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Date
1/8/2019



PROPOSAL

#201710-01B

Chapin Park

Customer: City of Oregon City
Jon Waverly
500 Hilda Street
Oregon City, OR 97045

Quantity	Description	Extended Price
1	2085 - Sierra III Multi-User Restroom w/Concession & Storage See attached Romtec Scope of Supply dated: 1/4/19	\$ 138,439.44
SUPPLY SUBTOTAL		\$ 138,439.44
KPN DISCOUNT: Available only to members of the Keystone Purchasing Network		8.31% \$ (11,507.09)
Installation		\$ 196,876.23
Freight to: Oregon City, OR		\$ 4,050.00
ROMTEC INC. QUOTE SUBTOTAL		\$ 327,858.58

*Quote based on - roof snowload of 25psf, IBC Seismic Design Category: C, Design Wind Speed: 115 MPH, Allowable Soile Bearing: 1500 psf, Occupancy Type: U, Construction: VB.

***DESIGN SERVICES INCLUDES AN INITIAL UNSEALED PLAN SET ON 11" X 17" FORMAT AND ONE SEALED REVISION IN RESPONSE TO COMMENTS. IN ANY ADDITIONAL REVISIONS, SEALING OR CHANGE IN PLAN SET SIZE ARE REQUESTED OR REQUIRED, AND ADDITIONAL DESIGN SERVICE WILL BE CHARGED.**

*This proposal includes the design & engineering by Romtec Inc. to produce a complete plan set that will meet the architectural and engineering code required in your state. In some cases local code may vary from typical state requirements and may result in a change in price that could not have been anticipated at time of quote.

*All prices listed above are F.O.B. Roseburg, OR. Freight prepaid and added. Delivery will be in accordance with a mutually agreed upon timeline as stated in the Romtec Inc. Notice to Proceed document.

*This proposal is effective for 90 days from above date; thereafter all prices are subject to change without notice

*Non-Agency orders must be placed on Romtec Inc. purchase order forms.

*Shipping price is effective for 30 days from above date; thereafter the shipping price is subject to change without notice.

*Romtec Inc. reserves the right to update its purchase order price if, for any reason, the time frame from received of Purchase Order to subsequent Scope of Supply and Design Submittal Approval with Notice to Proceed by Romtec Inc.'s Customer exceeds 90 days.

*A payment schedule and extended terms will be established after the Purchase Order is received. Romtec Inc. will require a deposit payment upon receipt of the signed Submittal Approval & Notice to Proceed. Deposit amount will be defined with the forthcoming payment schedule.

*This proposal does not include any applicable sales or use taxes.

Customer/Owner Authorized Signature	Date	Romtec Inc. Authorized Signature	Date
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Customer/Owner Printed Name	Romtec Inc. Printed Name
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Customer/Owner Company

Project Name: Chapin Park
Location: Oregon City, OR
Date: 1/4/2019

This scope letter is for the building supply and installation. See section 5 for the owner supplied items that are not supplied by Romtec.

Romtec, Inc. has forty years of experience supplying and constructing site built, pre-engineered, packaged building kits. It is our mission to lead our industry as the premier designer, builder, and expert of restrooms and similar park structures for both public and private use. We are the architects, engineers, and manufacturer of all Romtec products. The design for all Romtec buildings and structures are site specific and designed with the customer to fit to each project's particular needs.

The following is a detailed scope of products and services that will be included as part of the Romtec building package and installation services.

1. DESIGN

Romtec works through the complete design with every customer to provide a structure that best fits each project. Since Romtec is providing a pre-engineered building kit, Romtec has the capability to match any existing park structure or park theme and customers can choose to use any finish, product, and material without limitation. Once a design is complete Romtec assists the customer through the design review, building department submission, and the installation of the building.

Once produced, the building package will arrive on organized pallets that are separated into stages for ease of installation. Because of this packaging style, there are no shipping limitations for the building package.

A. PRELIMINARY DESIGN REVIEW AND APPROVAL

1. Romtec requires approval of the following prior to producing full submittal documentation:
 - a. The plan view and elevation drawing of your building.
 - b. The approval of the Romtec Scope of Supply and Services (this document).
 - c. Colors for roofing, block, metal and all other interior and exterior finishes to be supplied by Romtec.
2. Romtec requires the return of the signed "Design Approval" document prior to producing full submittal documentation.

B. SUBMITTAL

Romtec will submit the Scope of Supply, Design and Installation Submittal (SSDIS), including the installation drawings and all component data sheets. One full round of SSDIS revisions are provided by Romtec in the design and engineering services.

1. The Romtec plans will be sealed by an engineer licensed in the state of Oregon.
2. The Romtec plan set standard size is 11" x 17".

Note: If a larger plan set size is required it will result in a price increase.

