

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



ITEM: 3.15
(ID # 29873)

MEETING DATE:
Tuesday, March 03, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT: Washington Center Roof Project - Approval of Notice of Completion for Bell Roof Co.; District 1. [\$25,900 – 100% Deferred Maintenance Projects Fund 11208 (Previously approved project budget)] (Clerk to Record Notice of Completion)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Accept the Washington Center Roof Project, constructed by Bell Roof Co. of Colton, California, as complete and authorize the Chair 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 an amount not to exceed \$25,900 to Bell Roof Co. in accordance with the contract terms and applicable law, per the General Conditions of the contract.


ACTION: Policy, CIP


Vincent Yzaguirre 1/28/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, 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: March 3, 2026
xc: FM, 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	\$ 25,900	\$ 0	\$ 25,900	\$ 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 as follows: 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 Washington Center Roof Project (Project), located at 2980 Washington Street in the City of Riverside, was included among the Board approved list of deferred maintenance projects. The original scope was to repair the damaged areas where the leaks were occurring for an estimated budget of \$468,500. Upon further assessment, it was determined that the damage was too extensive, and the existing roof was beyond its useful life, requiring full replacement for a revised estimated budget of \$764,117. The revised scope of work for the Project included the removal of the existing roof system, including the mechanical units and associated electrical connections and conduits, inspecting the exposed wood and replacing the damaged sections, priming the roof surface, spraying the surface with polyurethane roofing foam, and applying two applications of an elastomeric coating. Once cured, excess loose granules were removed from the roof surface, the mechanical units and associated conduits were reinstalled, and the perimeter lighting replaced with new Light Emitting Diode (LED) lights.

On August 27, 2024, the Board approved Item 3.25, which included the construction contract for Job Order Contract (JOC) No. 20-39.3 between the County of Riverside (County) and Bell Roof Co. Pursuant to the contract, two JOC job orders were issued in the cumulative amount of \$518,000 for the Project. In addition, \$134,117 was executed for plan-check and inspections, materials testing, mechanical and electrical work, and County Administration for the Project.

Bell Roof Co. has completed the Project, and the work has been inspected and found to comply with safety requirements. This Board action will authorize the release of any undisputed contract retention funds in the cumulative amount not to exceed \$25,900 to Bell Roof Co. 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 \$112,000.

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Impact on Residents and Businesses

The Washington Center Roof Project will continue to ensure the health and safety of the public and employees utilizing this facility.

Additional Fiscal Information

The JOC job orders issued pursuant to the Bell Roof Co. contract for the Washington Center Roof Project are listed as follows:

JOB ORDER CONTRACT	DESCRIPTION	CONTRACT AMOUNT	RETAINED FUNDS
JOC020.39.3 - FM08720013964.00	Washington Center Roof Project	509,491	25,475
JOC020.39.3 - FM08720013964.01	Washington Center Roof Project Supplemental 1 - replacement of rotted plywood and framing prior to applying the new spray foam roofing.	8,509	425
TOTAL		\$ 518,000	\$ 25,900

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. Retained funds in the total amount of \$25,900 are accounted for within the previously approved budget and will be expended in FY 25/26; therefore, no budget adjustment is required.

Attachment:

- Notice of Completion for Bell Roof Co.

VY:TB:RM:DL:KR FM08720013964 MT Item#29873
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\29873_D1 - 013964 - Washington Center Roof Project - NOC for
Bell Roof Co_030326.doc



Aaron Gettis, Chief Deputy County Counsel 2/10/2026

Flores, Kate

From: Brad Anderson <ba4612442@gmail.com>
Sent: Tuesday, March 3, 2026 3:50 AM
To: Clerk of the Board
Cc: Supervisor Medina - 1st District; Cityclerk@ranchomirageca.gov
Subject: Public Comment - Riverside County Board of Supervisors meeting of March 3, 2026 (9:30AM) AGENDA ITEM: 2.15 (Notice of Completion)

March 3, 2026

Riverside County Board of Supervisors (BoS)
County Administrative Center
First Floor Board Chambers
4080 Lemon St.
Riverside, CA.
Attention: Clerk of the Board of Supervisors

Re: Written testimony in regards to Agenda Item: 2.15 (ID# 29873)

Dear current BoS members,

Please review my written statements listed below prior to the consideration of agenda Item: 2.15 (Facilities Management/District 1, Notice of Completion)

Position: In Support

It's commendable that Riverside County officials are willing to follow California State regulations (laws) in regard to having contracted vendors and county officials have completed projects return to BoS members for a transparent and open access approached (also see agenda Item: 2.16) for completed contracts to be reviewed by County elected officials and members of the community in an agendized public meeting.

Recently the City of Rancho Mirage Council dictated that it's current contracted city Manager will not allow city residents the opportunity to review any "notices of projects completions" under the city's authority.

City's such as Rancho Mirage, have taken radical maneuvers (extreme measures) to limit public participation within city governance and have clouded the city's operations from it's residents.

Please continue with transparent and open access to Riverside County government operations.

Sincerely,

Brad Anderson | 37043 Ferber Dr. Rancho Mirage, CA. 92270

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

2026-0066127

03/04/2026 02:10 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: Washington Center Roof Project - (JOC020-39.3-FM08720013964.00 and JOC020-39.3-FM08720013964.01)

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: Bell Roof Co., PO Box 111, Colton, CA 92324

Street or legal description of site: 2980 Washington Street, Riverside, CA 92504

Dated: MAR 03 2026

Owner: County of Riverside
(Name of Public Entity)

By: Karen S. Spiegel
Chair, Board of Supervisors **KAREN SPIEGEL**

STATE OF CALIFORNIA)

ss

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 Rector, Clerk

By: [Signature]
Deputy

Executed at Riverside, California on MAR 03 2026

Karen S. Spiegel
Chair, Board of Supervisors **KAREN SPIEGEL**

FORM APPROVED COUNTY COUNSEL
BY: [Signature]
LISA SANCHEZ
DATE: 2/04/2024

MAR 03 2026

3.15

**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: 03/03/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant