

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



**ITEM: 3.32
(ID # 29491)**

MEETING DATE:
Tuesday, January 13, 2026

FROM : OFFICE OF ECONOMIC DEVELOPMENT

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Lakeland Village and Calimesa Branch Library Project– Approval of Notice of Completion with Tilden-Coil Constructors, Inc. Districts 2 and 5. [\$854,930 - 100% Riverside County Library System. (Previously Approved Budgets)]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Accept the Riverside County Lakeland Village Library and Calimesa Library Facility Project constructed by Tilden-Coil Constructors, Inc. (Tilden-Coil), as complete, and authorize the Chairman to execute the Notice of Completion;
2. Direct the Clerk of the Board to record the attached Notice of Completion; and
3. Authorize the release of the undisputed retained funds in the amount of \$854,930 to Tilden-Coil in accordance with the contract terms and applicable law.

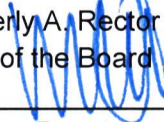
ACTION:Policy, CIP


Suzanne Holland, Director of Office of Economic Development 12/16/2025

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: OED, Recorder

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 854,930	\$ 0	\$ 854,930	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Riverside County Library System Fund 21200 (Previously Approved Budgets)			Budget Adjustment: No	
			For Fiscal Year: 2025/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On March 1, 2022, Items 3.22 and 3.25, the Board approved the Riverside County Lakeland Village Library Project, located at 16275 Grand Avenue in Lakeland Village, and the Calimesa Library Facility Project, located at 974 Calimesa Boulevard in Calimesa. The Lakeland Village Library is a new 8,000 square foot building, and the Calimesa Library is a new 5,500 square foot building. Both Library projects included landscaping, demolition of modular buildings, furniture, shelving, and site improvements in compliance with the Americans with Disabilities Act (ADA) standards.

During the predevelopment phase of both projects, the Office of Economic Development (OED) requested Board approval to consolidate both projects to achieve economies of scale savings in design and construction by utilizing a single Design-Build Contractor. On May 7, 2024, Item 3.11, the Board approved the progressive Design-Build First Amendment with Tilden-Coil for a Guaranteed Maximum Price (GMP) of \$16,932,609 and total project budget of \$18,880,146. During the design and construction of the project, the Lakeland Village Community Center campus was determined to have insufficient fire water flow to adequately protect the campus and its five buildings. This unforeseen campus condition affected the existing buildings, the new Library, and the new Childcare facility. OED took the lead to design and construct a new fire waterline with the Elsinore Valley Municipal Water District on Union Avenue and Mackay Drive, served from a higher-pressure zone. This new line avoided several issues including requirements for booster pumps and water reservoirs, which would have cost the campus above and beyond the cost of the new waterline. Facilities Management knew about the fire flow deficiencies at bid time and budgeted \$175,000 to mitigate low fire flow (R.C. Construction Contract, alternate 2), and therefore agreed to share the fire waterline costs with OED. OED completed the fire water line, and the site is now in compliance. OED issued one change order, within Board approved Policy B-11 authority, to Tilden-Coil for Facilities Management's share of the fire line and associated appurtenances in the amount of \$165,981. This change order increased Tilden-Coil's contract to \$17,098,590. OED will finalize the Facilities Management's reimbursement of \$165,981 with the Childcare's Notice of Completion.

The total Board approved project budget was \$18,880,146 for both libraries, and at the time of completion (including the change order that will ultimately be reimbursed) is approximately \$18,495,718, which is approximately \$385,000 under the Board approved project budget.

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Tilden-Coil has completed the work, and the libraries have been inspected and found to comply with the contract requirements. This Board action will release the undisputed contract retention funds in the amount of \$854,930 to Tilden-Coil after the Notice of Completion has been recorded and the 35-day lien period has expired, per the contract terms and applicable law.

Impact on Residents and Businesses

The Lakeland Village and Calimesa Branch Libraries enhance the overall welfare of the individual communities by providing a modern, dedicated, and expanded library facility, expanding access to literacy, learning and lifelong growth.

Additional Fiscal Information

All costs associated with this project were previously approved on November 8, 2022 (Item 3.16 and May 7, 2024 (Item 3.11), combined as follows: \$18,880,146 total project budget; 65%-Riverside County Library System Fund 21200-\$12,300,000.00; 27%-County Development Impact Fees Fund 30545-\$5,166,000, 6%-City of Calimesa Library Facilities Development Impact Fees Fund-\$1,110,000, 1%- City of Calimesa Library Operations Fund-\$226,285, 1%-City of Calimesa Donations/Deposits-\$77,861. Retention monies will be expended in FY 2025/26.

Attachments:

- Notice of Completion with Tilden-Coil.

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Jacqueline Ruiz, Principal Analyst 12/31/2025


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

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

KIMBERLY A. 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

2026-0013035

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



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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: Lakeland Village and Calimesa Branch Library Project (ED1900567 & ED1900667)

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: Tilden-Coil Constructors, Inc.
3612 Mission Inn Ave, Riverside, CA 92501

Street or legal description of site: Lakeland Village Library: 16275 Grand Ave, Bldg. E, Lake Elsinore, CA 92530
&
Calimesa Library: 974 Calimesa Boulevard, Calimesa, CA 92320

Dated: 01/13/2026

Owner: County of Riverside
(Name of Public Entity)

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

STATE OF CALIFORNIA)

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COUNTY OF RIVERSIDE)

I am the Chair 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 A. Rector, Clerk

Executed at Riverside, California on 01/13/2026

By: [Signature]
Deputy

Karen S. Spiegel
Karen Spiegel, Chair, 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: 01/13/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant