

Private Construction Agreement

CONSTRUCTION PHASE OF PCA

Roles of Personnel

QC Inspector

- 1) Hired by the developer
- 2) Developer and contractor Liaison
 - a) Plan vs Field discrepancies to be discussed with QA
- 3) Daily Work reports
 - a) Consultant/QC must record in the City Master Work Program daily entries, test, lane closures (include time constructed and removed)
 - i) No pay item cost is linked to PCA projects when recording in Masterworks
 - ii) Change orders are to go through developer. Developer is funding the project

QA Inspector

- 1) Designated city employee
- 2) City liaison
 - a) QC contact for field conflicts and concerns
 - b) Make multiple trips to project sites
 - i) All questions and changes from contractors are to be discussed with QC

Buildable List of Subdivisions

Completed by QA

- 1) Sent to Building and Safety office
- 2) Minimum Requirements
 - a) Water
 - b) Paved roadway
 - i) reach required strength,
 - ii) depth cores are cut and collected
 - iii) joints are sealed
 - c) Street Signs
 - d) Requirements outlined during Plat phase
 - e) All required temporary traffic control is in place

Street Sign Request by QC

- 1) **Street name sign** installation request to be made by QC inspector to QA by email, once conditions are met:
 - a. All roadway paving has reached strength.
 - b. Curbs are backfilled and compacted
 - c. Joints are sealed
 - d. Finish grading of right-of-way

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RELEASE OF BONDS

Substantial Completion

- 1) No funds released with a Substantial Completion Application
- 2) Up to 80% of performance bond release when requesting Partial Release
 - a) QA Approval

Final Completion

- 1) 95% of performance bond is released (5% retainer is held back for 2 yr warranty)
 - a) QA Approval
 - b) Final Completion Applicant sent from the QC to the QA
 - c) Acceptance forms are at satisfactory status
- 2) Controlling start of two-year warranty
 - a) Satisfactory status date on acceptance form

Supplemental Infrastructure Requirements for Final Completion

- 1) Paving
 - a) Punch list complete / Final Walk through
 - b) Acceptance form by Water on adjustments of infrastructure
 - c) Acceptance form by Watershed on:
 - i) adjustments of infrastructure
 - ii) erosion control
 - d) All required tests pass
- 2) Storm
 - a) Punch list complete / Final Walk through
 - b) Acceptance form by Watershed
- 3) Sanitary
 - a) Acceptance form received from Wastewater
 - b) All required tests pass
- 4) Water
 - a) Acceptance form received by Water
 - b) Chlorination is completed
 - c) All required tests pass

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Two Year Warranty

Release of Retainer

- 1) Completed by city QA
 - a) Punchlist given to Developer
 - b) Release retainer once punch list has been completed
- 2) Reprimands when work is not completed
 - a) City calls on retainer
 - b) Additional costs beyond retainer are charged to developer

Helpful Guides Links:

Lincoln Standard Plans / Standard specifications

<https://www.lincoln.ne.gov/City/Departments/LTU/Transportation/Standards/LSP>

Contractor Quality Control Plan / QA/QC Sampling Guide

<https://www.lincoln.ne.gov/City/Departments/LTU/Transportation/Standards/CQCP>