



Contra Costa County Public Works Department

Brian M. Balbas, Director
Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Warren Lai
Carrie Ricci
Joe Yee

March 16, 2020

Mr. Colby Powell
C. Overaa Co.
200 Parr Blvd.
Richmond, CA 94801

Via Email colbyp@overaa.com & U.S. Mail)

RE: WEST COUNTY HEALTH CENTER EXPANSION, 13585 SAN PABLO AVENUE, SAN PABLO CA 94806 (WH518A); Withhold Agreement and Acceptance of Contract

Project No.: 145-1502/C.1.1

Dear Mr. Colby:

Before we recommend to the County Board of Supervisors that they accept the Contract for the subject project as complete, we must have your concurrence with the following:

The County may withhold from monies otherwise due, the amount of \$25,365 for materials and labor to complete the items listed on the attached "Withhold Summary." Contractor shall complete these items in an expeditious manner. If any item is not satisfactorily completed by *April 30, 2020, the County may use the money withheld, in the amount designated at the respective line item, to complete the work.

If you are in agreement with these conditions, please sign on the line provided at the bottom of this letter and return it to us to serve as notice of agreement. We will need your response by March 16, 2020, in order for the Board of Supervisors to act on acceptance of the contract at their meeting on March 31, 2020.

If you have questions or need more information, please contact me at (925) 957-2468.

Sincerely,

Ramesh Kanzaria
Capital Projects Division Manager

CONTRACTOR AGREES TO THE CONDITIONS DESCRIBED IN THIS LETTER:

A. Powell
(Signature)

3/17/20
(Date)

A. COLBY POWELL, VICE PRESIDENT
(Printed Name and Title)

RK:dh
Enclosures
c: File: 145-1502/C.1.1

*** SUBJECT TO EXTENSION DUE TO RESTRICTIONS RESULTING FROM COVID-19 OUTBREAK!**

WITHHOLD SUMMARY

WEST COUNTY HEALTH CENTER EXPANSION
13585 SAN PABLO AVE., SAN PABLO, CA (WH518B)

Date: March 16, 2020

File: 145-1502/C.1.1

<u>Item#</u>	<u>Description/Punch List</u>	<u>Location</u>	<u>Withhold Amount</u>
29	Door needs to have closers attached and cut outs for power transfer. Top trim piece to cover electrical wiring also needs to be installed	105	\$1200
31	Lower light fixtures	1001	\$1200
4	Cut back casework inside of access panel around plug. Casework sub to fix when med room casework is installed	1007	\$450
41	Urinal is not working. Bowers to fix week of 3/16/20	1007	\$2400
5	Install cap for transformer plug	1023	\$300
26	Install door stop so door does not hit trash can	1023	\$450
69	Fix access panel door in ceiling	1023	\$150
23	Touch up door nick	1032	\$600
N/A	Replace Elect Strike at Dr #2001A, see MM/CPMD Email 3/16/20	2001	\$1200
7	Repair chip in plastic laminate. Casework sub to fix when med room casework change is installed	2004	\$600
56	Toilet partitions are not secured to the wall. Patch & Paint still Req'd	2007	\$150
24	Fix door chip	2015	\$600
51	Paint on ceiling and above door frame. There are spots on the ceiling that only the primer was applied	2024	\$450
59	Clean tile and grout. To be discussed on site visit	2024	\$1200
48	Touch up ceiling	2038	\$300
6	Install cover around electrical plug	2040	\$300
27	Door cylinder turns when locking the door	2040	\$300
14	Clean thresholds at 1st & 2nd floor elevator thresholds	203A	\$300

12	Clean all tile flooring and clean grout in all bathrooms	Elev 1	\$3600
25	Install door tags throughout	General	\$495
33	Look into alternate ways to conceal electrical and plumbing. @ Xfrmr's	General	\$1200
11	Cut screws in the ceiling and remove all trash from the pump room	Site	\$150
54	Provide backing for signs that are pasted to exterior windows	Site	\$0
55	Install employee entrance signs, x 3 Ea.	Site	\$150
72	Finish sign information. County to provide tow yard info. No similar signs for reference at WCHC	Site	\$0
42	Clean/wipe down all window flashings	Site	\$1200
75	Install "Do Not Enter" & "Behavioral Health at Next Right" signs	Site	\$2100
42	Insulate the remainder of pipes in the trash enclosure and fix the valve	Stair #2	\$1200
34	Cinch ties may need to be used at trees. 10 min's x 80 Ea.	Site	\$1920
76	Balance of Landscape Arch's PL Items not received yet	Site	\$0
57	Provide lid for concrete utility box in rock mulch area, Image #22	Site	\$750
17	Clean fire riser	Stair #2	\$300
57	Screws are missing from handrail plate attachment	Stair #2	\$150

TOTAL WITHHOLD AMOUNT **\$25,365**