 1, in the amount of \$86,552, was approved for Harry H. Joh increasing the contract value to \$1,627,704. 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, errors and omissions, and owner requested items which included: new structural support at countertops, framing and tile work, graphic wall protection coating, wood door replacement, replacement of flush valves, installation of electric soap dispensers, and replacement of flooring at corridor. Change Orders No. 2 and No. 3 will compensate Harry H. Joh in the cumulative amount of \$99,635, increasing the contract value from \$1,627,704 to \$1,727,339. The Change Orders exceed FM's authority; therefore, FM is seeking approval for this Board action.

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

Harry H. Joh has completed the work for 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 cumulative amount of \$86,367 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 \$100,000 to the RUHS Public Health Department.

Impact on Residents and Businesses

The RUHS – PH Administration 1st Floor Remodel Project renovated the 1st floor lobby and restrooms improving the environment for staff and program clientele.

Additional Fiscal Information

All costs associated with this Board action were previously approved on August 29, 2023 (Item 3.29), in the amount of \$2,240,987, and are funded by RUHS Public Health through Departmental General Fund 10000 via 100% State Funds. Change Orders No. 2 and No. 3, in the cumulative amount of \$99,634.78 and the retained funds in the amount of \$86,367 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:RM:RB:YB;mg FM08420011324 MT Item #28569
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\28569_D2 - 011324 - RUHS PH Admin Bldg 1st Flr Rmdl Proj -
COs No. 2 & No. 3 and NOC for Harry H. Joh_090925.doc


Evangelina Gregorio EO, Principal Mgmt Analyst 8/29/2025


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

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

KIMBERLY RECTOR, CLERK OF THE BOARD
4080 LEMON STREET, 1ST 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

2025-0279260

09/11/2025 10:53 AM Fee: \$ 0.00

Page 1 of 2

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



3036

THIS SPACE FOR RECORDERS USE ONLY

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: Riverside University Health System – Public Health Administration Building 1st Floor Remodel Project – (FM08420011324)

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

Street or legal description of site: 4065 County Circle Drive, Riverside, CA 92503

FORM APPROVED COUNTY COUNSEL
BY: USA SANCHEZ
DATE: 9/11/2025

Dated: SEP 09 2025

Owner: County of Riverside
(Name of Public Entity)

By: V. Manuel Perez
Chairman, Board of Supervisors

V. MANUEL PEREZ

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

ss

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 SEP 09 2025

V. Manuel Perez
Chairman, Board of Supervisors

V. MANUEL PEREZ

SEP 09 2025 3.7

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

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

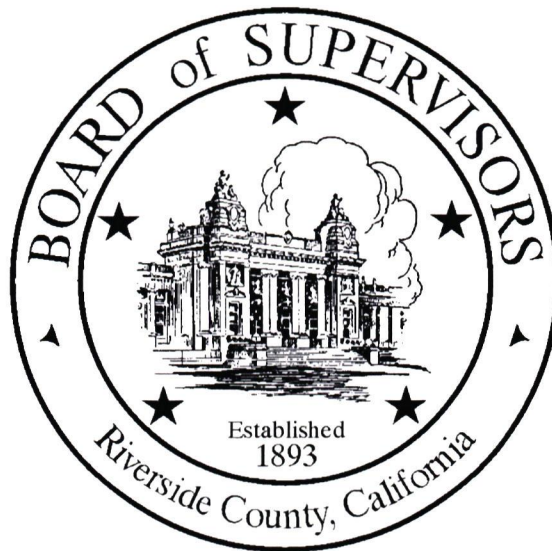
www.riversideacr.com

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: 4/24/2025

RUHS Public Health Administration Building 1st
Project Name: Floor Remodel Project

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

PeopleSoft Project No: FM 08420011324

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
1) New structural support at countertop	Unforeseen Conditions	13	ADD	\$4,408.32
Additional angle brackets & post support at new countertop framing	Unforeseen Conditions	15	ADD	\$650.72
Additional framing for wrap around at countertop supports	Unforeseen Conditions	16	ADD	\$3,099.52
Additional tile work for the wrap around at countertop supports	Unforeseen Conditions	17	ADD	\$2,090.38
Remove and relocate vanity outlets in both restrooms	Owner Requested	18	ADD	\$1,630.89
6) Graphic wall protection coat	Unforeseen Conditions	19	ADD	\$4,304.91
Repair tile and cementitious board due to water leak from 4th floor	Unforeseen Conditions	20	ADD	\$5,487.98
8) Repair drain line	Unforeseen Conditions	21	ADD	\$3,321.04
9) Wood door replacement	Errors & Omissions	22	ADD	\$31,273.89
10) Wall patching in Auditorium	Unforeseen Conditions	23	ADD	\$1,386.62
11) Graphics wall classic track A1004	Unforeseen Conditions	24	ADD	\$1,946.60
12) Patch tile work @ flush valves	Unforeseen Conditions	25	ADD	\$5,922.41
13) Install clean out and repair tiles	Unforeseen Conditions	26	ADD	\$2,739.64
14) Replace flush valves	Owner Requested	27	ADD	\$11,090.37
15) Additional electrical strike for door	Errors & Omissions	29	ADD	\$2,299.05
16) Vision lite frames (3)	Errors & Omissions	30	ADD	\$1,243.13
TOTAL				\$82,895.47

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

This Change Order provides for a time extension of 20 calendar days

Original Contract Duration (calendar days):	<u>190</u>
Prior Authorized Time Extension (calendar days):	<u>40</u>
Revised Construction Duration (calendar days):	<u>250</u>
Original Contract Completion Date:	<u>4/23/2024</u>
Revised Contract Completion Date:	<u>6/22/2024</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.

- Tony Yi
Contractor (Signature) _____ Date _____

Tony Yi
Contractor's Printed Name _____
- V. Manuel Perez
Chair of the Board (Signature) _____ Date SEP 09 2025

V. Manuel Perez
Chair of the Board
Printed Name _____
- Steph Vargas
Architect/Engineer (Signature) _____ Date _____

Steph Vargas
Architect's/Engineer's Printed Name _____
- yun baird
Project Manager (Signature) _____ Date _____

Yun Baird
Project Manager's Printed Name _____

Original Contract \$ 1,541,151.77
 Prior Authorized ADD DEDUCT \$ 86,552.41
 Total Contract Prior to this Change \$ 1,627,704.18

Authorized Changes on this Change Order: \$ 82,895.47

Amount of Contract Authorized Including this Change Order \$ 1,710,599.65

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

FORM APPROVED COUNTY COUNSEL
 BY Kristine Bell-Valdez DATE 9/9/25

ATTEST:
 KIMBERLY MAFFIORI, CLERK
 DEPUTY

SEP 09 2025 3.7











011324_CO No. 2 for HHJ_RUHS Public HAB 1st Flr Rmdl_rev 03.31.2025B

Final Audit Report

2025-08-08


Created:	2025-07-31
By:	Maria Gutierrez (mcgutierrez@rivco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIF_UqiQCxXiPfdy4-ezMWDJPcsJbrBFB

"011324_CO No. 2 for HHJ_RUHS Public HAB 1st Flr Rmdl_rev 03.31.2025B" History

-  Document created by Maria Gutierrez (mcgutierrez@rivco.org)
2025-07-31 - 5:19:41 PM GMT- IP address: 158.61.6.2
-  Document emailed to tyi@hjconst.com for signature
2025-07-31 - 5:21:03 PM GMT
-  Email viewed by tyi@hjconst.com
2025-07-31 - 5:39:49 PM GMT- IP address: 76.175.231.205
-  Signer tyi@hjconst.com entered name at signing as Tony Yi
2025-07-31 - 5:40:04 PM GMT- IP address: 76.175.231.205
-  Document e-signed by Tony Yi (tyi@hjconst.com)
Signature Date: 2025-07-31 - 5:40:06 PM GMT - Time Source: server- IP address: 76.175.231.205
-  Document emailed to svargas@ewingcole.com for signature
2025-07-31 - 5:40:08 PM GMT
-  Email viewed by svargas@ewingcole.com
2025-08-08 - 3:29:12 PM GMT- IP address: 4.7.104.251
-  New document URL requested by svargas@ewingcole.com
2025-08-08 - 3:29:29 PM GMT- IP address: 4.7.104.251
-  Signer svargas@ewingcole.com entered name at signing as Steph Vargas
2025-08-08 - 3:30:30 PM GMT- IP address: 4.7.104.251
-  Document e-signed by Steph Vargas (svargas@ewingcole.com)
Signature Date: 2025-08-08 - 3:30:32 PM GMT - Time Source: server- IP address: 4.7.104.251

 Document emailed to yunbaird@rivco.org for signature

2025-08-08 - 3:30:34 PM GMT

 Email viewed by yunbaird@rivco.org

2025-08-08 - 3:30:42 PM GMT- IP address: 52.244.179.71

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

2025-08-08 - 3:43:51 PM GMT- IP address: 158.61.6.5

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

Signature Date: 2025-08-08 - 3:43:53 PM GMT - Time Source: server- IP address: 158.61.6.5

 Agreement completed.

2025-08-08 - 3:43:53 PM GMT

COUNTY OF RIVERSIDE FACILITIES MANAGEMENT

CHANGE ORDER NO. 3

Date: 6/9/2025

Project Name: RUHS Public Health Administration Building 1st Floor Remodel Project

To Contractor:

PeopleSoft Project No: FM 08420011324

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

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
1) Install electric soap dispensers in both restrooms	Owner Requested	31	ADD	\$4,502.62
2) Replace flooring @ corridor	Owner Requested	32	ADD	\$12,236.69
3)				
4)				
5)				
TOTAL				\$16,739.31

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

This Change Order provides for a time extension of

Original Contract Duration (calendar days):	<u>18</u>	calendar days
Prior Authorized Time Extension (calendar days):	<u>190</u>	
Revised Construction Duration (calendar days):	<u>60</u>	
Revised Construction Duration (calendar days):	<u>268</u>	
Original Contract Completion Date:	<u>4/23/2024</u>	
Revised Contract Completion Date:	<u>7/10/2024</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		\$	<u>1,541,151.77</u>
Prior Authorized	<input checked="" type="checkbox"/> ADD <input type="checkbox"/> DEDUCT	\$	<u>169,447.88</u>
Total Contract Prior to this Change		\$	<u>1,710,599.65</u>

Tony Yi
 Contractor's Printed Name

Authorized Changes on this Change Order: \$ 16,739.31

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

Amount of Contract Authorized Including this Change Order \$ 1,727,338.96

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

Steph Vargas
 Architect's/Engineer's Printed Name

FORM APPROVED COUNTY COUNSEL
 BY KRISTINE BELL-VALDEZ 7/9/25
 DATE

4) yun baird
 Project Manager (Signature) Date

Yun Baird
 Project Manager's Printed Name

BY
 ATTEST:
 KIMBERLY A. RECTOR, Clerk
 DEPUTY

SEP 09 2025 3.7











011324_CO No. 3 for HHJ_RUHS Public HAB 1st Flr Rmdl_rev 03.31.2025C

Final Audit Report

2025-08-08


Created:	2025-07-31
By:	Maria Gutierrez (mcgutierrez@rivco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUoFefOFsVBHMcGx4TTLRay8YtrS85UEG

"011324_CO No. 3 for HHJ_RUHS Public HAB 1st Flr Rmdl_rev 03.31.2025C" History


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-  Document emailed to tyi@hjconst.com for signature
2025-07-31 - 5:23:30 PM GMT
-  Email viewed by tyi@hjconst.com
2025-07-31 - 5:40:26 PM GMT - IP address: 76.175.231.205
-  Signer tyi@hjconst.com entered name at signing as Tony Yi
2025-07-31 - 5:40:44 PM GMT - IP address: 76.175.231.205
-  Document e-signed by Tony Yi (tyi@hjconst.com)
Signature Date: 2025-07-31 - 5:40:46 PM GMT - Time Source: server- IP address: 76.175.231.205
-  Document emailed to svargas@ewingcole.com for signature
2025-07-31 - 5:40:49 PM GMT
-  Email viewed by svargas@ewingcole.com
2025-08-08 - 2:09:00 PM GMT - IP address: 4.7.104.251
-  New document URL requested by svargas@ewingcole.com
2025-08-08 - 2:09:14 PM GMT - IP address: 4.7.104.251
-  Signer svargas@ewingcole.com entered name at signing as Steph Vargas
2025-08-08 - 2:10:38 PM GMT - IP address: 4.7.104.251
-  Document e-signed by Steph Vargas (svargas@ewingcole.com)
Signature Date: 2025-08-08 - 2:10:40 PM GMT - Time Source: server- IP address: 4.7.104.251




Adobe Acrobat Sign

 Document emailed to yunbaird@rivco.org for signature


2025-08-08 - 2:10:41 PM GMT

 Email viewed by yunbaird@rivco.org

2025-08-08 - 2:10:55 PM GMT- IP address: 3.219.78.151

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

2025-08-08 - 3:16:09 PM GMT- IP address: 158.61.6.5

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

Signature Date: 2025-08-08 - 3:16:11 PM GMT - Time Source: server- IP address: 158.61.6.5

 Agreement completed.

2025-08-08 - 3:16:11 PM GMT