Fire Station No. 2 Apparatus Bay/Office
Design-Build Services - RFP No. 21-1

Waterloo Morada Fire District
6925 E. Foppiano Lane
Stockton, CA 95212

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August 11, 2021

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August 11, 2021

Fire Chief Eric Walder
Waterloo Morada Fire District
Administration Office
6925 E. Foppiano Lane
Stockton, CA 95212

RE: Design-Build Services for Fire Station No. 2 Apparatus Bay/Office
RFP No. 21-1

Dear Chief Walder and Member of the Selection Committee:

Roebbelen is excited to partner with the Waterloo Morada Fire District on the new Fire Station No. 2 Apparatus Bay and Office project. Roebbelen has extensive experience in the Design Build delivery model and we are also a Certified Pre-Engineered Metal Building dealer.

Roebbelen has completed 32 pre-engineered metal building (PEMB) projects totaling over 376,000 square feet. These projects range in size from 2,000 to 150,000 square feet. Being a certified dealer with American Building Company (ABC) allows us to purchase the building directly from ABC and avoid any additional mark-ups that other contractors would add to their proposals. Therefore, we are prepared to provide the best building at the best price!

As an experience Design-Builder, we understand the importance of teamwork. Together with the Fire District we will function in a collaborative teaming environment with transparency, honesty, integrity and fairness, while engaging all stakeholders with constant attention to the success of the project. As a "Builder", we self-perform critical trade work to control quality, drive schedule, and set the standard for craftsmanship.

With hundreds of design-build projects in our portfolio, we know to focus on the things that will make this a great project, such as maximizing usable program space, providing creative and innovative ideas, meeting the District's design requirements, and remaining within budget and schedule. We understand that every dollar saved can be allocated by the District to the further betterment of the project. A benefit of the design-build delivery approach is the ability for Roebbelen to present cost and schedule saving opportunities to our clients. We understand that the District has a limited budget, therefore we have included in our proposal two different building delivery options for the District's consideration; one option is a PEMB structure, the other is a conventional wood framed structure.

Leading our team will be George Brown, our Design Manager. George will oversee the development of the design while orchestrating the design team to ensure coordination of all disciplines to deliver a cost-effective and space efficient facility. George will be supported by our Design Lead, Craig Fernandez. With over 30 years of experience Craig will provide design leadership and will be the Architect of Record.

We look forward to the opportunity of creating a collaborative working relationship with the Waterloo Morada Fire District. Choosing the Roebbelen Team is the first step to a successful project. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

ROBERT J. KJOME
Executive Vice President
bobk@roebbelen.com | (916) 939-1149

REQUEST FOR PROPOSAL

Fire Station #2 Apparatus Bay/Office

VENDOR APPLICATION FORM

TYPE OF APPLICANT: ☑ NEW ☐ CURRENT VENDOR

Legal Contractual Name of Corporation: Roebbelen Contracting, INc.

Contact Person for Agreement: Robert J. Kjome, Executive Vice President

Corporate Mailing Address: 1241 Hawks Flight Court

District, State and Zip Code: El Dorado Hills, CA 95762

E-Mail Address: bobk@roebbelen.com

Phone: (916) 939-4000 Fax: (916) 939-4028

Contact Person for Proposals: Crystal Julian

Title: Business Development Manager E-Mail Address: bd@roebbelen.com

Business Telephone: (916) 939-4000 Business Fax: (916) 939-4028

Is your business: (check one)

☐ NON PROFIT CORPORATION ☑ FOR PROFIT CORPORATION

Is your business: (check one)

☑ CORPORATION ☐ LIMITED LIABILITY PARTNERSHIP

☐ INDIVIDUAL ☐ SOLE PROPRIETORSHIP

☐ PARTNERSHIP ☐ UNINCORPORATED ASSOCIATION

Names & Titles of Corporate Board Members
(Also list Names & Titles of persons with written authorization/resolution to sign contracts)

Names	Title	Phone
Kenneth J. Wenham	President/CEO	(916) 939-4000
Robert J. Kjome	Executive Vice President	(916) 939-4000
Robert McLean	Executive Vice President	(916) 939-4000

Federal Tax Identification Number: 91-1787938

District of San Joaquin County Business License Number: _____

(If none, you must obtain a San Joaquin County License upon award of contract.)

San Joaquin County Business License Expiration Date: _____

SECTION B: BACKGROUND AND PROJECT SUMMARY SECTION

We understand the needs of the Waterloo Morada Fire Protection District have changed over the years from when it was established in 1947 as a Special District and covered 46 square miles to its current 36 miles coverage with roughly 25,000 residents. The District is a "full service District" and provide fire and EMS Services to the community. The District provides this service to a suburban residential area, farm land, and have a wide range of commercial businesses as well. Service is provided from two locations, Station 1 located on East Foppiano Lane, and the District's newest location at 4946 Eight Mile Road, the site of this project.

This new facility will house an apparatus bay and support spaces to complete the District's mission to fulfill the promises of Measure N and bringing this facility to full operational capacity to service the community. Since the purchase of the E Eight Mile Road building in 2020, utility and site work have proceeded in preparation for the new Fire Station No. 2 facility.

Project Summary

The Roebbelen Team's understanding of this project has been derived from information provided in the District's RFP and addenda, the Roebbelen Team site visit, and the District's feedback from our confidential meeting on July 28, 2021, as well as information gathered through our outreach to the local regulatory agencies.

This project is comprised of a new 2,400 SF building that will complete the transition of the residence purchased by the District in 2020 into a fully functional fire station with the ability to house two engines, support spaces and office to allow interaction with the community. This new building will allow the existing residence to remain private for staff use and provide a fully enclosed garage space in lieu of the existing single carport for the two engines at Station 2. Additional spaces have been identified such as a separate laundry room, shop space and storage space.

The site has two existing driveways from E Eight Mile Road, one on the west and one on east side of the property. The existing residence is located on the eastern portion of the parcel and the proposed facility is to be located in the center of the site. This will allow public traffic to access the facility via the western driveway only, while the fire station traffic can access the site from either driveway.

Work on a storm drain, catch basin, and driveway from the west side site entrance to the south of the proposed building has already been completed. The completed driveway will provide continuous access to the site during construction. The District has indicated the re-routing of electrical service is in progress under a separate contract and scheduled for completion prior to the start of this project.

There is an existing shed located where the new building will be constructed that is set to be demolished by the District and outside of the scope of this project. The septic system and leech lines to this shed have been noted as sealed, abandoned, and located outside of the footprint of the scope for this proposed project.

View from E. Eight Mile Road

View from Rear of Property

SECTION C: METHODOLOGY

Successful completion of this project will be defined by the ability of the selected Design Builder to provide a timely, economical, and durable facility that the District staff can grow into. Our team prides itself on the design and construction of projects that optimize the resources provided for the end user to simplify and reduce their upkeep requirements while maximizing access and function.

Implementation Plan

Alignment of expectations and outcomes is the first step to achieving the goals of this project. Roebbelen, working collaboratively with the Fire District stakeholders will develop a Project Implementation Plan outlining the overall approach, methodology and steps necessary for success. One of the important elements of the execution plan will be to establish lines of communication and open-up the pathways for communication and feedback. Together we will review the communication software and tools that Roebbelen intends to use on the project. The main tool that we utilize to review documents together is Bluebeam. Roebbelen holds the license to this software and will host all sessions. Additionally, we utilize both Microsoft Teams and Zoom for virtual meeting collaboration.

Completing the design plans is based on a progressive design process that begins with the alignment of scope and budget ever before design begins. Our team is guided by the feedback we are able to solicit from the District to ensure our design develops into the best fit layout for flow and coordinating compatibility for future use flexibility. Once all stakeholders are on the same page, design begins with initial meetings with the project stakeholders to explore design options and materials. Determining the design direction at this initial meeting is crucial to maintain the project schedule.

The Roebbelen Team has developed two paths forward; one path will be based on the selection of a pre-engineered metal building, the other will be a conventional wood-framed structure. Both options have pros and cons and Roebbelen will assist the Fire District with determining which approach best meets the District's project goals and operational requirements. Roebbelen has provided with this RFP response pricing and project schedules for both options.

When the design direction has been agreed upon, the design will move forward with the construction documents. These drawings will clearly define the scope of work and will ultimately be submitted to the County for construction permit. This final design phase will include virtual design meetings, or in person if allowed and preferred, and material and finishes board submittals.

The Project Implementation Plan will also include a detailed step by step process for the development of the design:

Project Kick-Off Meeting

- Goals and Expectations Defined
- Scope and Budget Verified
- Schedule/Milestone Submittal Review
- Team Member Roles and Responsibilities
- Communication Protocol Established
- Review Building Structure Concepts and Determine Direction; if a PEMB structure is selected immediate release for engineering will be required.

Schematic Design

- Program Requirements Refined
- Site Plan Developed
- Floor Plan and Reflected Ceiling Plan Developed
- Building Sections and Elevations Developed
- Materials and Finishes Options are Explored and Selected
- Initial Meeting with County Building and Safety Scheduled
- One Week District Review

50% Construction Documents

- Details of the Design are Refined
- Coordination and Constructability Review Conducted
- Project Cost and Schedule Tracked and Confirmed
- If PEMB, Coordination with Manufacturer (Engineering & Permit Drawings)
- Confirm all District Schematic Design Comments Incorporated
- One Week District Review

90% Construction Documents

- Design and Specifications Finalized
- Project Cost and Schedule Tracked and Confirmed
- Confirm all District 50% Review Comments Incorporated
- Submit to County for Permit

Final Construction Documents

- Address Plan Check Comments / Back Check
- Issue Final Documents for Construction

Construction

During construction we will have weekly meetings in addition to the ability to collaborate anytime utilizing Microsoft Teams or Zoom. Our weekly meetings will include project walk-throughs, track submittal review and RFI's response progress, updates on safety and be a place where we can answer questions, resolve changes, and remove any barriers to project completion. It is in keeping the spirit and collaboration developed early in the design process that moves construction forward and eliminates waste. As the project progresses and items track through completion, our team maintains records for compilation and distribution to the District as a future reference.

Close-Out

- As-Built Documents
- Operations Staff Training
- Warranties and Project Manuals

Engaging Stakeholders

The early and continuous engagement of the District Stakeholders is critical to the success of the project. To ensure inclusion of all key stakeholder in the process, Roebbelen will work with the District to compile a detailed list of District representatives. This list serves two purposes, by verifying comprehensive representation across the District and promoting awareness to those who are impacted and are pivotal to the success of the project.

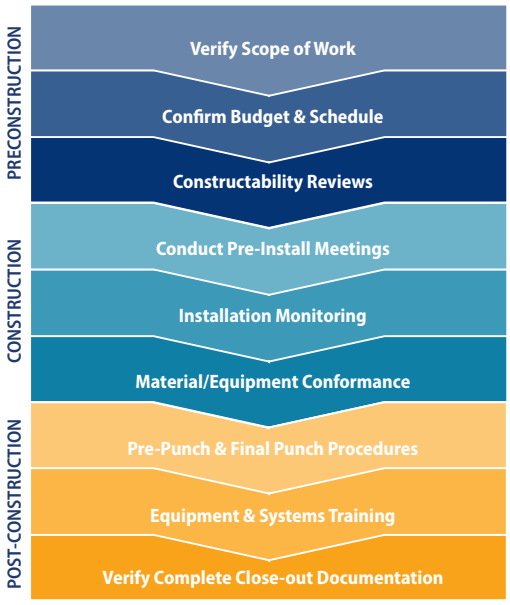
It is important to have the consistency in participation of stakeholders throughout the design process. We are aware that some stakeholders will not be able to attend every meeting. Roebbelen will maintain thorough and concise meeting notes and issue meeting minutes to all project stakeholder in order to keep everyone abreast of the project progress. Roebbelen will publish the schedule for regular team meetings and make sure "ad-hoc" specific focused meetings are schedule in advance to provide the best opportunity for complete stakeholder participation.

Quality Control

Continuously raising the benchmark of quality in the industry is a Roebbelen core value. We have been construction high-quality projects for decades. We define quality in terms beyond the aesthetics of how the finished project appears, but more importantly, how it holds up and functions for the owner due to an accurate and attentive construction methodology. The quality of work performed on each project is ensured by our management process that begins with preconstruction and continues throughout the construction and post-construction phases.

We understand how important it is for our work to conform to the approved Contract Documents on every

project regardless of scale or complexity. Our quality assurance and quality control process is an overlay of scope verification, budget and schedule confirmation, and constructability reviews during design; pre-installation meetings, installation monitoring, and ensuring equipment and material conformance during construction; and finally, punch list procedures, training and close-out documentation. The oversight of this process is provided by Roebbelen upper management and the responsibility of each Roebbelen team member which will result in a project that will exceed the District's project goals and expectations.

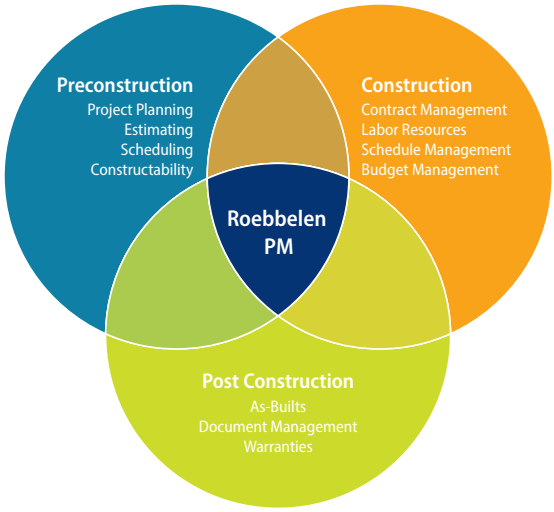


QUALITY FLOW DIAGRAM

Achieving Client Satisfaction

Roebelen's approach to your design-build project is to create a team of dedicated professionals with a common goal of delivering the scope of work in a manner that will exceed the schedule requirements and expectations of the District. To ensure a successful project we will create an integrated team that fosters an environment of collaboration between the District, our in-house design team our the Roebbelen construction team.

The intent of this integrated collaborative approach is to engage all stakeholders together early in the project in an environment that allows for informed and timely decision making by the District, design team and construction team where the most value can be realized.



Our team will focus on successfully delivering your project in an efficient and expedient manner. To do this we will implement a project manager centric model; meaning the District will have a single point of contact beginning in design and continuing through the completion of construction. RJ Kjome, our Project Manager, will be your primary point of contact for this project. George Brown, our Design Manger, and Craig Fernandez, our Design Lead, will support RJ to encourage and facilitate collaboration and timely decision making and overall project coordination.

The benefit of a single experienced individual being involved with the project from beginning to end is continuity of information and team chemistry. This is critical to ensure that design services and construction activities work seamlessly to meet the design-build construction schedule. Supporting Mr. Kjome and Mr. Brown will be Ricky Sasser, a seasoned Roebbelen construction superintendent, who will be responsible for overseeing construction.

Roebbelen's successful delivery of design-build projects stems from our heritage as a master builder. As a true builder, we self-perform critical trade work to control quality, drive schedule, and set the standard for craftsmanship. Clients trust and rely on our dedicated Design-Build Department and preconstruction services to set their projects up to succeed knowing our practical field knowledge and reliable subcontractor relationships will help to streamline construction, reduce risks, and improve the quality of design decisions, bringing real value to collaborative design-build approach.

Roebbelen will self-perform interior and site concrete and framing to control quality and control schedule.

Roebbelen is also unique in that we have three in-house architects. Many design-build teams are led by trained construction managers which lack the ability to provide a bridge of understanding between design contractor, contractor and client.

Roebbelen's Design Managers provide that balanced understanding of design, constructability, cost and owner's goals and expectations to ensure a collaborative and ultimately successful project.

Project Schedule

A well thought out, realistic work schedule is another key to a project's success. The schedule must be agreed upon by all project stakeholders to ensure that the team efforts are well coordinated and design and construction work is executed as planned. With clearly defined project goals and deliverable target dates, our design partners will collaborate with each other and in conjunction with the District to achieve the District's project milestones.

We will move the project forward based on a schedule that is developed as a team with each member outlining their necessary tasks to develop a flow of work. Our team will work with the District to fine tune the summary and detailed schedules using Primavera software based on the District's decision of building type (PEMB or traditional wood framed) and any other factors identified from early collaboration with the District's stakeholders.

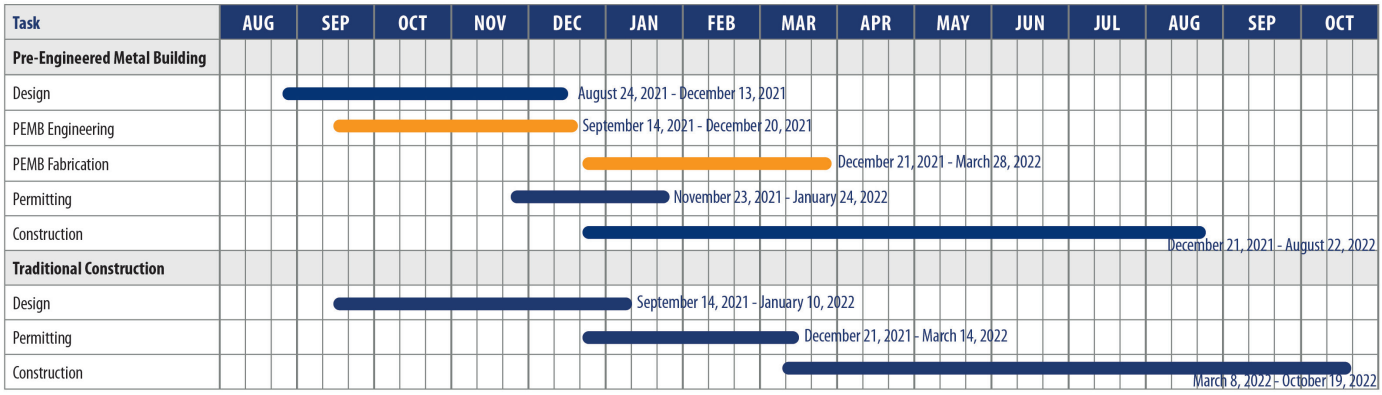
Roebbelen is a certified dealer with American Buildings Company (ABC) which allows Roebbelen the unique ability to purchase the building directly from ABC and avoid additional mark-ups that other contractor's would typically add to their proposal. Our experience always begins with the design process and we have in-house estimating design software to perform this work faster than our competition. Our PEMB Specialist, Luke Pazdernik, can design any building into the ABC software for instant, preliminary fabrication drawings and 3D Model elevations. On the following pages, images of your facility that have been included in our proposal.

Roebbelen can purchase the District's PEMB directly and save time and money for the District!

As a certified PEMB builder for American Buildings Company, Roebbelen has the ability to stream-line the procurement of pre-engineered metal buildings but to realize the full benefit of schedule savings this activity must be well planned and coordinated. As illustrated in our Preliminary Project Schedule, release for PEMB engineering is planned immediately upon award due to PEMB delivery back-log throughout the industry; this is an example of how Roebbelen can stream-line the procurement process and save the District time and money.

Roebbelen has created two Preliminary Project Schedules for the District's consideration. One project schedule is based on a PEMB construction while the other schedule is based on a traditional wood framed structure. In both cases, the project schedules are based on the milestone dates provided in the RFP and include proposed design, District reviews, permitting and construction activity durations. To ensure complete team coordination, our schedules incorporated important scheduling activities such as District submittal reviews, PEMB procurement as discussed above, and project close-out activities.

Preliminary Project Schedule



Innovative and Creative Approach

This project represents an opportunity to design a facility that will enhance and support the existing fire station operation. Our goal in the further development of the concept layout is to create a facility that is efficient, thoughtful, and cost-effective in its design. Our proposed design emphasizes functionality, circulation flow, ease of maintenance and durability while considering overall project cost.

It appears that the Waterloo Morada Fire District stakeholders have invested a significant amount of time to develop the RFP criteria documents. Following a thorough review of the provided documents by the Roebbelen Team and information shared during our confidential meeting, the design team feels the basic organization of the conceptual plan is functionally sound and meets the operational requirements of the District, however the Roebbelen Team feels that there are opportunities to improve plan efficiency and cost effectiveness of interior and exterior building systems.

The following narratives focus on each discipline, program spaces, and possible opportunities to improve efficiency, functionality, performance and save costs.

Conceptual floor plans, sections and elevations illustrating the following innovative and creative design suggestions are located in the Appendix.

Architectural Narrative

Building Hallway

The building footprint of 2,400 square feet is not excessive for the desired program, therefore it is important to utilize every square foot towards the operation and program needs of the facility. The provided concept plan allocates 170sf to circulation from the apparatus bay to the building exterior which appears to be unnecessary to the operation of the facility. This is a great opportunity to reallocate this space to more important functional program. We propose expanding the Storage/Shop space into the area currently shown as circulation thus increasing the Storage/Shop usable area.

Storage/Shop

In addition to increasing the program area of this space by eliminating the hallway, we propose to eliminate the finish ceiling in this space so that of the vertical volume can be fully utilized. Our proposed design leaves the interior surfaces of this room unfinished with exposed metal studs, with exception of the common wall with the Bathroom and Laundry Room; this wall will be finished with sheet rock. A 3'x4' window and single door to the Apparatus Bay and have been provided along with a 6'x8' overhead coiling door to the exterior.

Office

A small waiting area has been created, separated from the office area by furniture transaction counter. This configuration will support a permanent position and visitor work area. The systems furniture (workstations) are not included in the Roebbelen base cost, however, has been priced as a Design Enhancement. For flexibility and ease of maintenance we propose the installation of a 2'x4' acoustic suspended ceiling instead of the programmed sheet rock ceiling. The public entry door with 24" side light, is located on the west side of the building and 4'x4' window has been provided on the north side to maximize natural daylight to the space.

Bathroom

The concept layout provided in the RFP has been increased slightly to ensure ADA compliance. For flexibility and ease of maintenance we propose the installation of a 2'x4' acoustic suspended ceiling instead of the programmed sheet rock ceiling. We are providing 4"x4" ceramic wall tile on the east wall (wet wall) to the height of 72 inches; the remaining walls shall be sheet rock, painted. A 2'x2' operable window has been provided for ventilation. A 6" high concrete curb has been added at the base of the walls for ease of maintenance and cleaning and a floor drain has been provided.

Laundry/Utility Room

The Laundry / Utility Room has been provided with a mop sink and utility sink. Power, water and waste lines will be provided for the future installation of a washer and dryer. It is being proposed that a tankless water heater be installed above the ceiling. A 6" high concrete curb has been added at the base of the walls for ease of maintenance and cleaning and a floor drain has been provided.

Apparatus Bay

Apparatus Bay operating clearances have been verified and laid out per the RFP requirements. Included in Roebbelen's base price will be the addition of a 6" high curb around the Apparatus Bay with sheet rock extending from the top of the curb to the exposed roof structure. As a Design Enhancement, we have provided the additional

cost to replace the sheet rock with plywood to a height of 8 feet; the remaining wall height will remain sheet rock.

Roebbelen's base price will include the addition of 8 – 6" diameter painted steel bollards located on both sides of each segmented overhead door opening on the exterior side. These have been added to protect the segmented overhead door tracks from damage and possibly leading to the doors being inoperable. A double leaf door and single leaf door have been provided from the Apparatus Bay to the exterior. The spacing of the interior LED pendant lights have been positioned to provide maximum light by avoiding the segmented doors when in the open position. The roof structure supported lights and equipment have been organized for the future owner installed vehicle exhaust system. The ceiling will be the exposed structure with batt installation between the roof purlins.

Pre-Engineered Metal Building Structural Configuration and Massing Option One: Alternate D

This option has been developed to better relate to the massing of the adjacent residential fire house and neighboring residential homes. This PEMB scheme is referred to as a "lean-to" concept, meaning that the high-bay apparatus space will be clear spanned and the structure enclosing the office/storage/shop program will simply be a lower structure attached to the main clear-span structure. This massing approach allows for a residential scale appearance to the building, similar in scale to the existing fire house building. Like Option A above, the ridge line is perpendicular to the street and centered on the two high-bay doors.

The exterior materials for both options will include standing seam sloped metal roofing and vertical corrugated metal wall panels. The building exteriors will include wall mounted light fixtures, "red-light" at the high bay doors and hose bibbs located on each exterior wall. The color theme for the buildings will be presented and finalized during the development of the final design, but it is envisioned that the buildings will be gray with black and red trim detailing.

Pre-Engineered Metal Building Structural Configuration and Massing Option Two: Base Price

The most economical structural configuration for our proposed pre-engineered building is clear spanning the 60' dimension, this will require only six tapered columns; three evenly located along the west and east walls. This structural configuration will require cross-bracing between two columns on both the west and east walls. To provide exterior organization to the street facing building elevation, the ridge line runs in the north-south direction and has been slightly off-set from center so to align with the center line of the two high-bay doors. The longer sloped roof span continues over the office/storage/shop portion of the building where high-volume spaces are not required.

Option One: Alternate D

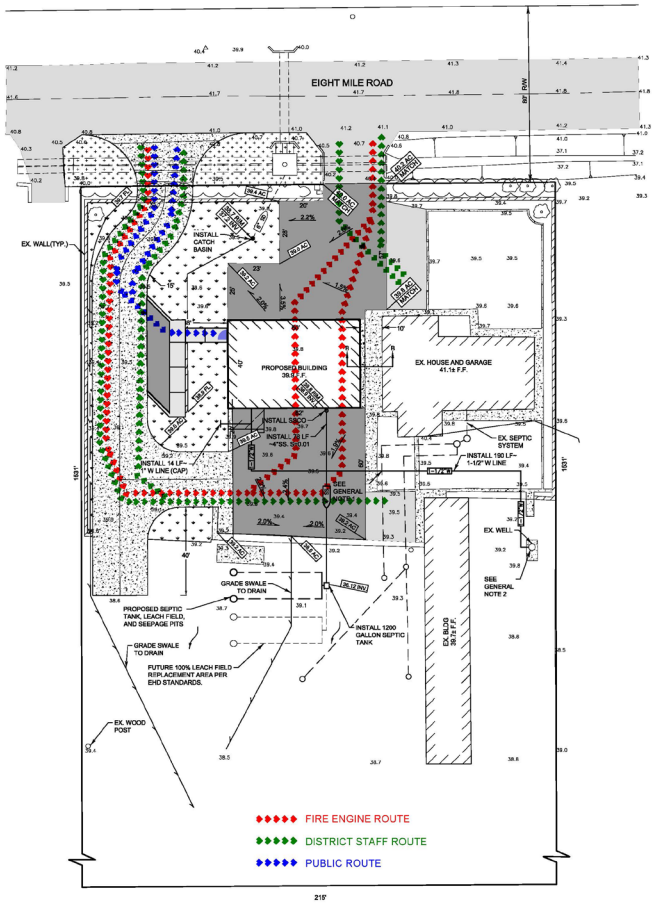
Option Two: Base Price

Site Plan

Following positive feedback from the preliminary discussion with District at our confidential meeting, the goal to isolate areas where the public interact from staff and emergency traffic flows has been further developed. Shifting the office entrance from the north to the west side of the building allows for the west side drive lane to seamlessly function as a one-stop shop with the addition of adjacent parking. This direct connection optimizes the path of travel for the public to enter the site toward the intended place of business and helps maintain the sense of boundary to the in-use service and residential areas of the site.

Keeping the public thoroughfare on this west lane limits the possibility of delay or conflicts with responding engines or daily staff duties occurring in the east side designated 'staff lot'. This layout maximizes the flexibility for future use allowing additional staff parking to the north or south of the bay.

Site Plan



Civil Narrative

The subject project proposal is to build an Apparatus Bay/ Office with direct drive through access stemming from the existing emergency apparatus "T" turnaround to Eight Mile Road, with new sewer/septic and water services. Included in our proposal is to provide a Topographical survey documenting current conditions with a preliminary boundary per the current Grant Deed and surrounding subdivision maps. The survey scope will not include setting of property corners or a Record of Survey.

It is or understanding that the fire apparatus ingress driveway along the west property line has already been installed and design for the continuation of driveway access to the apparatus bay and return to Eight Mile Road would be the current limit of scope. This would be approximately 21,025 square feet of total project area consisting of approximately 9,261 square feet of impervious area and 11,764 square feet of pervious area. Based on the disturbed area we have not included any scope items for a regulated project or SWPPP.

It is assumed as part of the project that the site will be prepared to accept the apparatus bay, AC/Concrete drive aisle and parking areas therefore not requiring a set of demolition drawings. It is also our understanding that existing culverts along the frontage were installed for stormwater conveyance and access to the site therefore frontage/offsite improvements are not a part of this scope of work.

The design approach is to design a site plan that ensures quick internal response times while maintaining durability, long service life and lower future maintenance cost, as stated in the project RFP. The design approach is to match grades located at the east side of the installed emergency apparatus "T" turnaround, existing House and Garage and existing eastern driveway access. These are the controlling grades that would be used to set the finish floor of the new Apparatus Bay to ensure ADA access is provided along with proper drainage away from the structures.

It was assumed that the design criteria used for establishing the thickness of driveway / parking materials will be based off the "Quantity Sheet" within the RFP for either concrete/aggregate base or Asphalt Concrete/ aggregate base with the final section to be approved by the project soil engineer (to be provided by the fire district).

It is assumed that since the improvements are apart of an overall phase to the existing driveway access and culvert, the on-site MS4 design has already been accommodated in this project sizing criteria, and no future design for storm water treatment or retention/detention compliance would be needed.

The RFP plans show that water (1-1/2" domestic) will connect the new Apparatus Bay/Office building via 190 linear feet connection to the existing well. It is understood at this time that a new water tank for fire storage is not included in this scope. It is assumed the proposed water lateral in the RFP is of sufficient size for domestic usage and water flow test or analysis is not required.

The RFP plans show that sewer (4") gravity lateral, ~78 linear feet, stemming to a new septic tank, leach field and seepage pits shall be the design intent. It is our understanding that Soil suitability/ nitrate loading studies for on-site sewer/septic systems are not anticipated and therefore are excluded from this scope of services.

The RFP plans do not show electrical conduit routed to the new Apparatus Bay/Office area. We assume the existing house and garage has enough conduits in place for electrical and communication, and no new lines are to be installed. It is assumed no on-site exterior transformer is required for this project.

Electrical Narrative

New electrical service will be tied into PG&E utilities that are currently under improvement and will be extended to the new facility. Connection to the new building within 100' to the new PG&E service has been accounted to route power. We will coordinate with the design and installation of the electrical service to ensure that the power needs of the new project are met. New LED lighting (interior and exterior building mounted) and dimmable lighting controls will be provided at the new facility; new light controls will be intuitive and easy to use. Telecommunications will be tied in to the existing, adjacent facility, and will include wireless access at the new apparatus bay and office. Infrastructure will be provide for new public address system, matching the existing system familiar to the users.

Mechanical/Plumbing Narrative

To accomplish the heating and cooling per the BOD, we propose a multi head heat pump condenser with one (1) fan coil to serve the Bath, Laundry, and office area and one (1) fan coil to serve the Storage/Shop area. This will provide two separate zones that will have their own thermostat. An inline exhaust fan in the APP bay will provide the code required general exhaust requirements as well as an intake hood to provide make up air for the exhaust.

Plumbing will pick up inside the building from the civil points of connection and run to the BOD required fixtures. this will include; Two (2) floor drains, One (1) Free standing laundry tub with utility faucet, One (1) Wall mounted lavatory with battery powered sensor faucet, One (1) Floor mounted mop sink with service faucet, One (1) Floor mounted water closet with manual flush valve, Four (4) Standard hose bibb with vacuum breaker, One (1) Stainless steel wall box with drain and supply valves to serve the OFOI Extractor, and One (1) Wall mounted, electric, on demand water heater.

We have provided Mechanical Alternate No. 1 to furnish and install an exhaust fan and welding snorkel for any welding fumes going on in the shop. If any welding is planned in the shop, we highly recommend going with this alternate.

District Owned Facilities or Property

Roebbelen will not need to use or lease, purchase or rent from the District in connection with the services to be performed.

It is Roebbelen's understanding that the District will provide power and water (free of charge) during construction.

Roebbelen will provide restroom facilities during construction.

SECTION D: STAFFING

Founded in 1959, Roebbelen is an award-winning construction company serving the Sacramento and Central Valley region with the highest level of dedication, project delivery and quality of work for 60+ years. We have completed design-build projects similar to the Waterloo Morada Fire Station No. 2 throughout California. Our collective and individual knowledge from our team members allows Roebbelen to understand the unique requirements that these types of facilities encounter. This experience gives us a unique perspective to excel in a design-build delivery method.

Roebbelen has teamed with Lea & Braze Civil Engineers, AirSystems Mechanical and Electrical to assemble an experienced design-build team based on specific needs of the Fire District. Roebbelen has experienced architects in-house that will provide the required architectural services; this will allow the Fire District to realize immediate savings in design fees.

Key personnel to serve on Roebbelen's team were selected based on their relevant qualifications on similar projects and where they have demonstrated a track record of success.

Joel Gallion has over 20 years' experience and serves as the Vice President for Roebbelen's Design-Build Department. Joel will provide leadership and oversight for the day-to-day operations for all design, project management and construction activities associated with the project from inception to project completion.

George Brown, as Design Manager, will oversee design development and construction documents phase, orchestrating the design team to ensure coordination of all disciplines. He will serve as the liaison between our estimating department and the design team, operating as the gatekeeper in charge of maintaining the project budget and design criteria compliance for a smooth transition to the construction team.

RJ Kjome, as the Project Manager, he will be responsible for day-to-day management of the project from design through completion of construction. He will work closely with the Design Manager during the design phases to develop the project budget and detailed construction schedule, ensuring issues of constructability, site logistics, and safety are addressed. RJ will serve as the main point of contact as agency approvals are secured, through the construction phase and project close-out.

Ricky Sasser will serve as the Project Superintendent, overseeing the planning and coordination of daily construction activities. He will be responsible for the orchestration of trades with an emphasis on quality control and project safety while maintaining the construction schedule.

Craig Fernandez will lead the design team from schematic design through the construction document phase and permitting. He will provide design oversight, ensure design coordination and quality of documents. As a licensed Architect, Mr. Fernandez will the Architect of Record.

Michael Forbes will oversee Cost Trend Management reporting while providing periodic estimate updates and line-item variances. He will work closely with the Design and Project Managers to align scope and budget in compliance with the design criteria. As opportunities for design improvements surface, he will assess the potential cost impacts and evaluate possible value engineering saving off-sets. His insight and refinement of project costs as the design is completed and trades are bought -out will play a key role in maintaining the project budget.

The following organization chart provides a diagram of how our Team will be structured during the design and construction phase of the project.

Organizational Chart

Joel Gallion
Project Executive
(Roebbelen)

Bob Kjome
Executive Oversight
(Roebbelen)

RJ Kjome
Project Manager
(Roebbelen)

DESIGN AND PRECONSTRUCTION
George Brown, Design Manager

Craig Fernandez
Architect of Record (Roebbelen)

Peter Carlino
Civil Engineer (Lea & Braze)

Tim Mathewson
Structural Engineer (Mathewson & Associates)

Michael Forbes
Preconstruction/Estimating (Roebbelen)

Logan Brimmer
Preconstruction (Air Systems)

Will Benninger/Grant McClenahen
Design Engineer (Air Systems)

Dan McKeritt
Electrical Engineer (The Engineering Enterprise)

BUILD
Ricky Sasser, Superintendent

Jeremy Hobbs
HBAC/ASM Superintendent
(Air Systems)

Rob Arrighini
Plumbing/Piping Superintendent
(Air Systems)

TBD
Electrical Superintendent
(Diversified Power Corporation)

SUPPORT

Project Management Support

Project Engineers

Project Controls

Construction Administrators

Information Technology

Finance/Accounting

Human Resources

Scheduling

BIM Coordination

Staffing Matrix

			NTP	DESIGN											
									PERMITTING						
											CONSTRUCTION				
			2021					2022							
			AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Roebbelen	Executive VP	Joel Gallion	10%	10%	5%	5%	5%	5%	2%	2%	2%	2%	2%	2%	2%
Roebbelen	DB Manager	George Brown	10%	20%	20%	20%	20%	20%	10%	10%	5%	5%	5%	5%	5%
Roebbelen	Architect	Craig Fernandez	30%	40%	40%	40%	40%	50%	30%	30%	20%	20%	20%	20%	20%
Roebbelen	Project Manager	RJ Kjome	0%	10%	10%	10%	10%	30%	30%	30%	30%	30%	30%	30%	25%
Roebbelen	Superintendent	Ricky Sasser	0%	0%	0%	0%	0%	0%	25%	100%	100%	100%	100%	100%	100%
Lea & Braze Engineering		Civil Engineer	0%	10%	10%	15%	20%	5%	0%	5%	2%	2%	2%	2%	2%
Mathewson & Associates		Structural Engineer	0%	10%	10%	15%	20%	5%	0%	5%	2%	2%	2%	2%	2%
Air Systems Service & Construction		Mechanical Engineer	0%	10%	10%	15%	20%	5%	0%	5%	2%	2%	2%	2%	2%
The Engineering Enterprise		Electrical Engineer	0%	10%	10%	15%	20%	5%	0%	5%	2%	2%	2%	2%	2%

SECTION E: QUALIFICATIONS

Roebbelen has managed more than 500 projects over the past 10 years. We have managed and constructed over 40 projects in the range of $2M to $15M. The Waterloo Morada Fire Station is similar in scope to many of the projects that we have completed and fits well within our qualifications.

Roebbelen has completed thousands of projects, utilizing the Design-Build delivery method. Roebbelen is committed to the highest standards, and as such, we have five employees that have been certified through the Design-Build Department to meet the increased demand for design-build delivery with all market sectors in the industry.

Roebbelen's leadership through-out the design-build process relies on our ability to foster an environment of trust, collaboration, cost transparency, and promoting open communication. From the onset, our goal is to establish a dependable benchmark from which the project can progress forward with success. Our proven conceptual estimating skills and reliable historical cost data are vital to developing a realistic cost model to initiate the project, bolstering our target value design philosophy. With little more than basic programmatic information and approximate GSF space tabulation, early budgetary pricing can be established to ensure scope and budget alignment. Early input from critical subcontractors play a key role in the proper selection of MEP building systems and help to promote collaboration, coordination, and strengthening project goals.

The following pages highlight our teams professional experience as well as Roebbelen's previous experience in design-build projects similar to the Waterloo Morada Fire Station.

JOEL GALLION
SENIOR VICE PRESIDENT OF OPERATIONS

27 Industry Years
Team member since 2010

EDUCATION
Bachelor of Science
Construction Management
California State University, Sacramento

LICENSES/CERTIFICATIONS
First Aid/CPR/AED

Mr. Gallion joined Roebbelen in 2010 and has over 25 years of project management and estimating experience having worked on a mixture of design-build and design-bid-build projects. In 2014, Mr. Gallion was promoted to Vice President of our Public Works Market Segment. In this role he provides leadership and oversight for the day-to-day operations for all Construction, Project Management and Project Administration activities associated with the Public Works Market Segment. This includes being the clients contact from project inception to project completion.

PROJECT ROLE

- Executive Oversight

PROJECT EXPERIENCE

West Sacramento Fire Station No. 45 | West Sacramento, CA
West Sacramento Fire Department
$8M, Design-Bid-Build, 27,000 SF, Planning and Design of New Two-Story Fire Station
Project Manager. Facility includes Apparatus Bays (4 x 2 vehicles deep), Administrative Offices, Living Quarters with 12-Person Crew accommodations, Captain's and Duty Chief's Quarters, Community/Training Room, Exercise Room, Equipment Turnout Areas, Decontamination Areas, and City Police Service Center. Masonry and Wood Frame construction.

El Dorado Hills Fire Station No. 87 | El Dorado Hills, CA
El Dorado Hills Fire Department
$3.6M, Design-Build, 13,119 SF, New Fire Station Building
Estimator. New apparatus room, storage mezzanine, living quarters, dorms and offices.

SMUD Headquarters Renovation | Sacramento, CA
SMUD
$75M, 146,000 Square Feet, Design-Assist, Refurbishment to Historic Headquarters
Vice President. The renovation includes new glazing, installation of sustainable mechanical and electrical systems, redevelopment of the open office area, and hazardous materials abatement will bring this iconic headquarters into the 21st century. A new re-imagined central core with glazing will enhance the connection between the building's south and north wings, and includes an open stairway to allow for transparency and ease of connection between floors.

Placer County Fairgrounds - Project 1A and Project 2 | Roseville, CA
Placer Valley Tourism
Project 1A - $9Million, Project 2 - $28Million
Vice President. Phase 1A - remodeling of two 1950's era exhibit halls, an exterior plaza, parking improvements, site lighting and ADA access improvements, new site utilities, new landscaping, re-roofing and painting several metal show-barns, and a new electronic marquee sign. Project 2 - 130,000 Square Foot Events Center. Site improvements such as a new city intersection, campus-wide concrete flatwork and AC paving upgrades, re-skinning beer garden and concessions structures, creation of a new outdoor amphitheater and site access/entry/signage improvements.

GEORGE BROWN, EIT
DESIGN MANAGER

6 Industry Years
Team member since 2018

EDUCATION
Bachelor of Science
Civil Engineering
California State University, Sacramento

LICENSE/CERTIFICATIONS
EIT Certificate No. 159560

CPR/First Aid/AED

OSHA-30 Hour

AFFILIATIONS
American Society of Civil Engineers

Civil Engineering Program Industrial Advisory Committee

Precase Concrete Institute 2015-16
Aciting Vice President

Mr. Brown worked in construction and studied engineering prior to joining the Roebbelen team in 2018. His experience includes working with Project Managers in planning and executing processes and goals to produce timely, high-quality project deliverables while ensuring client satisfaction.

PROJECT ROLE

- Overseeing Design Coordination
- Project Program Verification
- Developing Project Implementation Plan
- Program Budgets and Schedules

PROJECT EXPERIENCE

Turlock Library | Turlock, CA
County of Stanislaus
$8.9M, Design-Build, 16,595 SF, Library Expansion and Renovation
Led the stakeholders through the design process, starting with only a limited Architectural Program, a target budget and an ambitious schedule. Working hand in hand with Roebbelen's Preconstruction Department, guided the County and the design team to make value added and cost-effective decisions.

Empire Branch Library | Turlock, CA
County of Stanislaus
$3.6M, Design-Build, 4,685 SF, New Library
Led the stakeholders through the design process, starting with only a limited Architectural Program, a target budget and an ambitious schedule. Working hand in hand with Roebbelen's Preconstruction Department, guided the County and the design team to make value added and cost-effective decisions.

Galt High School Biomed CTE Science Building | Galt, CA
Galt Joint Unified School District
$12.8M, Lease-Leaseback, 23,500 SF, New CTE Science Building
Responsible for providing support to the project manager. Processed submittals, RFIs, contract change orders and payment applications. Updated schedules, maintained project documentation and assisted with project close-out.

West Campus Core Academic Renovation | Sacramento, CA
Sacramento City Unified School District
$7.3M, Lease-Leaseback, 9,226 SF, Renovation of Existing Classroom Building
Responsible for providing support to the project manager. Processed submittals, RFIs, contract change orders and payment applications. Updated schedules, maintained project documentation and assisted with project close-out.

CRAIG FERNANDEZ
DESIGN LEAD/ARCHITECT OF RECORD

35 Industry Years
Team member since 2015

EDUCATION
Bachelor of Science
Architecture
California State Polytechnic University, Pomona

LICENSES/CERTIFICATIONS
Registered Architect

With over 30 years of experience, Mr. Fernandez has an extensive resume in commercial construction projects and programs including office buildings, communications facilities, emergency operations centers, educational campus facilities, airports, and port facilities. He is well versed in all aspects of design and preconstruction services and has applied this experience on numerous recent projects. Mr. Fernandez is also experienced with integrated project delivery, design-bid-build, design assist, design-build, and construction management delivery methods. As a registered architect he has the ability to create outside the box solutions that will drive value into your project. Clients appreciate his positive approach when setting their project up for success at inception. His synergistic team leadership has assured clients, architects and subcontractors that everyone can win.

PROJECT ROLE

- Planning and Project Programming
- Architectural Design/Architect of Record
- Document Quality Control
- Program Budgets and Schedules

PROJECT EXPERIENCE

El Dorado Hills Fire Department Fire Training Facility | El Dorado Hills, CA
El Dorado Hills Fire Department
$12M, Construction Management Agency, Public Bid
Project Manager. Responsible for coordinating design consultants and City and County regulatory agencies to secure land use permit and ensure the design is in budget and on schedule.

Fire Station No. 68 | Sacramento, CA
Sacramento Metropolitan Fire District
$6.4M, Construction Manager-at-Risk, 9,000 SF Ground-Up Fire Station
Constructability Review. Reviewed the project for design coordination and constructability issues to avoid field change orders and costly design and construction rework.

Auburn Regional Consolidation Project | Auburn, CA
Pacific Gas & Electric
$32M, Design-Build, 160,000 SF, Renovation and New Construction
Design Lead. Coordinated with all design consultants, design-build trade partners and City permitting agencies to ensure timely permitting and completion of construction.

Salinas Service Center Building 'A' Renovation | Salinas, CA
Pacific Gas & Electric
$7M, Design-Build, 26,000 SF, Renovation One-Story Office Building
Design Lead. Ensured the design was in budget, but also a design that construction could be phased to maintain operations of the CSO.

RJ KJOME
PROJECT MANAGER

15 Industry Years
Team member since 2017

EDUCATION
Bachelor of Science
Construction Management
California State University, Chico

LICENSES/CERTIFICATIONS
USACE Construction Quality Control Certified

EM 385-1-1 16-Hour Awareness Training

OSHA 30-Hour

Design-Build Institute of American Professional Certification Program

Mr. Kjome facilitates the project management team from preconstruction through close-out. Mr. Kjome has pre-construction experience leading the design agency from RFP through IFC Documents, managing the construction project team to meet all contractual requirements, including but not limited to budget, buyout, contracts, safety, schedule, quality control, and change orders. Mr. Kjome performs on-site walk-throughs to ensure contract performance, safety compliance, and quality control are met. He interfaces with the client and A/E team as needed to ensure that all construction related items are coordinated and manages subcontractor field and office needs on a day-to-day basis. He effectively communicates relevant project information to superiors, making him a great asset to the Roebbelen team.

PROJECT ROLE

- Collaborate with Architects and Engineers
- Choose Subcontractors and Delegate their Responsibilities
- Responsible for Addressing Potential Delays, Emergencies and any Problems with Safety and Building Codes
- Report Project Progress and Budget to Client
- Prepare Budgets and Cost Estimates

PROJECT EXPERIENCE

SMUD Station G Control Building & Civil Construction
Sacramento Municipal Utility District
$34.6M, Design-Bid-Build, New Substation
Project Manager. Managed the control building construction that includes all civil, structural, architectural, mechanical, finishes, plumbing, lighting, HVAC, fire protection, cable tray systems, and electrical work necessary to provide a habitable space ready for installation of GIS and substation equipment.

Clark Construction TI Temp Office at Sac Valley Train Station | Sacramento, CA
Clark Construction Group
$676,813, Design-Build, Tenant Improvements
Project Manager. Construct a new office for Clark Construction

UCSC Science Library | Santa Cruz, CA
University of Santa Cruz, California
$3.9M, Design-Build, Modernization
Project Manager. Project included modernizing the library upper floor space by providing new study rooms, all new electrical floor boxes for additional seating, improved acoustics of the library, two additional all-gender bathrooms, all new interior finishes, and a new HVAC system with energy efficient systems and updated controls systems.

SMUD Headquarters Renovation | Sacramento, CA
Sacramento Municipal Utility District
$75M, 146,000 Square Feet, GMP, Refurbishment to Historic Headquarter Building
Project Manager. Provided startup phase support. Coordination of contracts and qualifying contractors/subcontractors and provided letters of intent. Determined qualified SEED contractors/subcontractors. Recording of meeting minutes for Union Meetings, Subcontractor Coordination Meetings and any other project related meetings.

RICKY SASSER
SUPERINTENDENT

8 Industry Years
Team member since 2019

LICENSES/CERTIFICATIONS
OSHA 30-Hour

CPR/Fire Aid/AED

Mr. Sasser has over 8 years in the construction industry. He is skilled in all facets of construction and has proven to be an excellent asset to the Roebbelen team. He consistently demonstrates the ability to rise to any challenge and has proven himself a valuable team members. Some of his daily work includes developing and enforcing the project schedule, recording safety documentation, preparing short interval schedules, overseeing and conducting weekly project meetings as well as all trade preconstruction meetings, and managing and motivating field labor forces.

PROJECT ROLE

- Oversee Day-to-Day Progress of all Construction
- Author Weekly Short Interval Schedule
- Host Weekly Coordination Meetings
- Oversee Site Safety
- Oversee Quality Control

PROJECT EXPERIENCE

Clark Construction TI Temp Office at Sac Valley Train Station | Sacramento, CA
Clark Construction Group
$676,813, Design-Build, Tenant Improvements
Superintendent. Construct a new office for Clark Construction

SMUD Headquarters Rehabilitation | Sacramento, CA
Sacramento Municipal Utility District
$75M, 146,000 Square Feet, GMP, Refurbishment to Historic Headquarter Building

- Closeout phase: Manages overall punch list for facility
- Observe work operations within their areas of responsibility to ensure performance is productive, safe , and of highest quality

Carpenter Foreman | San Francisco, CA
$450Mil, Uber HQ

- Oversaw daily construction activities at the site, including scheduling of workers, delivery of equipment and materials, and progress of the project
- Managed all sitework operations, Green Roof/Urban Farm activities, and all remaining foundation work
- Managed all layout and total station work

Lead Carpenter | Various Locations, CA
San Jose/Santa Clara Water Pollution Control Plant – San Jose, CA
Dr joe Waidhofer WTP 10 MG Storage Facility - $10M – Stockton, CA
San Thomas Expressway Box Culvert repair - $8M – Santa Clara, CA

- Managed carpenter crews performing all vertical concrete
  - Walls, columns, etc.
- Maintained accurate timekeeping for crews under their responsibility
- Ensures crew's Safety planning is completed and followed; such as JHA's, Pre-Tasks, and daily reports.

MICHAEL FORBES, CPE
VICE PRESIDENT, PRECONSTRUCTION SERVICES

32 Industry Years
Team member since 2004

EDUCATION
Architectural Technology Engineering
ITT Technical Institute

Certified Professional Estimator
American Society of Professional Estimators

Timberline 6.5 Winter Conference
Anaheim, Ca

Auto CAD Architectural and Mechanical Design
Gary Area Career Center

LICENSES/CERTIFICATIONS
True-Growth Academy
Leadership Training

Nucor - Pre-Engineered Building Design

Chief - Pre-Engineered Building Design

Mr. Forbes has over 30 years of experience. He is primarily responsible for the daily management, supervision, coordination and successful completion of the preconstruction phase of the projects to meet the cost objectives with respect to contracting, scheduling, estimating, purchasing and bidding of all major projects, including managing large, complex projects such as schools, health care, office/corporate, aviation, laboratory/research, light manufacturing/pharmaceutical. Project services include design/build, negotiated GMP and CM at Risk projects. Mr. Forbes is a great asset to the project team.

PROJECT ROLE

- Responsible for estimate planning and organization
- Cost estimating and preliminary project schedules
- Estimating coordination including subcontractor collaboration
- Maintaining cost and subcontractor databases
- Overseeing preconstruction, estimating and administrative support staff

PROJECT EXPERIENCE

SMUD Headquarters Renovation | Sacramento, CA
SMUD
$75M, 146,000 SF, GMP, Refurbishment to Historic Headquarter Building
Vice President Preconstruction. Led the preconstruction effort, working closely with MEP and Structural Engineers. Helped in a value engineering process that reduced the project from 97 Million, to 75 Million in an effort to bring the project back into budget. Led the constructability program utilizing our VDC team to remove clashes and allow construction to run smoothly with minimal changes.

GSA Build-to-Suit | McClellan Park, CA
McClellan Business Park
$12.5M, 33,000 SF concrete tilt-up building. Designed to accommodate clean room manufacturing and office space. It also features mechanical and electrical systems. Approximately 24,000 SF of the building is constructed on a raised floor. Roebbelen self performed the site and building concrete including the concrete tilt-up panels.
Estimator. Managed project budget, schedule and the quality of estimate.

REACT Facility | Modesto, CA
County of Stanislaus
$32.8M, 11,500 SF, design-build new detention facility. Included an Administration Building and a Housing Building. Notable features of the buildings are 288 inmate beds, public lobby, intake/holding and property storage.
Chief Estimator. Managed project budget, schedule and the quality of estimate.

Regional Office | Stockton, CA
Pacific Gas & Electric
$19.5M, 142,000 SF tenant improvement. The new construction consists of multiple phases turning strategic portions of the building over a four month period. With a tight schedule of 7 months and complicated/intricate design this project required serious dedication and foresight from the project team. While running an average 105 person work crew the duration of the project we were able to maintain a safe project site with zero injury incidents.
Estimator. Managed project budget, schedule and the quality of estimate.

Roebbelen

PETER CARLINO, PE
PRINCIPAL ENGINEER

32 Industry Years
Team member since 2004

EDUCATION
Architectural Technology Engineering
ITT Technical Institute

Certified Professional Estimator
American Society of Professional Estimators

Timberline 6.5 Winter Conference
Anaheim, Ca

Auto CAD Architectural and Mechanical Design
Gary Area Career Center

LICENSES/CERTIFICATIONS
True-Growth Academy
Leadership Training

Nucor - Pre-Engineered Building Design

Chief - Pre-Engineered Building Design

Pete Carlino joined Lea and Braze Engineering in 1998. He began working in the field with the survey department and quickly picked up experience in civil design. Through his education, strength and drive to solve design problems Pete has gained thorough hands-on experience in the areas of public sector, commercial and residential design. Pete has advanced through the ranks to a Principal with the firm. His leadership abilities are evident in the role Pete takes with his clients and his team members in order to ensure successful, timely and quality projects. Pete is experienced and passionate about his job. He devotes extra energy and time in not only servicing his clients needs and but ensuring his employees are supported and trained to produce the kind of quality work that keeps our clients returning to Lea and Braze Engineering, Inc.

PROJECT ROLE

- Responsible for all aspects of civil engineering

PROJECT EXPERIENCE

Public Sector Projects

- City of Hayward | New Executive Airport Administration Building
- Solano County Classroom and Vocational Training Center
- Placer County | Rocklin Branch Library | ADA/CBC Site Accessibility Improvements
- Woodside Fire Protection District | Modernization and ADA/CBC Site Accessibility Improvements
- Town of Los Altos Hills | Town Hall Modernization/Remodel

Office/Commercial Campus Modernization

- PG&E Auburn Campus | Modernization and Adaptive Re-Use to Consolidate Multiple Operations into one Campus
- PG&E Facility Yard | Redevelopment and Construction of New Service Yard and Buildings to Support Field Crews
- Texas Instruments, Santa Clara, CA | Modernization and ADA/CBC Site Accessibility Improvements
- Barnes and Nobles Headquarters, Palo, Alto, CA | Modernization and ADA/CBC Site Accessibility Improvements
- Tesla Motors, Fremont, CA | Main Factory Entrance and Parking Lot Improvements
- Nation Semi-Conductor, Santa Clara, CA | Site & Parking Lot Modernization and ADA/CBC Site Accessibility Improvements

Commercial Projects

- Nestledown Ranch, Event Venue | Los Gatos, CA
- Klamath Falls Savings and Load | Medford, OR
- Yerington Credit union | Yerington, NV
- Sea West Coast Guard Credit Union | Alameda and Oakland, CA
- Kentucky Fried Chicken | San Jose and Fremont, CA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

TIM MATHEWSON, S.E.
PRESIDENT

17 Industry Years

EDUCATION
Masters
Structural Engineering
Sacramento State University

Bachelors of Science
Civil Engineering
San Jose State University

REGISTRATION
Civil Engineer in California

Structural Engineer in California

Professional Affiliations
Structural Engineers Association of Central California

American Institute of Steel Construction

As the president of Mathewson & Associates, Mr. Mathewson is responsible for client communication, supervision of engineering and drafting personnel, overall project coordination and construction administration. Over his career Mr. Mathewson has successfully collaborated with high performing teams to deliver public safety projects utilizing a variety of construction materials which include wood, concrete, masonry, and steel. In addition to his experience with new construction, he also has experience with the analysis and retrofit of existing structures.

PROJECT ROLE
- Overall Project Supervision
- Client Communication
- Overall Project Coordination
- Construction Administration

PROJECT EXPERIENCE

Stockton Fire Station 12 – Seismic Roof Retrofit
Stockton, CA

Stockton Fire Station 12 – Apparatus Bay Expansion
Stockton, CA

Stockton Fire Station 12 – Seismic Evaluation
Stockton, CA

Sanora Social Security Administration Office
Sonora, CA

Placer County Fairgrounds Renovation
Roseville, CA

City of Stockton New City Hall Tenant Improvement
Stockton, CA

Elk Grove Animal Shelter
Elk Grove, CA

Stockton Civic Auditorium Stage Renovation
Stockton, CA

CSU Chico Central Plant Expansion
Chico, CA

South Tahoe High School - Central Plan Remodel/Upgrade
South Tahoe, CA

Vanden High School Library Building
Fairfield, CA

Ethel Hart Community Center Remodel
Sacramento, CA

Sonoma Community Health Clinic TI
Santa Rosa, CA

Department Of Defense Microelectronics Activity
CA

Mathewson & Associates, Inc.

DANNY MCKEVITT LEED AP
ELECTRICAL ENGINEEER

Danny brings 28 years of experience in the industry working as a CAD drafter, electrical and lighting designer and project manager. He began his career with a local electrical contractor, establishing their CAD Department, working as a drafter, and progressing to electrical and lighting design. This experience has allowed him to bring an understanding of constructability and value to the design process. At TEE, Danny's focus has been primarily on the educational sector, managing the majority of our K-12 and Community College projects. He has enjoyed a long-term relationship with various architects, school districts and colleges, working on hundreds of different projects in Northern California over the course of his career.

PROJECT ROLE

- Oversee all aspects of electrical design and construction

EDUCATION

Associates of Science
Computer Aided Design
Sierra College

REGISTRATION/CERTIFICATIONS

Certified - Lighting Design
Consumnes River College

Certified - Commercial and Industrial Wiring
Sierra College

Certified - Lighting Design Fundamentals
IESNA

LEED Accredited Professional
US Green Building Council

PROJECT EXPERIENCE

Levi Stadium | Santa Clara, CA
Roseville Fire Station No. 1 | Roseville, CA
Roseville Fire Station No. 7 | Roseville, CA
Sacramento Metropolitan Fire Station No. 7 | Sacramento, CA
SMF New Aircraft Rescue Firefighting Facility | Sacramento, CA
Inderkum HS PSTC | Sacramento, CA
Lathrop Police Department | Lathrop, CA
Yuba College Health & Public Safety Training Center | Marysville, CA
Yuba College Campus-Wide Fire Alarm | Marysville, CA
Yuba Community College Physical Education Complex | Marysville, CA
Westpark Area High School | Roseville, CA
Sierra College New Instructional Building | Rocklin, CA
American River College Stem Building | Sacramento, CA
American River College Life Sciences Building | Sacramento, CA
Folsom Lake College Harris Center | Folsom, CA
Sacramento City College Lillard Hall | Sacramento, CA
Sacramento City College Mohr Hall | Sacramento, CA
Sacramento City College Student Center | Sacramento, CA
Sacramento City College Hilton F. Lusk Center | Sacramento, CA
Sacramento City College Davis Education Center Ph I & II | Davis, CA
Woodland Community College Culinary & PAC | Woodland, CA
Tri Cities Corporation Community Center | Newark, CA
The Salvation Army Red Shield Community Center | Los Angeles, CA
Love Building Community Center Conversion | Grass Valley, CA
Rusch Park Baseball Field Lighting | Citrus Heights, CA
Natomas Westlake Charter School | Sacramento, CA
Star Academy | Natomas, CA
Westbrook Elementary School | Roseville, CA
River Islands Elementary School | Lathrop, CA
River Islands High School | Lathrop, CA

The Engineering Enterprise
www.engent.com

LOGAN BRIMMER, PE
DIRECTOR OF PRE-CONSTRUCTION

15 Industry Years
Team member since 2018

EDUCATION
Bachelor of Science
Mechanical Engineering
California Polytechnic State University

Logan graduated from California Polytechnic State University, San Luis Obispo, in 2006 with a Bachelor of Science degree in Mechanical Engineering and began working for Air Systems. After 2 years with the company, Logan left and started working in Consulting as well as Mechanical Equipment Sales. In 2018, Logan rejoined Air Systems after obtaining more experience in the industry. He draws on his well rounded experience in mechanical construction to see problems from many different angles and perspectives.

PROJECT ROLE

- Oversees all ASSC Engineering
- Oversees detailing and BIM efforts
- Provides design review and support

PROJECT EXPERIENCE

UC Davis – Student Athlete Performance Center – LEED Silver

Sutter Auburn Faith - MRI Addition
Auburn, CA

Dignity St. Joseph's - MRI Addition
Stockton, CA

UC Davis - Webster Student Housing
Davis, CA

Mercy Midtown - 6 Story MOB TI
Sacramento, CA

Natomas East & Bldg. A - LEED Gold & Silver
Sacramento, CA

Intel The Way We Work - Office Remodel
Santa Clara, CA & Folsom, CA

Downtown Plaza – Kimpton Hotel
Sacramento, CA

Hilton Waterfront
Huntington Beach, CA

ASSC
AIR SYSTEMS SERVICE & CONSTRUCTION
A Minority & Woman-Owned Business

8 Industry Years
Team member since 2017

AUSTIN VOGES
ESTIMATING MANAGER

Austin started his career in the mechanical industry in 2013 with estimated projects ranging from small T.I's to mid-range construction jobs. Austin eventually moved to Air Systems where he worked extensively with our Mainstream and Special Projects team. Austin eventually was recruited by Lawson Mechanical where he gained valuable experience working with a different set of clients as well as technical and leadership knowledge which he brought back to Air Systems when he was offered an Estimating Manager position.

PROJECT ROLE

- Manages estimating department
- Collaborates with engineering/preconstruction team
- Estimating for unique/ specialty projects
- Estimating renovations/occupied facilities and pharmaceuticals
- Estimating central energy plants and IAQ renovations
- Estimating MRI Suites and GMP/CGMP Clean Rooms

PROJECT EXPERIENCE

UC Davis – Student Athlete Performance Center – LEED Silver
Davis, CA

UC Davis - Webster Student Housing
Davis, CA

Northbay Medical Center Expansion
Fairfield, CA

Sutter Auburn Faith - MRI Addition
Auburn, CA

Dignity St. Joseph's - MRI Addition
Stockton, CA

True North - Coherent
Modesto, CA

Cepheid Pharmaceuticals
Lodi, CA

ASSC
AIR SYSTEMS SERVICE & CONSTRUCTION
A Minority & Woman-Owned Business

WILL BENNINGER, P.E.
DESIGN ENGINEER

8 Industry Years
Team member since 2019

EDUCATION
Bachelor of Science
Mechanical Engineering
University of California, San Diego

LICENSES/CERTIFICATIONS
Registered Professional Mechanical Engineer

Will Graduated from University of California San Diego in 2013 with a Bachelor of Science degree in Mechanical Engineering. Before Will joined the Air Systems team, Will worked at Gouvis Engineering Consulting Group in Irvine, California. Will is a Registered Professional Mechanical Engineer with experience in the design of HVAC and Plumbing systems with extensive experience in cleanroom manufacturing design. Will has experience with both new construction and renovation.

PROJECT ROLE

- Handles the day to day design responsibilities
- Attends all design meetings
- Works closely with Project Managers and design team

PROJECT EXPERIENCE

UC Davis – Student Athlete Performance Center - LEED Silver
Davis, CA

Cepheid – Pharamceutical Manufacturing
Lodi, CA

North Beach Promenade
Oceanside, CA

Sportsman's Lodge Shopping Mall - LEED
Studio City, CA

Cambria Hotels
Napa and Rohnert Park, CA

ASSC
AIR SYSTEMS SERVICE & CONSTRUCTION
A Minority & Woman-Owned Business

GRANT MCCLENAHEN
DESIGN ENGINEER

20 Industry Years
Team member since 2008

EDUCATION
Bachelor of Science
Mechanical Engineering
California Polytechnic State University

LICENSES/CERTIFICATIONS
Registered Mechanical Engineer

Grant graduated from California Polytechnic State University, San Luis Obispo, in 2001 with a Bachelor of Science degree in Mechanical Engineering. Grant joined the Air Systems Service and Construction team as a Project Engineer after graduation and is now a Registered Mechanical Engineer with experience in the design of HVAC and Plumbing systems. Grant has experience with both new construction and renovations.

PROJECT ROLE

- Provide design assistance as needed
- Collaborate with the project team to ensure the design stays on schedule

PROJECT EXPERIENCE

UC Davis – Student Athlete Performance Center – LEED Silver

Sonoma Academy–Living Bldg
Santa Rosa, CA

PG&E Consolidation
Auburn, CA

Dignity Health Medical Office Building
Sacramento, CA

Natomas East & Bldg. A - LEED Gold & Silver
Sacramento, CA

Laguna Springs CDC TI Bldgs. C & D
Elk Grove, CA

Downtown Plaza - Kimpton Hotel
Sacramento, CA

ASSC
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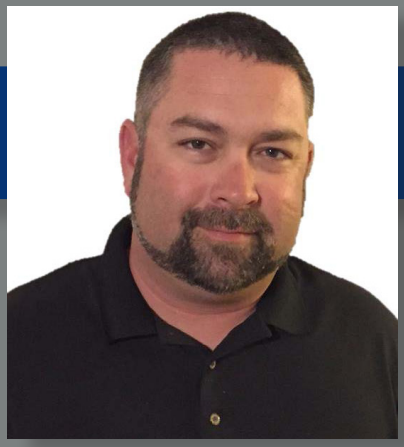

25 Industry Years
Team member since 1996

JEREMY HOBBS
HVAC/ASM SUPERINTENDENT

Jeremy has been in the mechanical contracting industry since 1996 and began his career as an apprentice in the Sheet Metal Workers Training Program. Jeremy has held various positions over the course of his career including on site supervision of multiple major mechanical projects. Jeremy has attended various educational and leadership courses through organizations such as FMI, SMACNA, and EU.

PROJECT ROLE

- Oversees the management and all facets of HVAC construction
- Oversees scheduling and coordination of labor
- Coordinates pre fabrication and just in time delivery activities
- Facilitates additional lean concept training to the ASSC workforce

PROJECT EXPERIENCE

UC Davis Student Athlete Performance Center - LEED Silver

Sutter Auburn Faith MRI Addition
Auburn, CA

Dignity St. Joseph's MRI Addition
Stockton, CA

Solano Labs
Fairfield, CA

FDA Labs
Alameda, CA

Kaiser 501 J Street MOB
Sacramento, CA

America Center
San Jose, CA

Northbay Medical Hospital Expansion
Fairfield, CA

Cache Creek Casino Resort Hotel Expansion
Brooks, CA

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A Minority & Woman-Owned Business

ROB ARRIGHINI
PLUMBING/PIPING SUPERINTENDENT

10 Industry Years
Team member since 2012

LICENSES/CERTIFICATIONS
OSHA 30

Rob has been active in the mechanical contracting field for 10 years and has held various positions within the industry. He has experience in hydronics, process piping, med gas, refrigeration, plumbing and civil underground. He possesses numerous certifications including OSHA 30 and has been responsible for training and safety while acting in the capacity of superintendent. Rob is comfortable with design build or plan and spec. He has in experience running projects ranging from fast track lab T.I.'s to out of the ground hospitals.

PROJECT ROLE

- Oversees cost management, scheduling and coordination of labor resources
- Communication point for Prime Contractor and team
- Active participant in site coordination meetings

PROJECT EXPERIENCE

UC Davis Student Athlete Performance Center - LEED Silver
Davis, CA

Sutter Auburn Faith MRI Addition
Auburn, CA

Dignity St. Joseph's MRI Addition
Stockton, CA

UC Davis Webster Student Housing
Davis, CA

FDA Labs
Alameda, CA

America Center
San Jose, CA

Cache Creek Casino Resort Hotel Expansion
Brooks, CA

Northbay Medical Center Expansion
Fairfield, CA

Cepheid Pharmaceuticals
Lodi, Ca

ASSC
AIR SYSTEMS SERVICE & CONSTRUCTION
A Minority & Woman-Owned Business

TRAINING CENTER AND WAREHOUSE

CALIFORNIA-NEVADA JOINT APPRENTICESHIP TRAINING COUNCIL

1575 Enterprise Drive, Lemoore, CA 93245

Due to the high demands of skilled and trained high-voltage workers, extra space was needed to accommodate training. This facility allows CAL-NEV JATC to train more recruits and help ensure the growing need for these workers is fulfilled. This new facility will allow recruits to expand their knowledge and skills and prepare them to become expert linemen.

The project consists of three new Pre-Engineered Metal Building Structures (PEMB) on a 10-acre site. The state-of-the-art classroom building is 12,000 SF with a 9,000 SF storage building and 4,000 SF of open-air parking canopy with solar.

Contract Information

Delivery Method:	Cost + Guaranteed Maximum Price (GMP)
Construction Type:	New Construction/PEMB
Construction Value:	$11.5 Million
Construction Start:	June 2020
Completion Date:	March 2021

Owner

California-Nevada Joint Apprenticeship Training Council
9846 Limonite Avenue
Riverside, CA 92509

AJ Zartman
Management Representative
(661) 325-3212
ajz@dusi1.com

Architect

Blair, Church & Flynn
451 Clovis Avenue, Suite 200
Clovis, CA 93612

Eugene Kovalenko
Project Manager
(559) 326-1400
ekovalenko@bcf-engr.com

MERCED SERVICE CENTER

PACIFIC GAS & ELECTRIC

East Childs Avenue and Kibby Road, Merced, CA 95341

PG&E is opening a modern, state-of-the-art Merced Regional Center (MRC). The new center will combine the service center and the MRC. It will also contain a centrally located storage area for Liquid Natural Gas tankers and equipment. This new facility will improve work effectiveness, safety, and operational efficiency for PG&E to better serve our customers in Merced and beyond. This new consolidated site will develop a combined service and resource management center at a single site, leveraging current and future workplace and yard strategies to optimize the space.

Contract Information

Delivery Method:	Design-Build
Construction Type:	New Construction/PEMB
Construction Value:	$38.8 Million
Construction Start:	June 2018
Completion Date:	March 2020

Owner

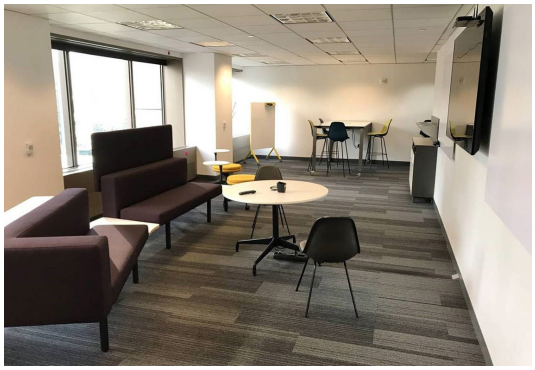
Pacific Gas & Electric
245 Market Street
San Francisco, CA 94105

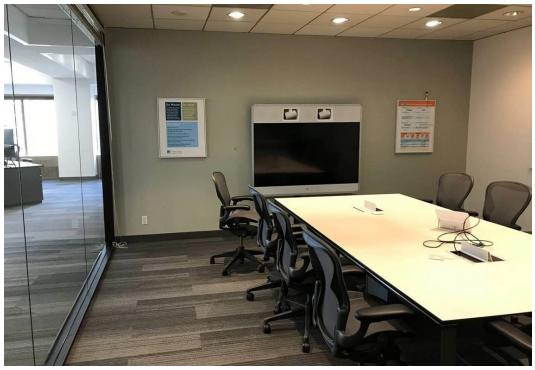
Tom Crowley
Portfolio Manager
(415) 271-7100
TFC8@pge.com

Architect

Lionakis Sacramento
1919 -19th Street
Sacramento, CA 95811

Nicholas Docous
Principal
(916) 558-1900
nick.docus@lionakis.com





WILDFIRE SAFETY OPERATIONS CENTER

PACIFIC GAS & ELECTRIC

77 Beale Street, San Francisco, CA 94105

PG&E's Wildfire Safety Operations Center (WSOC). Overlooking the San Francisco Bay on Beale Street at PG&E headquarters, this 24-hour operation center is responsible for monitoring all potential fire risks in California. The renovation of this space, a $2M project, included new state-of-the art consoles where each analyst has access to real-time weather data, live video feeds, communication to fire and emergency services, radio networks as well as PG&E emergency shutoff response teams. Other tenant improvements included a board room with teleconferencing ability, a collaboration area, magnetic markerboard walls, new lighting, breakroom and employee lockers.

Roebbelen's team delivered successfully in spite of various obstacles due to the 2018 wildfire season, difficulties with vendors as a result of the bankruptcy filing, and a very compressed timeline to get the floor occupied before the start of the 2019 wildfire season.

Contract Information

Delivery Method:	Design Build
Construction Type:	Tenant Improvement
Construction Value:	$2 Million
Construction Start:	October 2018
Completion Date:	May 2019

Owner

Pacific Gas & Electric
77 Beale Street
San Francisco, CA 94105

Nida Mehtab
Portfolio Manager
(415) 470-6916
n1mv@pge.com

Architect

Tectonics
1500 Park Avenue
Emeryville CA, 94608

Andrew Chen
Principal Architect
(510) 740-2400
achen@tectonics-ae.com

LEMOORE SERVICE CENTER

PACIFIC GAS & ELECTRIC

1575 Enterprise Drive, Lemoore, CA 93245

The new Service Center for PG&E is located on an 11.59 acre green field site in the Industrial Park of the City of Lemoore, California. These pre-engineered metal buildings are approximately 13,000 square feet and includes administrative office space, storm room, bull room, warehouse/storage, and associated support spaces. Also included in the scope of work was a Transformer Shelter, which is also a PEMB, and houses new and used transformers which are stored on-site as part of the facility's normal activities.

Contract Information

Delivery Method:	Design-Build
Construction Type:	New Construction/PEMB
Construction Value:	$12.3 Million
Construction Start:	October 2016
Completion Date:	June 2018

Owner

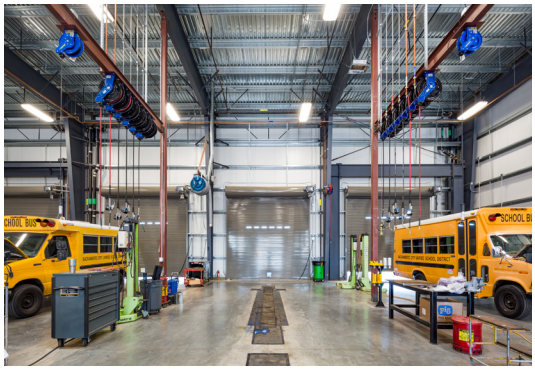
Pacific Gas & Electric
245 Market Street
San Francisco, CA 94105

Tom Crowley
Portfolio Manager
(415) 271-7100
TFC8@pge.com

Architect

TETER Architects and Engineers
125 South Bridge Street, Suite 150
Visalis, CA 93291

Danen A. Gogue
Associate/Project Manager
(559) 625-5246
danen.gogue@teterae.com



WAREHOUSE RENOVATION & TRANSPORTATION

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

3051 Redding Avenue & 7050 San Joaquin Street, Sacramento, CA 95820

The scope of the project included a new transportation administration and maintenance building on a 5.1-acre parcel of land adjacent to the existing Transportation Facility on San Joaquin Street in Sacramento, CA.

The new transportation administration and maintenance facility is a two story volume pre-engineered metal building housing 12,500 sf of administration/support space (2-story) and a 12,000 sf maintenance shop (1-story).

The renovated warehouse work included the interior renovation of the 50,000 sf central warehouse facility. Modernization included renovation of existing offices and restrooms, the addition of a new 6,650 sf insulated depressed slab bulk freezer (hydro floor heating system), a 5,000 sf bulk cooler, 1,500 two- and three-high storage pallet racks, and internal ramp improvements.

Contract Information

Delivery Method:	Lease-Leaseback
Construction Type:	New Construction/PEMB
Construction Value:	$24 Million
Construction Start:	May 2018
Completion Date:	April 2019

Owner

Sacramento City Unified School District
5735- 47th Avenue,
Sacramento, CA 95824

Nathaniel Browning
Special Assistant to the Board of Education
(916) 257-9640
Nathaniel-Browning@scusd.edu

Architect

HMC Architects, Inc.
300 Capitol Mall, Suite 1230
Sacramento, CA 95814

Brian Meyers
Associate Principal
(916) 325-1100
brian.meyers@hmcarchitects.com

SECTION F: FINANCIAL CAPACITY

Financial Statement

Our confidential financial statement has been provided under separate sealed cover.

Litigation

Contract Name:	San Luis Obispo's Women's Jail Expansion, San Luis Obispo, CA
Date of Complaint:	October 3, 2019
Entity:	County of San Luis Obispo
Delivery:	Design Bid Build
Description:	Liquidated Damages
Status:	Pending

Roebbelen Contracting, Inc. (RCI) Served as the general contractor to the County of San Luis Obispo ("County") on the San Luis Obispo's Women's Jail Expansion Project. The project duration was extended over 600 calendar days due primarily to deficient plans and specifications issued by the County's architect. At the project level, RCI (and five of its subcontractors) submitted a request for compensable time extension and equitable adjustment of the contract. The County responded with a counter-assessment of liquidated damages against RCI and advanced demands/claims of professional malfeasance against its architect. Committed to trying to informally resolve the matter, RCI and the County jointly attempted to schedule an early mediation. However, the County advised that without formal litigation it would not be able to secure a commitment to participate in mediation from its architect, who the County reasonably contended was a necessary party for a mediated resolution. Accordingly, RCI (on behalf of itself and pass through subcontractors) filed a government code claim on October 3, 2019 and formal lawsuit shortly thereafter seeking additional compensation, and reversal of the assessment of liquidated damages against the County, as well as declaratory relief related to its subcontractor pass through claims. The County, in turn, instituted formal litigation against its architect for professional negligence and related claims. Consistent with the County's prior advisement, subsequent to the initiation of formal litigation, the architect agreed to participate in mediation. The parties have agreed to, and recently commenced, a multi-day mediation process, with a highly regarded construction mediator.

Contract Name:	Nystrom Elementary School Modernization
Date of Complaint:	May 9, 2017
Entity:	West Contra Costa USD
Delivery:	Design Bid Build
Description:	Breach of contract, Non Payment
Status:	Settled

Roebbelen was the prime contractor for the project and West Contra Costa Unified School District is the owner. Although Roebbelen performed its work timely and in accordance with the contract documents, it was not paid in full. Roebbelen attempted to resolve the matter informally for several months, however, the District refused to fully articulate their reasons for refusing to release payment to Roebbelen. In order to preserve its rights against the District, Roebbelen filed a Government Code claim, which was rejected without explanation, and then filed a complaint in superior court that seeks payment for work performed on the project. The District filed an answer to the complaint, as well as a cross-complaint against Roebbelen. Roebbelen and the District agreed to mediation and a final settlement was reached for this project on January 13, 2020.

SECTION G: FEE PROPOSAL

PRICING PROPOSAL

FIRE STATION #2 APPARATUS BAY/OFFICE

Provide an all-inclusive price in accordance with the District's current requirements, as set forth in section 3 Scope of Work. Also provide your firm's proposed Staffing Plan on a separate sheet of paper. Proposer should use a separate form to state pricing for any added value.

Guaranteed Maximum Price (GMP) DESCRIPTION	**TOTAL $**
Scope of Work	$965,372
Other work Exhibit "I" Site	$347,541
Construction Subtotal	$1,312,913
Pre-construction Services (including Design)	$119,845
General Conditions	$289,965
Construction Contingency	$61,503
Builders Risk & Liability	$17,474
Fees Subtotal	$488,787
GUARANTEED MAXIMUM PRICE (GMP)	$ 1,801,700

Design Alternates and Enhancements

Alt/Enh.	Concept	Description	Cost Impact
Alternate B	Exhibit I Concrete	Provide on-site (concrete alternative) Items 1-14 listed per Appendix I quantity sheet. This work is included in the base price under the Line Item "Other Work". Proposed landscaping per Site Plan in Appendix I. Excess soil to be retained and spread on site.	$347,541
Alternate C	Exhibit I Asphalt	Provide on-site (Asphalt Concrete Alternative) Items 1-4 and on-site (concrete alternative) Items 4-14 listed per Appendix I quantity sheet. Omit 9" PCC over 12" ABB and add 4" over 22" AB.	$(68,375)
Alternate D	Lean-To "Option One" Design	Provide alternative roof pitch with a lower section over the west side of the building and translucent panel lighting to improve natural daylighting.	$21,918
Alternate E	Conventional Stick Framed Build	Provide a conventionally framed building in lieu of pre-engineered metal building. This alternate applied to the "Option Two" base price roof design and preliminary sick framed project schedule.	$453,028
Alternate F	Special Inspections	Provide soil and concrete inspections as required by 3rd part inspector. Recommend having the District provide out of scope.	$37,767
Enhancement 1	Path of Travel Sitework	Provide public parking spaces on the west side of the building adjacent to the west driveway with sidewalk for path of travel to the building for alternative vehicular circulation as discussed in confidential meeting (shown in sheet 1 of 11). This enhancement is in addition to Exhibit I sitework and includes path of travel to the street with site curbs and valley gutter.	$42,062
Enhancement 2	Enhanced Landscaping	Base price includes irrigation and sod with a planting allowance for the proposed landscaping areas noted on site plan. This enhancement provides additional mulch, shrubs and trees to the areas.	$25,629
Enhancement 3	8" Plywood in App Bay	Provide bottom 8' of interior Apparatus Bay walls with plywood in lieu of drywall (shown in sheet 3 of 11).	$3,929
Enhancement 4	Add Shop Exhaust	Provide exhaust system for welding in the shop.	$20,003
Enhancement 5	Full Glass Bay Doors	Provide (4) Apparatus Bay doors with fully glazed sections in lieu of base doors which provide a single panel with windows.	$35,626
Enhancement 6	Single Gang Door Controller	Provide (1) door controller in apparatus bay that can operate all four bay doors from one location.	$7,806
Enhancement 7	Fire Sprinklers	Per discussion with the San Joaquin County Building Department in review of preliminary code analysis, building does not require sprinkler system. This enhancement provides a fire sprinkler system to the new building with 4" water line to be connected from the street, if required by the District .	$53,739
Enhancement 9	Low Voltage Systems	Base pricing does not include intrusion, site lighting, data, and telecom. Base price does include fire alarm system as required by code and interior/exterior speakers. This enhancement provides data and telecom devices and cabling. No head end equipment or racks included.	$23,758

SECTION H: DISCLOSURE/ DISQUALIFICATION

DISCLOSURE OF GOVERNMENT POSITIONS

Each Proposer shall disclose below whether any owner or employee of the firm currently hold positions as elected or appointed officials, directors, officers, or employees of a governmental entity or held such positions in the past twelve months. List below or state "None."

Name	Position Held
None	

DISQUALIFICATION QUESTIONNAIRE

The Contractor shall complete the following questionnaire:

Has the Contractor, any officer of the Contractor, or any employee of the Contractor who has proprietary interest in the Contractor, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or safety regulation?

Yes_____ No ✓

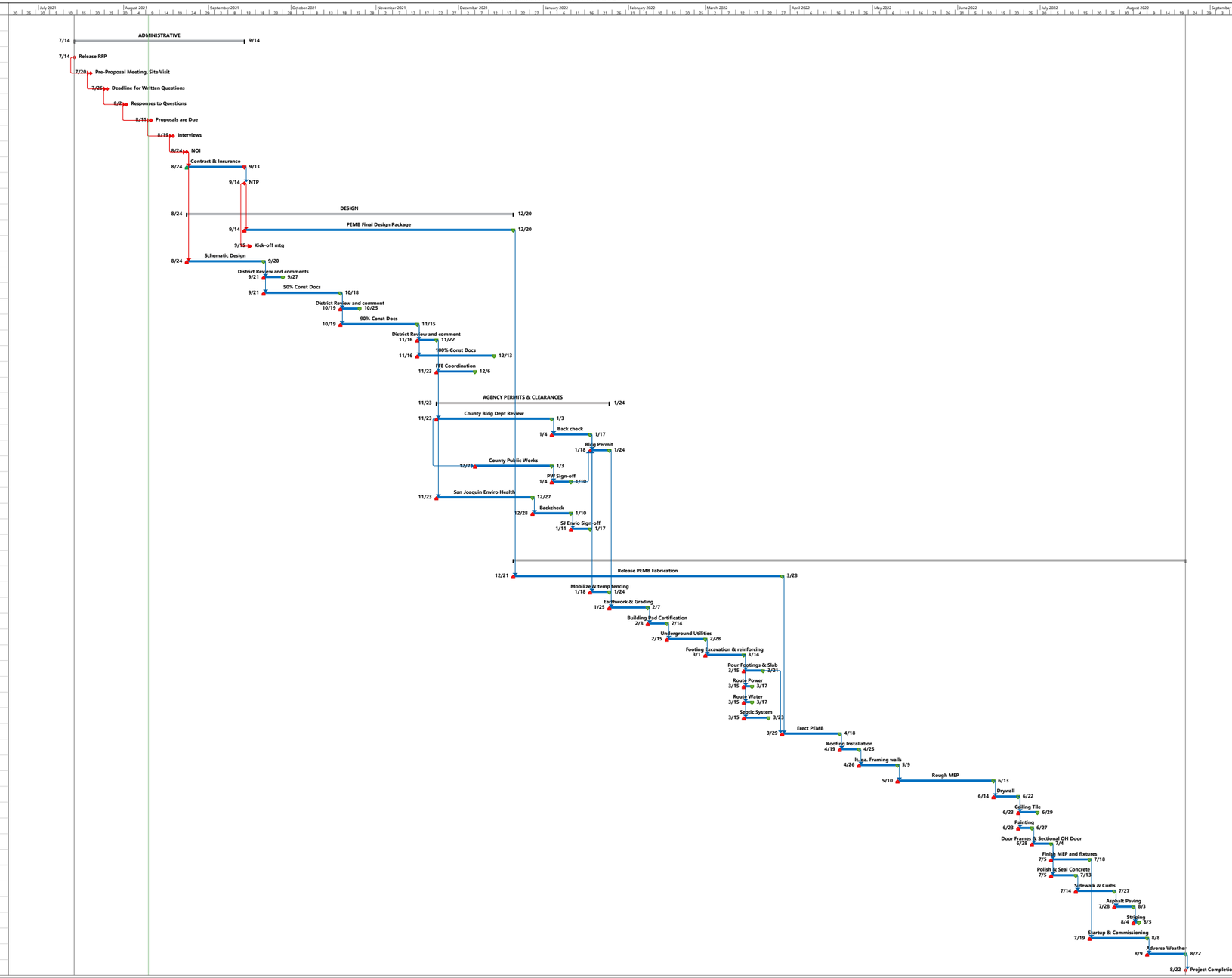
If the answer is yes, explain the circumstances in the following space.

APPENDIX

Preliminary Pre-Engineered Metal Building Schedule

Waterloo Morada Fire District Station #2

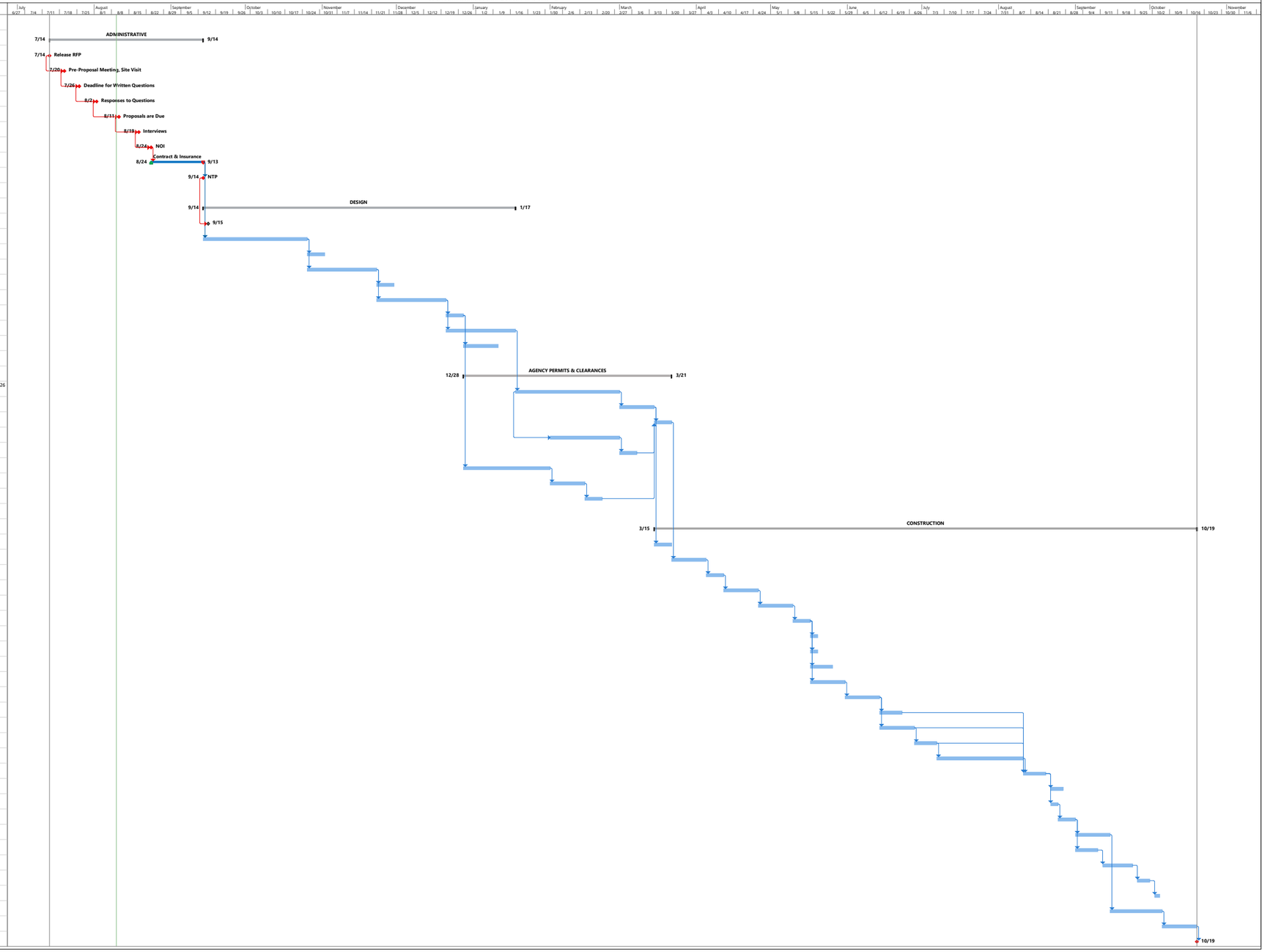
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1						
2		**ADMINISTRATIVE**	**44 days**	**Wed 7/14/21**	**Tue 9/14/21**	
3		Release RFP	0 days	Wed 7/14/21	Wed 7/14/21	
4		Pre-Proposal Meeting, Site Visit	0 days	Tue 7/20/21	Tue 7/20/21	3SS+4 days
5		Deadline for Written Questions	0 days	Mon 7/26/21	Mon 7/26/21	4SS+4 days
6		Responses to Questions	0 days	Mon 8/2/21	Mon 8/2/21	5SS+5 days
7		Proposals are Due	0 days	Wed 8/11/21	Wed 8/11/21	6SS+7 days
8		Interviews	0 days	Thu 8/19/21	Thu 8/19/21	7SS+6 days
9		NOI	0 days	Tue 8/24/21	Tue 8/24/21	8SS+3 days
10		Contract & Insurance	15 days	Tue 8/24/21	Mon 9/13/21	9
11		NTP	0 days	Tue 9/14/21	Tue 9/14/21	10
12						
13		**DESIGN**	**85 days**	**Tue 8/24/21**	**Mon 12/20/21**	
14		PEMB Final Design Package	70 days	Tue 9/14/21	Mon 12/20/21	11
15		Kick-off mtg	0 days	Wed 9/15/21	Wed 9/15/21	11SS+2 days
16		Schematic Design	20 days	Tue 8/24/21	Mon 9/20/21	9
17		District Review and comments	5 days	Tue 9/21/21	Mon 9/27/21	16
18		50% Const Docs	20 days	Tue 9/21/21	Mon 10/18/21	16
19		District Review and comment	5 days	Tue 10/19/21	Mon 10/25/21	18
20		90% Const Docs	20 days	Tue 10/19/21	Mon 11/15/21	18
21		District Review and comment	5 days	Tue 11/16/21	Mon 11/22/21	20
22		100% Const Docs	20 days	Tue 11/16/21	Mon 12/13/21	20
23		FFE Coordination	10 days	Tue 11/23/21	Mon 12/6/21	21
24						
25		**AGENCY PERMITS & CLEARANCES**	**45 days**	**Tue 11/23/21**	**Mon 1/24/22**	
26		County Bldg Dept Review	30 days	Tue 11/23/21	Mon 1/3/22	21
27		Back check	10 days	Tue 1/4/22	Mon 1/17/22	26
28		Bldg Permit	5 days	Tue 1/18/22	Mon 1/24/22	27,30,33
29		County Public Works	20 days	Tue 12/7/21	Mon 1/3/22	26SS+10 days
30		PW Sign-off	5 days	Tue 1/4/22	Mon 1/10/22	29
31		San Joaquin Enviro Health	25 days	Tue 11/23/21	Mon 12/27/21	21
32		Backcheck	10 days	Tue 12/28/21	Mon 1/10/22	31
33		SJ Envio Sign-off	5 days	Tue 1/11/22	Mon 1/17/22	32
34						
35		**CONSTRUCTION**	**175 days**	**Tue 12/21/21**	**Mon 8/22/22**	
36		Release PEMB Fabrication	70 days	Tue 12/21/21	Mon 3/28/22	14
37		Mobilize & temp fencing	5 days	Tue 1/18/22	Mon 1/24/22	27
38		Earthwork & Grading	10 days	Tue 1/25/22	Mon 2/7/22	28
39		Building Pad Certification	5 days	Tue 2/8/22	Mon 2/14/22	38
40		Underground Utilities	10 days	Tue 2/15/22	Mon 2/28/22	39
41		Footing Excavation & reinforcing	10 days	Tue 3/1/22	Mon 3/14/22	40
42		Pour Footings & Slab	5 days	Tue 3/15/22	Mon 3/21/22	41
43		Route Power	3 days	Tue 3/15/22	Thu 3/17/22	41
44		Route Water	3 days	Tue 3/15/22	Thu 3/17/22	41
45		Septic System	7 days	Tue 3/15/22	Wed 3/23/22	41
46		Erect PEMB	15 days	Tue 3/29/22	Mon 4/18/22	42,36
47		Roofing Installation	5 days	Tue 4/19/22	Mon 4/25/22	46
48		lt. ga. Framing walls	10 days	Tue 4/26/22	Mon 5/9/22	47
49		Rough MEP	25 days	Tue 5/10/22	Mon 6/13/22	48
50		Drywall	7 days	Tue 6/14/22	Wed 6/22/22	49
51		Ceiling Tile	5 days	Thu 6/23/22	Wed 6/29/22	50
52		Painting	3 days	Thu 6/23/22	Mon 6/27/22	50
53		Door Frames & Sectional OH Door	5 days	Tue 6/28/22	Mon 7/4/22	52
54		Finish MEP and fixtures	10 days	Tue 7/5/22	Mon 7/18/22	53
55		Polish & Seal Concrete	7 days	Tue 7/5/22	Wed 7/13/22	53
56		Sidewalk & Curbs	10 days	Thu 7/14/22	Wed 7/27/22	55
57		Asphalt Paving	5 days	Thu 7/28/22	Wed 8/3/22	56
58		Striping	2 days	Thu 8/4/22	Fri 8/5/22	57
59		Startup & Commissioning	15 days	Tue 7/19/22	Mon 8/8/22	54
60		Adverse Weather	10 days	Tue 8/9/22	Mon 8/22/22	59
61		Project Completion	0 days	Mon 8/22/22	Mon 8/22/22	60



Preliminary Stick Framed Schedule

Waterloo Morada Fire District Station #2

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors
1							
2		**ADMINISTRATIVE**	**44 days**	**Wed 7/14/21**	**Tue 9/14/21**		
3		Release RFP	0 days	Wed 7/14/21	Wed 7/14/21		4SS+4 days
4		Pre-Proposal Meeting, Site Visit	0 days	Tue 7/20/21	Tue 7/20/21	3SS+4 days	5SS+4 days
5		Deadline for Written Questions	0 days	Mon 7/26/21	Mon 7/26/21	4SS+4 days	6SS+5 days
6		Responses to Questions	0 days	Mon 8/2/21	Mon 8/2/21	5SS+5 days	7SS+7 days
7		Proposals are Due	0 days	Wed 8/11/21	Wed 8/11/21	6SS+7 days	8SS+6 days
8		Interviews	0 days	Thu 8/19/21	Thu 8/19/21	7SS+6 days	9SS+3 days
9		NOI	0 days	Tue 8/24/21	Tue 8/24/21	8SS+3 days	10
10		Contract & Insurance	15 days	Tue 8/24/21	Mon 9/13/21	9	11,15
11		NTP	0 days	Tue 9/14/21	Tue 9/14/21	10	14SS+2 days
12							
13		**DESIGN**	**90 days**	**Tue 9/14/21**	**Mon 1/17/22**		
14		Kick-off mtg	0 days	Wed 9/15/21	Wed 9/15/21	11SS+2 days	
15		Schematic Design	30 days	Tue 9/14/21	Mon 10/25/21	10	17,16
16		District Review and comments	5 days	Tue 10/26/21	Mon 11/1/21	15	
17		50% Const Docs	20 days	Tue 10/26/21	Mon 11/22/21	15	18,19
18		District Review and comment	5 days	Tue 11/23/21	Mon 11/29/21	17	
19		90% Const Docs	20 days	Tue 11/23/21	Mon 12/20/21	17	20,21
20		District Review and comment	5 days	Tue 12/21/21	Mon 12/27/21	19	30,22
21		100% Const Docs	20 days	Tue 12/21/21	Mon 1/17/22	19	25
22		FFE Cooridnation	10 days	Tue 12/28/21	Mon 1/10/22	20	
23							
24		**AGENCY PERMITS & CLEARANCES**	**60 days**	**Tue 12/28/21**	**Mon 3/21/22**		
25		County Bldg Dept Review	30 days	Tue 1/18/22	Mon 2/28/22	21	28SS+10 days,26
26		Back check	10 days	Tue 3/1/22	Mon 3/14/22	25	27,35
27		Bldg Permit	5 days	Tue 3/15/22	Mon 3/21/22	26,29,32	36
28		County Public Works	20 days	Tue 2/1/22	Mon 2/28/22	25SS+10 days	29
29		PW Sign-off	5 days	Tue 3/1/22	Mon 3/7/22	28	27
30		San Joaquin Enviro Health	25 days	Tue 12/28/21	Mon 1/31/22	20	31
31		Backcheck	10 days	Tue 2/1/22	Mon 2/14/22	30	32
32		SJ Enviro Sign-off	5 days	Tue 2/15/22	Mon 2/21/22	31	27
33							
34		**CONSTRUCTION**	**157 days**	**Tue 3/15/22**	**Wed 10/19/22**		
35		Mobilize & temp fencing	5 days	Tue 3/15/22	Mon 3/21/22	26	
36		Earthwork & Grading	10 days	Tue 3/22/22	Mon 4/4/22	27	37
37		Building Pad Certification	5 days	Tue 4/5/22	Mon 4/11/22	36	38
38		Underground Utilities	10 days	Tue 4/12/22	Mon 4/25/22	37	39
39		Footing Excavation & reinforcing	10 days	Tue 4/26/22	Mon 5/9/22	38	40
40		Pour Footings & Slab	5 days	Tue 5/10/22	Mon 5/16/22	39	44,41,42,43
41		Route Power	3 days	Tue 5/17/22	Thu 5/19/22	40	
42		Route Water	3 days	Tue 5/17/22	Thu 5/19/22	40	
43		Septic System	7 days	Tue 5/17/22	Wed 5/25/22	40	
44		Erect Columns & Hang Beams	10 days	Tue 5/17/22	Mon 5/30/22	40	45
45		Frame walls	10 days	Tue 5/31/22	Mon 6/13/22	44	46,47
46		Sheath Walls	7 days	Tue 6/14/22	Wed 6/22/22	45	50
47		Roof Framing	10 days	Tue 6/14/22	Mon 6/27/22	45	48,50
48		Roofing	7 days	Tue 6/28/22	Wed 7/6/22	47	50,49
49		Rough MEP	25 days	Thu 7/7/22	Wed 8/10/22	48	50
50		Drywall	7 days	Thu 8/11/22	Fri 8/19/22	49,46,48,47	52,51
51		Ceiling Tile	5 days	Mon 8/22/22	Fri 8/26/22	50	
52		Painting	3 days	Mon 8/22/22	Wed 8/24/22	50	53
53		Door Frames & Sectional OH Door	5 days	Thu 8/25/22	Wed 8/31/22	52	54,55
54		Finish MEP and fixtures	10 days	Thu 9/1/22	Wed 9/14/22	53	59
55		Polish & Seal Concrete	7 days	Thu 9/1/22	Fri 9/9/22	53	56
56		Sidewalk & Curbs	10 days	Mon 9/12/22	Fri 9/23/22	55	57
57		Asphalt	5 days	Mon 9/26/22	Fri 9/30/22	56	58
58		Striping	2 days	Mon 10/3/22	Tue 10/4/22	57	
59		Startup & Commissioning	15 days	Thu 9/15/22	Wed 10/5/22	54	60
60		Adverse Weather	10 days	Thu 10/6/22	Wed 10/19/22	59	61
61		Project Completion	0 days	Wed 10/19/22	Wed 10/19/22	60	



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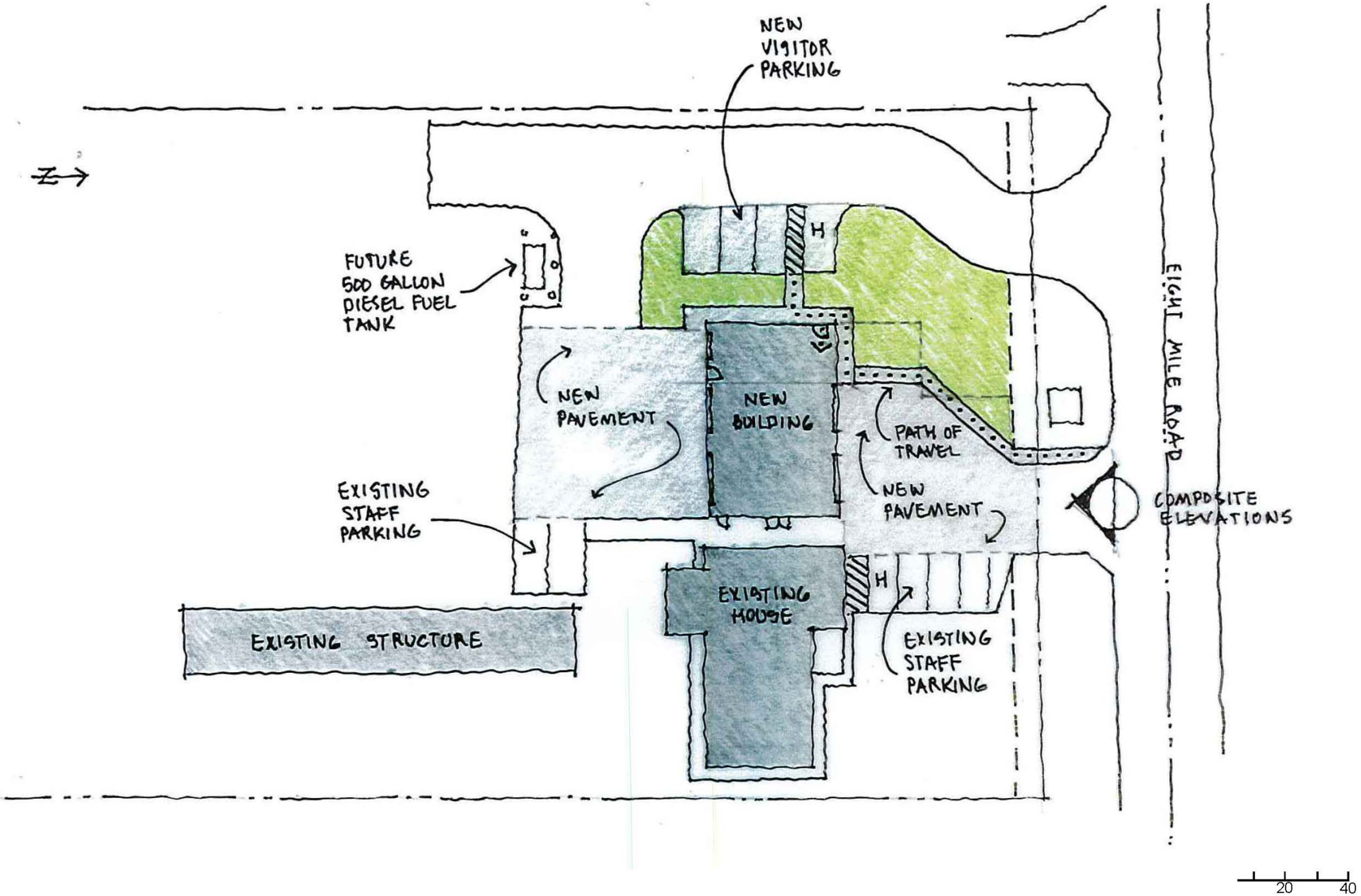

SITE PLAN (ENHANCEMENT 1)

WATER MORADA FIRE STATION #2 APPARATUS BAY/OFFICE
CONCEPT DESIGN

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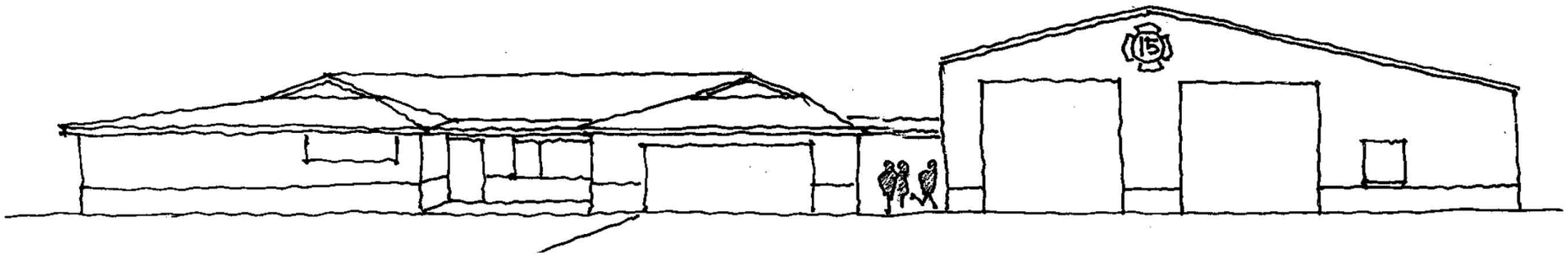
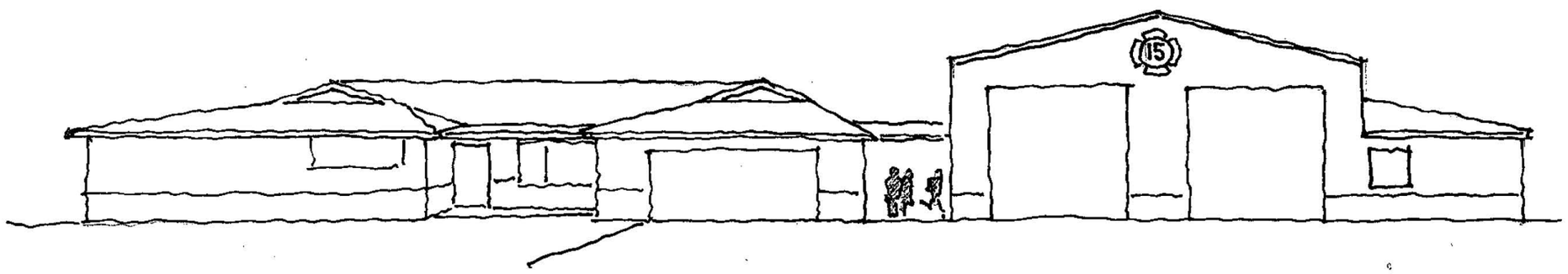


NORTH ELEVATION - COMPOSITE
OPTION TWO (BASE PRICE)



NORTH ELEVATION - COMPOSITE
OPTION ONE (ALTERNATE D)

ELEVATION COMPOSITES

WATER MORADA FIRE STATION #2 APPARATUS BAY/OFFICE
CONCEPT DESIGN

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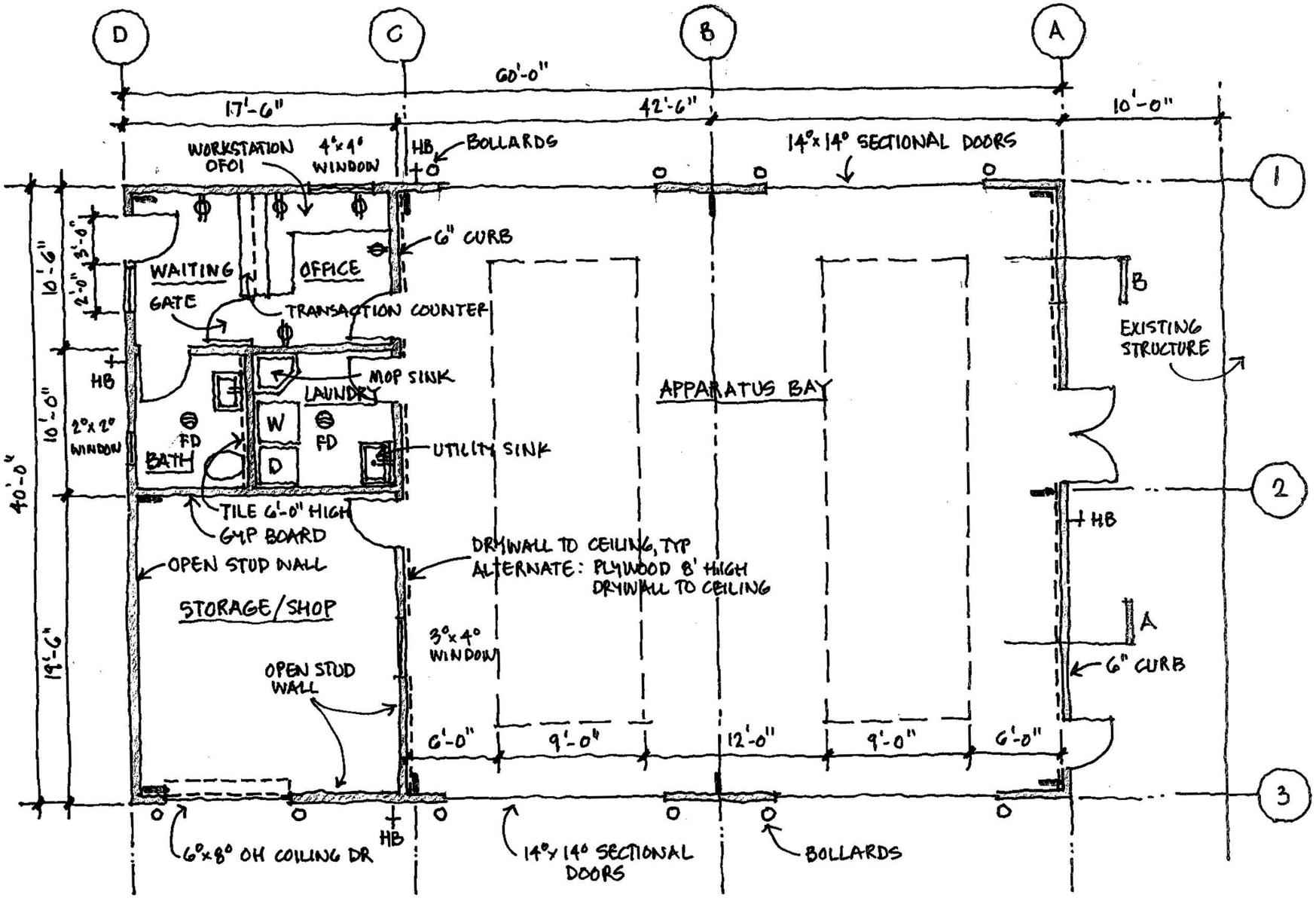

FLOOR PLAN (BASE PRICE)

WATER MORADA FIRE STATION #2 APPARATUS BAY/OFFICE
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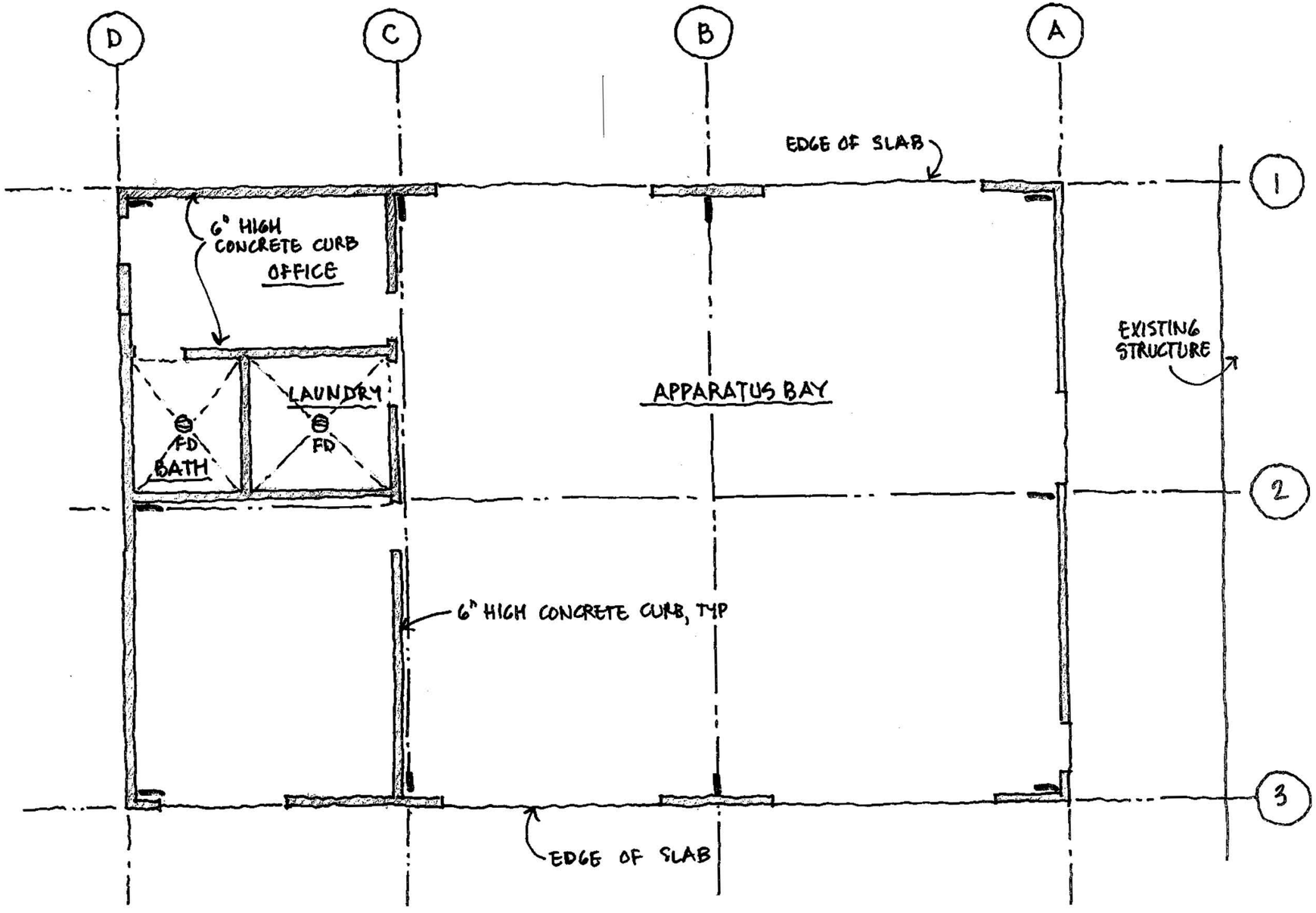
SHEET 3 OF 11



CURB PLAN (BASE PRICE)

WATER MORADA FIRE STATION #2 APPARATUS BAY/OFFICE
CONCEPT DESIGN

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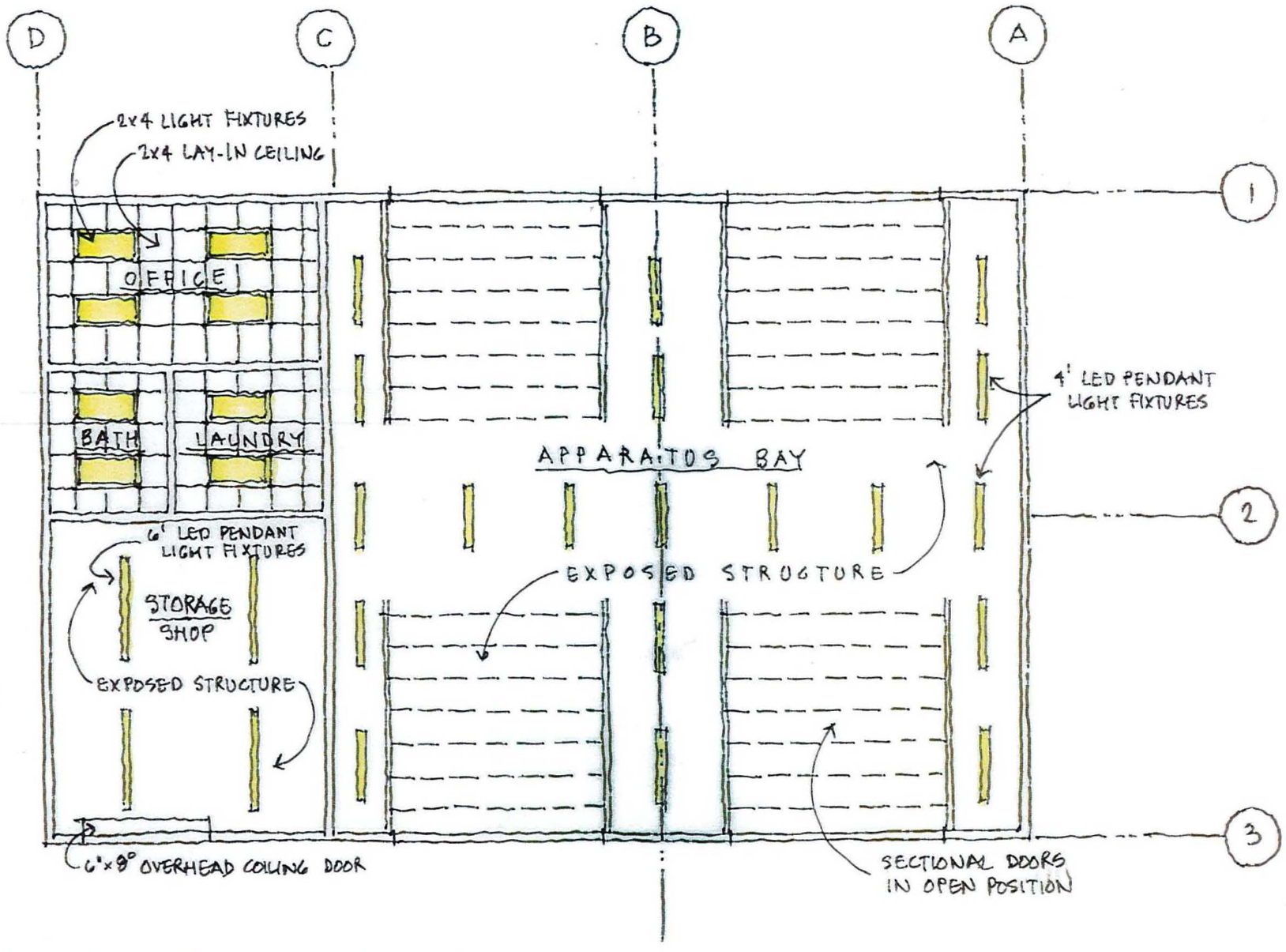

REFLECTED CEILING PLAN (BASE PRICE)

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Finish Schedule						
Room		**Office**	**Bathroom**	**Laundry**	**Apparatus Bay**	**Storage/Shop**
Walls	**North**	Drywall	Drywall	4' High FRP @ Mop Sink, Drywall	Water Resistant Wallboard to 8', Drywall Above to Structure	Drywall
	East	Drywall	6' High Tile, Drywall Above	Drywall	Water Resistant Wallboard to 8', Drywall Above to Structure	Exposed Framing
	South	Drywall	Drywall	Drywall	Water Resistant Wallboard to 8', Drywall Above to Structure	Exposed Framing
	West	Drywall	Drywall	4' High FRP @ Mop Sink, Drywall	Water Resistant Wallboard to 8', Drywall Above to Structure	Exposed Framing
Base		Rubber	Concrete Curb	Concrete Curb	Concrete Curb	Concrete Curb
Floors		Polished Concrete	Polished Concrete	Sealed Troweled Concrete	Sealed Troweled Concrete	Sealed Troweled Concrete
Ceilings		Acoustical Ceiling Tile	Acoustical Ceiling Tile	Acoustical Ceiling Tile	Exposed	Exposed
FF&E		Workstations OFOI	None	None	None	None

FINISH SCHEDULE (BASE PRICE)

WATER MORADA FIRE STATION #2 APPARATUS BAY/OFFICE
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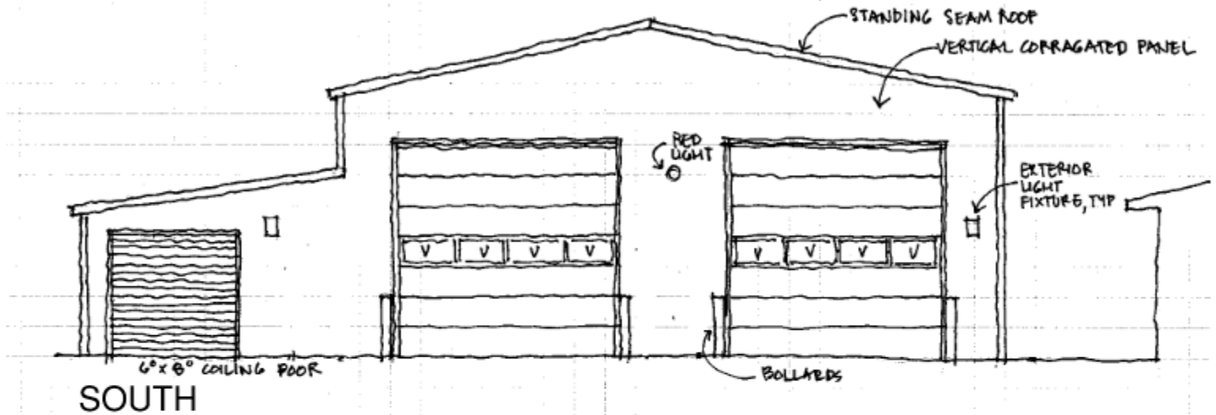
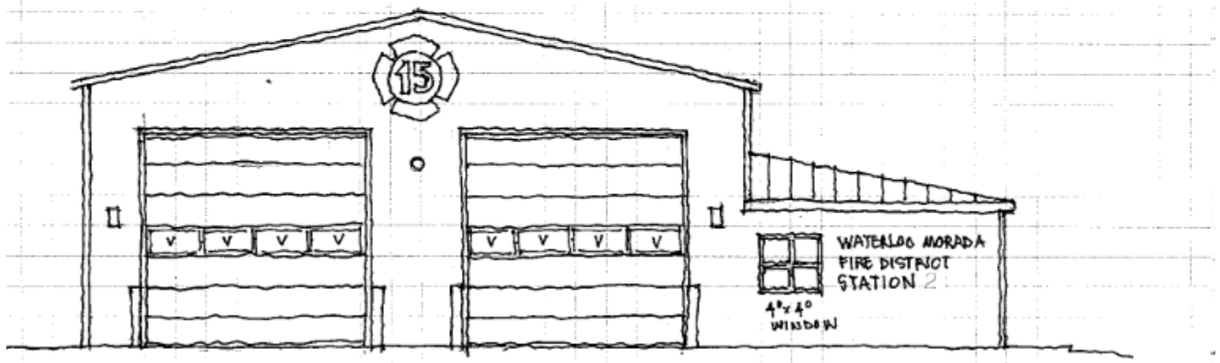
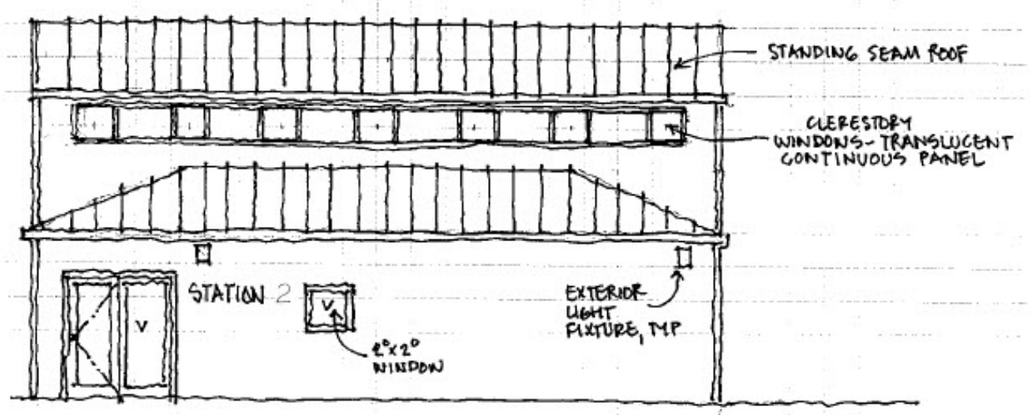
SHEET 6 OF 11



SOUTH



NORTH



WEST

ELEVATIONS - OPTION ONE (ALTERNATE D)

WATER MORADA FIRE STATION #2 APPARATUS BAY/OFFICE
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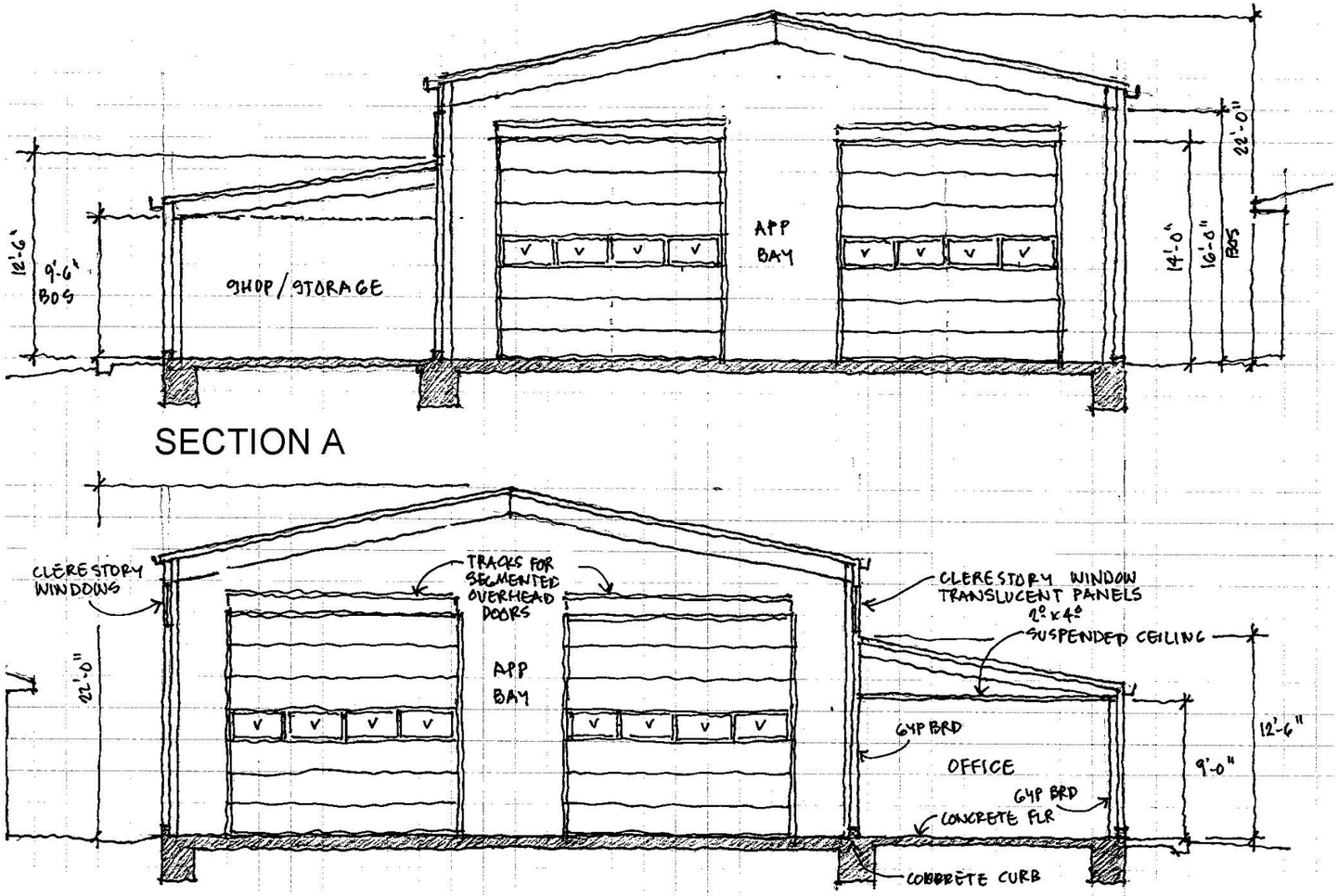
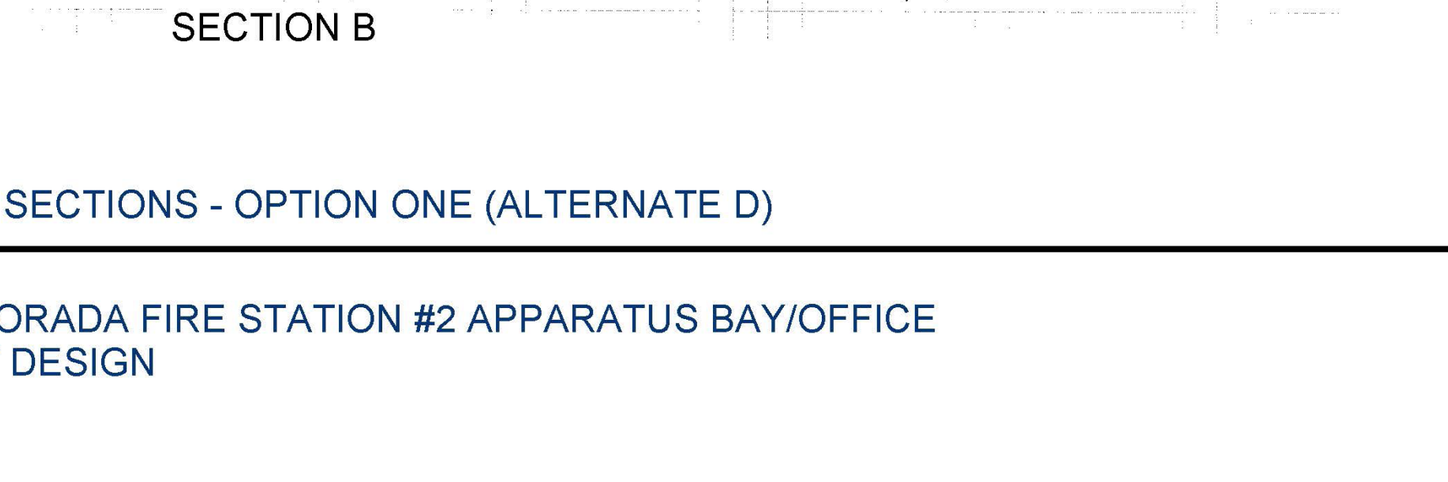


SECTION A



SECTION B

BUILDING SECTIONS - OPTION ONE (ALTERNATE D)

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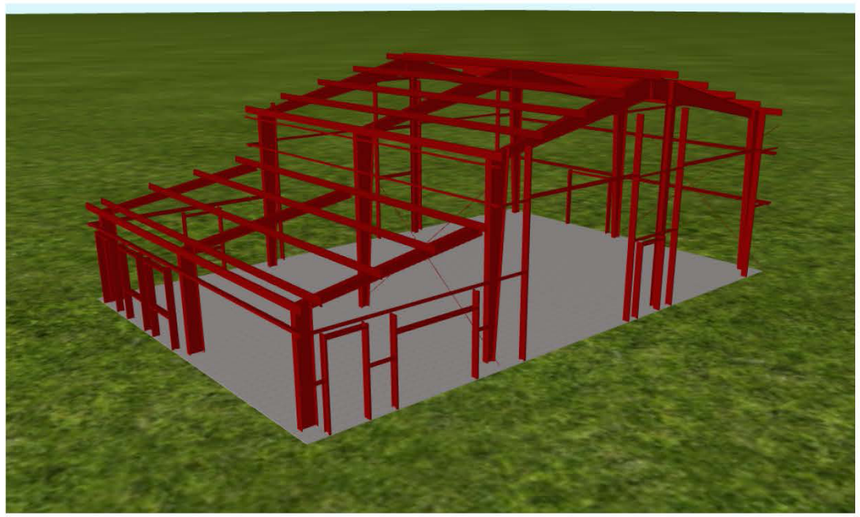

PREMANUFACTURED METAL BUILDING RENDERS - OPTION ONE (ALTERNATE D)

WATER MORADA FIRE STATION #2 APPARATUS BAY/OFFICE
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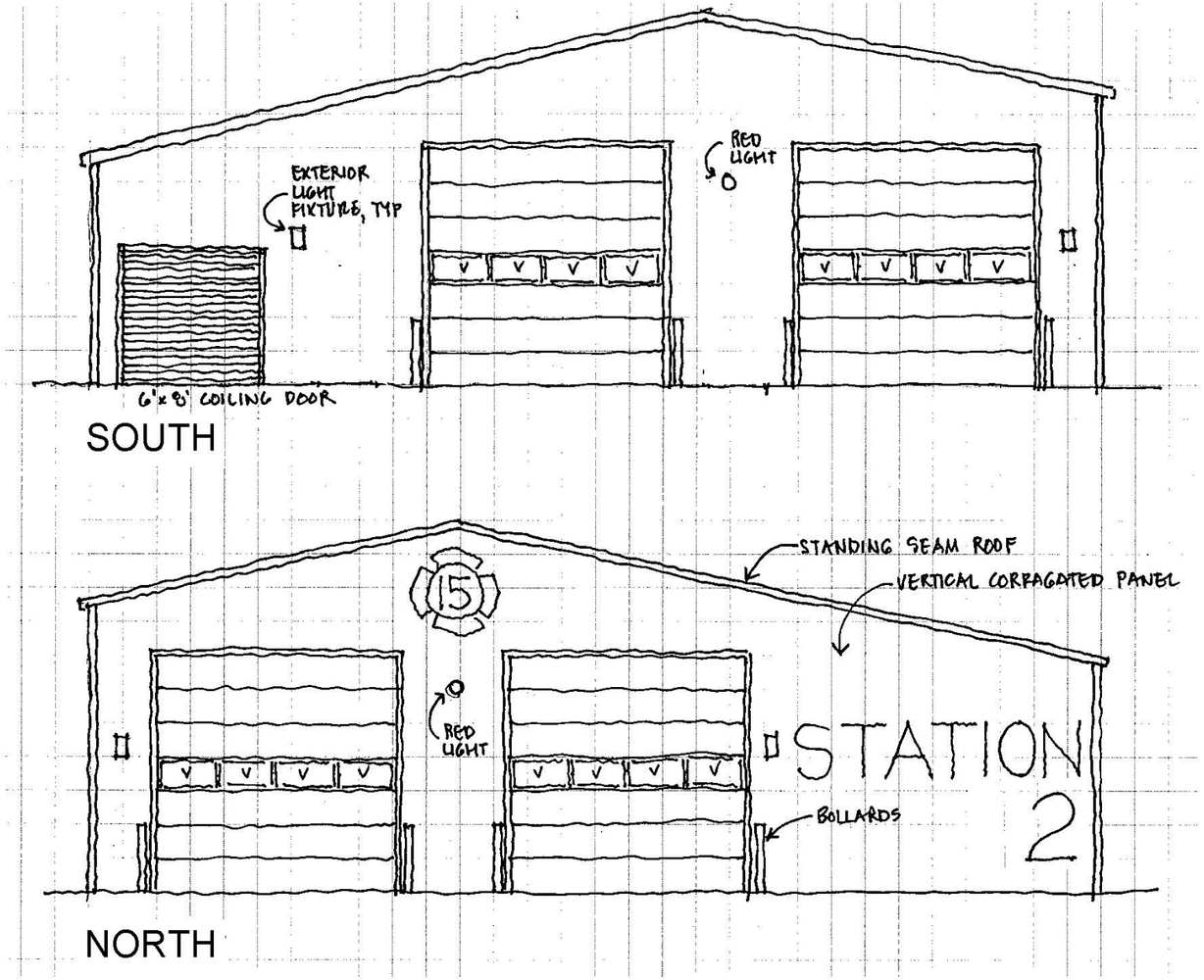

ELEVATIONS - OPTION TWO (BASE PRICE)

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PREMANUFACTURED METAL BUILDING RENDERS - OPTION TWO (BASE PRICE)

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Roebbelen Core Values

Treat **individuals** with **dignity** and **respect**

Conduct our **business** with **honesty**, **integrity** and **fairness**

Create **relationships** that **benefit every stakeholder**

Continuously raise the **benchmark of quality** and **safety** in the industry

Our Purpose

We are driven to build **exceptional projects**,
enduring relationships and the **most respected**
workforce in the construction industry

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It's time to do something for...

Y.O.U.

YOUR VISION • **O**UR GOAL • **U**NMATCHED SATISFACTION

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