



## Work Order Signature Document

**EZIQC Contract No.: CA-R5-GB-101723-NCM**

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**New Work Order**



**Modify an Existing Work Order**

Work Order Number.: 145169.00

Work Order Date: 07/22/2025

Work Order Title: Monarch Bay - Phase 1 Tony Lema Golf Course Tee Box Renovation

Owner Name: City of San Leandro

Contractor Name: Newton Construction & Management

Contact: David Sams

Contact: Darin Terrazas

Phone: 5108952162

Phone: 805-544-5583

### Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of Sourcewell EZIQC Contract No CA-R5-GB-101723-NCM.

#### Brief Work Order Description:

Monarch Bay - Phase 1 Tony Lema Golf Course Tee Box Renovation

### Time of Performance

Estimated Start Date:

Estimated Completion Date:

### Liquidated Damages

Will apply: ☐


Will not apply: ☒

**Work Order Firm Fixed Price: \$319,375.00**

Owner Purchase Order Number:

## Approvals

  
PACIFIC SOUTH - City of San Leandro  
8/7/2025  
Date

  
Contractor  
08/08/2025  
Date

**Detailed Scope of Work**

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**To:** Darin Terrazas  
Newton Construction & Management  
2436 Broad St  
San Luis Obispo, CA 93401  
805-544-5583

**From:** David Sams  
City of San Leandro  
835 East 14th Street  
San Leandro, CA 94577  
5108952162

**Date Printed:** July 22, 2025

**Work Order Number:** 145169.00

**Work Order Title:** Monarch Bay - Phase 1 Tony Lema Golf Course Tee Box Renovation

**Brief Scope:** Monarch Bay - Phase 1 Tony Lema Golf Course Tee Box Renovation

☐**Preliminary**☐**Revised**☒**Final**

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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

See DSOW

Subject to the terms and conditions of EZIQC Contract **CA-R5-GB-101723-NCM**.

*Mike Kitko*

Contractor

08/08/2025

Date

PACIFIC SOUTH - City of San Leandro

Date

# Contractor's Price Proposal - Summary

Date:	July 22, 2025	
Re:	IQC Master Contract #:	CA-R5-GB-101723-NCM
	Work Order #:	145169.00
	Owner PO #:	
	Title:	Monarch Bay - Phase 1 Tony Lema Golf Course Tee Box Renovation
	Contractor:	Newton Construction & Management
	Proposal Value:	\$319,375.00

Bond Fee	\$6,875.00
Install New Tee Boxes	\$312,500.00
Proposal Total	\$319,375.00

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: 97.85%

## Contractor's Price Proposal - Detail

Date: July 22, 2025

Re: IQC Master Contract #: CA-R5-GB-101723-NCM  
Work Order #: 145169.00  
Owner PO #:  
Title: Monarch Bay - Phase 1 Tony Lema Golf Course Tee Box Renovation  
Contractor: Newton Construction & Management  
Proposal Value: \$319,375.00

Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)		

### Bond Fee

1	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$6,875.00
			Installation	Quantity 6,250.00 x Unit Price 1.00 x Factor 1.1000 = Total 6,875.00	
			Bond Fee.		

**Subtotal for Bond Fee** **\$6,875.00**

### Install New Tee Boxes

2	13 00 00 01 0002		LS	Install New Tee Boxes	\$312,500.00
				Quantity 1.00 x Unit Price 250,000.00 x Factor 1.2500 = Total 312,500.00	

**NPP**

#### NPP PRICE PROPOSAL

##### SUBCONTRACTOR COST

West Coast Golf Construction, Inc., Cost, \$250,000.000.

NCM NPP Adjustment Factor 1.25

\$250,000.00 x 1.25 = \$312,500.00

TOTAL COST \$312,500.00.00.

#### General Description

The general contractor for the project is Newton Construction & Management, Inc. and the subcontractor will be West Coast Golf Construction. The subcontractor West Coast Golf Construction will provide all labor and materials. The Subcontractor shall build the tees to the plans and these specifications. The Subcontractor shall maintain on the job, sufficient equipment and personnel of the types needed to complete all work in accordance with the requirements of this specification within the contract time. All materials, not specifically described but required for proper completion of the work of this section, shall be selected by the Subcontractor, subject to approval of the Golf Course Designer or City. Work will include:

- Staking & Layout
- Clearing & Grubbing
- Golf Course Tee Construction
- Irrigation Modifications
- Pre-Turf Installation Approval
- Fertilization & Turf Installation.

#### CONTACT INFORMATION

Debbie Evens

West Coast Golf Construction, Inc.,  
926 Cypress Point Dr.

Ripon, CA

Phone: (209) 499-4163

Email: westcoastgolf@yahoo.com

**Subtotal for Install New Tee Boxes** **\$312,500.00**

Contractor's Price Proposal - Detail Continues..

Work Order Number: 145169.00  
Work Order Title: Monarch Bay - Phase 1 Tony Lema Golf Course Tee Box Renovation

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Proposal Total	\$319,375.00
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This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: 97.85%

Subcontractor Listing

**Date:** July 22, 2025

**Re:** IQC Master Contract #: CA-R5-GB-101723-NCM  
Work Order #: 145169.00  
Owner PO #:  
Title: Monarch Bay - Phase 1 Tony Lema Golf Course Tee Box Renovation  
Contractor: Newton Construction & Management  
Proposal Value: \$319,375.00

Name of Contractor	Duties	Amount	%
West Coast Golf Construction, Inc.	Install new tee boxes.	\$312,500.00	97.85

## Scope of Work – Monarch Bay Phase I Tee Renovation

July 1, 2025

Project Start Date: \_\_\_\_\_

Duration of Project: \_\_\_\_\_

Completion Date: \_\_\_\_\_

General Description. The Contractor shall build the tees to the plans and these specifications. The Contractor shall maintain on the job, sufficient equipment and personnel of the types needed to complete all work in accordance with the requirements of this specification within the contract time. All materials, not specifically described but required for proper completion of the work of this section, shall be as selected by the Contractor, subject to approval of the Golf Course Designer or City.

1. Staking & Layout. Stakes for outlining and grade marking edges of tees may be ordinary building lath approximately 3' long. The Contractor shall set all lines and grades for tee construction, using enough stakes, accurately measured into place using tape or GPS, to ensure construction accurately follows the design plans for tees. Contractor shall stake a minimum of 1 foot outside the depicted tee edge, to allow for placement of sand cap on tees, without reducing the tee size.
2. Clearing & Grubbing. Clearing should generally consist of existing golf tees and naturally occurring vegetation. Clearing limits generally coincide with the areas to be graded. Existing vegetation shall be thoroughly stripped and disposed of on-site in an area designated by the golf course superintendent. All non-organic materials, such as, but not limited to, concrete, pipe, and wire shall be removed and disposed of offsite.

The Contractor shall preserve and protect all existing vegetation adjacent to the areas to be cleared, that is scheduled to remain, and which does not unreasonably interfere with construction procedures. The Contractor shall be responsible for all unauthorized removal or damage due to careless or negligent operation or procedures, including rutting and compacting of existing turf areas. The Contractor shall carefully protect and preserve all features existing on the site and scheduled to remain. This shall include but not be limited to roads, walks, power and light poles, cart paths, irrigation components, boundary fences, buildings, utilities, trees or other plants and golf course features.

3. Golf Course Tee Construction. The Contractor shall work with the Golf Course Designer, in the field, to modify any tee to improve the quality of the project. The Contractor should recognize that these field adjustments are part of the normal

process of building a golf course and should factor this into his bid.

The tees shall be graded within 0.1ft vertically and 0.5 ft horizontally of the elevations and dimensions shown on the plans unless field adjustments are made. Additional fill soil shall be taken from on-site stockpiles as needed to meet the final design grades.

All haul roads and equipment storage locations within the golf course shall be coordinated with and approved by the golf course superintendent.

After the tees are fine graded a 4-inch layer of tee sand material shall be placed over the entire surface of the tee. The tee sand shall be feathered out into the adjacent grade. The full depth of the mix must extend to the edge of the tee.

Use "USGA Tee and Fairway Sand" from California Landscape Supply in Ceres, CA. The contractor shall submit product data on this material prior to start of the work.

4. Irrigation Modifications. All modifications to the irrigation system will be the responsibility of the golf course superintendent.
5. Pre-Turf Installation Approval. Prior to fertilization and turf installation the contractor shall obtain approval from the golf course designer on all fine grading, clean-up, the setting of irrigation heads, and tie-ins with adjacent areas.
6. Fertilization & Turf Installation. Preplant fertilizer will be supplied by the golf course superintendent. Care shall be taken when spreading fertilizer so that there are no gaps during application. The fertilizer shall be applied under favorable conditions and by typical industry methods to ensure maximum uniformity of distribution. The fertilizer as provided, shall be applied at the rates specified by the golf course superintendent to the surface of the seedbed and the fertilizer shall be worked into the top two to three (2-3) inches of the soil. Fertilizers which have been exposed to high humidity and moisture, have become caked or otherwise damaged, making it unsuitable for use will not be acceptable.

Turf installation will consist of kikuyu sprigs harvested from an on-site location. The sprigging rate will be mutually agreeable to the Contractor and Golf Course Superintendent. Upon completion fertilization and sprig application, the golf course superintendent shall accept the work and begin all turf establishment operations. Turnover to the golf course superintendent must be at least one complete tee complex. No partially completed tees will be accepted.

=====End of Scope of Work=====

## Contractor's Non-Prepriced Worksheet

Date: 7/15/2025

Re: Job Order 145169.00

Title Monarch Bay - Phase 1 Tony Lema Golf Course Tee Box Renovation

SECTION	ITEM	UOM	DESCRIPTION				
13 00 00 01 0002		LS	Install New Tee Boxes				
Install Price:	250,000.00	X	Install Quantity:	1.00	=	Install Total:	\$250,000.00
					X	Factor:	1.2500
					=	Line Item Total:	\$312,500.00

### For Work Performed with the Contractor's Own Forces:

A. \_\_\_\_\_ Direct Labor Costs through Foreman Level  
(Current Prevailing Wage Rate + Published Fringe Benefits)

B. \_\_\_\_\_ Direct Material Costs (Supported by 3 Quotes)\*

C. \_\_\_\_\_ Direct Equipment Costs (For Equipment **NOT** in the CTC)

\_\_\_\_\_ Total Cost for Self-perform NPP Work Task =  
(A+B+C) x Non-Prepriced Work Task Adjustment Factor

### \*Material Cost Quotes

(Attach quotes from listed suppliers/subcontractors. A Justification Letter must be attached if 3 quotes are not furnished.)

1.	_____	\$ _____
2.	_____	\$ _____
3.	_____	\$ _____

### For Work Performed By Subcontractors:

G. \_\_\_\_\_ Subcontractor Costs\*\*  
(Supported by Quotes) (This Should be the Price Entered into PROGEN)

H. **1.2500** \_\_\_\_\_ Contractor's Non Pre-Priced Adjustment Factor

I. \_\_\_\_\_ Total Price for NPP Items being Performed by Subcontractors = G x H

### \*\*Subcontractor Cost Quotes

(Attach quotes from listed suppliers/subcontractors. A Justification Letter must be attached if 3 quotes are not furnished.)

1.	_____	\$ _____
2.	_____	\$ _____
3.	_____	\$ _____

### Convert to Unit Price

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# WEST COAST GOLF CONSTRUCTION, INC

## PRICE QUOTE

209-499-4163  
westcoastgolf@yahoo.com

926 Cypress Point Dr.  
Ripon, CA

Newton Construction & Management, Inc.  
2436 Broad St.  
San Luis Obispo, CA 93401  
Date: 7/11/25

### Price Quote

**Project: Monarch Bay Golf Club**

#### Scope of Work - Renovation of Tees

We hereby propose to furnish all necessary equipment and labor to complete the following work:

#### General Description

The Contractor shall build the tees to the plans and these specifications. The Contractor shall maintain on the job, sufficient equipment and personnel of the types needed to complete all work in accordance with the requirements of this specification within the contract time. All materials, not specifically described but required for proper completion of the work of this section, shall be as selected by the Contractor, subject to approval of the Golf Course Designer or City.

#### • Staking and Layout

- Stakes for outlining and grade marking edges of tees may be ordinary building lath approximately 3' long. The Contractor shall set all lines and grades for tee construction using enough stakes, accurately measured into place using tape or GPS, to ensure construction accurately follows the design plans for tees. Contractor shall stake a minimum of 1 foot outside the depicted tee edge to
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allow for placement of sand cap on tees, without reducing the tee size.

