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, 2nd 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](http://www.dgs.ca.gov/) has an on-line information packet for state and local agencies.
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.
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
EAST ELEVATION

SCALE: 1/4" = 1'-0"

WIRE WEAVE MESH VENT, TYP (4)
PHOTOCELL UNDER ROOF OVERHANG
FIXED SKYLIGHT, TYP (4)
SEE DETAIL SHEET A8.3
WIRE WEAVE MESH VENT, TYP (4)
WALL MOUNTED LIGHT, TYP (3)
UNDERGROUND ELECTRIC
ELECTRIC METER
BY CONTRACTOR

SPANISH TILE ROOFING
8'-0"
24'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

STUCCO OVER 8' X 16' SMOOTH INTERLOCKING RUNNING BOND PATTER MORTAR JOINT REINFORCED GROUT FILLED CMU CONCRETE BLOCK WALL

A3.3
A3.3
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

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

<table>
<thead>
<tr>
<th>Model #</th>
<th>Description</th>
<th>Unit Price</th>
<th>Extended Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2081</td>
<td>Sierra IV Multi-User Restroom - Value</td>
<td>$39,999.00</td>
<td>$39,999.00</td>
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</tbody>
</table>

OPTIONS (CHANGES FROM BASE MODEL)

<table>
<thead>
<tr>
<th>Model #</th>
<th>Description</th>
<th>Unit Price</th>
<th>Extended Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2081-0002</td>
<td>BLOCK: (B) Smooth, Mortar Joint</td>
<td>-$408.00</td>
<td>-$408.00</td>
</tr>
<tr>
<td>2081-0030</td>
<td>SKYLIGHT: (C)15&quot; x 46&quot; Deck Mount</td>
<td>$2,286.00</td>
<td>$2,286.00</td>
</tr>
<tr>
<td>2081-0046</td>
<td>DOOR LOCKS, LEVER: (C) Schlage AL Series</td>
<td>$265.00</td>
<td>$265.00</td>
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<tr>
<td>2081-0054</td>
<td>EXTERIOR SIDING: (C) Stucco</td>
<td>$2,101.00</td>
<td>$2,101.00</td>
</tr>
<tr>
<td>2081-8405</td>
<td>DISPENSER- TP: (B) 2 Roll, White</td>
<td>$167.00</td>
<td>$167.00</td>
</tr>
<tr>
<td>2081-0127</td>
<td>TOILETS; SS: (D) Floor Mount, Low Flow</td>
<td>$3,767.00</td>
<td>$3,767.00</td>
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<tr>
<td>2081-0138</td>
<td>URINAL; SS: (C)Back Supply</td>
<td>$1,433.00</td>
<td>$1,433.00</td>
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<tr>
<td>2081-0086</td>
<td>LIGHT- EXTERNAL: (C)Wall Mount, Mini-Pac</td>
<td>-$204.00</td>
<td>-$204.00</td>
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<tr>
<td>2081-0089</td>
<td>LIGHT- RESTROOM: (B)Wall Mount, Mini-Pac</td>
<td>-$52.00</td>
<td>-$52.00</td>
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<tr>
<td>2081-0093</td>
<td>LIGHT- MECH, STG,CON: (B)Wall Mount, Mini-Pac</td>
<td>-$52.00</td>
<td>-$52.00</td>
</tr>
<tr>
<td>NSI</td>
<td>NSI TILE ROOFING PACKAGE</td>
<td>$4,867.00</td>
<td>$4,867.00</td>
</tr>
</tbody>
</table>

***SEE DESIGN CRITERIA FOR PACKAGE DETAILS***

SUBTOTAL $54,169.00
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 |
| CONSTRUCTION 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.

<table>
<thead>
<tr>
<th>Work Description</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobilization is due upon delivery of building or beginning of site prep work, whichever comes first</td>
<td>20%</td>
</tr>
<tr>
<td>Rough in, footings, foundations and slab(s) poured</td>
<td>35%</td>
</tr>
<tr>
<td>Erection of walls, roof, windows, vents placed</td>
<td>35%</td>
</tr>
<tr>
<td>Punch List sign off and final sign off</td>
<td>10%</td>
</tr>
</tbody>
</table>

Make check payable to: **Romtec Inc.**
### Design Criteria

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

### SALES DEPARTMENT

**Filled Out By:** RES  
**Date:** 5/18/2012  
**Revision Dates & Initials:**

<table>
<thead>
<tr>
<th>Revision #</th>
<th>Rev. Date</th>
<th>Model</th>
<th>Building Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revision #</td>
<td>12/18/2012</td>
<td>2081</td>
<td></td>
</tr>
</tbody>
</table>

### Division 1 - General Requirements

**Eng. Services Required:**  
- A. 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

**Roofing:**  
- A. 2x6 T&G Decking W/ 2 x 6 clear cedar

**Roof Extension:**

**Skylight:**

### Division 8 - Doors & Windows

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

**Door Hw:**  
- 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:**  
- B. Phenolic

**Bathroom Partitions:**  
- C. Primed & Painted

**Steel Finishes:**  
- A. Latex Epoxy Paint (Installer Supplied)

**Interior Finish - Walls:**  
- A. Sealed Concrete

**Interior Finish - Floors:**  
- A. Sealed Concrete

### Division 10 - Specialties

**Trash Can:**  
- B. Two Roll, White, Wall Mt.

**Mirrors:**

**Dispenser - TP:**  
- B. Two Roll, White, Wall Mt.

**Dispenser - Napkin:**

**Dispenser - Towel:**  
- B. Wall Mount, SS

**Dispenser - Seat Cover:**

**Dispenser - Soap:**  
- B. SS Dispenser

**Locknetics:**

**Privacy Screens**

**Anti-Graffiti**

### Division 15 - Mechanical

**Concession Room:**

**Showers:**

**Shower Bench:**

**Toilets:**  
- A. Manual Lever, Chrome

**Toilet Flush Valve:**  
- C. Stainless, Wall Mount

**Urinals:**  
- A. Manual Lever, Chrome

**Urinal Flush Valve:**  
- C. Stainless, Wall Mount

**Vents:**

**Sink Faucets:**

**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:**

**Breaker Panel:**  
- C. 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
- Engineered Fill
- Slab Vapor Barrier
- Cast in Place Concrete Foundation/Footings, Interior Slabs and Exterior/Entry Slabs
- Concrete Slab Sealer
- Masonry (Concrete) Grout/Mortar
- Rebar
- Electrical Rough-in
- Electrical Installation and Trim
- Latex Epoxy Paint, low VOC interior finish
- Any Exterior Siding Stain/Sealer
- Plumbing Rough-in
- Plumbing Installation and Trim
- Floor Drain
- Drain Valve
- Backflow Check Valve
- CB-1, Branch Circuit Breakers
- 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 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.