

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



ITEM: 3.26
(ID # 30424)

MEETING DATE:
Tuesday, June 02, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT (FM): Facilities Management Gateway Office Chiller Replacement Project - Approval of Change Order No. 3 and Notice of Completion for ACCO Engineered Systems, Inc.; District 1. [\$143,464 - 100% Deferred Maintenance Projects Fund 11208 (Previously approved project budget)] (4/5 Vote Required) (Clerk to Record Notice of Completion)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify and approve the attached Change Order No. 3 for ACCO Engineered Systems, Inc. (ACCO) of Pasadena, California, in the amount of \$50,945 for the Facilities Management Gateway Office Chiller Replacement (Gateway Office Chiller) Project, located at 2724 Gateway Drive in Riverside, California for work related to unforeseen conditions required to finalize the Project; find that the additional work was integral to the Project and competitive bidding would not produce an advantage and is impractical for the work; and authorize the Chair of the Board to execute Change Order No. 3 on behalf of the County of Riverside;
2. Accept the Gateway Office Chiller Project, constructed by ACCO, as complete and authorize the Chair of the Board to execute the Notice of Completion;

Continued on page 2


ACTION:4/5 Vote Required, Policy, CIP


Vincent Yzaguirre 4/30/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Gutierrez 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: June 2, 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**

RECOMMENDED MOTION: That the Board of Supervisors:

3. Direct the Clerk of the Board to record the attached Notice of Completion for the Project; and
4. Authorize the release of undisputed retained funds in the not-to-exceed amount of \$92,519 to ACCO in accordance with the contract terms and applicable law, per the General Conditions of the contract.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$143,464	\$ 0	\$143,464	\$ 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 (County). Facilities Management (FM) maintains an ongoing Deferred Maintenance list of building systems that require maintenance or replacement. The building systems are categorized into the following types: 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 Gateway Office Chiller Project (Project), located at 2724 Gateway Drive in Riverside, was included among the approved list of deferred maintenance projects with an estimated Board approved budget amount of \$2,280,000. The scope of work for the Gateway Office Chiller Project (Project) included replacing the cooling tower, boiler, pumps, drives, valves, water treatment system, and associated appurtenances, which upgraded the system with energy-efficient equipment that will provide long term cost savings to the County.

On May 6, 2025, the Board approved Item 3.16, the construction contract between the County of Riverside (County) and ACCO Engineered Systems, Inc. (ACCO) in the amount of \$1,702,114. During the construction phase of the project, two (2) change orders in the cumulative amount of \$97,316 were approved, increasing the contract value from \$1,702,114 to \$1,799,430. The change orders included five (5) months of rental of a temporary cooling tower, as well as pipe repairs and replacement of sections of pipe for the 1st and 2nd floors due to leaks. The two change orders did not exceed Facilities Management (FM) authority; therefore, no Board action was required.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Change Order No. 3 was required for unforeseen conditions, which included installation of isolation valves and additional pipe repairs on the 1st and 2nd floors. Bidding of this work would have been impractical to perform separately and complete the Project on schedule. Change Order No. 3 will compensate ACCO in the amount of \$50,945, increasing the contract value from \$1,799,430 to \$1,850,375, which exceeds FM's authority; therefore, FM is seeking Board approval for this action. In addition to ACCO's contract, \$154,625 was executed for specialty consultants, inspections, and County administration for the Project.

ACCO 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 an amount not to exceed \$92,519 to ACCO 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 \$275,000.

Impact on Residents and Businesses

The Project repaired the HVAC system of the facility and provided an upgraded system with energy-efficient equipment. The repairs will prolong the HVAC system and reduce maintenance costs to the facility and County.

Additional Fiscal Information

All costs associated with this Board action were previously approved on August 27, 2024 (Item 3.28), in the amount of \$2,280,000 and are 100% funded with Deferred Maintenance Projects Fund 11208. The Change Orders, as well as the retained funds in the amount of \$92,519, are accounted for within the previously approved project budget and will be expended in FY 25/26; therefore, no budget adjustment is required.

Attachments:

- Change Order No. 3 for ACCO Engineered Systems, Inc. for the Facilities Management Gateway Office Chiller Replacement Project
- Notice of Completion for ACCO Engineered Systems, Inc. for the Facilities Management Gateway Office Chiller Replacement Project

VY:TB:RM:RB:JH FM08720013889 MT Item #30424
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\30424_D1 - 013889 - FM Gateway Office Chiller Replc Proj-
Change Order No. 3 and NOC for ACCO_060226.doc


Evangelina Gregorio EO, Principal Mgmt Analyst 5/25/2026


Aaron Gettis, Chief Deputy County Counsel 5/15/2026

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

2026-0169189

06/03/2026 12:57 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 2148

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:	Facilities Management Gateway Office Chiller Replacement Project - (FM08720013889)
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:	ACCO Engineered Systems, Inc., 888 E Walnut Street, Pasadena, CA 91101
Street or legal description of site:	2724 Gateway Drive, Riverside, CA 92507

FORM APPROVED COUNTY COUNSEL
BY: LISA SANCHEZ DATE 5/11/2026

Dated: JUN 0 2 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 JUN 0 2 2026

By: [Signature]
Deputy

Karen S. Spiegel
Chair, Board of Supervisors
KAREN SPIEGEL

JUN 0 2 2026 3 . 2 6

**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: 06/02/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

COUNTY OF RIVERSIDE FACILITIES MANAGEMENT

70720855

CHANGE ORDER NO. 3

Date: 3/27/2026

Project Name: FM ACR-ROV Gateway Chiller Replacement

To Contractor:

ACCO Engineered Systems, Inc
888 E Walnut St
Pasadena, CA 91101

PeopleSoft Project No: FM FM08720013889

Distribution:

- (1) Project Manager (4) Construction Manager
(2) Contractor (5) Inspector
(3) Accounting & Finance (6) Architect/Engineer

You are directed to make the following changes. Changes shall include labor, material and equipment; each item to include all charges or indirect arising out of this work:

Table with 5 columns: DESCRIPTION OF CHANGE, REASON FOR CHANGE ORDER, COR#, TYPE, AMOUNT. Row 1: 1st & 2nd Floor Isolation Valves & Pipe Repairs, Department Driven, 2, ADD, \$50,944.48. Total: \$50,944.48

The specifications, where pertinent, shall apply to these changes.

This Change Order provides for a time extension of 21 calendar days. Includes original and revised durations and completion dates.

NOTE: This change order is not effective until ALL signatures below are obtained, and if applicable, signature authority approval by Form 11 as indicated per Change Order Guidelines.

The undersigned contractor has given careful consideration to the change proposed, including its effect on other work already contracted for, and hereby agrees, if this change order is approved, that he will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment for all costs related in any way thereto the prices shown above.

This Change Order may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each party to this Change Order agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17, for executing this Change Order.

1) [Signature] 4-8-2026
Contractor (Signature) Date

Jose Rivera

Contractor's Printed Name

2) [Signature] Karen S. Spiegel
Chair of the Board Date
(Karen S. Spiegel)

KAREN SPIEGEL

Chair of the Board

Original Contract \$ 1,702,114.00
Prior Authorized [X] ADD [] DEDUCT \$ 97,316.45
Total Contract Prior to this Change \$ 1,799,430.45

Authorized Changes on this Change Order: \$ 50,944.48

Amount of Contract Authorized Including this Change Order \$ 1,850,374.93

Pursuant to: [] Board Policy B-11 [X] M.O. and Date 3.16 on 05/05/25

3) N/A
Architect (Signature) Date

N/A
Architect's Printed Name

4) [Signature] 4/13/26
Project Manager (Signature) Date

John Harrigan

Project Manager's Printed Name

FORM APPROVED COUNTY COUNSEL

BY [Signature] KRISTINE BELL-VALDEZ DATE 6/2/24

[Signature] OR L. Sanchez

JUN 02 2026 3.26

ATTEST:
KIMBERLY A. HECTOR, Clerk
DEPUTY



Work Order Signature Document

EZIQC Contract No.: CA-R8-HVAC-101723-AES

New Work Order

Modify an Existing Work Order

Work Order Number.: 138639.02

Work Order Date: 03/27/2026

Work Order Title: RivCO FM - Supp #02 - Gateway Bldg HVAC Replacement

Owner Name: County of Riverside FM

Contractor Name: ACCO Engineered Systems

Contact: John Harrigan

Contact: Andy Lufkin

Phone: 951-955-2065

Phone: (818) 730-5845

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of Sourcewell EZIQC Contract No CA-R8-HVAC-101723-AES.

Brief Work Order Description:

Time of Performance

Estimated Start Date:

Estimated Completion Date:

Liquidated Damages

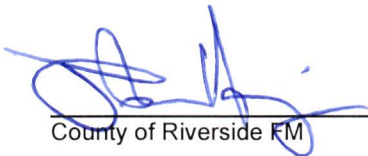
Will apply:

Will not apply:

Work Order Firm Fixed Price: \$50,944.48

Owner Purchase Order Number:

Approvals


County of Riverside FM

4/13/26
Date


ACCO Engineered Systems

4-8-2026

Date

Detailed Scope of Work

To: Andy Lufkin
 ACCO Engineered Systems
 888 East Walnut Street
 Pasadena, CA 91101
 (818) 730-5845

From: John Harrigan
 County of Riverside FM
 3450 14th Street, Suite 200
 Riverside, CA 92501
 951-955-2065

Date Printed: March 27, 2026

Work Order Number: 138639.02

Work Order Title: RivCO FM - Supp #02 - Gateway Bldg HVAC Replacement

Brief Scope:

