



CITY OF SACRAMENTO

June 30th, 1981

REAL ESTATE AND STREET ASSESSMENTS DIVISION
915 I STREET
CITY HALL ROOM 207
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5626

CITY MANAGER'S OFFICE
RECEIVED
JUN 24 1981
IRVIN E. MORAES
REAL ESTATE SUPERVISOR

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Approval of Private Contract For Villa San
Juan No. 1, Improvement Proceeding No. 5103

BACKGROUND INFORMATION

As a condition of approval of the tentative map for Villa San Juan No. 1, attached is a private contract between McKeon Construction, as owner, and C. V. O'Neill, Inc., as contractor, for the construction of the subdivision improvements.

FINANCIAL DATA

There is no cost or income to the City.

RECOMMENDATION

It is recommended that said attached contract be approved.

Respectfully submitted,

John F. Lanzetta
R. H. Parker
City Engineer

Recommendation Approved

Walter J. Slupe
Walter J. Slupe
City Manager

RHP:IEM:bb
Attachment
File # 5103

APPROVED
BY THE CITY COUNCIL

JUN 30 1981

OFFICE OF THE
CITY CLERK

June 30th, 1981
DISTRICT NO. 1

SUBCONTRACT AGREEMENT

1. This CONTRACT made this 26th day of May, 1981, by and between McKEON CONSTRUCTION 2135 Butano Drive, Suite 105 Sacramento, CA 95825 (916) 485-2575 hereinafter called "Contractor" and C V O'Neill, Inc. 9852 Business Park Dr. Sacto, Calif. (916) 366-5704 hereinafter called "Subcontractor".

2. Now therefore Contractor and Subcontractor agree as follows:

- a. The Contractor employs the Subcontractor to do the work defined and ordered according to the terms and conditions contained herein.
- b. The Subcontractor agrees that it will, at its own proper cost and expense and with the time set forth for performance, furnish all materials, tools, appliances, equipment, ladders and scaffolds, hoisting, permits and certificates necessary to complete in a diligent and workmanlike manner, all of the Off-site & Phase 1 & 2 on-site improvements specified and shown in all of the Plans and Specifications but more particularly described in Specifications Section _____ and modified in Addendum A.

c. The project is known as VILLA SAN JUAN and is located at San Juan & Truxcel Roads in the city of Sacramento (Tract No. _____).

d. The Plan & Specifications are entitled VILLA SAN JUAN dated _____, consist of drawings 1 thru 4, 1 thru 8, W-1 & E-1 thru E-3 and were prepared by The Spink Corportation & The City of Sacramento

e. Whether or not shown by the Plans or Specifications, the work includes any item of labor, service and/or materials reasonably implied or customarily furnished by a subcontractor performing work of the type described herein; or required to complete the work in compliance with any applicable law, ordinance or regulation of any Governmental Agency or Union, or necessary to obtain any inspections or approvals being obtained by the Contractor, including but not limited to regulations of the HUD/FHA, VA, OSHA, or those pertaining to Equal Employment Opportunity.

3. The Subcontractor agrees to accept as full compensation for the work to be performed hereunder the amount of Five Hundred Forty Eight Thousand Three Hundred Eight and 10/100----- DOLLARS (\$ 548,308.10) payable as follows:

- a. Payments will be made monthly as the work progresses in accordance with the provisions of Article B 1 on the reverse hereof and the Schedules in Addendum A.
- b. All progress payments are subject to 10% Retention; Retention will be paid 35 days after the filing of Notices of Completion and receipt by the Contractor of a Retention Billing and appropriate Lien Releases.

4. The Contractor and Subcontractor acknowledge that this Contract is the whole agreement between them concerning the subject matter hereof and that there are no oral agreements.

IN WITNESS WHEREOF the Contractor and Subcontractor execute this Contract on the day and year first above written.

McKEON CONSTRUCTION
CONTRACTOR

By Leonard Mjehovich
Title President

Contractor License No. 234829

C. V. O'NEILL, INC.
SUBCONTRACTOR

By Joe O'Neill
Title OFFICE ENGINEER

Contractor License No. 267950

Project VILLA SAN JUAN Phase _____ Number 43-00
Subcontractor Agreement No. 43-00-01 Account No. 160's

McKEON CONSTRUCTION

SACRAMENTO

DIVISION

PROJECT VILLA SAN JUAN

PHASE Off-site & Phase 1 & 2 On-site
Improvements

ADDENDUM A to Subcontract Agreement No. 43-00-01 of May 26, 19 81

with C. V. O'NEILL, INC., Subcontractor.

1. Article 2b of the Contract is modified as follows:

- a. Furnishing, installation and removal of scaffolding and scaffold planks are EXCLUDED except that scaffolding and scaffold planks removed for the convenience of the Subcontractor shall be removed and replaced by him at his own expense and only after receiving permission from the Contractor to do so.
- b. It is expected that construction will begin in May of 19 81 and all work completed in approximately 130 calendar days.
- c. Off-site clearing & grubbing, excavation, paving, curb & gutter, sidewalk, headerboards, timber barricades, street lights, street signs, sewer, storm drainage, driveways, and water system.
- d. On-site clearing and grubbing, excavation, paving, curbs, sewer, storm drains, water system, street light conduit, lighting system street crossings, telephone conduit system, power conduit system and lot padding.

2. Schedule of Progress Payments:

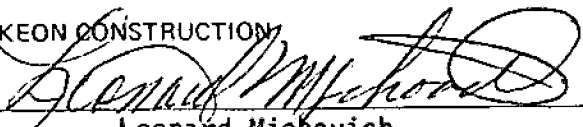
Payments will be made monthly, with-in 20 days, upon receipt of accurate invoice and lien release for work completed.

Contract is based on the attached list of quantities. Unit prices are to govern the final contract price determined by the Engineers statement of all measured quantities. Unit prices will remain the same.

Off-site Improvements	\$375,873.30
On-site Improvements	172,434.80-
Total	<u>\$548,308.10</u>

McKEON CONSTRUCTION

BY


Leonard Mjehovich

SUBCONTRACTOR:

BY

C. V. O'NEILL, INC.


Vendors not wishing to bid this particular requirement are encouraged to return the bid package marked "no bid" with a brief statement explaining the reason for non-response: not interested at this time, not our field of manufacture/expertise, etc. This will enable us to maintain a current list of responsive bidders as well as verify receipt of the bid by your company.

LIST OF QUANTITIES
VILLA SAN JUAN
OFF-SITE IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1.	Clearing & Grubbing	1 Job	\$ 47,000.00	\$ 47,000.00
2.	Curb & Gutter No. 4	1,653 L.F.	10.00	16,530.00
3.	Sidewalk	8,675 S.F.	1.20	10,410.00
4.	4" AC, 7" AB Pavement	72,174 ^{74,000} S.F.	1.45	104,652.30
5.	Excavation	6,700 C.Y.	2.25	15,075.00
6.	Timber Barricade	6 Each	170.00	1,020.00
7.	2"x12" D.F. Headerboard	319 ¹²⁵³ L.F.	5.00	1,595.00
8.	Street Sign	1 Each	150.00	150.00
9.	36" Drain Pipe	953 L.F.	50.00	47,650.00
10.	15" Drain Pipe	150 L.F.	24.00	3,600.00
11.	8" VCP	212 L.F.	15.00	3,180.00
12.	Saddle Manhole w/Eccentric Cone	3 Each	2,200.00	6,600.00
13.	Drain Inlet No. 20	2 Each	370.00	740.00
14.	12" VCP Sewer	925 L.F.	30.00	27,750.00
15.	6" VCP Sewer	174 L.F.	16.00	2,784.00
16.	Manhole No. 3	2 Each	2,200.00 ^{2,200.00}	4,400.00
17.	Street Lighting System	1 Job	11,737.00 ^{11,737.00}	11,737.00
18.	Water System	1 Job	68,000.00	68,000.00
19.	35' Driveway	3 Each	1,000.00	3,000.00

TOTAL AMOUNT

JVO ^{375,873.30} *Kaw*
~~364,736.30~~

April 9, 1981

VILLA SAN JUAN
ON-SITE IMPROVEMENT
QUANTITIES
LOTS 1 & 2

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.	Clearing & Grubbing	1	Job	\$ 1000 -	\$ 1000 -
2.	Excavation	2,625	C.Y.	<u>2²⁵</u>	<u>5906²⁵</u>
3.	5-1/2" A.C. Pavement	1,669	Tons	<u>31 -</u>	<u>51739 -</u>
4.	Conc. Slab	858	S.F.	<u>3³⁰</u>	<u>28314⁰</u>
5.	Curb No. 15	2,710	L.F.	<u>6⁷⁰</u>	<u>18157 -</u>
6.	6" V.C.P. Sewer	1,305	L.F.	<u>10⁴⁰</u>	<u>13572 -</u>
7.	4" V.C.P. Sewer Service	24	Each	<u>220 -</u>	<u>5280 -</u>
8.	Sewer Manhole No. 3	10	Each	<u>950 -</u>	<u>9500 -</u>
9.	4" V.C.P. Sewer	55	L.F.	<u>9²⁰</u>	<u>506 -</u>
10.	Flusher Branch	5	Each	<u>300 -</u>	<u>1500 -</u>
11.	15" Drain Pipe	259	L.F.	<u>14²⁵</u>	<u>3690⁷⁵</u>
12.	10" Drain Pipe	1,039	L.F.	<u>11⁶⁰</u>	<u>12052⁴⁰</u>
13.	Drain Manhole No. 3	4	Each	<u>900 -</u>	<u>3600 -</u>
14.	Drain Inlet Type "A"	5	Each	<u>300 -</u>	<u>1500 -</u>
15.	Drain Inlet Type "B"	1	Each	<u>600 -</u>	<u>600 -</u>
16.	Water System	1	Job	<u>15000 -</u>	<u>15,000 -</u>
17.	Lighting System Street Crossings	1	Job	<u>4300 -</u>	<u>4300 -</u>
18.	Telephone Conduit System	1	Job	<u>5400 -</u>	<u>5400 -</u>
19.	Power Conduit System	1	Job	<u>16300 -</u>	<u>16300 -</u>
<u>GRAND TOTAL</u>					<u>\$172,434⁸⁰</u>

$(172434^{80} \div 26 = 6632^{11} / \text{LOT} = 3316^{05} / \text{DU})$

BID LOTS 1 & 2