- **Clearing and Grubbing**

- Clearing should generally consist of existing golf tees and naturally occurring vegetation. Clearing limits generally coincide with the areas to be graded. Existing vegetation shall be thoroughly stripped and disposed of on-site in an area designated by the golf course superintendent. All non-organic materials, such as, but not limited to, concrete, pipe, and wire shall be removed and disposed of offsite.
- The Contractor shall preserve and protect all existing vegetation adjacent to the areas to be cleared, that is scheduled to remain, and which does not unreasonably interfere with construction procedures. The Contractor shall be responsible for all unauthorized removal or damage due to careless or negligent operation or procedures, including rutting and compacting of existing turf areas. The Contractor shall carefully protect and preserve all features existing on the site and scheduled to remain. This shall include but not be limited to roads, walks, power and light poles, cart paths, irrigation components, boundary fences, buildings, utilities, trees or other plants and golf course features.

- **Golf Course Tee Construction**

- The Contractor shall work with the Golf Course Designer, in the field, to modify any tee to improve the quality of the project. The Contractor should recognize that these field adjustments are part of the normal process of building a golf course and should factor this into his bid.
  - The tees shall be graded within 0.1 ft vertically and 0.5 ft horizontally of the elevations and dimensions shown on the plans unless field adjustments are made. Additional fill soil shall be taken from on-site stockpiles as needed to meet the final design grades.
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- All haul roads and equipment storage locations within the golf course shall be coordinated with and approved by the golf course superintendent.
  - After the tees are fine graded a 4-inch layer of tee sand material shall be placed over the entire surface of the tee. The tee sand shall be feathered out into the adjacent grade. The full depth of the mix must extend to the edge of the tee.
  - Use "USGA Tee and Fairway Sand" from California Landscape Supply in Ceres, CA. The contractor shall submit product data on this material prior to start of the work.
  - **Irrigation Modifications**
    - All modifications to the irrigation system will be the responsibility of the golf course superintendent.
  - **Pre-Turf Installation Approval**
    - Prior to fertilization and turf installation the constructor shall obtain approval from the golf course designer on all fine grading, clean-up, the setting of irrigation heads, and tie-ins with adjacent areas.
  - **Fertilization and Turf Installation**
    - Preplant fertilizer will be supplied by the golf course superintendent. Care shall be taken when spreading fertilizer so that there are no gaps during application. The fertilizer shall be applied under favorable conditions and by typical industry methods to ensure maximum uniformity of distribution. The fertilizer as provided shall be applied at the rates specified by the golf course superintendent to the surface of the seedbed and the fertilizer shall be worked into the top two to three (2-3) inches of the soil. Fertilizers which have been exposed to high humidity and moisture, have become caked or otherwise damaged, making it unsuitable for use will not be acceptable.
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- Turf installation will consist of kikuyu sprigs harvested from an on-site location. The sprigging rate will be mutually agreeable to the Contractor and Golf Course Superintendent. Upon completion fertilization and sprig application, the golf course superintendent shall accept the work and begin all turf establishment operations. Turnover to the golf course superintendent must be at least one complete tee complex. No partially completed tees will be accepted.

### **Notes**

- Price quote includes prevailing wage rates.
- Minor reshaping will be performed as needed at no additional charge.
- This is a lump sum bid.
- Contractor will not be responsible for damage to sprinkler heads, water lines, electrical wiring, telephone lines, sewers or any underground utilities not clearly marked by Owner.
- Owner will move irrigation as needed.

### **Cost Breakdown**

Tee Renovation (approx 54,000sf)	\$250,000
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<b>TOTAL COST</b>	<b>\$250,000</b>
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### **Exclusions**

- Irrigation modifications
- Erosion control

All work completed outside of the Scope of Work will be billed on a time and materials basis.

### **Insurance**

The above bid and specifications includes all necessary items such as labor, materials and insurance necessary to complete the work. For your complete protection, insurance we carry includes Public Liability and Property Damage.

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**Terms**

We have a mobilization fee of 30% up front and will invoice bi-weekly basis and will be due and payable within 15 days. No retention shall be withheld.

Prices quoted are valid for 30 days and are subject to change with supplier escalations.

Respectfully submitted by:

WEST COAST GOLF CONSTRUCTION  
Debbie Evans  
Owner

**Acceptance:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

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