

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



**ITEM: 3.16
(ID # 30100)**

MEETING DATE:
Tuesday, April 28, 2026

FROM : OFFICE OF ECONOMIC DEVELOPMENT

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Home Gardens Library Refresh Project - Approval of Notice of Completion with Reed Family Enterprises, Inc., District 2. [\$71,976 - 100% Western Riverside County Facility Development Impact Fees Fund 30545 (Previously approved budget)] (Clerk to Record Notice of Completion)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Accept the Home Gardens Library Refresh Project constructed by Reed Family Enterprises, Inc. (RFE), as complete, and authorize the Chair 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 \$71,976 to RFE in accordance with the contract terms and applicable law.


ACTION:Policy, CIP


Suzanne Holland, Director of Office of Economic Development 4/10/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez 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: April 28, 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	\$ 71,976	\$ 0	\$ 71,976	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Western Riverside County Facility Development Impact Fees Fund 30545			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The renovations of the Home Gardens Library Refresh Project (Project) is a complete overhaul and reimagination of the interior spaces, replacing all furniture, finishes, and adding a dedicated children’s storytime room, opportunity room, and acoustic improvements to the facility.

On April 8, 2025 (Item 3.16), the Board of Supervisors (Board) approved the Home Gardens Library Refresh Project (Project) construction contract with Reed Family Enterprises, Inc. for \$1,401,310. During the course of construction and in accordance with Board Policy B-11, the Office of Economic Development issued one change order for unforeseen changes and modifications in the cumulative amount of \$38,209, increasing the total contract amount for RFE to \$1,439,519.

RFE has completed the work under the approved Project budget, and the Project has been inspected and found to comply with the contract requirements. This Board action will release the undisputed contract retention funds in the amount of \$71,976 to RFE 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 Home Gardens Library Refresh Project renovated the existing library, replacing all furniture, finishes, and adding a dedicated children’s storytime room, opportunity room, and acoustic improvements to the facility. These upgrades enhance the overall welfare of the community for continued lifelong learning and personal enrichment.

Additional Fiscal Information

All costs associated with this Board action were previously approved on October 31, 2023 (Item 3.30), and April 8, 2025 (Item 3.16) as follows: 42% Community Development Block Grant Fund (\$1,187,401), 32% Riverside County Library System Fund 21200 (\$895,477), 20% American Rescue Plan Act (ARPA) Fund 21735 (\$561,499), 6% Western Riverside

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County Facility Development Impact Fees Fund No. 30545 (\$187,401). Retention monies will be expended in FY 2025/26.

Attachment:

- Notice of Completion with Reed Family Enterprises, Inc.

SH;AJ;MF;ES;by

G:\Library\BRANCHES\Home Gardens library\Refresh Project\Project Management Folder\2.0 FORM 11S\30100-NOC-F11.doc


Jacqueline Ruiz, Principal Analyst 4/20/2026


Aaron Gettis, Chief Deputy County Counsel 4/16/2026

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

2026-0129689

04/29/2026 11:54 AM 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 *3794*

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: Home Gardens Library Refresh Project
ED1900849

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: Reed Family Enterprises, Inc.
31915 Rancho California Rd., Ste. 200-132, Temecula, CA 92591

Street or legal description of site: 3785 S. Neece St., Corona, CA 92879

Dated: APR 28 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)

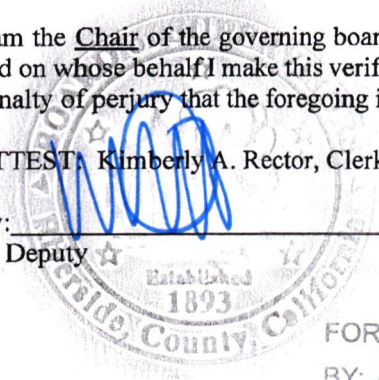
I am the Chair of the governing board of the County of Riverside, the public entity which executed the foregoing notice and on whose behalf I make this verification; I have read this notice, know its contents, and the same is true. I certify under penalty of perjury that the foregoing is true and correct.

ATTEST: Kimberly A. Rector, Clerk

Executed at Riverside, California on APR 28 2026

By: [Signature]
Deputy

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



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

Updated 12/2023

APR 28 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: 04/28/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant