

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



ITEM: 3.16
(ID # 30754)

MEETING DATE:
Tuesday, July 14, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT (FM) – Mead Valley Community Center Improvements Project - Approval of Notices of Completion for Angeles Contractor, Inc. and Harry H. Joh Construction; District 1. [\$115,240 – 100% Federal Funds – American Rescue Plan Act (ARPA) Funds (Previously Approved Project Budget)] (Clerk to Record Notices of Completion)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Accept the Mead Valley Community Center Improvements Project (Project) constructed by Angeles Contractor, Inc. (Angeles) of City of Industry, and Harry H. Joh Construction (Harry H. Joh) of Paramount, 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 Project; and
3. Authorize the release of the undisputed retained funds in the total amount not to exceed \$107,138 to Angeles and \$8,102 to Harry H. Joh in accordance with the contract terms and applicable law, per the General Conditions of the contracts.

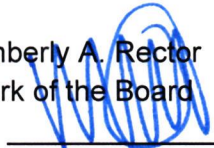
ACTION:Policy, CIP

Vincent Yzaguirre
Vincent Yzaguirre 6/17/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, and Gutierrez
Nays: None
Absent: Washington and Perez
Date: July 14, 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 115,240	\$ 0	\$ 115,240	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Federal Funds - American Rescue Plan Act (ARPA) Funds (Previously Approved Project Budget)			Budget Adjustment: No	
			For Fiscal Year: 2026/27	

C.E.O. RECOMMENDATION: [Approve]

BACKGROUND:

Summary

On December 3, 2024, the Board approved Item 3.19 in principle and a preliminary project budget in the not to exceed amount of \$3,000,000 for the Mead Valley Community Center Improvements Project (Project), located at 21091 Rider Street in Perris, California. The scope of work for the Project included the replacement of the existing lawn with artificial turf, installation of landscaping, the addition of field lighting and exercise stations, the installation of gates for improved security and safety, and other minor improvements including upgraded security hardware and replacement of broken and damaged roof tiles.

On August 27, 2024, the Board approved Item 3.25, which included the construction contract for Job Order Contract (JOC) No. 020.2 between the County of Riverside (County) and Angeles Contractor, Inc. (Angeles) for the turf, lighting, exercise stations, and landscaping portion of the Project. Pursuant to the contract, five (5) JOC job orders were issued in the cumulative amount of \$2,142,757.

On August 27, 2024, the Board also approved the construction contract for JOC No. 020.4 between the County and Harry H. Joh Construction (Harry H. Joh) for the security gates and minor improvements portion of the Project. Pursuant to the contract, three (3) JOC job orders were issued in the cumulative amount of \$162,036.

Angeles and Harry H. Joh have completed the work for the Project, and the work has been inspected and found to comply with safety requirements. This Board action will authorize release of any undisputed contract retention funds in the amounts not to exceed \$107,138 to Angeles and \$8,102 to Harry H. Joh after the Notices of Completion have been recorded per the contract terms and applicable law.

In addition to the construction contracts, \$670,207 was executed for contract fees, materials testing and inspections, and county administration of the Project. The Project was completed under budget, with an estimated savings of \$25,000.

Impact on Residents and Businesses

The Mead Valley Community Center Improvements Project will continue to ensure the health and safety of the public and employees utilizing these facilities.

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

Additional Fiscal Information

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

JOB ORDERS	DESCRIPTION	CONTRACT AMOUNT	RETAINED FUNDS
JOC020.2- FM08720013228.00	Mead Valley CC Improvements Project	1,824,632	91,232
JOC020.2- FM08720013228.01	Mead Valley CC Improvements Project Supplemental 1 – Retaining wall improvements, landscaping, soccer goals, underground conduit relocation and repairs.	43,224	2,161
JOC020.2- FM08720013228.02	Mead Valley CC Improvements Project Supplemental No. 2 – Replacement of filter fabric and top layers of gravel under turf.	218,210	10,911
JOC020.2- FM08720013228.03	Mead Valley CC Improvements Project Supplemental No. 3 – Steel plates, security, and site fencing rental extensions.	41,048	2,052
JOC020.2- FM08720013228.04	Mead Valley CC Improvements Project Supplemental No. 4 – Landscaping and irrigation improvements to additional areas.	15,643	782
TOTAL		\$ 2,142,757	\$ 107,138

The JOC job orders issued pursuant to the Harry H. Joh contract are listed as follows:

JOB ORDERS	DESCRIPTION	CONTRACT AMOUNT	RETAINED FUNDS
JOC020.4- FM08720013228.00	Mead Valley CC Improvements Project	289,789	14,489
JOC020.4- FM08720013228.01	Mead Valley CC Improvements Project Credit Supplemental No. 1 – Gate improvements and credits for coring and conduits not required.	(43,062)	(2,153)

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

JOC020.4- FM08720013228.02	Mead Valley CC Improvements Project Credit Supplemental No. 2 – Additional gate changes and credits for contingency.	(84,691)	(4,234)
	TOTAL	\$ 162,036	\$ 8,102

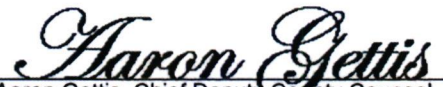
All costs associated with this Board action were previously approved on December 3, 2024 (Item 3.19) and are 100% funded with Federal Funds – American Rescue Plan Act (ARPA) Funds. Retained funds in the cumulative amount of \$115,240 are accounted for within the previously approved project budget and will be expended in FY 26/27; therefore, no budget adjustment is required.

Attachments:

- Notice of Completion for Angeles Contractor, Inc.
- Notice of Completion for Harry H Joh Construction, Inc.

VY:TB:RM:DL:MB FM08720013228 MT Item#30754
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\30754_D2 - 013228 - Mead Valley Comm Ctr Improvements -
NOCs for Angeles and HHJ_071426.doc


Evangelina Gregorio EG, Principal Mgmt Analyst 7/2/2026


Aaron Gettis, Chief Deputy County Counsel 6/29/2026

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

2026-0222248

07/16/2026 09:21 AM Fee: \$ 0.00

Page 1 of 2

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



882

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: Mead Valley Community Center Improvements Project - (JOC020.2-FM08720013228.00, JOC020.2-FM08720013228.01, JOC020.2-FM08720013228.02, JOC020.2-FM08720013228.03 and JOC020.2-FM08720013228.04)

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: Angeles Contractor, Inc., 783 Philips Drive, City Of Industry, CA 91748

Street or legal description of site: 21091 Rider Street, Perris, CA 92570

FORM APPROVED COUNTY COUNSEL
BY: Lisa Sanchez 6/16/2026
DATE

Dated: JUL 14 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 JUL 14 2026
Karen S. Spiegel
Chair, Board of Supervisors
KAREN SPIEGEL

JUL 14 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: 07/14/2026

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

2026-0222247

07/16/2026 09:21 AM 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: Mead Valley Community Center Improvements Project - (JOC020.4-FM08720013228.00, JOC020.4-FM08720013228.01 and JOC020.4-FM08720013228.02)

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: Harry H Joh Construction, 7303 Somerset Blvd., Paramount, CA 90723

Street or legal description of site: 21091 Rider Street, Perris, CA 92570

FORM APPROVED COUNTY COUNSEL
BY: LISA SANCHEZ
DATE: 6/24/2026

Dated: JUL 14 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 JUL 14 2026

Karen S. Spiegel
Chair, Board of Supervisors
KAREN SPIEGEL

JUL 14 2026 **3.16**

Updated 12/2022

**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:

07/14/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant