

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



ITEM: 3.20
(ID # 28821)

MEETING DATE:
Tuesday, October 07, 2025

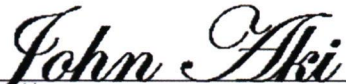
FROM : FACILITIES MANAGEMENT AND RIVERSIDE COUNTY DISTRICT
ATTORNEY'S OFFICE

SUBJECT: FACILITIES MANAGEMENT AND RIVERSIDE COUNTY DISTRICT
ATTORNEY'S OFFICE: Indio Law Building District Attorney Tenant Improvement Project -
Approval of Notice of Completion for Blackstone Builders, Inc.; District 4. [\$12,780 – 100%
District Attorney General Fund 10000 (Previously approved project budget)] (Clerk to Record
Notice of Completion)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Accept the Indio Law Building District Attorney Tenant Improvement (Indio Law Building
DA TI) Project constructed by Blackstone Builders, Inc. (Blackstone Builders) of Corona,
California, as complete and authorize the Chairman of the Board to execute the Notice
of Completion;
2. Direct the Clerk of the Board to record the attached Notice of Completion for the Project;
and,
3. Authorize the release of the undisputed retained funds in the amount of \$12,780 to
Blackstone Builders in accordance with the contract terms and applicable law, per the
General Conditions of the contract.

ACTION:Policy, CIP


John Aki

9/18/2025


Vincent Yzaguirre

9/24/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez 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: October 7, 2025
xc: FM, DA, Recorder

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 12,780	\$ 0	\$ 12,780	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: District Attorney General Fund 10000 – 100% (Previously approved project budget)			Budget Adjustment: No	
			For Fiscal Year: 2025/26	

C.E.O. RECOMMENDATION: [Approve]

BACKGROUND:

Summary

On June 10, 2025, the Board of Supervisors (Board) approved Item 3.25 in-principle as well as a preliminary project budget in the amount of \$371,165 for the Indio Law Building District Attorney Tenant Improvement Project (Project) located at 82995 CA-111 in Indio, California, 92201. The scope of work for the Project included converting an existing open office into a gym room (to meet physical fitness job requirements), demolishing an office and installing a separation wall, patching a ceiling grid over an office, installing a new door, insulating the ceiling for soundproofing, installing new flooring, and painting.

On August 27, 2024, the Board approved Item 3.25, the construction contract for Job Order Contract (JOC) No. 020— between the County of Riverside (County) and Blackstone Builders, Inc. (Blackstone Builders). Pursuant to the contract, two (2) JOC job orders were issued in the cumulative amount of \$255,589 for the Project. In addition, \$92,796 was executed for design and engineering, plan-check and permitting, material testing, and County Administration for the Project.

Blackstone Builders 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 amount of \$12,780 to Blackstone Builders 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 \$10,000 to the District Attorney’s Office.

Impact on Residents and Businesses

The Project constructed a gym room to meet the physical fitness job requirements of the District Attorney staff, along with other required office improvements. The Project did not impact residents nor businesses.

Additional Fiscal Information

The JOC job orders issued pursuant to the Blackstone contract are listed as follows:

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JOB ORDER CONTRACT	DESCRIPTION	CONTRACT AMOUNT	RETAINED FUNDS
JOC020.7- FM08220014080.00	Indio Law Building DA TI	242,553	12,128
JOC020.7- FM08220014080.01	Indio Law Building DA TI – Change to Zintra Acoustical Panel wall color and Heating, Ventilation and Air Conditioning (HVAC) changes due to existing conditions	13,036	652
TOTAL		\$ 255,589	\$ 12,780

All costs associated with this Board action were previously approved on June 10, 2025 (Item 3.25) and are 100% funded with District Attorney General Fund 10000 in the amount of \$371,165. Retained funds in the amount of \$12,780 are accounted for within the previously approved project budget and will be expended in FY 25/26; therefore, no budget adjustment is required.

Attachment:

- Notice of Completion for Blackstone Builders, Inc.

VY:TB:RM:AR:JA:mg FM08220014080 MT Item#28821
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\28821_D4 - 014080 - Indio Law Bldg DA Tenant Improv Proj -
NOC for Blackstone Builders_100725.doc

Evangelina Gregorio EO
Evangelina Gregorio EO, Principal Mgmt Analyst 9/26/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 9/24/2025

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

2025-0309092

10/08/2025 11:32 AM Fee: \$ 0.00

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



882

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: Indio Law Building District Attorney Tenant Improvement Project - (JOC020.7-FM08220014080.00 and JOC020.7-FM08220014080.01)

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: Blackstone Builders, Inc., 1785 Pomona Road, Suite B, Corona, CA 92878

Street or legal description of site: 82995 CA-111, Indio, CA 92201

Dated: October 7, 2025

Owner: County of Riverside
(Name of Public Entity)

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

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

Executed at Riverside, California on October 7, 2025

By: [Signature]
Deputy

V. Manuel Perez
Chairman, Board of Supervisors
V. Manuel Perez

FORM APPROVED COUNTY COUNSEL

BY: [Signature]
DANIELLE D. MALAND

**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: 10/07/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant