



MRCA  
Attachment  
February 6, 2013  
Agenda Item ##

**#4-04-54-0011**      **Oregon Romtec, Inc. CMAS**  
**#GS-07F-0095M**      **GSA Contract**  
**#849246**      **California Contractor's License**

California Multiple Award Schedules (CMAS) offer a variety of commodities and services at prices that have been assessed to be **fair, reasonable and competitive**. Orders placed against a Multiple Award Schedule are considered to be issued using fair and open competition. Therefore, ordering offices need not seek further competition or make a separate determination of fair and reasonable pricing. The use of these contracts is optional and is available to both California State and Local Government agencies. Agencies may contact and issue orders to Romtec directly.

The CMAS contract includes all Romtec vault and plumbed restrooms, restroom/shower facilities, concession and multi-use buildings, pre-engineered utility buildings plus fixtures, hardware and accessories. They are structured to comply with California procurement codes, guidelines and policies. For information call or go online to our website, [www.romtec.com](http://www.romtec.com).

Romtec is pleased to provide complete "turnkey" supply and installation of any Romtec facility. Through the above listed CMAS contract, any California State or Local government agency can enjoy the professional supply, design and installation services of Romtec. Contact Romtec to discuss how we can provide and install your facility within budget and on time.

To make a CMAS purchase, contact  
**Oregon Romtec Inc.**  
18240 North Bank Road, Roseburg, OR 97470  
Ryan Smith, Sales Manager  
541-496-3541  
[service@romtec.com](mailto:service@romtec.com)

CMAS has different regulations, forms, and qualification criteria for State Agencies vs. local governments. For more details and specific information or guidelines you can contact CMAS  
**State of California, Department of General Services,  
Procurement Division**  
The Ziggurat  
707 Third Street, 2<sup>nd</sup> Floor, West Sacramento, CA 95605  
916/375-4363  
[cmas@dgs.ca.gov](mailto:cmas@dgs.ca.gov)

Their website at <http://www.dgs.ca.gov/> has an on-line information packet for state and local agencies.



18240 North Bank Road ~ Roseburg, OR 97470  
PH: 541-496-3541, FAX: 541-496-0803  
[www.romtec.com](http://www.romtec.com) email: [service@romtec.com](mailto:service@romtec.com)

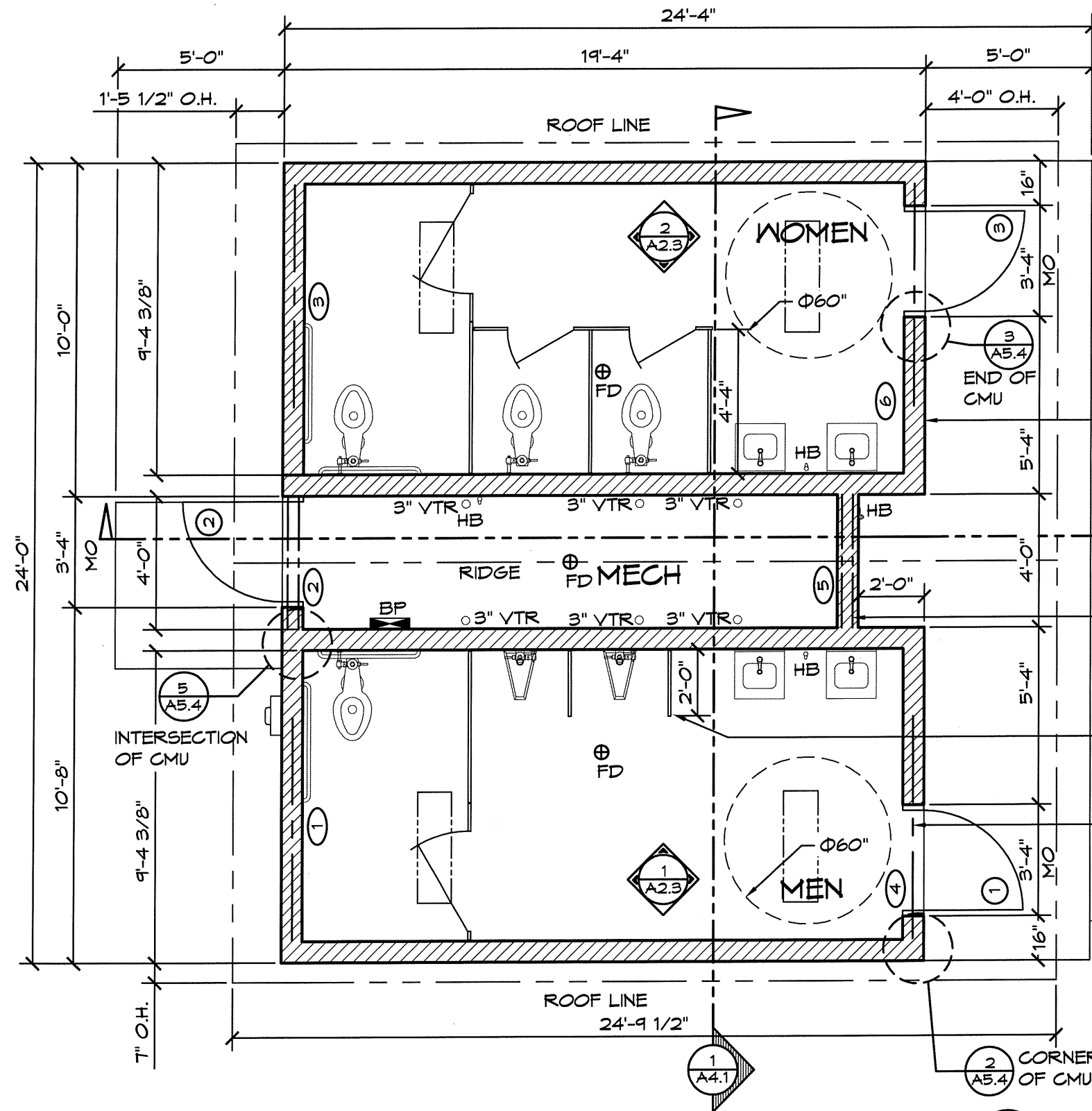


## TOP 10 REASONS TO BUY A ROMTEC!

1. Romtec offers remarkable ranges in pricing. Each of our models can be configured in creative ways to fulfill both expectations and budgets. There are many ways we can save you money, and offering inferior materials isn't one of them. Romtec's sales staff will gladly work with you to construct the best possible building in terms of options and price.
2. Romtec has designed, supplied, or installed buildings in all 50 states. Our engineers and architects are licensed in every state and know how to meet the codes and requirements of any agency or jurisdiction. Romtec has never been denied approval for a project.
3. Romtec has been working with the federal government for 20 years. We have a GSA contract and similar State Multiple Award Schedule (MAS) contracts in California, Pennsylvania, Texas, Ohio, and New Mexico. We excel at working with government agencies.
4. Romtecs are pre-engineered, permanent structures built from the ground up. Our foundations are engineered and poured on-site to exceed frost depth and meet seismic zone 4 requirements, connecting your building directly to the ground. Our kits do not require heavy machinery for construction, so a Romtec will not disturb the environment even inches away.
5. Romtecs are fully customizable. Get involved with our sales staff to design the exact building you want. We can match the aesthetics of existing buildings or the surrounding environment, or Romtec can help to develop a unique feature for your site. And with our easy change-order process, don't be afraid to change your mind!
6. Romtec builds with American made materials from across the country. You can be certain that your building will include the nation's top products in fixtures, blocks, beams, and doors. If you need Texas limestone, California cedar, or Pennsylvania steel, Romtec will get it for your building.
7. Romtec can supply turnkey installation. After submitting your purchase order, the only remaining step is unlocking your fully-functional restroom facility! We can contact dependable and experienced contractors in areas where turnkey services are unavailable or supply kits for installation by your staff, so that you finish your project quickly!
8. Romtec offers superior customer service and lead times. Our hope is that once you work with Romtec you will want to be a customer for life. So we work hard to provide the best in construction, prices, products, services and satisfaction.
9. Romtec offers options to help your project gain LEED certification. Our "Green" buildings are a conscientious opportunity to benefit your community and organization. We are happy to supply environmentally responsible options for all our models.
10. Romtec is a family owned and operated company. We are not a large, profit-hungry corporation. Romtec has worked for 35 years in the restroom industry to make quality products that support our business and employees and build the trust of our customers.

# WALL TYPE SCHEDULE

 8" MORTAR JOINT CMU WALL  
REINFORCED & GROUT FILLED



STUCCO OVER 8" x 16" SMOOTH  
INTERLOCKING RUNNING BOND  
PATTERN MORTAR JOINT  
REINFORCED GROUT FILLED  
CMU CONCRETE BLOCK WALL

WIRE WEAVE MESH RIDGE VENT, TYP (2)

PHENOLIC RESTROOM PARTITION

WIRE WEAVE MESH VENTS, TYP (4)  
SEE DETAIL SHEET A6.4

CONC WALK, BY CONTRACTOR

NOTE:  
FIXTURES AND ACCESSORIES  
ARE DIMENSIONED ON SHT A2.2

**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PRELIMINARY**

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PROJECT: 2081 SIERRA IV MULTI-USER RESTROOM

MARSH PARK RESTROOM  
LOS ANGELES, CALIFORNIA

SHEET TITLE: FLOOR PLAN

PLAN SET#  
18284

DATE:  
08/02/2012

REVISIONS

REV.	DATE:	BY
1	12/03/12	CR

DRAWN BY:

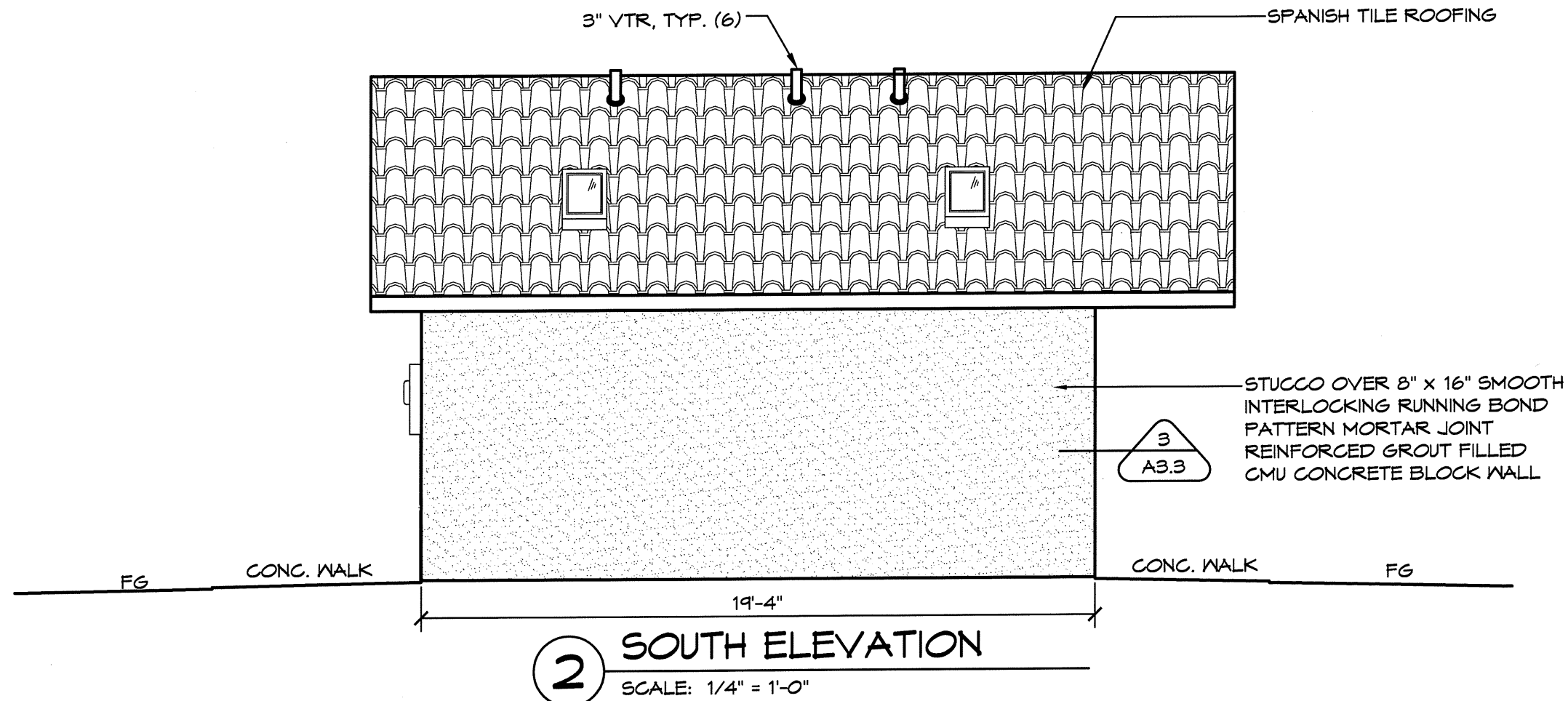
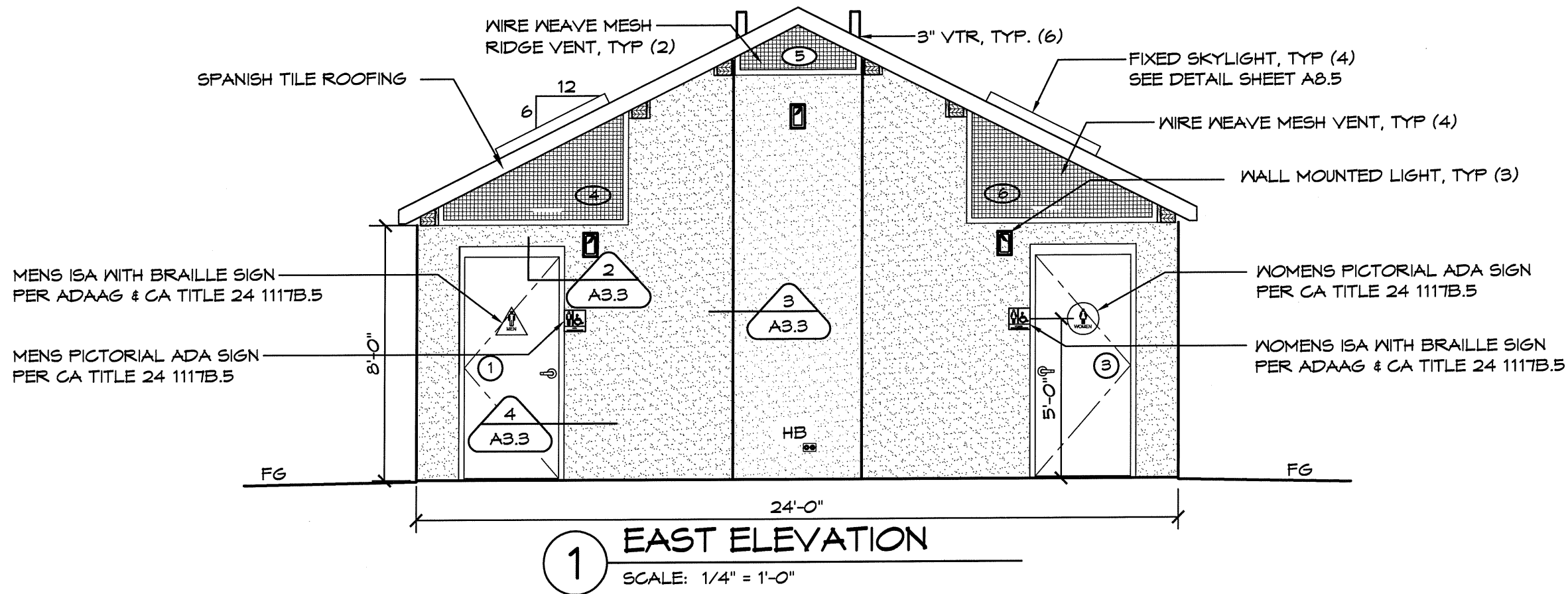
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SHEET NO.

**A2.1**

18240 NORTH BANK ROAD  
ROSEBURG, OR 97270  
(541) 486-3541 FAX (541) 486-0803

**ROMTEC**



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PROJECT: 2081 SIERRA IV MULTI-USER RESTROOM

MARSH PARK RESTROOM  
LOS ANGELES, CALIFORNIA

SHEET TITLE: EXTERIOR ELEVATIONS

PLAN SET# 18284

DATE: 08/02/2012

REVISIONS

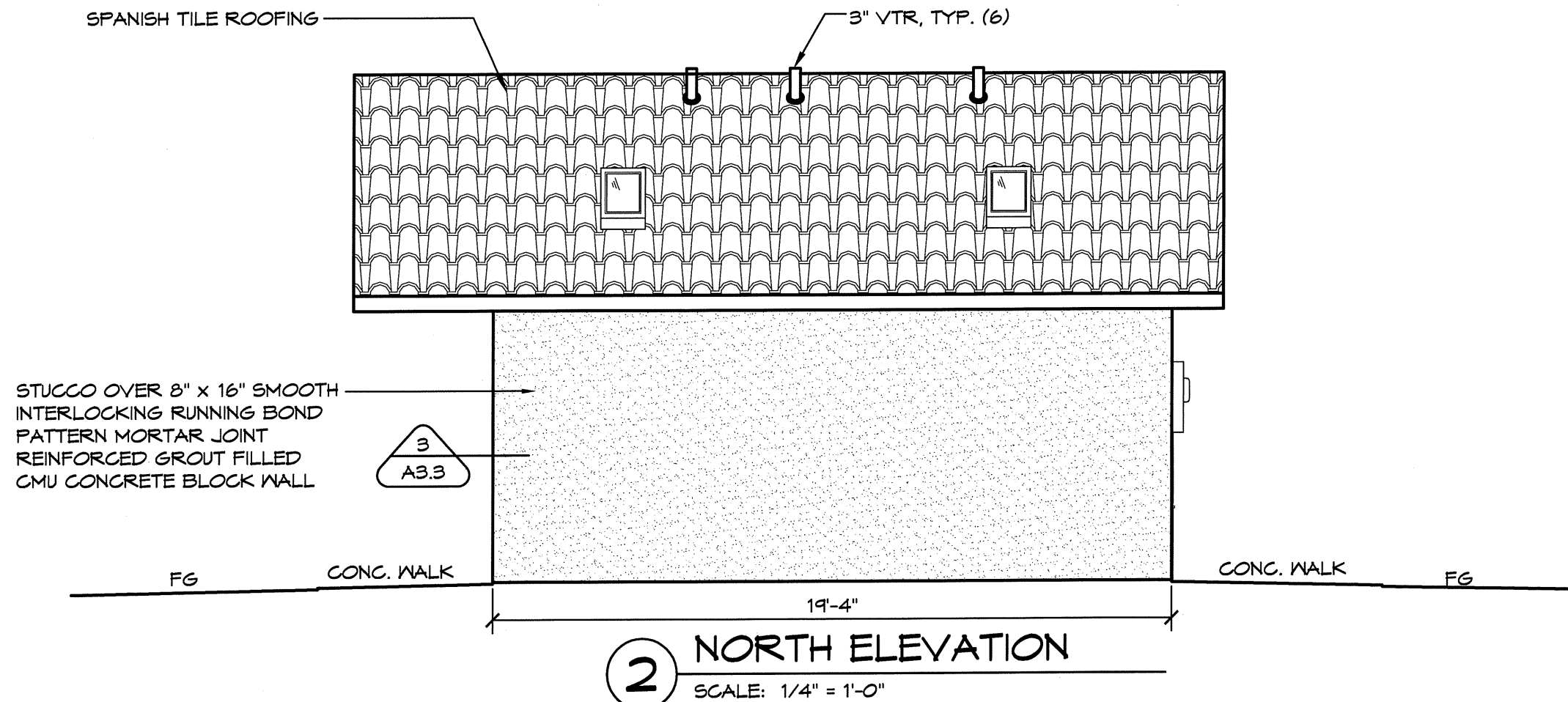
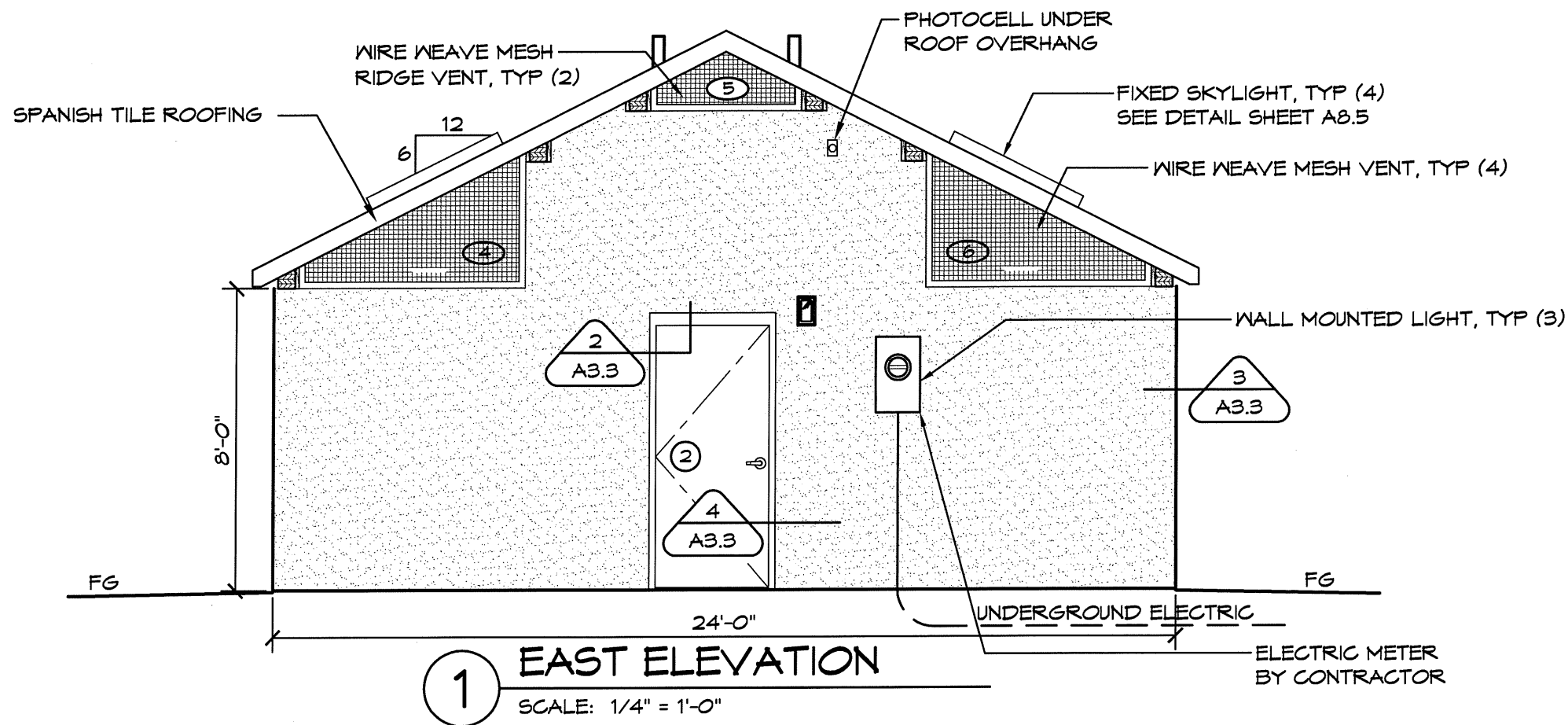
REV. 1 DATE: 12/03/12 BY CR

DRAWN BY: CR

SHEET NO. A3.1

18240 NORTH BANK ROAD  
ROSEBURG, OR 97470  
(541) 495-3541 FAX (541) 495-0803

**ROMTEC**



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PROJECT: 2081 SIERRA IV MULTI-USER RESTROOM  
MARSH PARK RESTROOM  
LOS ANGELES, CALIFORNIA

PLAN SET#		
18284		
DATE:		
08/02/2012		
REVISIONS		
REV.	DATE:	BY
1	12/03/12	CR
DRAWN BY:		
CR		

SHEET NO.

**A3.2**

ROMTEC

EXTERIOR  
ELEVATIONS

18240 NORTH BANK ROAD  
ROSEBURG, OR 97470  
(541) 486-3541 FAX (541) 486-0803



PRE-ENGINEERED BUILDINGS

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

State of California Contractor's License # 849246

## Marsh Park Restroom

**Company:** Mountains Recreation and Conserva  
**Contact:** Laura Saltzman  
**Address:** 570 West Avenue Twenty Six  
Suite 100  
Los Angeles, CA 90065  
United States  
**Phone:** (323) 221-9944  
**Fax:**  
**Email:** [laura.saltzman@mrca.ca.gov](mailto:laura.saltzman@mrca.ca.gov)

18240 North Bank Road  
Roseburg, OR 97470  
P: (541)496-3541  
F: (541)496-0803  
[service@romtec.com](mailto:service@romtec.com)

Date	Quote #
01/11/13	R1-81212009



**TERMS:** Materials payment due net 35-day from date of shipment per facility. The construction payments will be billed per progress payment schedule.

Model #	Description	Unit Price	Extended Price
2081	Sierra IV Multi-User Restroom - Value	\$39,999.00	\$39,999.00
<b>OPTIONS (CHANGES FROM BASE MODEL)</b>			
2081-0002	BLOCK: (B) Smooth, Mortar Joint	-\$408.00	-\$408.00
2081-0030	SKYLIGHT: (C)15" x 46" Deck Mount	\$2,286.00	\$2,286.00
2081-0046	DOOR LOCKS, LEVER: (C) Schlage AL Series	\$265.00	\$265.00
2081-0054	EXTERIOR SIDING: (C) Stucco	\$2,101.00	\$2,101.00
2081-8405	DISPENSER- TP: (B) 2 Roll, White	\$167.00	\$167.00
2081-0127	TOILETS; SS: (D) Floor Mount, Low Flow	\$3,767.00	\$3,767.00
2081-0138	URINAL; SS: (C)Back Supply	\$1,433.00	\$1,433.00
2081-0086	LIGHT- EXTERNAL: (C)Wall Mount, Mini-Pac	-\$204.00	-\$204.00
2081-0089	LIGHT- RESTROOM: (B)Wall Mount, Mini-Pac	-\$52.00	-\$52.00
2081-0093	LIGHT- MECH, STG,CON: (B)Wall Mount, Mini-Pac	-\$52.00	-\$52.00
NSI	TILE ROOFING PACKAGE	\$4,867.00	\$4,867.00
<b>***SEE DESIGN CRITERIA FOR PACKAGE DETAILS***</b>			
<b>SUBTOTAL</b>		<b>\$54,169.00</b>	



**CMAS DISCOUNT:** Available only to qualified California State and Local Entities (Customer is responsible for all state of California incurred fees.) (Discount includes additional OMI credit)

**-\$5,044.41**

**Design Services SIN# 361-30 - Includes up to two unsealed revisions in response to comments. Should additional revisions need to be made, an additional quantity of Design Services will be charged at the same rate.**

**\$2,500.00**

LOCAL TAX RATE

0.09000

ESTIMATED SALES TAX

**\$4,646.21**

Shipping and handling from Roseburg, OR to:

Los Angeles

CA

**\$5,802.50**

CMAS BUILDING TURNKEY INSTALLATION QUOTE: Sierra Concrete Turnkey Installation 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. TURNKEY INSTALLATION ALSO INCLUDES EXCAVATION AND POURING THE FOOTING, FOUNDATION AND SLAB. PLUS, THE CONSTRUCTION AND TRIM OUT OF THE COMPLETE BUILDING WITH ALL FIXTURES AND FEATURES. This Turnkey Installation 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, the customer will incur additional charges that will be added to the quote. Removal of excavated materials, permits, rock excavation, demolition, sidewalks and other site construction are NOT included. Upon acceptance of this quote, Romtec will develop a complete Supply & Design Submittal SIN# 361-32 specific to this project.

CONSTRUCTION MATERIALS

\$54,625

CONSTRUCTON LABOR

\$45,325

CONSTRUCTION TOTAL

**\$99,950.00**

**TOTAL \$162,023.31**

**ONE COMPLETE SET OF SEALED CONSTRUCTION DRAWINGS ON 11"X17" FORMAT, INCLUDING FOOTING & FOUNDATION DETAILS, IS INCLUDED WITH BUILDING PURCHASE. Any additional sealing or change in plan set size will result in an additional charge and is not included in the building price.**

\* 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 notice to proceed document

\* Unless otherwise agreed to, the owner of the project is expected to provide "builder's risk" Insurance coverage on this project. Romtec makes no provision for such costs in this quote.

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

\* This quote includes estimated sales or use tax based on the information available at the time of quoting. All sales are assumed subject to sales and use tax unless the customer provides Romtec with a resale certificate or proof of exemption. The applicable sales tax is subject to change on final invoice.





# SCHEDULE OF CONSTRUCTION PAYMENTS

This is the Schedule of Payments referred to on page 1 of Romtec's quote and is part of the quote in that it specifies the terms of payment associated with the amount quoted for the **CONSTRUCTION PORTION ONLY**.

**The payment for the building materials is otherwise specified on the first page of the quote.**

Mobilization is due upon delivery of building or beginning of site prep work, whichever comes first	20%
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Rough in, footings, foundations and slab(s) poured	35%
--	-----

Erection of walls, roof, windows, vents placed	35%
--	-----

Punch List sign off and final sign off	10%
--	-----

Make check payable to: **Romtec Inc.**





### Design Criteria

Customer/Company: Mountain Recreation and Conservation Authority  
Contact: Laura Saltzman  
Address:  
City, ST, ZIP: Los Angeles, CA 90065

Quote Number: R1-81212009

Plan Set Number:

Project Name: Marsh Park Restroom

Site Address:

City, ST, ZIP: 90065

**Need by Dates**

Sales Drawing:

BOM:

Quote:

Final: 5/21/2012

### SALES DEPARTMENT

Filled Out By: RES

Date: 5/18/2012

Revision Dates & Initials:

Customer Type: CMAS

Model:

2081

Revision #: Revision #1 NS

Rev. Date: 12/18/2012

Building Dimensions

Revision #:

Rev. Date:

Length:

Revision #:

Rev. Date:

Width:

Revision #:

Rev. Date:

Height:

Rev

5/7/2012

#### Division 1 - General Requirements

Eng. Services Required: c. Sealed Drawings

Installation: b. Turnkey

#### Division 4 - Masonry

Block: c. 8" Mortar Joint Smooth

Gray

#### Division 7 - Thermal & Moisture Protection

Eave/Ridge Connector: b. Glulam Beams

Roof System: c. 2x6 T&G Decking W/2 x 6 clear cedar

f. 6/12

Roofing: See Comments Below

Roof Extension:

Skylight:

#### Division 8 - Doors & Windows

Doors & Frames: b. 3070, 18ga Door w/Poly Core, 5-3/4", 16ga Frame

Door Hwd: d. "AL" Series Lever (CA) Dorm., 4.5" NRP Hinge Kit, Door Closer, Kickplate

Concession Door:

Utility Door:

#### Division 9 - Finishes

Exterior Siding: c. Stucco

Exterior Siding Accent:

Bathroom Partitions: b. Phenolic

Steel Finishes: b. Primed & Painted

Interior Finish - Walls: a. Latex Epoxy Paint (Installer Supplied)

Interior Finish - Floors: a. Sealed Concrete

#### Division 10 - Specialties

Trash Can:

Mirrors:

Dispenser - TP: b. Two Roll, White, Wall Mt.

Dispenser - Napkin:

Dispenser - Towel: d. Wall Mount, SS

Dispenser - Seat Cover:

Dispenser - Soap: d. SS Dispenser

Locknetics

Privacy Screens

Anti-Graffiti

#### Division 15 - Mechanical

Concession Room:

Showers:

Shower Bench:

Toilets: d. Stainless

Toilet Flush Valve: b. Manual Lever, Chrome

Urinals: c. Stainless, Wall Mount

Urinal Flush Valve: a. Manual Lever, Chrome

Vaults:

Sinks: d. Stainless Steel, Wall Mount

Sink Faucets: b. Single, Chrome Push

Utility Sinks:

Utility Faucets:

Drinking Fountain:

Water Heater:

Heating:

Room Ventilation: b. Natural Ventilation - Wire Weave Gable Vents

#### Division 16 - Electrical

Light - External: c. Wall Mount, Mini-Pac

Light - Internal: b. Wall Mount, Mini-Pac | a. Wall Mount, Black

Breaker Panel: a. 100 Amp, Rain Tight

Hand Dryers:

Solar System:

#### Comments

spanish Tile roofing

Add 4 Skylights

Add 4' Roof Extension off front of building



## **DESCRIPTION**

Materials shall be supplied by Romtec, Inc. (herein referred to as Romtec) or the building installer. Installer supplied items are listed on page 2. Generally, contractor work will include: labor, unloading the building package, site preparation and grading, excavations for structures, backfill or structural backfill, foundation and pad construction and building construction.

## **PART I-GENERAL**

### **APPROVED MANUFACTURER**

Romtec, Inc., 18240 North Bank Road, Roseburg, OR 97470  
Phone: 541-496-3541; Fax: 541-496-0803; E-mail: romtec19@romtec.com

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Any building proposed as an equal shall be submitted to the owner no later than ten (10) days prior to the bid date and must receive written approval from the owner. Otherwise, any alternate other than a Romtec building will not be considered. Temporary, prefabricated modular or pre-cast buildings are not acceptable.

Building materials, design and plans shall be provided by a single source provider, with at least five years of exclusive experience in restroom building design, supply and construction.

### **BUILDING DESIGN**

The restroom should be the latest standard product of a manufacturer regularly engaged and having at least 5 years of experience in the production of restroom buildings. The equipment supplied under this section shall be supplied or manufactured by a single source manufacturer capable of producing a complete, pre-engineered, packaged, restroom building. The single source manufacturer must meet or exceed the product specification which was prepared using the Romtec Inc. building as a guide and example. Said product specification defines the requirements and specifications for the complete restroom building. Should the Bidder propose a single source manufacturer other than Romtec Inc., then the Bidder proposing on this project must submit their proposed pre-engineered building by a single manufacturer 10 days prior to the bid.

Building is to be constructed on site to meet local codes and approvals for permanent structures.

Building is to be engineered to meet specific site conditions including wind and snow loading, local frost depth, and ground conditions.

Footings are to be dug and poured on site to meet local code for permanent structures. Footings will be built to 24" depth or local frost depth, whichever is deeper.

Building sidings, treatments, and roofing are to be as specified. Precast buildings with painted textures are not to be considered architecturally equivalent.

Building plans are to be submitted to the local building authority for design approval.

**CODE COMPLIANCE AND STANDARDS**

All work and materials shall comply with the latest industry building codes and regulations.

**WARRANTY**

The Romtec building and all its associated components shall be warranted against defects in materials and workmanship for a period of not less than one year from date of final acceptance.

**INSTALLER SUPPLIED ITEMS**

The following items are to be supplied by the building installer. Refer to drawings for quantities, dimensions, locations and installation methods for items described in this section. The installer shall supply any parts including but not limited to items specified in the final plans and items required by building codes. The installer shall be responsible for ensuring that the concrete foundation and slab are adequate for the site conditions and the purpose for which the building and foundation/slab are intended.

- |   |  |
|---|--|
| • Equipment, Labor and Trades   | • Latex Epoxy Paint, low VOC interior finish |
| • Engineered Fill   | • Any Exterior Siding Stain/Sealer           |
| • Slab Vapor Barrier  | • Plumbing Rough-in                          |
| • Cast in Place Concrete Foundation/Footings, Interior Slabs and Exterior/Entry Slabs | • Plumbing Installation and Trim             |
| • Concrete Slab Sealer  | • Floor Drain                                |
| • Masonry (Concrete) Grout/Mortar   | • Drain Valve                                |
| • Rebar   | • Backflow Check Valve                       |
| • Electrical Rough-in   | • CB-1, Branch Circuit Breakers              |
| • Electrical Installation and Trim  | • Fluorescent tubes for fixtures             |
|   | • EO-1, GFCI Outlets                         |

***NOTE: For Turnkey projects, Romtec is the building installer and will supply the above items.***

**ITEMS NOT SUPPLIED BY ROMTEC**

The following items are to be supplied by others. This could be the owner, landscapers, or other site workers. This also includes any items not listed above or in the plans that are not listed as being supplied by either Romtec or the Installer.

**Relocation or installation of existing utilities per written specification to be provided by owner.**

**Other Materials and Equipment Not Supplied or Installed by Romtec**

The following items and any other items not listed in the Design Criteria or this specifying language, or not shown in the final plans are outside the scope of the Material Specification and are not supplied or installed by Romtec or Installer:

- Concrete Sidewalks
- Landscaping
- Irrigation Equipment
- Gutters and Downspouts
- Fire Alarm and Fire Suppression Equipment
- Lighting Equipment not attached to the building
- Plumbing Equipment not included in the Materials Specification
- Electrical Equipment not included in the Materials Specification
- Special Inspections

# ROMTEC



## HOW TO WORK WITH ROMTEC

IN 7 EASY STEPS

**DESIGN**

**ENGINEERING**

**SUPPLY**

**CONSTRUCTION**

### **Romtec Provides Proposal Package**

**DETAILED QUOTE - FLOOR PLAN -  
ELEVATION DRAWINGS**

### **Romtec receives one of the following:**

**A. PURCHASE ORDER:** For the design and supply of the Romtec building kit.

**B. SERVICE ORDER:** 10% of the estimated supply for the purchase of design and sealed plans only. This fee will be reimbursed after the Romtec building is ultimately purchased

**C. OWNER DESIGN AGREEMENT:** The owner's agreement to receive up front engineering with the understanding that a fee is acquired if the Romtec building is not ultimately purchased.

### **Romtec sends a complete Scope of Supply and Design Submittal (SSDS)**

- A. Preliminary Plan Set**
- B. Product Data Sheets**
- C. Scope of Supply**
- D. Warranty Information**

### **Customer & receiving entity Review SSDS and;**

- A. Approves,**
- B. Approves with comments, or**
- C. Mark up with requested modifications and return for revision.**
  - i. 2 revisions and 1 sealing (when/if required)**
  - ii. Approve when ultimately satisfied.**

**Once approved, the building will be sent into production based on the delivery date notated on the Notice to Proceed (NTP). Lead time is 6-8 weeks after receipt of PO, NTP, and Submittal Approval.**

### **Off loading and inventory:**

- A. If Romtec is installing turnkey, our crews will offload, and stage material around the site (Invoicing per progress payment schedule)**
- B. If Romtec is not installing, your appointed crew will offload and inventory materials, and install the building. (Invoicing per progress payment schedule)**

**Once the building is approved for occupancy, the customer receives the keys to the building and the warranty period begins.**

**WWW.ROMTEC.COM**

**541-496-3541**

**SERVICE@ROMTEC.COM**