

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



**ITEM: 3.14  
(ID # 30038)**

**MEETING DATE:**  
Tuesday, March 24, 2026

**FROM :** FACILITIES MANAGEMENT

**SUBJECT:** FACILITIES MANAGEMENT (FM): Good Hope (Moses Schaffer) Community Center Improvements/Expansion Project - Approval of Notice of Completion for Angeles Contractor, Inc.; District 1. [\$28,652 - 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 Good Hope (Moses Schaffer) Community Center Improvements/Expansion (Goodhope Community Center Improvements) Project constructed by Angeles Contractor, Inc. (Angeles) of City of Industry, 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 the not-to-exceed amount of \$28,652 to Angeles in accordance with the contract terms and applicable law, per the General Conditions of the contract.

**ACTION:**Policy, CIP


  
Vincent Yzaguirre 3/2/2026

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**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: March 24, 2026  
xc: FM, Recorder

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 28,652	\$ 0	\$ 28,652	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% American Rescue Plan Act (ARPA) Funds (Previously approved project budget)			<b>Budget Adjustment:</b> No <b>For Fiscal Year:</b> 2025/26	

**C.E.O. RECOMMENDATION:** [Approve]

**BACKGROUND:**

**Summary**

On June 4, 2024, the Board of Supervisors (Board) approved Item 3.53 in principle, as well as a preliminary project budget in the amount of \$874,758, for the Good Hope (Moses Schaffer) Community Center Improvements/Expansion (Goodhope Community Center Improvements) Project located at 21565 Steele Peak Drive in Perris, California.

The Goodhope Community Center Improvements Project (Project) has been completed. The scope of work for the Project included remodeling the kitchen with new tile flooring and supplying new commercial appliances including a freezer, stove with oven, storage shelving racks, and paint. The scope also included replacing two (2) of the rooftop HVAC units that serve the community center, kitchen supply and exhaust fans, and replacing the roof above the kitchen. New shade structures were added next to the basketball court area and a large shade shelter with fans and lights was also added to the patio area.

On July 11, 2023, the Board approved Item 3.13, the construction contract for Job Order Contract (JOC) No. 19 between the County of Riverside (County) and Angeles Contractor, Inc. (Angeles). Pursuant to the contract with Angeles, six (6) JOC job orders were issued in the cumulative amount of \$573,051 for the Project. In addition, \$226,707 was executed for design and engineering, permitting, materials testing and inspections, kitchen Ansul System recertification, and County Administration for the Project.

Angeles 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 amount not to exceed \$28,652 to Angeles 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 \$75,000.

**Impact on Residents and Businesses**

The Goodhope Community Center Improvements Project has provided improved recreational facilities for the public and a modernized commercial kitchen for the community center. The Project did not impact operations or services to the community.

**Additional Fiscal Information**

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

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<b>JOB ORDER CONTRACT</b>	<b>DESCRIPTION</b>	<b>CONTRACT AMOUNT</b>	<b>RETAINED FUNDS</b>
JOC019- FM08720013060.00	FM Moses Schaffer Community Center Improvements/Expansion Project	301,141	15,057
JOC019- FM08720013060.01	FM Moses Schaffer Community Center Improvements/Expansion Project Supplemental 1 – Kitchen Improvements	128,223	6,411
JOC019- FM08720013060.02	FM Moses Schaffer Community Center Improvements/Expansion Project Supplemental 2 – Kitchen Plumbing Repairs	3,029	151
JOC019- FM08720013060.03	FM Moses Schaffer Community Center Improvements/Expansion Project Supplemental 3 – Mechanical HVAC Replacement	117,778	5,889
JOC019- FM08720013060.04	FM Moses Schaffer Community Center Improvements/Expansion Project Supplemental 4 – Kitchen Refrigerator Credit	(10,674)	(534)
JOC019- FM08720013060.05	FM Moses Schaffer Community Center Improvements/Expansion Project Supplemental 5 – Kitchen Roof Replacement	33,554	1,678
	<b>TOTAL</b>	<b>\$ 573,051</b>	<b>\$ 28,652</b>

All costs associated with this Board action were previously approved on June 4, 2024 (Item 3.53) and are 100% funded by American Rescue Plan Act (ARPA) Funds. Retained funds in the amount of \$28,652 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:JH                      FM08720013060                      MT Item#30038  
G:\Project Management Office\FORM 11'S\FORM 11's\_In Process\30038\_D1 - 013060 - Good Hope (Moses Schaffer) CC Improv  
Project - NOC for Angeles\_032426.doc

  
Evangelina Gregorio EO, Principal Mgmt Analyst                      3/12/2026

  
Aaron Gettis, Chief Deputy County Counsel                      3/11/2026

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

KIMBERLY RECTOR, CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> 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

**2026-0089621**

03/25/2026 02:04 PM Fee: \$ 0.00

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



2365

**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:** Good Hope (Moses Schaffer) Community Center Improvements/Expansion Project - (JOC019-FM08720013060.00, JOC019-FM08720013060.01, JOC019-FM08720013060.02, JOC019-FM08720013060.03, JOC019-FM08720013060.04, and JOC019-FM08720013060.05)

**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:** 21565 Steele Peak Drive, Perris, CA 92570

**Dated:** MAR 24 2026

**Owner:** County of Riverside  
(Name of Public Entity)

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

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 Rector, Clerk  
By: [Signature]  
Deputy

Executed at Riverside, California on MAR 24 2026  
Karen S. Spiegel  
Chair, Board of Supervisors  
**KAREN SPIEGEL**

FORM APPROVED COUNTY COUNSEL  
BY: [Signature]  
DANIELLE D. MALAND

MAR 24 2026

3.14

**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: 03/24/2026

Signature: \_\_\_\_\_

Print Name: Whitney Mayo, Clerk of the Board Assistant