

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



ITEM: 3.4
(ID # 30307)

MEETING DATE:
Tuesday, May 05, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT: Banning County Administrative Center Building Heating, Ventilation, and Air Conditioning Control System Upgrade Project - Approval of Notice of Completion for Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy; District 5. [\$11,492 – 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 Banning County Administrative Center Building Heating, Ventilation, and Air Conditioning Control System Upgrade (Banning CAC HVAC Control System Upgrade) Project, constructed by Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy (EMCOR) of Irvine, 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 the undisputed retained funds in an amount not to exceed \$11,492 to EMCOR in accordance with the contract terms and applicable law, per the General Conditions of the contracts.


ACTION:Policy, CIP


Vincent Yzaguirre 4/10/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, and Perez
Nays: None
Absent: Gutierrez
Date: May 5, 2026
xc: FM, Recorder

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$11,492	\$ 0	\$11,492	\$ 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 Banning CAC HVAC Control System Upgrade Project, located at 135 North Alessandro Street in the City of Banning, was included among the approved list of deferred maintenance projects with an estimated Board approved budget amount of \$385,000. The scope of work for the Project included the removal and replacement of the existing building control system that was no longer able to be controlled or adjusted. The scope included installing new temperature sensors and controllers throughout the building and connecting the newly installed components to the new system. The new system was then connected to the county network to allow maintenance staff to monitor and control the system remotely.

On August 27, 2024, the Board approved Item 3.25, which included the construction contract for Job Order Contract (JOC) No. 020.1 between the County of Riverside (County) and EMCOR Services Mesa Energy (EMCOR). Pursuant to the contract, three JOC job orders were issued for the Project in the cumulative amount of \$229,833 and \$93,167 was executed for design, plan-check and inspection, materials testing, and County Administration for the Project.

EMCOR 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 \$11,492 to EMCOR 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 \$62,000.

Impact on Residents and Businesses

The Banning CAC HVAC Control System Upgrade Project will continue to ensure the health and safety of the public and employees utilizing these facilities.

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Additional Fiscal Information

The JOC job orders issued pursuant to the EMCOR contract for the Banning CAC HVAC Control System Upgrade Project are listed as follows:

JOB ORDER CONTRACT	DESCRIPTION	CONTRACT AMOUNT	RETAINED FUNDS
JOC020-20.1-FM08720013979.00	Banning CAC HVAC Control System Upgrades	215,045	10,753
JOC020-20.1-FM08720013979.01	Banning CAC HVAC Control System Upgrades Supplemental 1 – Hot Water System Control Valve Replacement	10,645	532
JOC020-20.1-FM08720013979.03	Banning CAC HVAC Control System Upgrades Supplemental 2 – Boiler and Hot Water System Circulating Pumps	4,143	207
TOTAL		\$ 229,833	\$ 11,492

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 amount of \$11,492 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 Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy for the Banning CAC HVAC Control System Upgrade Project

VY:TB:RM:RB:JH FM08720013979 MT#30307
G:\Project Management Office\FORM 11'S\In Process\30307_D1 - 013979 - Banning CAC - HVAC Controls System Upgrade Proj - NOC for EMCOR-Mesa Energy_050526.doc


Evangelina Gregorio EC, Principal Mgmt Analyst 4/27/2026


Aaron Gettis, Chief Deputy County Counsel 4/27/2026

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

2026-0138988

05/06/2026 03:09 PM Fee: \$ 0.00

Page 1 of 2

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



THIS SPACE FOR RECORDERS USE ONLY

2365

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: Banning County Administrative Center Building Heating, Ventilation and Air Conditioning Control System Upgrade Project - (JOC020-20.1- FM08720013979.00; JOC020-20.1- FM08720013979.01; and JOC020-20.1- FM08720013979.03)

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: Mesa Energy Systems, Inc. dba EMCOR Services Mesa Energy, 2 Cromwell, Irvine, CA 92618

Street or legal description of site: 135 North Alessandro Street, Banning, CA 92220

Dated: MAY 0 5 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 MAY 0 5 2026

Karen S. Spiegel
Chair, Board of Supervisors
KAREN SPIEGEL

MAY 0 5 2026 3 . 4

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

**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)



Kimberly Rector, Clerk

Date:

05/05/2026

Signature:



Print Name: Whitney Mayo, Clerk of the Board Assistant

for Kimberly Rector