C. STRUCTURE

The Romtec building package has been quoted with the specific product colors noted below. Changes to these color selections may result in a price increase. Customer to select colors from each manufacturer's specified color chart for block, roofing, steel finishes, etc.

The following items relative to the building structure will be supplied by Romtec.

1. Concrete Masonry Units - CMU
 - a. Exterior walls will be constructed of smooth-face, mortar joint, concrete masonry units (concrete blocks).
 - b. Block color will be **gray**.
2. Exterior finish to be fiber cement board and batten siding.
3. Interior wall finish shall be latex epoxy paint.
4. Interior floor finish will be sealed concrete.
5. Sanitary tile cove base on interior walls.
6. Roll-up utility door.
7. Doors, frames and hardware.
 - a. Doors and frames to be powder coated **black**.
 - b. Stainless steel, ball bearing hinges.
 - c. Heavy duty door closures.
 - d. Doors to have stainless steel kick plates.
 - e. Pull handles and deadbolt locks.
 - f. Restroom doors to have 18" x 18" louvered vents.

8. Phenolic restroom partitions.
 - a. Partition color to be **Graphite Grafix (006F)**.
9. Roofing materials
 - a. Trussed roof
 - b. Skylights in restrooms only
 - c. Gutters and downspouts.
 - d. Roofing shall be Custom-Bilt Metals, 26 gauge, SL-100 standing seam roof panels.
Note: Roofing color shall be selected by the owner from the manufactures standard color chart.

D. RESTROOM & PLUMBING FIXTURES

The following fixtures will be supplied by Romtec:

1. Wall mount, back supply, stainless steel toilets with concealed, hydraulic flush valves.
2. Wall mount, back supply, stainless steel urinals with concealed, hydraulic, push button flush valves.
3. Wall mount, stainless steel sinks with motion sensor faucets, hard wired with transformer.
4. Wall mount, stainless steel, 3-roll toilet paper dispensers.
5. Stainless steel, non-refrigerated drinking fountains.

E. ELECTRICAL FIXTURES

The following electrical fixtures will be supplied by Romtec:

1. Exterior lighting
 - a. Wall mount, LED downlight light fixtures.
2. Interior lighting
 - a. Surface mount, 48" LED light fixtures.
3. Light controlled by motion sensor.
4. Magnetic locking system on restroom doors only.
5. Flush mount, automatic push button door opener for restroom doors only.
6. Electric tank, 20 gallon water heater.
7. Surface mount, 2250-4500 Watt wall heater in mechanical room only for freeze protection.

Note: The proposed building does not include insulation. If insulation is required, it will result in a significant price increase and design change.

8. Ceiling exhaust fans.
9. Wall mount, FastAire hand dryers.
10. Main breaker panel sized for the building components.
 - a. 200 amp, single-phase, indoor.

2. FABRICATION & INSTALLATION

A. The following are included in the fabrication and installation services provided by Romtec:

1. Excavation and pouring of footings, foundation and slab
2. Masonry (concrete) grout and rebar
3. Plumbing and electrical rough in
4. Connection to the site plumbing and electrical utilities within 10' of the building.
5. Typical fasteners such as nails, staples, and screws.
6. Sealing of all exposed wood
7. Painting of interior walls, doors and frames
8. Installation and trim out of the complete Romtec supplied building package

B. The installation quote by Romtec assumes the following:

1. A prevailing wage job
2. That the jobsite is semi-truck accessible
3. No bonding requirements

Note: Should bonding become a requirement, Romtec will supply a bond to cover the installation portion of the job only. Further, the customer will incur additional charges that will be added to the quote.

4. A 6 day work week with available work hours of 7:00 AM – 7:00 PM

Note: Reductions in this schedule will result in a price increase.

5. **Union workers NOT required.**

Note: If Romtec is required to hire union workers, a change order will be issued.

6. Romtec is not responsible for assuring specific timelines are met or for liquidated damages incurred if specific timelines are not met. Romtec is an Oregon based crew and will perform the installation of the Romtec pre-engineered packaged building on the earliest available date.
7. Romtec has not been provided or made aware of any geotechnical reports for this project. Romtec is not responsible for any additional costs incurred by the installer if the foundation is increased due to local soil conditions.
8. Romtec's proposal is based on a 24" deep footing. Any changes to this footing design will result in a price increase.

3. DELIVERY, STORAGE, AND HANDLING

- A. Romtec's freight estimates are based on delivering the product on a 48' to 53' flatbed or van truck and trailers, or as close as we can legally get to the site. Overall dimensions of the truck and trailers are the following: 70' overall length, 102" wide and 168" high.
- B. Freight quotes are only good for 30 days and are subject to change without notice.

4. WARRANTY & LIMITATIONS

- A. The building and all its associated components will be warranted against defects in materials and workmanship for a period of not less than one (1) year from date of final acceptance
- B. HVAC equipment (heat pumps, air conditioners, heaters, etc.) are intended to be installed by factory trained technician. Any installation of HVAC equipment supplied by Romtec that is not performed by a factory trained technician automatically nullifies the warranty on that equipment. In other words, if Romtec supplies a Mitsubishi heat pump system that fails to operate after installation then the contractor will need to prove that it was installed by a factory trained technician in order for the warranty to cover the fix.
- C. Tiles will crack over time due to multiple factors including building settlement, wall movement, and other factors. Romtec cannot guarantee that the tiles in the building will not eventually crack. Romtec considers the repairing of cracks as a maintenance issue, and not a warranty issue. In other words, the tiles in the building will eventually crack and will not be covered under the building warranty.
- D. If the roofing supplied is not manufactured by Custom-Bilt Metals, Romtec does not provide a warranty for metal roofing. Metal roofing manufacturers intend for their roofing to be installed immediately upon delivery from the factory. All project circumstances are different and Romtec cannot guarantee that metal roofing is installed within the timeframe allowed from the manufacturer. Therefore, Romtec does not warrant metal roofing.
- E. All concrete cracks on the surface eventually. This can occur within the first week after the concrete is poured or years after. Surface cracks in concrete are a maintenance issue for the owner to fill over time. Cracks in concrete are not a warranty issue.
- F. Smooth face block can have a significant variation in the color and texture due to the manufacturing process. Smooth face block should never be used as an architectural finish. It should always be either painted over or have siding covering it. Romtec does not guarantee uniform color or texture of block, or warranty that any aspect of block color or texture will maintain over time.

5. OWNER SCOPE OF SUPPLY AND SERVICES (NOT BY ROMTEC)

A. OVERVIEW

While Romtec is serving as the installer for this turnkey building package, the owner is responsible for the following items relative to the Romtec building package.

B. STRUCTURE

The following items relative to the structural components will be supplied by the **owner**:

1. The building pad must be level and compacted to within 6" of the finish floor elevation before Romtec arrives to begin installation. The pad must be prepared per the requirements of the geotechnical report (if one is available).
Note: Any site grading or removal and replacement of fill materials for the building pad must be completed prior to Romtec's arrival. Romtec's installation services do not include excavation beyond what is necessary for forming and pouring the concrete footings and slab.
2. All materials, equipment and labor for exterior slabs, walkways and sidewalks beyond those shown on the Romtec plan set.

C. UTILITIES

The following items relative to the utilities will be supplied by the **owner**:

1. The plumbing utilities brought to within 10 feet of the building pad.
2. The electrical utilities brought to within 10 feet of the building pad.
3. Security cameras are by **owner**.

D. GENERAL EXCLUSIONS

1. Unless otherwise stated, Romtec is not proposing to meet any Buy America standard for materials.
2. The following items will be supplied by the **owner**:

a. Permits & fees related to bonding requirements b. Special inspection services c. Rock excavation d. Demolition of existing structures e. Removal of excavated materials f. Site grading or asphalt paving	g. Masonry pavers h. Booster pumps &/or pressure reducing valves i. Backflow check valves j. Fire alarm & fire suppression equipment k. Irrigation Equipment l. Lighting equipment not attached to the building
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- m. Landscaping
- n. Plumbing freeze protection
- o. Site plans
- 3. Site visits by Romtec and/or Romtec's design professionals are not included in the proposal.
Note: If required, Romtec will issue a change order.
- 4. Romtec's proposed building design is based on the following standard design loads. The standard design loads are "average" for locations across the Country. Local design loads specific to this project may require changes to the building design, which may result in a price increase due to increased material costs.
 - a. Roof Snow Load: 25 psf
 - b. IBC Seismic Design Category: C
 - c. Design Wind Speed: 110 mph
 - d. Allowable Soil Bearing: 1500 psf
 - e. Occupancy Type: U
 - f. Type: VB
- 5. Romtec does not provide LEED/Green submittals as a standard service. Romtec can assist in providing documentation for products that may meet LEED/Green standards, but Romtec does not provide or fill out LEED credit forms. Unless specifically included in Romtec's proposal and quote, Romtec does not supply materials with the intent of meeting LEED standards. Any changes due to LEED or Green building requirements will result in a change order and increased lead times."

E. DELIVERY, STORAGE, AND HANDLING

- 1. The **owner** will assume responsibility for adequate protection of materials from weather, damage, and pilferage or all warranties, expressed or implied may be voided.
- 2. Do not throw away the Operations & Maintenance manuals that are provided by some manufacturers in their packaging. It is the responsibility of the **owner** to collect and maintain these manuals.