

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matthew J. Fertal	From:	Keith G. Jones	
Dept:	City Manager	Dept:	Public Works	
Subject:	REPLACE TWO RESTROOMS AT GARDEN GROVE AND EASTGATE PARKS		Date:	March 24, 2009

OBJECTIVE

To request that the City Council approve an agreement with Romtec Inc., in the amount of \$669,708.08, for replacement of two restrooms at Garden Grove and Eastgate parks.

BACKGROUND

The City is seeking to replace the restrooms in two parks. The restrooms are the original structures that were built when the parks were developed. City staff has found that the pre-cast restrooms are the most efficient and cost effective way to replace the existing facilities. These buildings are built at the factory and delivered to the site completed. This limits the overall construction time and decreases the time that the current restrooms will be closed. These improvements will bring the facilities into compliance with the American Disabilities Act (ADA).

ANALYSIS

Specifications were prepared and sent to prospective bidders. Pursuant to Garden Grove Municipal Code Section 2.50.060, and based on the Public Works Department's recommendations, the Finance Director has determined that the following bids were responsive and were received as follows:

Romtec, Inc. Roseburg, Oregon	\$669,708.08
CXT Precast Products, Inc. Spokane, Washington	\$731,350.00

FINANCIAL IMPACT

The financial impact is \$669,708.08 to the Park Fee Fund. Funds are available as part of the fiscal year 2008/09 budget.

REPLACE TWO RESTROOMS AT
GARDEN GROVE AND EASTGATE
PARKS

March 24, 2009

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COMMUNITY VISION IMPLEMENTATION

Our vision is to provide an updated, safe and comfortable facility to assist in providing excellent service for a high quality of life, as outlined in the City of Garden Grove's Strategic Plan.

RECOMMENDATION

It is recommended that City Council:

- Award the contract to the lowest qualified responder, Romtec, Inc., Roseburg, Oregon for the two park buildings in the amount of \$669,708.08.
- Authorize the City Manager and City Clerk to execute the agreement on behalf of the City.


KEITH G. JONES

Director of Public Works


By: Ron Meislahn
Facilities Manager

Recommended for Approval


Matthew Ferial
City Manager

Attachment: Romtec Agreement

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2009, by the **CITY OF GARDEN GROVE**, a municipal corporation, ("CITY") and **Romtec, Inc., dba: Oregon Romtec Inc.**, here in after referred to as "CONTRACTOR".

RECITALS

The following recitals are a substantive part of this Agreement:

1. This Agreement is entered into pursuant to Garden Grove Council authorization dated _____.
2. CITY desires to utilize the services of CONTRACTOR to **Provide the Construction, Delivery, and Set-Up of Prefabricated Restroom and Concession Stand Buildings for Installation at Garden Grove Park and Eastgate Park in the City of Garden Grove.**
3. CONTRACTOR is qualified by virtue of experience, training, education and expertise to accomplish services.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Term and Termination.** The term of the agreement shall be for period of one hundred eighty (180) calendar days from full execution of the agreement or completion of the project which ever occurs first. This agreement may be terminated by the CITY without cause. In such event, the CITY will compensate CONTRACTOR for work performed to date in accordance with fee schedule (Attachment "B"). Contractor is required to present evidence to support performed work completion.
2. **Services to be Provided.** The services to be performed by CONTRACTOR shall consist of tasks as set forth in the Proposal. The Proposal is incorporated herein by reference. The Proposal and this Agreement do not guarantee any specific amount of work.
3. **Compensation.** CONTRACTOR shall be compensated as follows:
 - 3.1 **AMOUNT.** Compensation under this agreement shall be the Not To Exceed (NTE) amount of Six Hundred Sixty Nine Thousand Seven Hundred Eight Dollars and 08/100 (\$669,708.08). Payable in arrears and in accordance with proposal (Attachment "B"). All work shall be in accordance with RFP No. S-1031-A.

3.2 Progress Payments. For work under this Agreement, progress payment shall be made per invoice for work completed and shall be as follows:

- a. All invoices are due Net 35 from the date of the invoice per the quotations.
- b. The contract includes the supply and construction of two buildings. Payment of invoices for materials or construction for one building shall not be contingent upon the progress of the second building.
- c. Building materials in the form of packaged kits will be billed separate from the construction and shall be paid per "a" above.
- d. Progress payments for construction shall be paid as follows:
 - i. 25% progress payment at completion of footings, foundation and slabs.
 - ii. 25% progress billing at "dry in"; walls erected, windows installed and roof complete.
 - iii. 40% progress billing at building completion and punch list generation.
 - iv. 10% progress billing pending receipt of lien waivers and punch list sign off.
- e. Punch list sign off will constitute final sign off and no other sign offs will be required.
- f. For extra work not part of this Agreement, a written authorization by CITY will be required.

3.3 Records of Expenses. CONTRACTOR shall keep complete and accurate records of all costs and expenses incidental to services covered by this Agreement. These records will be made available at reasonable times to CITY.

3.4 Termination. CITY and CONTRACTOR shall have the right to terminate this agreement, without cause, by giving thirty (30) days written notice of termination. If the Agreement is terminated by CITY, then the provisions of paragraph 3 would apply to that portion of the work completed.

4. Insurance requirements.

4.1 COMMENCEMENT OF WORK. CONTRACTOR shall not commence work under this Agreement until all certificates and endorsements have been received and approved by the CITY. All insurance required by this Agreement shall contain a Statement of Obligation on the part of the carrier to notify the CITY of any material change, cancellation, or termination at least thirty (30) days in advance.

4.2 WORKERS COMPENSATION INSURANCE. During the duration of this Agreement, CONTRACTOR and all subcontractors shall maintain Workers Compensation Insurance in the amount and type required by law, if applicable

4.3 INSURANCE AMOUNTS. CONTRACTOR shall maintain the following insurance for the duration of this Agreement:

- (a) Commercial general liability in an amount of \$1,000,000.00 per occurrence: **claims made and modified occurrence policies are not acceptable**; Insurance companies must be acceptable to CITY and have a Best's Guide Rating of A- Class VII or better, as approved by the CITY.
- (b) Automobile liability in an amount of \$1,000,000.00 combined single limit. Insurance companies must be acceptable to CITY and have a Best's Guide Rating of A-Class VII or better, as approved by the CITY.
- (c) Cargo insurance in an amount equal to the value of the prefabricated buildings per occurrence including a loss payee endorsement as to the City of Garden Grove. Insurance companies must be acceptable to CITY and have a Best's Guide Rating of A-Class VII or better, as approved by the CITY.

An **On-Going and Completed Operations Additional Insured Endorsement** for the policy under section 4.3 (a) shall designate CITY, it's officers, officials, employees, agents, and volunteers as additional insureds for liability arising out of work or operations performed by or on behalf of the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

An Additional Insured Endorsement for the policy under section 4.3 (b) shall designate CITY, it's officers, officials, employees, agents, and volunteers as additional insureds for automobiles, owned, leased, hired, or borrowed by the CONTRACTOR. CONTRACTOR shall provide to CITY proof of insurance and endorsement forms that conform to CITY's requirements, as approved by the CITY.

For any claims related to this Agreement, CONTRACTOR's insurance coverage shall be primary insurance as respects CITY, it's officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the CITY, it's officers, officials, employees, agents, and volunteers shall be excess of the CONTRACTOR's insurance and shall not contribute with it.

5. **Non-Liability of Officials and Employees of the City.** No official or employee of CITY shall be personally liable to CONTRACTOR in the event of any default or breach by CITY, or for any amount which may become due to CONTRACTOR.

6. **Non-Discrimination.** CONTRACTOR covenants there shall be no discrimination against any person or group due to race, color, creed, religion, sex, marital status, age, handicap, national origin, or ancestry, in any activity pursuant to this Agreement.
7. **Independent Contractor.** It is agreed that CONTRACTOR shall act and be an independent contractor and not an agent or employee of the CITY, and shall obtain no rights to any benefits which accrue to CITY'S employees.
8. **Compliance with Law.** CONTRACTOR shall comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local government.
9. **Notices.** All notices shall be personally delivered or mailed to the below listed address, or to such other addresses as may be designated by written notice. These addresses shall be used for delivery of service of process.
 - a. (Contractor)
Romtec, Inc., dba: Oregon Romtec, Inc.
Attention: Kelly M. Hinks, Secretary/Treasurer
18240 N. Bank Road
Roseburg, Oregon 97470
 - b. (Address of City) (with a copy to):
City of Garden Grove Garden Grove City Attorney
11222 Acacia Parkway 11222 Acacia Parkway
Garden Grove, CA 92840 Garden Grove, CA 92840
10. **CONTRACTOR'S PROPOSAL.** This Agreement shall include CONTRACTOR'S proposal or bid which shall be incorporated herein by reference. In the event of any inconsistency between the terms of the proposal and this Agreement, this Agreement shall govern.
11. **Licenses, Permits, and Fees.** At its sole expense, CONTRACTOR shall obtain a Garden Grove Business License, all permits, and licenses as may be required by this Agreement.
12. **Familiarity with Work.** By executing this Agreement, CONTRACTOR warrants that: (1) it has investigated the work to be performed; (2) it has investigated the site of the work and is aware of all conditions there; and (3) it understands the facilities, difficulties, and restrictions of the work under this Agreement. Should Contractor discover any latent or unknown conditions materially differing from those inherent in the work or as represented by CITY, it shall immediately inform CITY of this and shall not proceed, except at CONTRACTOR'S risk, until written instructions are received from CITY.

13. **Time of Essence.** Time is of the essence in the performance of this Agreement.

14. **Limitations Upon Subcontracting and Assignment.** The experience, knowledge, capability, and reputation of CONTRACTOR, its principals and employees were a substantial inducement for CITY to enter into this Agreement. CONTRACTOR shall not contract with any other entity to perform the services required without written approval of the CITY. This Agreement may not be assigned voluntarily or by operation of law, without the prior written approval of CITY. If CONTRACTOR is permitted to subcontract any part of this Agreement, CONTRACTOR shall be responsible to CITY for the acts and omissions of its subcontractor as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and CITY. All persons engaged in the work will be considered employees of CONTRACTOR. CITY will deal directly with and will make all payments to CONTRACTOR.

15. **Authority to Execute.** The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.

✓ 16. **Prevailing Wages.** The CITY has been advised that the Prevailing Wages Law applies to the work. CONTRACTOR shall be responsible for CONTRACTOR's compliance in all respects with the prevailing wage rates to all the laborers involved, and with California Labor Code Section 1770 et seq., including the keeping of all records required by the provisions of Labor Code Section 1776 and the implementing administrative regulations. The CITY shall be a third party beneficiary of the forgoing covenant with rights to enforce the same as against the CONTRACTOR.

17. **Indemnification.** CONTRACTOR agrees to protect, defend, and hold harmless CITY and its elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees, for injury or death of any person, or damage to property, or interference with use of property, arising out of, or in any way connected with performance of the Agreement by CONTRACTOR, CONTRACTOR'S agents, officers, employees, subcontractors, or independent contractors hired by CONTRACTOR. The only exception to CONTRACTOR'S responsibility to protect, defend, and hold harmless CITY, is due to the sole negligence of CITY, or any of its elective or appointive boards, officers, agents, or employees.

This hold harmless agreement shall apply to all liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONTRACTOR.

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(Agreement Signature Block On Next Page)

IN WITNESS THEREOF, these parties have executed this Agreement on the day and year shown below.

Date: _____

"CITY"
CITY OF GARDEN GROVE

By: _____
City Manager

ATTESTED:

City Clerk

Date: _____

"CONTRACTOR"

Romtec, Inc., dba: Oregon Romtec, Inc.

By: Kelly M. Hink

Name: Kelly M. Hink

Title: Secretary/Treasurer

Date: 2/27/09

Tax ID No. 95-3375642

Contractor's License: 849246

Expiration Date: 11/30/2010

If CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY.

APPROVED AS TO FORM:

Omar Sandoval, for
Garden Grove City Attorney

3-12-09
Date

RFP No. S-1031-A

TECHNICAL SPECIFICATION

Provide the Construction, Delivery, and Set-Up of Prefabricated Restroom and Concession Stand Buildings for Installation at Garden Grove Park and Eastgate Park in the City of Garden Grove.

Eastgate Park
12001 St. Mark Street
Restrooms and Concession Building

Garden Grove Park
9301 Westminster Ave.
Restrooms and Concession Building

**PROJECT DATA FOR
RFP NO. S-1031-A**

Provide the Construction, Delivery, and Set-Up of Prefabricated Restroom and Concession Stand Buildings for Installation at Garden Grove Park and Eastgate Park in the City of Garden Grove.

OWNER: City of Garden Grove, CA
C/o City of Garden Grove Public Works Dept.
13802 Newhope St.
Garden Grove, CA 92843
(714) 741 5380

DESCRIPTION OF WORK:

Installation of prefabricated restroom and concession buildings as described on drawings. Both sites will have a building with 5 male and 5 female single use toilets and an attached concession stand.

The City of Garden Grove will accept proposals from qualified proposers to furnish and install the buildings using prefabricated or built-in-place products. Alternate materials presented by these Contractors will be considered in selecting the Proposer.

Factors involved in the selection will be Type of material, the expected longevity of the building proposed, Cost of the Construction, Time of the Construction, Track record of the Contractor in this type of work,

The City of Garden Grove reserves the right to select whichever Proposer that, in the opinion of the City, can most closely meet the requirements and needs for the projects.

The City will do all demolition work and stub out within 5'-0" of the pad, all plumbing and electrical as required for the winning proposal.

All engineering work related to the new buildings, including Soils engineering, structural engineering, electrical, plumbing and mechanical engineering will be the responsibility of the selected General Contractor for his specific building. Compaction of the pad and fine grading will be done by the accepted General Contractor.

Obtaining of all required Permits will be the responsibility of the General Contractor.

OCCUPANCY: A-3

Type of Construction V-B

ZONE: (CPA 24) verify

SECTION 01001

BASIC REQUIREMENTS FOR RFP NO. S-1031-A

PART 1: GENERAL

- 1 ATTACHMENT 1 - INCLUDED AS A PART OF THESE SPECIFICATIONS BUT NOT BOUND HEREIN, ARE SUPPLEMENTAL REQUIREMENTS BY THE CITY OF GARDEN GROVE. IN CASE OF CONFLICT WITH THIS SECTION THE MORE RESTRICTIVE CONDITION SHALL GOVERN.**

SECTION INCLUDES

- A. Summary of Work:
 - 1.1 Work by Contractor
 - 1.2 Work By Owner
- B. Contract Considerations:
 - 1.3 Minimum Requirements.
 - 1.4 Use of Premises.
 - 1.5 Plans Permits and Licenses
 - 1.6 Inspection and Testing Allowances.
 - 1.7 Schedule of Values.
 - 1.8 Applications for Payment.
 - 1.9 Alternates.
- C. Coordination and Meetings:
 - 1.10 Coordination.
 - 1.11 Field Engineering.
 - 1.12 Cutting and Patching.
 - 1.13 Conferences.
 - 1.14 Progress Meetings.
- D. Submittal:
 - 1.15 Submittal Procedures.
 - 1.16 Construction Progress Schedules.
 - 1.17 Proposed Products List.
 - 1.18 Shop Drawings.
 - 1.19 Product Data.
 - 1.20 Samples.
 - 1.21 Manufacturers' Instructions.
 - 1.22 Manufacturers' Certificates.
- E. Quality Control:
 - 1.23 Quality Assurance/Control of Installation.
 - 1.24 References.

- 1.25 Field Samples.
- 1.26 Inspection and Laboratory Services.

F. Construction Facilities and Temporary Controls:

- 1.27 Temporary Electricity.
- 1.28 Temporary Lighting.
- 1.29 Telephone Service.
- 1.30 Temporary Water Service.
- 1.31 Temporary Sanitary Facilities.
- 1.32 Barriers and Fencing.
- 1.33 Water Control.
- 1.34 Exterior Enclosures.
- 1.35 Protection of Installed Work.
- 1.36 Security.
- 1.37 Parking.
- 1.38 Progress Cleaning.
- 1.39 Field Offices and Sheds.
- 1.40 Removal of Utilities, Facilities and Controls.

G. Material and Equipment:

- 1.41 Products.
- 1.42 Transportation, Handling, Storage and Protection.
- 1.43 Products Options.
- 1.44 Substitutions.

H. Starting of Systems:

- 1.45 Starting Systems.
- 1.46 Demonstration and Instructions.
- 1.47 Testing, Adjusting, and Balancing.

I. Contract Closeout:

- 1.48 Contract Closeout Procedures.
- 1.49 Final Cleaning.
- 1.50 Adjusting.
- 1.51 Project Record Documents.
- 1.52 Operation and Maintenance Data.
- 1.53 Warranties.
- 1.54 Spare Parts and Maintenance Materials.

A SUMMARY OF WORK:

1

1.1 WORK BY CONTRACTOR:

The new work shall be constructed in the locations noted on the individual site plans. Intent is to locate the new buildings on or as close to the existing buildings locations as is feasible in each park facility.

1.2 WORK BY OWNER

The Owner will furnish to the Contractor for the Contractor to install, all items listed in section 11005 "MISC. SPECIALTIES AND EQUIPMENT", for installation unless noted otherwise. Contractor or his subcontractor shall include in the bid allowance for installation of said equipment supplied by the Owner.

B. CONTRACT CONSIDERATIONS:

1.3 MINIMUM REQUIREMENTS:

Details and specific requirements in these plans are minimum requirements only. All work shall conform to the Uniform Building Code (current prevailing edition), unless the governing building department has different standards. All local applicable ordinances, laws, standards and regulations shall be adhered to.

It shall be assumed that the mechanics, craftsmen and subcontractors are sufficiently competent and knowledgeable in their own specific areas of work to be familiar with these applicable codes and requirements at the time of bidding and claimed ignorance of these standards during constructions shall not constitute a basis for obtaining extra charges. The act of offering a bid proposal shall be interpreted as evidence that the contractor or subcontractor has fully examined the site, the plans and all contract documents affecting the work and unless he has notified the owner in writing of any conflict or condition which would prevent him from producing a completed and operational project, he shall be held to performance of the contract in every way and **as reasonably implied therein.**

1.4 USE OF PREMISES

- A. Limit use of premises to allow:
 - 1. Owner occupancy.
 - 2. Work by Others and Work by Owner.

As an essential condition of the contract, the owner may have access to and use of the premises without prejudicing any other condition of this contract. Before acceptance of the building by the owner, the building shall be fully operative, connected to all utilities and functioning perfectly with all on and off site work included in the contract completed to the satisfaction of the owner, local building officials and all parties having jurisdiction.

1.5 PLANS, PERMITS AND LICENSES:

- A. Plans for the building permit for the construction of this project shall be the responsibility of the General Contractor. Plans for permits required for individual Landscape, Plumbing, Electrical and HVAC subcontracts shall be prepared by the Contractors respective consultants and paid for by the General Contractor.
- B. All drainage fees, sewer fees, water acreage fees or street tree fees shall be paid for by the Owner.
- C. The General Contractor and all subcontractors shall have a current business license from the City of Garden Grove before beginning work on this project. The cost of these licenses shall be born by the Contractor or Subcontractor involved.

1.6 INSPECTION AND TESTING ALLOWANCE

- A. There is no Inspection and testing allowance in this contract. Cost of engaging an inspection or testing firm, execution of inspection or tests, and reporting of results, if required, shall be paid for by the General Contractor. Special testing required by the Owner, shall be as noted under section 1.26.

1.7 SCHEDULE OF VALUES

- A. Submit schedule on AIA Form G703. Contractor's standard form or electronic media printout will be considered.
- B. Submit Schedule of Values in duplicate within 15 days after date of Owner-Contractor Agreement.

1.8 APPLICATIONS FOR PAYMENT

- A. Submit three copies of each application on AIA Form G702.
- B. Content and Format: Utilize Schedule of Values for listing items in Application for Payment.
- C. Payment Period: Monthly.

1.9 ALTERNATES

- A. Alternates (If any) quoted on Bid Forms will be reviewed and accepted or rejected at the Owner's option.
- B. Coordinate related Work and modify surrounding Work as required.

C. COORDINATION AND MEETINGS:

1.10 COORDINATION

- A. Coordinate scheduling, submittal, and Work of the various Sections of specifications to

assure efficient and orderly sequence of installation of interdependent construction elements.

- B. Verify utility requirement characteristics of operating equipment are compatible with building utilities.
- C. Coordinate space requirements and installation of mechanical and electrical work which are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable.
- D. In finished areas, conceal pipes, ducts, and wiring within the construction.

1.11 FIELD ENGINEERING

- A. Employ a Land Surveyor to locate a reference datum and protect survey control and reference points.
- B. Establish elevations, lines, and levels and certify that elevations and locations of the Work conform with Contract Documents.

1.12 CUTTING AND PATCHING

- A. Employ a skilled and experienced installer to perform cutting and patching new Work; restore Work with new Products.
- B. Submit written request in advance of cutting or altering structural or building enclosure elements.
- C. Fit Work tight to adjacent elements. Maintain integrity of wall, ceiling, or floor construction; completely seal voids.
- D. Refinish surfaces to match adjacent finishes.

1.13 CONFERENCES

- A. City of Garden Grove will schedule a pre-construction conference after Notice of Award for all affected parties.
- B. When required in individual specification Section, convene a pre-installation conference at project site prior to commencing Work of the Section.

1.14 PROGRESS MEETINGS

- A. Schedule and administer meetings throughout progress of the Work at maximum every two week intervals.
- B. Preside at meetings, record minutes, and distribute copies within two days to those affected by decisions made.

D. SUBMITTALS:

1.15 SUBMITTAL PROCEDURES

- A. Submittal form to identify Project, Contractor, Subcontractor or supplier; and pertinent Contract Document references.
- B. Apply Contractor's stamp, signed or initialed, certifying that review, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
- C. Identify variations from Contract Documents and Product or system limitations which may be detrimental to successful performance of the completed Work.
- D. Revise and resubmit submittal as required; identify all changes made since previous submittal.

1.16 CONSTRUCTION PROGRESS SCHEDULES

- A. Submit initial progress schedule in duplicate within 20 days after date of Owner-Contractor Agreement for City of Garden Grove review.
- B. Submit revised schedules with each Application for Payment, identifying changes since previous version. Indicate estimated percentage of completion for each item of Work at each submission.
- C. Submit a horizontal bar chart with separate line for each major section of Work or operation, identifying first work day of each week.

1.17 PROPOSED PRODUCTS LIST

- A. Within 20 days after date of Owner-Contractor Agreement, submit complete list of major Products proposed for use, with name of manufacturer, trade name, and model number of each Product.

1.18 SHOP DRAWINGS

- A. Submit in the form of one reproducible transparency and five 5 opaque reproduction.

1.19 PRODUCT DATA

- A. Submit the number of copies which the Contractor requires, plus two copies which will be retained by the City of Garden Grove.
- B. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information unique to this

project.

1.20 SAMPLES

- A. Submit samples to illustrate functional and aesthetic characteristics of the Product.
- B. Submit samples of finishes from the full range of manufacturers' standard colors, textures, and patterns for City of Garden Grove's selection.

1.21 MANUFACTURERS' INSTRUCTIONS

- A. When specified in individual specification Sections, submit manufacturers' printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.

1.22 MANUFACTURER'S CERTIFICATES

- A. When specified in individual specification Sections, submit manufacturers' certificate to City of Garden Grove for review, in quantities specified for Product Data.
- B. Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

E. QUALITY CONTROL:

1.23 QUALITY ASSURANCE/CONTROL OF INSTALLATION

- A. Monitor quality control over suppliers, manufacturers, Products, services, site conditions, and workmanship, to produce Work of specified quality.
- B. Comply fully with manufacturers' instructions.
- C. Comply with specified standards as a minimum quality for the Work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

1.24 REFERENCES

- A. Conform to reference standard by date of issue current as of date of Contract Documents.
- B. Should specified reference standard conflict with Contract Documents, request clarification from City of Garden Grove before proceeding.

1.25 FIELD SAMPLES

- A. Construct field samples at the site for review as required by individual specifications

Sections. Acceptable samples represent a quality level for the Work.

1.26 INSPECTION AND TESTING LABORATORY SERVICES

- A. If Owner requires additional testing, other than that normally required or called for in the plans and specifications, Owner will appoint and employ services of an independent firm to perform inspection and testing at Owners option. If after testing the item does not meet the required specification, Contractor shall pay for services of retesting. All other testing shall be paid for by the General Contractor.
- B. The independent firm will perform inspections, tests, and other services as required.
- C. Cooperate with independent firm; furnish samples as requested.
- D. Re-testing required because of non-conformance to specified requirements will be charged to the Contractor.
- E. Report observations and site decisions or instructions that are supplemental or contrary to manufacturers' written instructions.

F. CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS:

1.27 TEMPORARY ELECTRICITY

- A. Connect to existing power service. Power consumption shall not disrupt Owner's need for continuous service. Owner to pay for power consumed.
- B. Provide power outlets for construction operations, branch wiring, distribution boxes, and flexible power cords as required.

1.28 TEMPORARY LIGHTING

- A. Provide and maintain temporary lighting for construction operations.
- B. Provide branch wiring from power source to distribution boxes with lighting conductors, pigtails, and lamps as required.
- C. Permanent building lighting may be utilized during construction.

1.29 TELEPHONE SERVICE

- A. Provide, maintain and pay for telephone service to field office at time of project mobilization.

1.30 TEMPORARY WATER SERVICE

- A. Connect to existing water source for construction operations.

1.31 TEMPORARY SANITARY FACILITIES

- A. Maintain required facilities and enclosures.
- B. Maintain in clean and sanitary condition.

1.32 BARRIERS AND FENCING

- A. Provide security to prevent unauthorized entry to construction areas and to protect existing facilities and adjacent properties from damage. Security may be in form of locking and maintaining existing doors in secure condition. Any demolition exposing area to unauthorized entry shall be secured by the General Contractor before leaving the premises each day. It is the General Contractors responsibility to maintain security of all areas of his work at all times.

1.33 PROTECTION OF INSTALLED WORK

- A. Protect installed Work and provide special protection where specified in individual specification Sections.
- B. Prohibit traffic or storage upon waterproofed or roofed surfaces.

1.34 SECURITY

- A. Provide security and facilities to protect Work and existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft. It shall be the General Contractors responsibility to pay for or replace any materials lost or stolen from the project.

1.35 PARKING

- A. Arrange for temporary parking areas to accommodate construction personnel.

1.36 PROGRESS CLEANING

- A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

1.37 PROJECT IDENTIFICATION

- A. Provide an 8 ft wide x 6 ft high project sign of exterior grade plywood and wood frame construction, painted, to City of Garden Grove's design and colors.
- B. Erect on site at location established by City of Garden Grove.

1.38 FIELD OFFICES AND SHEDS

- A. Office: Weather-tight, with lighting, electrical outlets, heating, cooling and ventilating equipment, and equipped with sturdy furniture and drawing display table. Use of interior room in area of work will be acceptable.

1.39 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

- A. Remove temporary above grade or buried utilities, equipment, facilities, materials, prior to Substantial Completion Final Application for Payment inspection.

- B. Remove underground installations to a minimum depth of 2 ft Grade site as indicated.
- C. Clean and repair damage caused by installation or use of temporary work.
- D. Restore existing facilities used during construction to original condition. Restore permanent facilities used during construction to specified condition.

G. MATERIAL AND EQUIPMENT:

1.40 PRODUCTS

- A. Products: Means new material, machinery, components, equipment, fixtures, and systems forming the Work, but does not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work. Products may also include existing materials or components specifically identified for reuse.
- B. Do not use materials and equipment removed from existing premises, except as specifically identified or allowed by the Contract Documents.
- C. Use interchangeable components of the same manufacture for similar components.

1.41 TRANSPORTATION, HANDLING, STORAGE AND PROTECTION

- A. Transport, handle, store and protect Products in accordance with manufacturer's instructions.

1.42 PRODUCT OPTIONS

- A. Products Specified by Reference Standards or by Description Only: Any Product meeting those standards or description.
- B. Products Specified by Naming One or More Manufacturers: Products of manufacturers named and meeting specifications, no options or substitutions allowed.
- C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

1.43 SUBSTITUTIONS

- A. City of Garden Grove will consider requests for Substitutions only within 15 days after date of Owner-Contractor Agreement.
- B. Document each request with complete data substantiating compliance of proposed Substitution with Contract Documents.
- C. Submit three copies of requests for Substitution for consideration. Limit each request to one proposed Substitution.

H. STARTING SYSTEMS:

1.44 STARTING SYSTEMS

- A. Provide seven days notification prior to start-up of each item.
- B. Ensure that each piece of equipment or system is ready for operation.
- C. Execute start-up under supervision of responsible persons in accordance with manufacturers' instructions.
- D. Submit a written report that equipment or system has been properly installed and is functioning correctly.

1.45 DEMONSTRATION AND INSTRUCTIONS

- A. Demonstrate operation and maintenance of Products to Owner's personnel two weeks prior to date of final inspection.
- B. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.
- C. Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, maintenance, and shutdown of each item of equipment at agreed-upon times, at equipment location.

1.46 TESTING, ADJUSTING, AND BALANCING

- A. Contractor shall appoint and employ services of an independent firm to perform testing, adjusting, and balancing. Contractor shall pay for these services as part of the General Contract.
- B. Reports will be submitted by the independent firm to the City indicating observations and results of tests and indicating compliance or non-compliance with specified requirements and with the requirements of the Contract Documents.
- C. Cooperate with independent firm; furnish assistance as requested.
- D. Re-testing required because of non-conformance to specified requirements will be charged to the Contractor.

I. CONTRACT CLOSEOUT:

1.47 CONTRACT CLOSEOUT PROCEDURES

- A. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and Work is complete in accordance with Contract Documents and

ready for City of Garden Grove's inspection.

- B. Submit final Application for Payment identifying total adjusted Contract Sum/Price, previous payments, and amount remaining due.

1.48 FINAL CLEANING

- A. Execute final cleaning prior to final inspection.
- B. Clean interior and exterior surfaces exposed to view. Vacuum carpeted and soft surfaces.
- C. Clean debris from site, roofs, gutters, downspouts, and drainage systems.
- D. Remove waste and surplus materials, rubbish, and construction facilities from the site.

1.49 ADJUSTING

- A. Adjust operating Products and equipment to ensure smooth and unhindered operation.

1.50 PROJECT RECORD DOCUMENTS

- A. Maintain on site, one set of Contract Documents to be utilized for record documents.
- B. Record actual revisions to the Work. Record information concurrent with construction progress.
- C. Specifications: Legibly mark and record at each Product Section a description of actual Products installed.
- D. Record Documents and Shop Drawings: Legibly mark each item to record actual construction.
- E. Submit documents to City of Garden Grove with claim for final Application for Payment.

1.51 OPERATION AND MAINTENANCE DATA

- A. Submit two sets prior to final inspection, bound in 8-1/2 x 11 inch text pages, three D side ring binders with durable plastic covers.
- B. Prepare binder cover with printed title "OPERATION AND MAINTENANCE INSTRUCTIONS", and title of project.
- C. Internally subdivide the binder contents with permanent page dividers, logically organized, with tab titling clearly printed under reinforced laminated plastic tabs.
- D. Contents:
 - 1. Directory, listing names, addresses, and telephone numbers of Architect, Contractor, Subcontractors, and major equipment suppliers.
 - 2. Operation and maintenance instructions, arranged by system.
 - 3. Project documents and certificates.

WARRANTIES

- E. Contractors shall provide a one-year guarantee against defective workmanship and materials. The Contractor shall upon notification, immediately correct any and all defects that may occur within one year after signing the notice of completion. Contractor shall at the completion of the job, furnish the owner with all required "as built" drawings, all operating manuals for installed equipment and all manufacturers

warranties and guarantees.

- F. Provide duplicate notarized copies.
- G. Execute and assemble documents from Subcontractors, suppliers, and manufacturers.
- H. Submit prior to final Application for Payment.

1.52 SPARE PARTS AND MAINTENANCE MATERIALS

- A. Provide Products, spare parts, maintenance and extra materials in quantities specified in individual specification Sections.
- B. Deliver to Project site and place in location as directed; obtain receipt prior to final payment.

END OF SECTION

SECTION 02055 DEMOLITION

1 PART 1: GENERAL

1.1 SCOPE OF WORK (THIS PORTION OF WORK WILL BE DONE BY THE CITY)

Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all DEMOLITION WORK as shown on the drawings or specified herein. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

1.2 SECTION INCLUDES:

- A. Removal of existing Restroom buildings not required to remain to complete the project as drawn.
- B. Removal of existing concrete sidewalks, stoops etc. within the immediate area of the new building construction. floor plan, steps and finish material in area of new ramp inside of building required to complete project as noted on draw

1.3 REGULATORY REQUIREMENTS

- A. Conform to the requirements of the City of Garden Grove and OSHA standards for demolition of structure, safety of adjacent structures, dust control, service utilities, discovered hazards, and asbestos removal if required.

2 PART 2: PREPARATION

- A. Notify adjacent occupants and owners of work, which may affect their property, potential noise, utility outage, or disruption. Coordinate with owner.
- C. Protect existing materials and structures, which are not to be demolished.
- E. Protect existing items, which are not indicated to be removed.

3 PART 3: EXECUTION

3.1 DEMOLITION REQUIREMENTS

- A. Conduct demolition to minimize interference with adjacent structures and building areas not scheduled to be removed.
- B. Maintain protected egress and access at all times. Do not close or obstruct roadways sidewalks without permits.
- C. Cease operations immediately if adjacent structures appear to be in danger. Notify Owner and Architect.

3.2 SELECTIVE DEMOLITION

- A. Demolish and remove components in an orderly and careful manner, in sequence as indicated on Drawings or as required by General Contractor to obtain an efficiently run operation..
- B. Protect existing supporting structural members and finishes scheduled to remain.

3.3 PREPARATION

- A. Provide, erect, and maintain temporary barriers and security devices.
- B. Protect existing items which are not indicated to be removed.

3.4 CLEAN UP

- A. Remove demolished materials from site as work progresses. Leave areas of work in clean condition.

END OF SECTION

SECTION 03001

CONCRETE (EXTERIOR WALKS)

1 PART 1 GENERAL

1.1 SCOPE OF WORK (THIS PORTION OF WORK WILL BE DONE BY THE CITY)

That portion of work not considered a part of the main structures shall be accomplished by the City after the new structures are in place.. Furnish all labor, material, tools and equipment necessary for and incidental to the completion of all EXTERIOR CONCRETE WORK as shown on the drawings or specified herein. This Section relies extensively on Section 01001 of these specifications and all requirements therein must be adhered to by this Contractor.

1.2 SECTION INCLUDES

- A. New concrete handicapped stoops, ramps or walkways outside of new buildings.
- B. Preparation and fine grading for above.

1.3 WORK INCLUDED

- A. Furnishing and installation of all dowels, bolts, sleeves and anchors embedded in concrete.
- B. All formwork required for concrete work.
- C. Furnishing and installation of all reinforcing steel embedded in concrete.
- D. Finishing and curing of all concrete work.

1.4 GENERAL

All work shall comply with the Uniform Building Code, (current prevailing edition), California Building code, Current ADA requirements and the requirements of the City of Garden Grove Building Department.

1.5 PERMITS, LICENSES AND INSPECTIONS

This Contractor shall call for all inspections required for his portion of construction by the City of Garden Grove. He shall show proof of workman's compensation insurance and pay for a CITY BUSINESS LICENSE per section 01001 of this specification.

1.6 QUALITY ASSURANCE

- A. Construct and erect concrete formwork and cast-in-place concrete work in accordance with ACI 301, unless specified otherwise in this Section.
- B. Perform concrete reinforcing work in accordance with ACI 301 and Manual of Standard Practice ASTM A184, unless specified otherwise in this Section.

2 PART 2: PRODUCTS

2.1 REINFORCEMENT MATERIALS

- A. Reinforcing Steel: ASTM A615, intermediate grade 40 ksi (276 MPa) yield grade; deformed new billet steel bars.
- B. Welded Steel Wire Fabric: ASTM A185, plain type, in flat sheets.
- C. Chairs, Bolsters, Bar Supports, and Spacers: Sized and shaped for support of reinforcing.
- C. Fabricate concrete reinforcing in accordance with ACI 315.

2.2 CONCRETE MATERIALS

- A. Cement: ASTM C150, Type II, low alkali, Portland type,
- B. Fine and Coarse Aggregates: ASTM C33.
- C. Water: Clean, potable and not detrimental to concrete.

2.3 CONCRETE MIX

- A. Ready-mixed concrete shall conform to U.B.C. Standard no. 26-13. Mix and deliver concrete in accordance with ASTM C94.
- B. Provide concrete of the following strength:
 - 1. Compressive Strength: 1,650 psi (7 day).
 - 2. Compressive Strength: 2,500 psi (28 day).
 - 3. Slump: 4 to 5 inches.

PART 3: EXECUTION

All concrete work shall be level, straight and even, or sloped when required as noted on plans. Then finished in the appropriate manner. Steel trowel finish on interior and light broom finish on exterior walks, slabs and steps. Exterior walks, slabs and steps shall be sloped for drainage at a rate of 1/4" per foot for drainage unless specified otherwise on drawings.

3.1 REINFORCEMENT PLACEMENT

- A. Place reinforcement supported and secured against displacement prior to placing concrete.
- B. Ensure reinforcing is clean, free of loose scale, dirt, or other foreign coatings.
- C. Install #3 dowels (or larger if noted on plans) @ 18" o.c., embedded min. 4" into existing slab and projecting at least half way across opening at all saw cuts for plumbing or similar trenching. Embed into existing concrete using epoxy cement bond approved for this use.

3.2 PLACING CONCRETE

- A. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent. Apply bonding agent in accordance with manufacturer's instructions.
- B. Place concrete continuously between predetermined expansion, control and construction joints. Do not break or interrupt successive pours such that cold joints occur.

- C. Where new concrete is dowelled to existing work, drill holes in existing concrete, insert steel dowels and pack with non-shrink grout.

3.3 CONCRETE WALK FINISHING

- A. Finish concrete walk surfaces in accordance with ACI 301. and ACI 302.
- B. Uniformly spread, screed, and float concrete.
- C. Steel trowel surfaces and finish with salt finish to match existing.

3.4 CURING

- A. CURING METHOD: Apply sodium silicate base curing compound "CURE-TREAT R.T.U." as manufactured by D.F.C.
- D. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.

3.5 DEFECTIVE CONCRETE

- A. Modify or replace concrete not conforming to required lines, details and elevations, as directed by City of Garden Grove/Engineer.

END OF SECTION

*******END*******

SECTION 08220 FRP DOORS AND FRAMES

PART 1 – GENERAL

1.01 DESCRIPTION

- A. Work Includes: Fiberglass reinforces plastic doors and frames.
- B. Related Work:
 - 1. General Conditions, Supplementary Conditions and Division 1 Sections apply to this work.
 - 2. Section 08110 – Hollow Metal.
 - 3. Section 08710 – Finish Hardware.

1.02 SUBMITALS

- A. Submit shop drawings and product data under provisions of Section 01300.
- B. Indicate frame configuration, anchor types and spacing, location of cutouts for hardware, reinforcement and finish.
- C. Indicate door elevations and internal, reinforcement.
- D. Submit manufacturer's product literature, fabrication descriptions and installation instructions under provision of Section 01300.

1.03 DELIVERY, STORAGE AND PROTECTION

- A. Deliver, handle and store doors and frames at the job site in such a manner as to prevent damage. Doors shall be received before the building is enclosed. Only remove cartons upon arrival of doors at job site if cartons are wet or damaged. Doors shall be stored out of weather and/or extreme temperatures. The doors shall be stored in a vertical position on blocking, clear of the floor and with blocking between the doors to permit air circulation between the doors. All damaged or otherwise unsuitable doors and frames, when so ascertained, shall be immediately removed from site.

1.04 REGULATORY REQUIREMENTS

- A. Fire-rated door and panel construction conforms to products tested under ASTM E152, UL10C & NFPA 252.
- B. Install door and panel assembly conforming to NFPA 80 for fire-rated class, ANSI A117.1 specifications for handicap accessibility, ADA requirements, ANSI A151.1 Mod. Swing cycle test in excess of 1,000,000 cycles.
- C. Flame Spread: All FRP component parts, including the gel coat finish, shall have a flame spread classification of 25 or less per ASTM E84 and shall be self extinguishing per ASTM D635 unless operating conditions dictate otherwise.
- D. Resins: Resins to meet with USDA and FDA standards for incidental food contact, if applicable to this project.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

- A. Products manufactured by the following companies complying with these specifications will be acceptable: CORRIM Company, Oshkosh, Wisconsin 54901. Telephone (920) 231-2000. Fax (920) 231-2238.
- B. Products manufactured that have successfully completed ANSI A151.1 Mod. Swing Cycle test in excess of 1,000,000 cycles, with no failure of any design features of the door.
- C. Products manufactured and supplied must meet Florida Storm Building Code 2004 and must be tested by an independent laboratory.

2.02 DOORS

A. Door Fabrication FRP (Fiberglass Reinforced Plastic) Face Sheets.

- 1. Face Sheets: Standard face sheets shall be manufactured using a corrosion resistant resin system with light stabilizing additives. The resin shall be reinforced with fiberglass, 40% by weight.
- 2. Face sheets shall be 0.070" to 0.125" thickness. Standard being 0.120". Total door thickness to be a nominal 1-3/4".
- 3. Finish:
 - a. Special gel coat color to be selected by the architect.
 - b. 15 mil thick coverage, +/- 3 mils.
 - c. Smooth, seamless finish.

B. Internal Construction

- 1. Core:
 - Option A: Balsa Core.
 - a. Core: Balsa core, of end grain construction, shall be laminated to the interior of the panels. The balsa shall have a density of 8.5 – 9.0 lbs./cu. Ft. and shall be 1-1/2" thick. Compressive strength, perpendicular to the door panel surface shall be 1400 psi.
- 2. Stiles and Rails: Stiles and rails shall be 1-1/2" square pultruded fiberglass tubes. A polyester-based resin filled with 1/4" chopped glass strands and aerosil shall be used for reinforcements and corner blocks, etc. The bottom rail shall allow 1-1/4 inches of height alterability without loss of the panel's integrity. No metal or wood lumber reinforcements will be allowed.

C. Hardware Preparations

- 1. Reinforcement Blocking;
 - a. Lockset – non-swelling polymer blocking.
 - b. Surface mount hardware – non-swelling polymer blocking.
 - c. Thru-bolted hardware – non-swelling polymer blocking.
- 2. Mortise Hardware
 - a. Full mortise hinges – non-swelling polymer blocking.
 - b. Mortise locksets – to suit template provided.
- 3. All doors shall be mortised and reinforced to allow application of hinges and locks, in accordance with hardware schedule and manufacturer's templates. The hinges shall be attached by using stainless steel wood screws. Pilot holes shall be in strict accordance to manufacturer's recommendations.

D. Door Accessories

1. Glazing: Glazing support structures shall ensure that the glass area is weather sealed as not to permit moisture to enter the core of the door. This is to be accomplished by utilizing pultruded FRP tubes to fabricate the window opening. Glazing must allow for ready access for repair, in the event of damage or replacement, without affecting the sealed integrity of the cutout in the door panel itself. Openings cut directly into the core material will not be allowed.
2. Louver: Louvers shall be fabricated of FRP material of an inverted "v" design, and shall be subject to the same performance guarantee as the door panel. The louver opening will be fabricated in the same method as for glazing above.
3. Fasteners: Provide stainless steel fasteners as required for glazing openings and louvers.
4. Transoms: All transom panels will be identical to the doors in construction, materials, thickness, color and reinforcement.

2.03 FRAMES

- A. Frame Fabrication FRP (Fiberglass Reinforced Plastic)
 1. Jamb Depth: 5-3/4" standard. Width over/under 5-3/4" available upon request, refer to frame schedule for exact sizes.
 2. Face Dimension: 2" standard. Headers available in 2" and 4".
 3. Return: 7/16"
 4. Stop: 5/8"
 5. Rabbet: 1-15/16"
 6. Corner Miter: Head and Jamb members shall be standard 45 deg. miter, providing a neatly mitered corner connection, fabricated for Knocked Down (KD) field assembly.
 7. Pultrusion: In compliance with pultrusion industry standards.
- B. Reinforcements and Braces/Supports
 1. Corner Reinforcement: 4" x 4" x 5-3/8" x 1/4" thick pultruded fiberglass angle. Attached to head bar at factory using stainless steel screws or suitable polymer rivets.
 2. Mortise Hinge Reinforcement: 1-1/2" x 7" x 1/4" thick polymer. Attached to frame by means of bonding and stainless steel countersunk screws.
 3. Closer Reinforcement: Same as mortise hinge reinforcement, less screws.
 4. Strike Reinforcement: 1-1/2" x 9" x 3/4" thick polymer material. Attached to frame by means of bonding and stainless steel countersunk screws or suitable polymer rivets.
- C. Anchoring Systems
 1. "T"-Strap or Wire Anchor for masonry construction.
 2. Concealed existing wall anchor if necessary.
- D. Finish
 1. Gel coat: 15 mils thick, +, - 3 mils on all exposed surfaces. Color to match door unless otherwise indicated.

2.04 FABRICATION

- A. Fabricate FRP doors and frames as shown on the drawings and in accordance with best shop practices. Frames shall be rigid, neat in appearance and free from defects. Field measurements shall be taken as required for coordinating with adjoining work.

- B. Form exposed surfaces free from warp, wave and buckle, with all corners square, unless otherwise shown. Set each member in proper alignment and relationship to other members with all surfaces straight and in a true plane.
- C. Reinforce members and joints with plates, tubes or angles for rigidity and strength.
- D. Doors and frames shall be mortised and reinforced for hardware in accordance with the hardware manufacturer's instructions and templates. The reinforcing shall be designed to receive hinges, locks, strikes, closures, etc.
- E. Furnish at least three (3) metal anchors or polymer spacers in each jamb of frames up to 84" high and one (1) additional anchor for each 24" in height above 84", in shapes, sizes and spacing shown or required for anchorage into adjoining wall construction. Fabricate joint anchor of stainless steel.
- F. Terminate bottom of frames at the indicated finished floor level.
- G. Provide clearance for doors of 1/8" at jambs and heads; 1/4" clearance above threshold.

PART 3 – EXECUTION

3.01 INSPECTION

Installer shall examine the substrate and conditions under which fiberglass reinforced plastic work is to be installed and notify the General Contractor in writing of any conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the installer.

3.02 INSTALLATION

- A. General: Install FRP doors, frames and accessories in accordance with final shop drawings, NFPA 80 standards at fire-rated openings, and as herein specified. Installation to be similar to that of hollow metal doors and frames, and in accordance with FRP manufacturer's written instructions.
- B. Frame Installation
 - 1. Place frames prior to construction of enclosed walls and ceilings. Set frames accurately in position, plumed, aligned, and braced securely until permanent anchors are set. After wall construction is completed, remove temporary braces and spreaders leaving surfaces smooth and undamaged. Frame must not be drilled for bracing supports as finish may be damaged.
 - 2. In masonry construction, locate three (3) wall anchors per jamb at hinge and strike levels. Frames may be grouted full of mortar at jambs and anchors shall be built into the joints as walls are laid up. A continuous bead of silicone sealant is to be applied between the head and jamb at the miter joint.
- C. Door Installation
 - Fit FRP doors accurately in frames, within clearances specified in Paragraph 2.04G of this section.

3.03 TOLERANCES

Maximum Diagonal Distortion: 1/4" measured with a straight edge, corner to corner.
Maximum measurable plane is 4-0' x 7-0'.

3.04 ADJUSTING

At substantial completion, adjust all operable components to ensure proper installation and that they function smooth and freely.

3.05 CLEANING

- A. Remove dirt and excess sealant from exposed surfaces. Follow the manufacturer's recommended cleaning techniques and procedures for cleaning all surfaces. Use only cleaning products that will not scratch or damage the surfaces, and are recommended by the manufacturer.

3.06 WARRANTY

- A. To include ten (10) years free from defects in material and workmanship from date of shipment, and lifetime from degradation of failure due to corrosion from date of shipment, provided that the structural integrity of the doors and frames have not been violated or compromised. (No unauthorized cuts, bores, or other structural alterations affecting the core of the door, or the structure of the frame.)
- B. Normal wear and tear, or physical abuse of a specific installation is not part of this warranty.

END OF SECTION

SECTION 08710

FINISH HARDWARE

PART 1 GENERAL

1.01 SUMMARY

- A. Hardware for FRP and Hollow Steel doors.
- B. Thresholds.
- C. Gasketting.

1.02 REFERENCES

- A. ANSI A117.1 - Specifications for making buildings and facilities accessible to and usable by Physically Handicapped People.
- B. NFPA 80 - Fire Doors and Windows.
- C. NFPA 101 - Fire Life Safety
- D. WIC - Woodwork Institute of California.
- E. BHMA - Builders' Hardware Manufacturers Association.
- F. DHI - Door and Hardware Institute.
- G. NAAMM - National Association of Architectural Metal Manufacturer.
- H. CBC - California Building Code
- I. SDI - Steel Door Institute.
- J. ADA - Americans With Disabilities Act.

1.03 COORDINATION

- A. Coordinate work of this Section with other directly affected Sections involving manufacturer of any internal reinforcement for door hardware.

1.04 QUALITY ASSURANCE

- A. Manufacturers: Companies specializing in manufacturing door hardware with minimum five years experience.

- B. Hardware Supplier: Company specializing in supplying institutional door hardware with three years documented experience. Company shall employ Architectural Hardware Consultant (AHC) who shall be available for jobsite meetings and required by Architect, owner or contractor.
- C. Source Limitation: Obtain each type and variety of door hardware from only one manufacturer, although several may be indicated as offering products complying with requirements.
- D. Scheduled Designations: Except as otherwise indicated, the use of one manufacturer's numeric designation system in schedules does not imply that another manufacturer's products will not be acceptable, unless they are not equal in design, size, weight, finish, function, or other quality of significance. However, do not make substitutions after Architect's acceptance of hardware supplier's completed hardware schedule.

1.05

REGULATORY REQUIREMENTS

- A. Conform to California Building Code and NFPA Standard No. 80, for requirements applicable to fire rated doors and frame.
- B. The hardware schedule shall detail all door locations, sizes, materials, labels and proper handing.
- C. Conform to the applicable sections of the California Building Code, CBC Sections 1133B.2.1, 1133B.2.5, 1133B.2.5.1, 1003.1.8, 1003.3.1.9, and 1133B.2.4.1.
- D. Provide UL labels on all panic devices in fire-rated openings.
- E. Provide California State Fire Marshall Listing for all fire exit hardware.
- F. Comply with ADA - Americans with Disabilities Act.

1.06

SUBMITTALS

- A. Submit schedule, shop drawings, and product data under provisions of Section 01300, Submittals. The Door Schedule on the Contract Drawings indicates which Hardware Group is to be used with each door.
- B. The hardware schedule shall detail all door locations, sizes, materials, labels and proper handing.
- C. Indicate locations and mountings heights of each type of hardware.
- D. Provide product data on specified hardware.

- E. Indicate quantity, complete part numbers and installation location for each piece of hardware.
- F. Provide final keying charts for Owner approval.
- G. Submit manufacturer's part list, templates and installation instructions under provision of Section 01300, Submittals.
- H. Submit manufacturer's certificate that fire-rated hardware meets or exceeds specified requirements.

1.07

OPERATION AND MAINTENANCE DATA

- A. Submit operation and maintenance data.
- B. Include data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.

1.08

DELIVERY, STORAGE, AND HANDLING

- A. Package hardware items individually, group small items together, label and identify package with door opening code to match hardware schedule. Identify location of each door opening. Deliver in strong sturdy containers.
- B. Deliver keys to Owner by security shipment direct from Lock Manufacturer. Failure to comply will result in rekeying of facility at supplier's expense.
- C. Protect hardware from theft by cataloging and storing in dry, secure area.

1.09

GUARANTEE

- A. Provide a 2-year written guarantee. Said guarantee shall read as follows: "For a period of not less than two (2) years, we (Firm Name) will service and / or replace, at no charge to the Owner, any part proving defective due to faulty manufacture of materials. Locksets shall have a lifetime mechanical warranty. Door Closers shall be guaranteed for twenty-five years. This guarantee does not cover abnormal operation conditions or abusive jobsite treatment after acceptance of work by Owner".

1.10 MAINTENANCE MATERIALS

- A. Provide special wrenches and tools applicable to each different or special hardware component.
- B. Provide maintenance tools and accessories supplied by hardware component manufacturer.

PART 2 PRODUCTS

2.01 MANUFACTURERS

<u>Hardware Item</u>	<u>Listed Manufacturer</u>	<u>Approved Equals</u>
HINGES	(BOM) Bommer	As Listed
LOCKS & CYLINDERS	(MAR) Marks USA	As Listed
DOOR CLOSERS	(DOR) Dorma	As Listed
SECURITY TRIM	(TRI) Trimco	As Listed
PUSH/PULLS/KICKS	(TRI) Trimco	As Listed
WALL & FLOOR STOPS	(TRI) Trimco	As Listed
WEATHERSTRIP & THRESHOLDS	(NGP) National Guard Products	As Listed

2.02 KEYING

A. Locks, Deadbolts, Cylinders, Padlocks

1. All Locks and Cylinders shall be keyed to a new 6-pin Grandmasterkey system. Furnish 6 of each Masterkey. Furnish 3 change keys per lock. Furnish 6 each Grandmasterkeys. Provide a restricted keyway.
2. All Keying shall be completed and registered to the Lock Factory. Provide key biting chart to Owner's Representative when requested to do so in writing.
3. All keys must be stamped "Do Not Duplicate".
4. All Keying requirements shall be established by Hardware Distributor with input from Owner and Architect.
5. Provide manufacturers standard construction masterkey system. Furnish 6 construction masterkeys.
6. Deliver all Permanent keys directly to Owner's Representative via registered delivery.

2.03 KEY CONTROL SYSTEM & CABINET – Not Required

2.04 FINISHES

- A. Finishes are identified in Schedule at end of this Section.
- B. Finishes to conform to the following standards of symbols.

<u>Finish/Description</u>	<u>US Symbol</u>	<u>BHMA No.</u>
1. Prime Coat	PC	600
2. Polished Brass	3	605
3. Satin Brass	4	606
4. Polished Bronze	9	611
5. Satin Bronze	10	612
6. Oil Rubbed Bronze	10B	613
7. Satin Chromium	26D	626/652
8. Polished Chromium	26	625/651
9. Stainless Steel	32D	630
10. Polished Stainless Steel	32	629

2.05 SUBSTITUTION REQUESTS

- A. No substitutions for manufacturer's products specified or those listed as an approved equal will be allowed unless written request is submitted. Requests for approval shall comply with Section 01630, Product Options and Substitutions. All requests for substitution must be submitted with a CSI substitution form.
- B. Requests for substitution must list specified item (s) and the proposed substitution. Catalog cuts for specified item (s) and the proposed substitution must be included with transmittal. Include cost savings where applicable.
- C. Requests for substitution must also state the effects that the substitution will have on other trades.
- D. Products listed in the specification have been selected for the performance required for this project. Any proposed substitution must meet the material content, design, accessory features and installation requirements or approval will be denied.

PART 3 EXECUTION

3.01 INSPECTION

- A. Verify that doors and frames are ready to receive work and dimensions are as indicated on shop drawings.
- B. Verify that power supply is available to power operated devices.
- C. Beginning of installation means acceptance of existing conditions.

3.02

INSTALLATION

- A. Install hardware in accordance with Manufacturer's instructions and with CBC Section 1133B.2.5.1.
- B. Use the templates provided by hardware item manufacturer.
- C. Mounting heights for Hardware:
 - 1. Locksets: 40-5/16 inches from floor to centerline of lever or handle.
 - 2. Hinges: 5 inches from head of opening to top of top hinge; 10 inches from finish floor to bottom of bottom hinge; intermediate hinge(s) spaced equidistant between top and bottom butts.
- D. Conform to ANSI A117.1 for positioning requirements for accessibility.
- E. After fitting hardware to doors remove all finish hardware except butt hinges, carefully replace in properly marked boxes and place in storage until painting and finishing is completed. After painting and finishing is completed, permanently install finish hardware.
- F. Secure finish hardware with suitable fasteners of the same material and finish as the item being attached. Contractor shall provide blocking in walls to receive wall stops or holders.
- G. Provide expansion anchors for attaching hardware items to concrete or masonry.
- H. Mount exit devices and closers on mineral or particle core fire doors with closed head sex bolts.

3.03

FASTENERS

- A. Screws for strikes, face plates and similar items shall be flat phillips head, countersunk type; provide machine screws for metal and standard wood screws for wood.
- B. Screws for butt hinges shall be flat phillips head, countersunk, full-thread type.
- C. Fastening of closer bases of closer shoe to doors shall be by means of sex bolts and spray-painted to match closer finish.
- D. Use manufacturer's supplied attachments.

3.04 BUTT HINGES

- A. Furnish 3 ea. 4-1/2" ball or 'oilite' bearing hinges at doors up to 89" tall. Furnish one additional hinge for each additional 30" of door height.
- B. Furnish 5" extra heavy duty hinges at doors 42" and wider.
- C. Furnish 5" extra heavy duty hinges where listed in hardware groups.
- D. Provide extra heavy duty hinges where listed in hardware groups.
- E. Stainless steel hinges shall have stainless steel pins and shall be manufactured with 304L stainless steel. Ball bearing cups and ball bearings shall be stainless steel.
- F. Provide sufficient hinge width to clear trim and allow 180 degree swing.
- G. All hinges shall be manufactured in the United States.

3.05 LOCKS

- A. Provide locks as scheduled with 2-3/4" backset. Locks for labeled doors shall have a fusible link mechanism to prevent retraction in the event of fire.
- B. Furnish strikes with curved lip of sufficient length to clear trim and protect clothing.

3.06 DOOR CLOSERS

- A. Provide adjustable sized closers with the following maximum pressure for opening of doors. Adjust closers after installation and test doors in the event of fire.
 - 1. Maximum effort to operate doors shall not exceed 5 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors.
 - 2. Compensating devices or automatic door operators may be utilized to meet the above standards.
 - 3. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds.
- B. Comply with CBC Section 1133B.2.5.
- C. If the door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3

seconds to move to a point 3 inches from the latch, measured to the landing edge of the door.

- D. The Factory representative for the door closer manufacturer shall visit the project prior to acceptance of the project by the owner to insure installation and adjustment of the closers has been performed properly.
- E. The supplier and installer shall furnish mounting plates and brackets necessary to allow for a complete and secure installation, whether specified or not.
- F. Where parallel arm closers are mounted in conjunction with surface mounted door seal, and the closer will be mounted on top of the seal, provide parallel arm brackets with spacer blocks to secure the bracket with the "5th" screw attachment. Spacer blocks shall be furnished $\frac{3}{4}$ " in height when seal extrusion is $\frac{1}{4}$ " and the frame stop is $\frac{1}{2}$ " in depth. If frame stop is $\frac{5}{8}$ ", the spacer block shall be $\frac{7}{8}$ " in height.

3.07

THRESHOLDS, DOOR SEALS, DOOR BOTTOMS, DOOR SWEEPS AND ASTRAGLS

- A. Standard: BHMA A156.21 and A156.22. Listed under Category J in BHMA's "Certified Product Directory".
- B. General: Provide continuous weatherstrip gasketing on exterior and provide smoke, intumescent, light or sound gasketing on interior doors as indicated and specified in the individual finish hardware sets. Provide manufacturers supplied non-corrosive fasteners for exterior applications and elsewhere as indicated.
 - 1. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame. Where NGP 700ASseal is specified, install seal before exit device strikes and closers.
 - 2. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.
 - 3. Door Bottoms: Shall require low force operation and shall be applied to the bottom of the door, forming a seal with the threshold when door is closed.
- C. Air Leakage: Not to exceed 0.50 CFM per foot (0.000774 cu. m/s per m) of crack length for gasketing, other than for smoke control, as tested in accordance to ASTM E 283.
- D. Smoke-Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke-control ratings indicated, based on testing according to UL 1784.

- E. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to NFPA 252, UBC Standard 7-2 and UL 10B & C.
- F. Sound Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated, based on testing according to ASTM 1408.
- G. Color of Seal & Brush Material: Provide all seals, sweeps and door bottoms with matching color of extrusions and seal & brush material..
- H. Surface applied sweeps and door bottoms shall be mounted with an attachment screw located within $\frac{3}{4}$ " of each end of aluminum extrusion holding the seal.
- I. When screw on gasketing is applied to the frame, an attachment screw shall be applied within $\frac{3}{4}$ " each end of the extrusion holding the seal.
- J. Thresholds: Shall meet accessibility requirements to comply with "Americans with Disabilities Act" (ADA), Title 24 of the California Building Code (CBC) Section 1133B.2.4.1 and to "Accessibility Guidelines for Building and Facilities (ADAAG)".
 - 1. Bevel raised thresholds with a slope of not more than 1:2. Provide thresholds not more than $\frac{1}{2}$ inch (13mm) high.
 - 2. Thresholds shall be extruded from S6063-T5 alloy aluminum, and /or #385 alloy bronze/brass.
 - 3. Thresholds/carpet separators shall be provided as necessary to comply with NFPA 80 fire codes.
 - 4. Thresholds installed at exterior locations shall be set in a full bed of butyl mastic.
 - 5. Thresholds at doors requiring sound control shall be set in a full bed of butyl mastic. This would include conference rooms, elevator equipment rooms, etc.
- K. Warranty: Thresholds and weatherstripping shall have a 5-Year warranty. Thresholds with "SIA" finish shall be warranted for Ten Years.

3.08

PUSH-PULLS, STOPS, KICKPLATES, ARMOR PLATES, MOP PLATES, STRETCHER PLATES, FLOOR AND WALL STOPS & HOLDERS

Shall be provided by one manufacturer. All products shall be provided in brass, bronze, stainless steel metals as specified. Stainless steel plates shall be of 304L

grade stainless steel. All plates shall have four beveled edges and any units furnished with sharp edges shall be rejected. Immediate replacement with acceptable units will be required. All products specified and furnished shall be installed with manufacturer's supplied screw attachments. Kickplates and armor plates over 16 inches in height and installed on rated wood doors, shall be UL approved and furnished with UL labels. Wall stops shall have an embedded steel washer in the rubber portion so that vandals cannot pry out the rubber. All floor stops and holders shall be mounted within 4 inches of adjacent walls and partitions. Do not place stops in the path of travel and, where stop and holders cannot be mounted within 4 inches of adjacent walls and partitions, furnish overhead stops and holders, as required for proper door control, per Policy 99-08.

3.09 SCHEDULE OF PRODUCTS

HW. SET 1

TYPICAL DOORS 1 - EXTERIOR TO MEN & WOMEN

TYPICAL DOORS 2 - EXTERIOR TO MEN & WOMEN

EACH DOOR TO HAVE:

3 EA	HINGES	BB5006-450-N	630	BOM
1 EA	LOCKSET	LA118FW-A5-A17	630	MAR
1 EA	CLOSER	8916JT	689	DOR
1 EA	KICKPLATE	K0050 10" x 2" LDW B4E	630	TRI
1 EA	MOP PLATE	KM050 4" x 1" LDW B4E	630	TRI
1 EA	STOP	1270CVSV	626	TRI
1 EA	DRIP CAP	16A x JW	628	NGP

NOTE: DOORS & FRAMES TO BE FRP.

HW. SET 2

TYPICAL DOORS 1 - EXTERIOR TO H.C. MEN & H.C. WOMEN

EACH DOOR TO HAVE:

3 EA	HINGES	BB5006-450-N	630	BOM
1 EA	LOCKSET	LA118FW-A5-A17	630	MAR
1 EA	CLOSER	8916DA-JT	689	DOR
1 EA	KICKPLATE	K0050 10" x 2" LDW B4E	630	TRI
1 EA	MOP PLATE	KM050 4" x 1" LDW B4E	630	TRI
1 EA	STOP	1214CK-ES	626	TRI
1 EA	DRIP CAP	16A x JW	628	NGP

NOTE: DOORS & FRAMES TO BE FRP.

HW. SET 3

TYPICAL DOORS 2 – EXTERIOR TO CONCESSION

EACH TO HAVE:

3 EA	HINGES	BB5002-450	630	BOM
1 EA	LOCKSET	LA118F-A5	630	MAR
1 EA	CLOSER	8916	689	DOR
1 EA	KICKPLATE	K0050 10" x 2" LDW B4E	630	TRI
1 EA	STOP	1211ES	626	TRI
1 EA	THRESHOLD	426 x 1/4-20 MS/ES	628	NGP
1 EA	DOOR BOTTOM	335S	628	NGP
1 EA	SWEEP	673A	628	NGP
1 SET	SEAL	156SA @ HEAD & JAMBS	628	NGP
1 EA	DRIP CAP	16A x JW	628	NGP

NOTE: DOORS & FRAMES TO BE FRP.

HW. SET 4

TYPICAL DOORS 2 – EXTERIOR TO ELECTRICAL

EACH DOOR TO HAVE:

3 EA	HINGES	BB5002-450	630	BOM
1 EA	LOCKSET	LA118EW	630	MAR
1 EA	CLOSER	8916	689	DOR
1 EA	KICKPLATE	K0050 10" x 2" LDW B4E	630	TRI
1 EA	STOP	1211ES	626	TRI
1 EA	THRESHOLD	426 x 1/4-20 MS/ES	628	NGP
1 EA	SWEEP	C607A	628	NGP
1 SET	SEAL	156SA @ HEAD & JAMBS	628	NGP
1 EA	DRIP CAP	16A x JW	628	NGP

NOTE: DOORS & FRAMES TO BE FRP.

HW. SET 5

TYPICAL DOORS 2 – EXTERIOR FROM MAINTENANCE CHASE

TYPICAL DOORS 1 – EXTERIOR FROM STORAGE ROOMS 1, 2 & 3

TYPICAL DOORS 1 – EXTERIOR FROM MAINTENANCE CHASE

EACH DOOR TO HAVE:

3 EA	HINGES	BB5002-450-N	630	BOM
1 EA	LOCKSET	LA118EW	630	MAR
1 EA	ASTRAGAL	5000	626	TRI
1 EA	CLOSER	8916PA	689	DOR
1 EA	KICKPLATE	K0050 10" x 2" LDW B4E	630	TRI
1 EA	STOP	1270CVSV	626	TRI
1 EA	THRESHOLD	426 x 1/4-20 MS/ES	628	NGP
1 EA	SWEEP	673A	628	NGP
1 SET	SEAL	156SA @ HEAD & JAMBS	628	NGP
1 EA	DRIP CAP	16A x JW	628	NGP

NOTE: DOORS & FRAMES TO BE FRP.

HW. SET 6

TYPICAL DOORS 1 - STORAGE ROOM 2 FROM MAINTENANCE CHASE. **EACH DOOR TO HAVE:**

3 EA	HINGES	BB5000-450	600	BOM
1 EA	LOCKSET	195F	626	MAR
1 EA	STOP	1211ES	626	TRI
3 EA	SILENCERS	1229A	GRY	TRI

NOTE: DOOR & FRAME TO BE HM.

GENERAL NOTES & GUIDELINES:

1. FRP DOORS & FRAMES SHALL BE FACTORY PREPPED FOR ALL SPECIFIED DOOR HARDWARE INCLUDING HINGES, LOCKSETS, ASTRAGALS AND CONCEALED DOOR BOTTOMS.
2. ALL EXTERIOR EXPOSED SCREWS SHALL BE TAMPER PROOF TYPE; I.E. TORX, ONE WAY, ETC.
3. ALL EXTERIOR THRESHOLDS SHALL BE SET IN A FULL BED OF BUTYL MASTIC.
4. PROVIDE SECURITY TYPE MOUNTING AND COVER SCREWS ON DOOR CLOSERS INSTALLED IN EACH PUBLIC BATHROOM.
5. ALL KICKPLATES & MOP PLATES SHALL BE INSTALLED WITH SECURITY TYPE SCREWS.
6. ADJUST ALL CLOSERS TO COMPLY WITH STATE HANDICAP CODES AND ADA REQUIREMENTS.

END OF SECTION

ATTACHMENT "B"

"Revised"

PROPOSAL

THE HONORABLE MAYOR AND CITY COUNCIL
CITY OF GARDEN GROVE
11222 ACACIA PARKWAY

GARDEN GROVE, CALIFORNIA 92840

To: THE HONORABLE MAYOR AND CITY COUNCIL

The undersigned having carefully examined the Plans and Specifications to: Provide the Construction, Delivery, and Set-Up of Prefabricated Restroom and Concession Stand Buildings for Installation at Garden Grove Park and Eastgate Park in the City of Garden Grove. HEREBY PROPOSE to furnish all labor, materials, equipment and transportation, and do all the work required to complete work in accordance with the Plans and Specifications for the sum of:

PROPOSAL			
Proposal for (2) Two Locations			
Item	Address	Street	Total Cost
1. East Gate Park	12001	St. Mark Street Garden Grove, CA	\$ 334,854.04
4. Garden Grove Park	9301	Westminster Avenue Garden Grove, CA	\$ 334,854.04
Total Cost of Project In Written Words			
Six Hundred Sixty-nine Thousand, Seven Hundred Eight & 08/100			
Lump Sum			\$ 669,708.08
The above proposal price includes all applicable taxes for the pricing proposed in this submittal.			
Note: In case of discrepancy between the words and figures, the words prevail.			

The undersigned hereby certifies that this Proposal is genuine and is not sham or collusive, or made in the interest or in behalf of any person not herein named, and that the undersigned has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, firm or corporation to refrain from bidding, and that the undersigned has not in any manner sought, by collusion, to secure for himself an advantage over any other bidder.

12-16-08 - Requested Change: Upgrade to Stainless Steel plumbing fixtures.

ATTACHMENT "B"

www.romtec.com

info@romtec.com



18240 North Bank Rd., Roseburg, OR 97470

541-496-3541 fax: 541-496-0803

QUOTE #

Revised 30810012

CMAS QUOTATION - CONTRACT #4-04-54-0011A

Date: 12/11/08 State of California Contractor's License # 849246

Job: GARDEN GROVE PARK

Agency/ Owner:

Architect/

Engineer:

Contact:

Address:

City:

State - Zip:

Phone:

Fax:

E-mail:

Project Location:

Contractor: City to Garden Grove

Contact:

Address: PO Box 3070

City: Garden Grove

State: CA

Zip:

92842

Phone:

Fax:

E-mail:

TERMS: Materials payment due net 35-day from date of shipment. Construction payment due upon completion or per mutually agreed-to payment schedule.

Quantity	Model	Description	Comm. Price	Extension
1	Custom - 2084	Value/Concrete - Sierra IV Multi-User Restroom with 10' Concession & Storage Rooms Building Kit Package SIN #361-10H	\$113,993.25	\$113,993.25
		Roofing:Dark brown metal, unless otherwise specified. Exterior:split face concrete, unless otherwise specified.		
1	-B	Stainless Plumbing Fixture Pkg - S4MUcs (w/floor mount toilets)	\$13,000.00	\$13,000.00
1		Electrical Fixture Package (single phase) SIN #361-10H	\$3,851.06	\$3,851.06
1	Acc.	Accessory Package Includes: 2-Roll Thin TP Disp (7), Paper Towel Disp (5), Napkin Disposal (5), Seat Cover Disp (7), Soap Disp (3), Waste Receptacle (3), Signage Men/Women (2), CA Signage Men/Women (2) SIN #361-10H	\$3,457.28	\$3,457.28
5		FRP Door Upgrade SIN #361-10H	\$2,932.05	\$14,660.25
5		Mortise Locks (per door) SIN #361-10H	\$3,627.00	\$18,135.00
1		Concession Sink Package (dbl sink & tpl sink) SIN #361-10H	\$6,894.76	\$6,894.76
1		Exhaust Fan Package SIN #361-10H	\$1,167.10	\$1,167.10
SUBTOTAL				\$175,158.70
CMAS DISCOUNT: Available only to qualified California State and Local Entities				-\$15,624.16
Structural Engineering Fee SIN# 361-30			\$2,500.00	\$2,500.00
2.5	Shipping & Handling From Roseburg, OR to: Garden Grove, CA		Zip Code:	\$9,592.40
TOTAL				\$172,794.04

A COMPLETE SET OF STAMPED PLANS, INCLUDING FOOTING & FOUNDATION DETAILS, IS INCLUDED WITH BUILDING PURCHASE.

ROMTEC IS HUBZONE CERTIFIED

* SPECIAL INSTRUCTIONS:

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

* This quotation is subject to the terms and conditions listed on the second sheet of this form (Click Terms tab below).

Kelly Hink

Authorized Signature

12/11/08

Date



ATTACHMENT "B"

www.romtec.com

info@romtec.com



18240 North Bank Rd., Roseburg, OR 97470

541-496-3541 fax: 541-496-0803

CMAS INSTALL QUOTATION - CONTRACT #4-04-54-0011A

Date: 10/22/08 State of California Contractor's License # 849246

Job: GARDEN GROVE PARK

Contractor: City of Garden Grove

Contact:

Address: PO Box 3070

City: Garden Grove

State: CA

Zip:

82842

Phone:

Fax:

E-mail:

QUOTE #

30810012

Agency/ Owner:

Architect/

Engineer:

Contact:

Address:

City:

State - Zip:

Phone:

Fax:

E-mail:

Project Location:

TERMS: Materials payment due net 35-day from date of shipment. Construction payment due upon completion or per mutually agreed-to payment schedule.

Quantity	Model	CMAS INSTALLATION DESCRIPTION	Cost
1	Custom 2084 - Sierra IV Multi-User w/ Conc.	CMAS BUILDING TURNKEY CONSTRUCTION COST: Sierra Concrete Construction Cost Estimate assumes a prevailing wage job, which is semi-truck accessible, with utilities within 10 feet of foundation. Includes connection to utilities and plumbing and electrical rough in. Estimates also include excavation and pouring the footing, foundation and slab. Plus, the construction and trim out of the complete building with all fixtures and features. Includes Geotech Engineering Soils Report and Permitting Fees. <u>Rock excavation, demolition, sidewalks and other site construction are NOT included.</u> This estimate assumes there are no bonding requirements. Should bonding become a requirement, Romtec will supply a bond to cover the construction portion of the job only and not for the building product it supplies itself. Further, should bonding be required, there will be a 10% increase of the construction total added to the quote.	\$162,060.00
TOTAL			\$162,060.00

* SPECIAL INSTRUCTIONS:

Construction quotes are valid for 30 days from the date of quote.



Kelly Hink

Authorized Signature

10/22/2008

Date

ATTACHMENT "B"

www.romtec.com

info@romtec.com



18240 North Bank Rd., Roseburg, OR 97470

541-496-3541 fax: 541-496-0803

QUOTE #

Revised-30810012

CMAS QUOTATION - CONTRACT #4-04-54-0011A

Date: 12/11/08 State of California Contractor's License # 849246

Job: EASTGATE PARK

Contractor: City fo Garden Grove

Contact:

Address: PO Box 3070

City: Garden Grove

State: CA

Zip: 92842

Phone:

Fax:

E-mail:

Agency/ Owner:

Architect/

Engineer:

Contact:

Address:

City:

State - Zip:

Phone:

Fax:

E-mail:

Project Location:

TERMS: Materials payment due net 35-day from date of shipment. Construction payment due upon completion or per mutually agreed-to payment schedule.

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CMAS DISCOUNT: Available only to qualified California State and Local Entities				-\$15,624.16
Structural Engineering Fee SIN# 361-30			\$2,500.00	\$2,500.00
2.5	Shipping & Handling From Roseburg, OR to: Garden Grove, CA		Zip Code:	\$9,592.40
TOTAL				\$172,794.04

A COMPLETE SET OF STAMPED PLANS, INCLUDING FOOTING & FOUNDATION DETAILS, IS INCLUDED WITH BUILDING PURCHASE.

ROMTEC IS HUBZONE CERTIFIED

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* This quotation is subject to the terms and conditions listed on the second sheet of this form (Click Terms tab below).

Kelly Hink

12/11/08

Authorized Signature

Date



www.romtec.com
info@romtec.com



ATTACHMENT "B"

18240 North Bank Rd., Roseburg, OR 97470

541-496-3541 fax: 541-496-0803

QUOTE # 30810012

CMAS INSTALL QUOTATION - CONTRACT #4-04-54-0011A

Date: 10/22/08 State of California Contractor's License # 849246

Job: EASTGATE PARK

Contractor: City of Garden Grove

Contact:

Address: PO Box 3070

City: Garden Grove

State: CA

Zip: 92842

Phone:

Fax:

E-mail:

Agency/ Owner:

Architect/

Engineer:

Contact:

Address:

City:

State - Zip:

Phone:

Fax:

E-mail:

Project Location:

TERMS: Materials payment due net 35-day from date of shipment. Construction payment due upon completion or per mutually agreed-to payment schedule.

Quantity	Model	CMAS INSTALLATION DESCRIPTION	Cost
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TOTAL			\$162,060.00

* SPECIAL INSTRUCTIONS:

Construction quotes are valid for 30 days from the date of quote.

Kelly Hink
Authorized Signature

10/22/2008
Date

