

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



**ITEM: 3.20
(ID # 29556)**

MEETING DATE:
Tuesday, January 13, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT: Blythe County Administrative Center Building B and Building C Heating, Ventilation and Air Conditioning Units Replacement Projects - Approval of Notices of Completion for Harry H. Joh Construction Inc.; District 4. [\$14,772 – 100% Deferred Maintenance Projects Fund 11208 (Previously approved project budget)] (Clerk to Record Notices of Completion)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Accept the Blythe County Administrative Center Building B and Building C Heating, Ventilation and Air Conditioning Units Replacement (Blythe CAC Building B and Building C HVAC Replacement) Projects, constructed by Harry H. Joh Construction Inc. (Harry H. Joh) of Paramount, California, as complete and authorize the Chairman of the Board to execute the Notices of Completion;
2. Direct the Clerk of the Board to record the attached Notices of Completion for the Projects; and,
3. Authorize the release of the undisputed retained funds in the total amount of \$14,772 to Harry H. Joh in accordance with the contract terms and applicable law, per the General Conditions of the contracts.

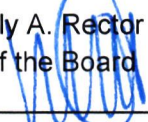
ACTION:Policy, CIP


Vincent Yzaguirre 12/12/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Washington 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: January 13, 2026
xc: FM, Recorder

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 14,772	\$ 0	\$ 14,772	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Deferred Maintenance Projects Fund 11208 (Previously approved project budget)			Budget Adjustment: No For Fiscal Year: 2025/26	

C.E.O. RECOMMENDATION: [Approve]

BACKGROUND:

Summary

On August 27, 2024, the Board of Supervisors (Board) approved Item 3.28 in-principle, as well as an aggregate project budget amount of \$11,000,000 for eleven (11) Facilities Management Deferred Maintenance Projects located throughout Riverside County. Facilities Management (FM) maintains an ongoing Deferred Maintenance list of building systems that require maintenance or replacement. The building systems are categorized into the following types: 1) Fire-Life-Safety, 2) Building Envelope, 3) Elevator, 4) Heating, Ventilation and Air Conditioning (HVAC), 5) Electrical, 6) Plumbing, 7) Building Maintenance, and 8) Parking Lot/Structure.

The Blythe CAC Building B and Building C HVAC Replacement Projects, located at 240 N. Broadway and 260 N. Broadway in Blythe, California, 92225, were included among the approved list of deferred maintenance projects, with an estimated Board approved budget amount of \$445,000 for the Blythe CAC Building B HVAC Replacement Project and \$410,000 for the Blythe CAC Building C HVAC Replacement Project. The scope of work for the Blythe CAC Building B HVAC Replacement Project included removal and replacement of fourteen (14) existing rooftop York HVAC units, between 2 to 7 tons each, with like or equal York HVAC units that use the new refrigerant 454b to meet the California Title 24, Building Energy Efficiency Standards. The scope of work for the Blythe CAC Building C HVAC Replacement Project included removal and replacement of thirteen (13) existing rooftop York HVAC units between 2 to 7 tons each, with like or equal York HVAC units that use the new refrigerant 454b to meet the California Title 24, Building Energy Efficiency Standards.

On August 27, 2024, the Board approved Item 3.25, which included the construction contract for Job Order Contract (JOC) No. 020.4 between the County of Riverside (County) and Harry H. Joh Construction Inc. (Harry H. Joh). Pursuant to the contract, three JOC job orders were issued for the Blythe CAC Building B HVAC Replacement Project in the cumulative amount of \$149,274, and \$240,726 was executed for plan-check and inspection, material testing, and County Administration for the Blythe CAC Building B HVAC Replacement Project. For the Blythe CAC Building C HVAC Replacement Project, three JOC job orders were issued in the cumulative amount of \$146,164 for the Project, and \$218,835 was executed for plan-check and inspection, material testing, and County Administration for the Project.

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Harry H. Joh has completed the Projects, and the work has been inspected and found to comply with the contract and safety requirements. This Board action will authorize the release of the undisputed contract retention funds, in the amount of \$7,464 for the Blythe CAC Building B HVAC Replacement Project and \$7,308 for the Blythe CAC Building C HVAC Replacement Project, to Harry H. Joh and recording of the Notice of Completion, per the contract terms and applicable law. The Projects were completed under budget, with a combined estimated savings of \$100,000.

Impact on Residents and Businesses

The Blythe CAC Building B and Building C HVAC Replacement Projects will continue to ensure the health and safety of the public and employees utilizing these facilities.

Additional Fiscal Information

The JOC job orders issued pursuant to the Harry H. Joh contract for the Blythe CAC Building B HVAC Replacement Project are listed as follows:

JOB ORDER CONTRACT	DESCRIPTION	CONTRACT AMOUNT	RETAINED FUNDS
JOC020.4-FM08720013963.00	Blythe CAC Building B rooftop HVAC units replacement project	142,672	7,134
JOC020.4-FM08720013963.01	Blythe CAC Building B rooftop HVAC units replacement project Supplemental 1 – add 14 Wi-Fi thermostats and servicing equipment for new type of refrigerant.	12,656	633
JOC020.4-FM08720013963.02	Blythe CAC Building B rooftop HVAC units replacement project Supplemental 2 – credit for work removed from scope.	(\$6,054)	(303)
	TOTAL	\$ 149,274	\$ 7,464

The JOC job orders issued pursuant to the Harry H. Joh contract for the Blythe CAC Building C HVAC Replacement Project are listed as follows:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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JOB ORDER CONTRACT	DESCRIPTION	CONTRACT AMOUNT	RETAINED FUNDS
JOC020.4- FM08720013965.00	Blythe CAC Building C Rooftop HVAC units replacement project	143,712	7,186
JOC020.4- FM08720013965.01	Blythe CAC Building C Rooftop HVAC units replacement project Supplemental 1 – service equipment for new refrigerant and new Wi-Fi controlled thermostats.	12,005	600
JOC020.4- FM08720013965.02	Blythe CAC Building C Rooftop HVAC units replacement project Supplemental 2 – credit for three (3) exhaust fans installations (work removed from scope) - existing units did not require replacement.	(9,553)	(478)
TOTAL		\$ 146,164	\$ 7,308

All costs associated with this Board action were previously approved on August 27, 2024 (Item 3.28) and are 100% funded with Deferred Maintenance Projects Fund 11208 in the combined amount of \$855,000 for the two projects. Retained funds in the total amount of \$14,772 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 Harry H. Joh Construction, Inc. for the Blythe CAC Building B HVAC Replacement Project
- Notice of Completion for Harry H. Joh Construction, Inc. for the Blythe CAC Building C HVAC Replacement Project

VY:TB:RM:AR:JA:mg FM08720013963 and FM08720013965 MT Item#29556
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\29556_D2 - 013963 and 013965 - Blythe CAC Bldg B & C - HVAC System Rplc Proj - NOCs for Harry H. Joh Constr_011326.doc


Aaron Gettis, Chief Deputy County Counsel 12/17/2025

2026-0013028

01/14/2026 02:52 PM Fee: \$ 0.00

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



882

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

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: Blythe County Administrative Center Building B Heating, Ventilation and Air Conditioning Units Replacement Project - (JOC020.4-FM08720013963.00, JOC020.4-FM08720013963.01 and JOC020.4-FM08720013963.02)

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 90783

Street or legal description of site: 240 N. Broadway, Blythe, CA 92225

Dated: 01/13/2026

Owner: County of Riverside
(Name of Public Entity)

By: Karen S. Spiegel
Karen Spiegel, Chair, Board of Supervisors

RECORDED IN OFFICIAL RECORDS
BY: DANIELLE D. MALAND
DANIELLE D. MALAND

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 01/13/2026

By:
Deputy

Karen Spiegel, Chair, Board of Supervisors

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

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

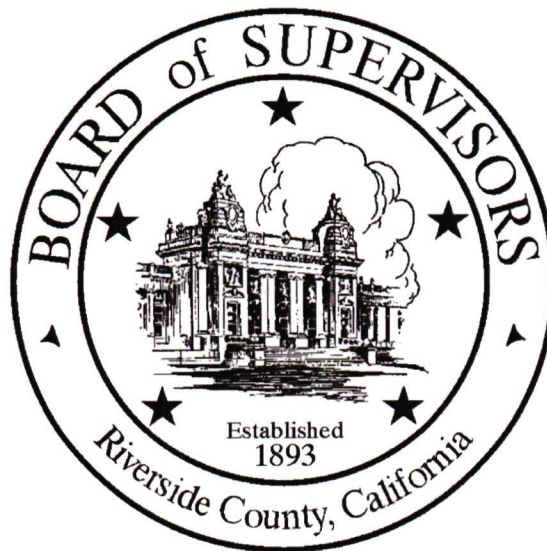
www.riversideacr.com

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: 01/13/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

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

2026-0013029

01/14/2026 02:52 PM Fee: \$ 0.00

Page 1 of 2

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: Blythe County Administrative Center Building C Heating, Ventilation and Air Conditioning Units Replacement Project - (JOC020.4-FM08720013965.00, JOC020.4-FM08720013965.01, and JOC020.4-FM08720013965.02)

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: 260 N. Broadway, Blythe, CA 92225

Dated: 01/13/2026

Owner: County of Riverside
(Name of Public Entity)

By: Karen S. Spiegel
Chairman, Board of Supervisors Karen Spiegel

FOR THE APPROVED COUNTY COUNSEL
BY: DANIELLE D. MALAND

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 01/13/2026

By: [Signature]
Deputy

Karen S. Spiegel
Chairman, Board of Supervisors Karen Spiegel

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

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

www.riversideacr.com

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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):

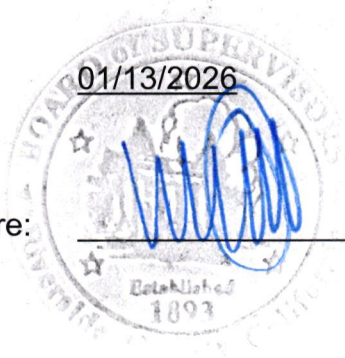
CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date:

01/13/2026

Signature:



Print Name: Whitney Mayo, Clerk of the Board Assistant

ACR 601P-AS4RE0 (Rev. 09/2005)