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

RivCO FM - Supp #02 - Gateway Bldg HVAC Replacement

ACCO's Scope of Work:

- Set up containment plastic to reduce dust and splashing
- Secure electrical to existing condenser water pumps
- Isolate and drain the water loop as necessary to perform the repair
- Demolish and remove existing drywall
- Demolish and remove leaking copper fittings at IT space
- Demolish and remove (2) leaking ball valves at 2nd floor Freight Elevator area
- Demolish and remove (2) leaking fittings on the first floor.
- Furnish and install new copper piping and fittings as necessary to perform leak repairs.
- Furnish and install (10) new isolation valves to separate the piping for any future repairs.
- Fill the condenser water loop and vent system
- Start-up and check equipment and piping for leak-free operation
- Furnish and install a new ceiling access door.
- Remove containment, demobilize and clean-up debris.
- Water treatment shall be quoted separately if required.
- Work will be performed after normal hours. Saturday and Sunday.

Subject to the terms and conditions of ezIQC Contract **CA-R8-HVAC-101723-AES**.

Detailed Scope of Work Continues..

Work Order Number: 138639.02

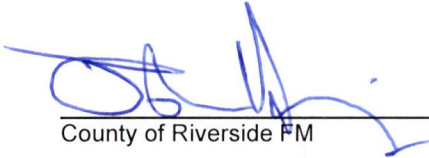
Work Order Title: RivCO FM - Supp #02 - Gateway Bldg HVAC Replacement



ACCO Engineered Systems

4-8-2026

Date



County of Riverside FM

4/13/26

Date

Contractor's Price Proposal - Summary

Date: March 27, 2026

Re: IQC Master Contract #: CA-R8-HVAC-101723-AES
Work Order #: 138639.02
Owner PO #:
Title: RivCO FM - Supp #02 - Gateway Bldg HVAC Replacement
Contractor: ACCO Engineered Systems
Proposal Value: \$50,944.48

Change Order #2 - First Round of Leak Repair **\$50,944.48**

Proposal Total **\$50,944.48**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: March 27, 2026

Re: IQC Master Contract #: CA-R8-HVAC-101723-AES
 Work Order #: 138639.02
 Owner PO #:
 Title: RivCO FM - Supp #02 - Gateway Bldg HVAC Replacement
 Contractor: ACCO Engineered Systems
 Proposal Value: \$50,944.48

Sect.	Item	Mod.	UOM	Description	Line Total												
Labor	Equip.	Material	(Excludes)														
Change Order #2 - First Round of Leak Repair																	
1	01 22 20 00 0105		HR	HVAC/Refrigeration Maintenance Crew With Truck And Tools This task will be used specifically for maintenance service calls.	\$13,562.30												
			Installation	<table> <tr> <td>Quantity</td> <td></td> <td>Unit Price</td> <td></td> <td>Factor</td> <td>Total</td> </tr> <tr> <td>48.00</td> <td>x</td> <td>201.82</td> <td>x</td> <td>1.4000 =</td> <td>13,562.30</td> </tr> </table> <ul style="list-style-type: none"> Set up containment plastic to reduce dust and splashing Secure electrical to existing condenser water pumps Isolate and drain the water loop as necessary to perform the repair Demolish and remove existing drywall Demolish and remove leaking copper fittings at IT space Demolish and remove (2) leaking ball valves at 2nd floor Freight Elevator area Demolish and remove (2) leaking fittings on the first floor. Furnish and install new copper piping and fittings as necessary to perform leak repairs. Furnish and install (10) new isolation valves to separate the piping for any future repairs. Fill the condenser water loop and vent system Start-up and check equipment and piping for leak-free operation Furnish and install a new ceiling access door. Remove containment, demobilize and clean-up debris. 	Quantity		Unit Price		Factor	Total	48.00	x	201.82	x	1.4000 =	13,562.30	
Quantity		Unit Price		Factor	Total												
48.00	x	201.82	x	1.4000 =	13,562.30												
2	23 01 20 91 0061		EA	Up To 100', >3" To 6" Diameter Pipe, Purge Liquid System	\$37,382.18												
			Installation	<table> <tr> <td>Quantity</td> <td></td> <td>Unit Price</td> <td></td> <td>Factor</td> <td>Total</td> </tr> <tr> <td>36.00</td> <td>x</td> <td>741.71</td> <td>x</td> <td>1.4000 =</td> <td>37,382.18</td> </tr> </table> <ul style="list-style-type: none"> Isolate and drain the water loop as necessary to perform the repair Fill the condenser water loop and vent system 	Quantity		Unit Price		Factor	Total	36.00	x	741.71	x	1.4000 =	37,382.18	
Quantity		Unit Price		Factor	Total												
36.00	x	741.71	x	1.4000 =	37,382.18												

Subtotal for Change Order #2 - First Round of Leak Repair **\$50,944.48**

Proposal Total **\$50,944.48**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %