

# County Administrator

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**Monica Nino**  
County Administrator

# Contra Costa County



## Board of Supervisors

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5<sup>th</sup> District

April 13, 2026

To: Joe Donovan  
Sletten Construction Company  
600 S. Las Vegas Boulevard, Suite 700  
Las Vegas, NV 89101

RE: WEST COUNTY REENTRY, TREATMENT, AND HOUSING (WRTH) PROJECT  
**Request for Release of Retention**

Mr. Donovan,

This letter is in response to your correspondence dated April 2, 2026 regarding request for project retention funds for the West County Re-Entry, Treatment and Housing (WRTH) Project. For clarification, the current total value of this Work, including change orders, is \$106,815,075 as represented in Change Order 35. The total Retention value ultimately due is therefore \$5,340,753. We also note that the County has recently accepted this project to be substantially complete as of March 26, 2026 as outlined in the County response dated April 7, 2026.

In good faith and recognition of the Work that has been completed to date, the County will grant a partial release of retention. Based on the remaining work listed below in the Withhold Summary and the associated estimated value, the County will request the Board of Supervisors approve partial release of retention in the amount of \$4,565,753. This will leave a retention balance of \$775,000 to be paid upon completion of all construction work and administrative items prior to Final Completion.

Design-Builder shall complete the remaining items in an expeditious manner. If any item is satisfactorily completed prior to the issuance of the retention payment and can be certified as complete, then monies associated with that withhold item can be included in the payment. For those items not satisfactorily completed by June 9, 2026, the County may use the money withheld, in the amount designated at the respective line item, to complete the work, and deduct that amount from the balance due to the design-builder.

**Withhold Summary:**

<b>Item</b>	<b>Estimated Value</b>
<b><u>Construction Items</u></b>	
Open items from 3/25/26 Commissioning Issues Log	\$10,000
Open items for Security Electronics System	\$35,000
Open items from Facilities Door & Hardware Punch List	\$10,000
Open/Pending items from SCI ProjectSight Punch List	\$250,000
Open items from Vanir Remaining Work List dated 4/7/26	\$300,000
Open items from Daily Review on 3/18/26	\$30,000
Open items from Daily Review on 3/25/26	\$25,000
Open items from Daily Review on 3/30/26	\$30,000
Open items from Daily Review on 4/1/26	\$20,000
Open items from Daily Review on 4/7/26	\$10,000
<b><u>Administrative Items</u></b>	
Warranty Documents – will be included in Closeout Binder	\$10,000
Designer of Record Affidavits - to be included in Closeout Binder	\$5,000
Final BIM model – will be submitted for review and approval	\$40,000
<b>Total Withholding Value</b>	<b>\$775,000</b>

If you have any questions or need additional information, please contact me at (925) 655-2042.

Sincerely,



Eric Angstadt  
Chief Assistant County Administrator  
CONTRA COSTA COUNTY