

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



ITEM: 3.12
(ID # 29644)

MEETING DATE:
Tuesday, February 10, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT (FM): Lakeland Village Community Center Kitchen Upgrade Project - Approval of Notice of Completion for Angeles Contractor, Inc.; District 2. [\$15,290 - 100% American Rescue Plan Act (ARPA) Funds (Previously approved project budget)] (Clerk to Record Notice of Completion)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Accept the Lakeland Village Community Center Kitchen Upgrade (Lakeland Village Kitchen) Project constructed by Angeles Contractor, Inc. (Angeles) of City of Industry, 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 undisputed retained funds in the not-to-exceed amount of \$15,290 to Angeles in accordance with the contract terms and applicable law, per the General Conditions of the contract.


ACTION:Policy, CIP


Vincent Yzaguirre 1/7/2026

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: February 10, 2026
xc: FM, 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	\$ 15,290	\$ 0	\$ 15,290	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% American Rescue Plan Act (ARPA) Funds (Previously approved project budget)			Budget Adjustment: No For Fiscal Year: 2025/26	

C.E.O. RECOMMENDATION: [Approve]

BACKGROUND:

Summary

On October 31, 2023, the Board of Supervisors (Board) approved Item 3.14 in-principle as well as a preliminary project budget in the amount of \$1,000,000 for the Lakeland Village Community Center Pickleball Court, Kitchen Upgrade, and Exterior Signage Projects located at 16275 Grand Avenue in Lake Elsinore, California, 92530. The Pickleball Court and Exterior Signage Projects were completed, and the Notices of Completion were filed with the Board previously with savings of \$27,000.

The Lakeland Village Kitchen Project (Project) has been completed. The scope of work for the Project included remodeling the kitchen including upgrading the electrical and air duct systems, replacing stainless steel countertops, supplying new commercial appliances including a refrigerator and freezer, oven, warming equipment, ice maker, stainless steel tables and racks, a commercial sink, installing new lockers, and relocating the existing kiln to the patio.

On August 27, 2024, the Board approved Item 3.25, the construction contract for Job Order Contract (JOC) No. 20.2 between the County of Riverside (County) and Angeles Contractor, Inc. (Angeles). Pursuant to the contract with Angeles, three (3) JOC job orders were issued in the cumulative amount of \$305,797 for the Kitchen Upgrade Project. In addition, \$176,024 was executed for the design and engineering, plan-check, permitting, inspections, materials testing, and County Administration for the Project.

Angeles has completed the Lakeland Village Kitchen 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 \$15,290 to Angeles after the Notice of Completion has been recorded per the contract terms and applicable law. The Kitchen Upgrade Project was completed under budget with an estimated savings of \$25,000.

Impact on Residents and Businesses

The Lakeland Village Kitchen Project has enhanced the kitchen at the Community Center by providing an updated and safe work environment for food preparation and distribution. The Project did not impact operations or services to the community.

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Additional Fiscal Information

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

JOB ORDER CONTRACT	DESCRIPTION	CONTRACT AMOUNT	RETAINED FUNDS
JOC020.2- FM08270013046.00	FM Lakeland Village Kitchen Upgrade	250,606	12,530
JOC020.2- FM08270013046.01	FM Lakeland Village Kitchen Upgrade Supplemental 1 – additional work for installation of mechanical duct work from existing range hood to roof.	49,220	2,461
JOC020.2- FM08270013046.02	FM Lakeland Village Kitchen Upgrade Supplemental 2 – demo and replacement of existing flex duct and air balance report for the new duct.	5,971	299
TOTAL		\$ 305,797	\$ 15,290

All costs associated with this Board action were previously approved on October 31, 2023 (Item 3.14) and are 100% funded by American Rescue Plan Act (ARPA) Funds. Retained funds in the amount of \$15,290 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 Angeles Contractor, Inc.

VY:TB:RM:RB:CC;mg FM08720013046 MT Item#29644
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\29644_D5 - 013046 - LkInd Village CC Kitchen Upgrd Project -
NOC for Angeles_021026.doc



Aaron Gettis, Chief Deputy County Counsel 1/29/2026

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

2026-0044509

02/11/2026 03:45 PM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside

Peter Aldana
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDERS USE ONLY

#037

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 Community Center Kitchen Upgrade Project - (JOC020.2-FM08270013046.00, JOC020.2-FM08270013046.01, and JOC020.2-FM08270013046.02)

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: Angeles Contractor, Inc., 783 Phillips Drive, City of Industry, CA 91748

Street or legal description of site: 16275 Grand Avenue, Lake Elsinore, CA 92530

Dated: February 10, 2026

Owner: County of Riverside
(Name of Public Entity)

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

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

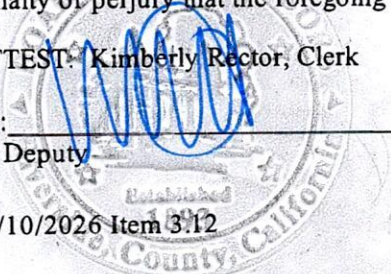
Executed at Riverside, California on February 10, 2026

By: [Signature]
Deputy

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

02/10/2026 Item 3.12

Updated 12/2022



CR 11111111

DANIELLE D. MALAND

FORM APPROVED COUNTY COUNSEL

**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: 02/10/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

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