

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



ITEM: 3.16
(ID # 29963)

MEETING DATE:
Tuesday, March 24, 2026

FROM : FACILITIES MANAGEMENT AND RIVERSIDE COUNTY DISTRICT
ATTORNEY'S OFFICE

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE COUNTY DISTRICT
ATTORNEY'S OFFICE - Riverside District Attorney Room 1001 Expansion Project and
Riverside District Attorney 10th Floor Conference Room Refresh Project - Approval of Notices of
Completion for Blackstone Builders Inc.; District 1. [\$32,664 – 100% District Attorney Budget -
General Fund 10000 (Previously approved project budgets)] (Clerk to Record Notices of
Completion)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Accept the Riverside District Attorney Room 1001 Office Space Expansion (Room 1001
Expansion) Project and the Riverside District Attorney 10th Floor Conference Room
Refresh (10th Floor Conference Room Refresh) Project, constructed by Blackstone
Builders Inc. (Blackstone) of Corona, California, as complete and authorize the Chair 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 undisputed retained funds in the cumulative amount not to
exceed \$32,664 to Blackstone in accordance with the contract terms and applicable law,
per the General Conditions of the contract.

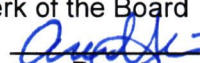
ACTION:Policy, CIP

 
Jared Haringema 3/3/2026 Vincent Yzaguirre 3/4/2026

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, DA, 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	\$ 32,664	\$ 0	\$ 32,664	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% District Attorney Budget - General Fund 10000 (Previously approved project budgets)			Budget Adjustment: No	
			For Fiscal Year: 2025/26	

C.E.O. RECOMMENDATION: [Approve]

BACKGROUND:

Summary

On June 25, 2024, the Board of Supervisors (Board) approved Item 3.24 in-principle and a preliminary project budget in the amount of \$460,033 for the Riverside District Attorney Room 1001 Expansion Project, located at 3960 Orange Street in Riverside. On June 10, 2025, the Board approved Item 3.26, increasing the budget in the amount of \$202,000 for a new total project budget of \$662,023. The scope of work for the Room 1001 Expansion Project included the expansion of space into a neighboring office, addition of a restroom, new casework, electrical, plumbing, HVAC, flooring, painting, and finishes.

On December 3, 2024, the Board also approved Item 3.23 in principle and a preliminary project budget of \$160,505 for the Riverside District Attorney 10th Floor Conference Room Refresh Project located at 3960 Orange Street in Riverside. On June 10, 2025 (Item 3.26), and on June 24, 2025 (Item 3.16), the Board approved increases to the project budget in the cumulative amount of \$137,774, for a revised total project budget of \$289,279. The scope of work for the 10th Floor Conference Room Refresh Project included the installation of new cabinetry, carpeting, lighting, painting, and finishes.

On August 27, 2024, the Board approved Item 3.25, which included the construction contract for Job Order Contract (JOC) No. 020.7 between the County of Riverside (County) and Blackstone Builders Inc. (Blackstone). Pursuant to the contract, five JOC job orders were issued for the Room 1001 Expansion Project in the cumulative amount of \$439,539, and three JOC job orders were issued for the 10th Floor Conference Room Refresh Project in the cumulative amount of \$183,700.

Blackstone completed the construction of both Projects, 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 \$32,664, for the Projects to Blackstone after the Notices of Completion have been recorded per the contract terms and applicable law. The Projects were completed under budget, with a combined estimated savings of \$50,000.

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Impact on Residents and Businesses

The Riverside District Attorney Room 1001 Expansion Project and 10th Floor Conference Room Refresh 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 Blackstone Builders, Inc. contract for the Riverside District Attorney Room 1001 Expand Office Space Project are listed as follows:

JOB ORDER CONTRACT	DESCRIPTION	CONTRACT AMOUNT	RETAINED FUNDS
JOC020.7- FM08220012256.00	Riverside DA Room 1001 Expansion	313,633	15,682
JOC020.7- FM08220012256.01	Riverside DA Room 1001 Expansion Supplemental 1 – Casework, HVAC, Electrical, Plumbing and Finishes.	136,172	6,809
JOC020.7- FM08220012256.02	Riverside DA Room 1001 Expansion Supplemental 2 – HVAC & Electrical Modifications and Door Frames.	11,277	564
JOC020.7- FM08220012256.03	Riverside DA Room 1001 Expansion Supplemental 3 – Doors, Staining and Finishes.	5,575	279
JOC020.7- FM08220012256.04	Riverside DA Room 1001 Expansion Supplemental 4 – Panels and Finishes.	2,882	144
	TOTAL	\$ 439,539	\$ 23,478

The JOC job orders issued pursuant to the Blackstone Builders, Inc. for the Riverside District Attorney 10th Floor Conference Room Refresh Project are listed as follows:

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JOB ORDER CONTRACT	DESCRIPTION	CONTRACT AMOUNT	RETAINED FUNDS
JOC020.7- FM08220013768.00	Riverside DA 10 th Floor Conference Room Refresh	171,637	8,582
JOC020.7- FM08220013678.01	Riverside DA 10 th Floor Conference Room Refresh Supplemental 1 – Electrical modifications and finishes.	11,713	586
JOC020.7- FM08220013678.02	Riverside DA 10 th Floor Conference Room Refresh Supplemental 2 – Light fixture change.	350	18
TOTAL		\$ 183,700	\$ 9,186

All costs associated with this Board action were previously approved on June 10, 2025 (Item 3.26), and June 24, 2025 (Item 3.16); and are 100% funded by District Attorney General Fund 10000. Retained funds in the cumulative amount of \$32,664 are accounted for within the previously approved project budgets and will be expended in FY 25/26; therefore, no budget adjustments are required.

Attachments:

- Notice of Completion for Blackstone Builders Inc. for the Riverside District Attorney Room 1001 Expand Office Space Project
- Notice of Completion for Blackstone Builders Inc. for the Riverside District Attorney 10th Floor Conference Room Refresh Project

VY:TB:RM:DL:MB FM08220012256 and FM08220013678 MT Item#29963
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\29963_D1 - 012256 and 013678 - Riv DA Rm 1001 & 10th Floor Conf Rm Refresh Projects - NOCs for Blackstone_032426.doc


Evangelina Gregorio EO, Principal Mgmt Analyst 3/11/2026


Aaron Gettis, Chief Deputy County Counsel 3/10/2026

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

2026-0089622

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



2345

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: Riverside District Attorney Room 1001 Expand Office Space Project - (JOC020.7-FM08220012256.00, JOC020.7-FM08220012256.01, JOC020.7-FM08220012256.02, JOC020.7-FM08220012256.03 and JOC020.7-FM08220012256.04)

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: Blackstone Builders Inc., 1785 Pomona Rd., Suite B, Corona, CA 92878

Street or legal description of site: 3960 Orange St., Riverside, CA 92501

FORM APPROVED COUNTY COUNSEL
BY: LISA SANCHEZ
DATE: 3/04/2026

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)

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 24 2026

Karen S. Spiegel
Chair, Board of Supervisors
KAREN SPIEGEL

MAR 24 2026

3.16

**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

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

2026-0089623

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

Page 1 of 2

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



2345

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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: Riverside District Attorney Room 10th Floor Executive Conference Room Refresh Project - (JOC020.7-FM08220013678.00, JOC020.7-FM08220013678.01, and JOC020.7-FM08220013678.02)

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: Blackstone Builders Inc., 1785 Pomona Rd., Suite B, Corona, CA 92878

Street or legal description of site: 3960 Orange St., Riverside, CA 92501

FORM APPROVED COUNTY COUNSEL
BY: LISA SANCHEZ
DATE: 3/04/2026

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)

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

Executed at Riverside, California on MAR 24 2026

By: [Signature]
Deputy

Karen S. Spiegel
Chair, Board of Supervisors

KAREN SPIEGEL

MAR 24 2026

3.16

**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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(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