



Contra Costa County
Public Works
Department

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

April 10, 2023

Mr. Christopher Manning
C. Overaa Co.
200 Parr Blvd.
Richmond, CA 94801

Via Email cmanning@overaa.com & U.S. Mail

RE: NEW FIRE STATION NO. 86, 10 GOBLE DRIVE, BAY POINT, CA 94565 (WH706B); Withhold Agreement and Acceptance of Contract

Project No.: 307-1601/C.1.1

Dear Mr. Manning:

Before we recommend to the Contra Costa County Fire Protection District Board of Directors that they accept the Contract for the subject project as complete, we must have your concurrence with the following:

The County/Fire Protection District may withhold from monies otherwise due, the amount of \$30,000 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 July 31, 2023, the County/Fire Protection District may keep the money withheld, in the amount in the amount designated at the respective line item, for use in completing the work or as compensation for the work not being done.

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 May 3, 2023, in order for the Board of Directors to act on acceptance of the contract at their meeting on May 16, 2023.

If you have questions or need more information, please contact me at (925) 957-2487.

Sincerely,

Jeffrey K. Acuff
Division Manager
Capital Projects Management

CONTRACTOR AGREES TO THE CONDITIONS DESCRIBED IN THIS LETTER:



(Signature)

4/10/23

(Date)

Christopher R. Manning, CEO

(Printed Name and Title)

WITHHOLD SUMMARY

FIRE STATION 86
10 GOBLE DRIVE, BAY POINT, CA (WH706B)

Date: April 10, 2023
File: 307-1601/C.1.1

| <u>Item#</u> | <u>Description</u> | <u>Withhold Amount</u> |
|------------------------------|--|------------------------|
| Cx011 | Lighting flickers at specific rooms including south side of App Bay rooms, etc. | \$10,000 |
| E10 | Door monitoring system, including motion sensors, is not complete. | \$5,000 |
| W7 | Complete threshold finish at App Bay doors. | \$5,000 |
| n/a | Provide completed outstanding Closeout documents: (a) Fire Sprinkler Monitoring and Alarm System, (b) Vibration & seismic controls, (c) 5-year installer warranty for aluminum windows and aluminum framed storefronts, (d) as-built drawings. | \$10,000 |
| TOTAL WITHHOLD AMOUNT | | \$30,000 |