



September 8, 2021

Chief Eric Walder  
Waterlook Morada Fire District  
6925 E. Foppiano Lane  
Stockton, CA 95212

Re: Post Interview Questions

Dear Chief Walder:

As requested, we have complied answers to your questions.

1. What costs are wrapped up in your General Conditions?
  - a. Management Costs \$205,125 total
    - i. Project Manager – 3 Mo
    - ii. Super/ Foreman – 8 Mo
  - b. General requirements \$31,900 total
    - i. Temp Fence
    - ii. Temp Utility Distribution
    - iii. Trailer Rental
    - iv. Temp Toilet Rental
    - v. Storage Container Rental
    - vi. Office Supplies
    - vii. Continuous Cleanup
    - viii. Network Resources
    - ix. Dumpsters
  - c. One-Time Costs \$5,200
    - i. Mobilization & Setup
    - ii. Final Clean-up
2. What's your extended overhead costs and what would you qualify as a claim?

#### **Extended Overhead**

We would only seek extended overhead costs if the project experienced an unforeseen delay once we are fully mobilized. Based on our estimate the daily cost for a delay would be \$987.00 per day plus a 5% mark-up for a total daily cost of \$1,037.00.

One item that would qualify as a claim on this project is if you directed us to proceed with added work and then you did not agree to pay for the added work. We would really need to be in a situation where we do not agree with each other for a claim to be submitted.



### **Demobilization and Re-Mobilization**

- a. If we are placed on hold by district and asked to demobilize entirely, the additional costs would occur if and when we had to remobilize a 2<sup>nd</sup> time. The cost could vary depending on what we had to remobilize at what stage the project was restarting. If we were in the middle of excavation or erection for instance, where heavy equipment had to be permitted and brought back out to the site, those costs would be additional and presented as T&M including labor to coordinate the effort.

### **3. Change Order Agreement – Discussion?**

Unknown site conditions and client additional scope requests are typically the catalysts to trigger change orders for Roebbelen projects. An example of an unforeseen site condition which has infrequently occurred is soil conditions differing from the geotechnical report's findings that require further preparation or reinforcement for the building foundation. For this project, the cost to compact and fill below the building pad with 24" AB per the geotechnical report has been included in the base price. In cases of client added scope, we work with the owners to maintain the project budget by exploring possible offsets to the existing scope to maintain a balanced budget and avoid the need for change orders.

### **4. Doors, Roll Up Doors, Lighting, Plumbing, etc. – Cut Sheet or Spec, and cost?**

- a. Man Doors – Costs include 9 commercial grade hm doors, welded hm frames, hardware and one set of panic hardware, and we have included installation.

Our current man-door pricing \$4,500 x 9 openings is specified as follows:

- 16ga hollow metal doors
- 22 ga welded hollow metal frames
- \$500 allowance for hardware at each door

Our VE Option priced at \$2,800 x 9 openings is specified as follows:

- 18ga hollow metal doors
- 24 ga welded exterior hollow metal frames and knockdown interior frames
- \$400 allowance for hardware at each door

- b. Overhead Doors cut/sheet, costs and VE.

Our current OH door pricing \$86,367 is specified as follows:

- Furnish and install (4) 14' x 14' Clopay Overhead Doors, model 3720. Includes 2" thick 27 gauge steel tongue and groove sections, polystyrene insulation, (1) full view section with clear tempered insulated glazing, R-value 18.4, heavy-duty 14 Gauge hinges and 10 ball bearing rollers, 50,000 cycle torsion springs, 2" angle mount track, motor operation, standard baked enamel finish, and 2 year warranty.



- Furnish and install (1) 8' x 8' Cookson brand heavy duty rolling steel doors, model ESD10. Includes: Fully interlocking 22 gauge roll formed galvanized steel slats, full pipe barrel housing helical torsion spring rated for 50,000 cycles, alternating end-locks, double angle bottom bar with weather strip, heavy duty structural wall angle, 3/16" steel guide angles, steel mounting brackets, full cover galvanized steel hood, hand chain operation, powder coat finish, and 2 year warranty.

Our VE Option reducing our pricing to \$62,368 is specified as follows:

- Furnish and install (4) 14' x 14' Clopay Overhead Doors, model 524. Includes 2" thick 24 gauge steel tongue and groove sections, **non-insulated**, (1) full view section with clear tempered insulated glazing, heavy-duty 14 Gauge hinges and 10 ball bearing rollers, **25,000 cycle torsion springs**, 2" angle mount track, motor operation, standard baked enamel finish, and 2 year warranty.
- Furnish and install (1) 8' x 8' Cookson brand heavy duty rolling steel doors, model ESD10. Includes: Fully interlocking 22 gauge roll formed galvanized steel slats, full pipe barrel housing helical torsion spring rated for 50,000 cycles, alternating end-locks, double angle bottom bar with weather strip, heavy duty structural wall angle, 3/16" steel guide angles, steel mounting brackets, full cover galvanized steel hood, hand chain operation, **tan or gray baked enamel finish**, and 2 year warranty.

- c. Lighting cut sheets attached.
- d. Plumbing fixture cut sheets attached.

5. What do you foresee as the biggest issue with this project?

In our view, the most critical factors affecting this project are budget, schedule and the pre-engineered metal building delivery. Unstable market conditions between supply and demand are causing rapid fluctuations in pricing and fabrication timelines. We plan to mitigate the impact of these concerns by placing a building order with our PEMB partner as quickly as possible to lock in a price and delivery date.

6. Bonding surcharge in your GMP Breakout?

Bonding surcharge is not required because this project is less than two years so there are no costs shown for this line item or included in the estimate.

7. Building Erection Cost – Does it include the interior framing costs?

That cost is just to erect the Pre-engineered metal building and envelope, it does not include framing for interior walls. Framing for interior walls is included in Drywall costs.

8. 180 day price lock – discussion? What's been planned for?

We have included a 5% contingency/escalation line item for trades 3300 through 13000, the value of them amounts to \$460,000. 5% equates to \$23,000. MEP are carrying escalation within their line item costs.



9. HVAC?

In our base bid, the HVAC line item includes the following items:

1. Furnish and install one (1) HP multi head condenser.
2. Furnish and install one (1) fan coil to serve the Bath, Laundry, and office area. (360sf)
3. Furnish and install one (1) fan coil to serve the Storage/Shop area. (340sf)
4. Furnish and install one (1) inline exhaust fan to serve as general exhaust for the APP Bay. Doesn't include the future vehicle exhaust that will be furnished and installed by others.
5. Furnish and install one (1) intake hood for makeup air in the APP Bay.
6. furnish and install ducting as required to meet floor plan.
7. Provide start up of ASSC furnished and installed equipment.
8. provide internal TABB certified air balance.

As discussed during the interview, a cost savings of \$7,100 could be realized with removal of the item 3 above for shop/storage conditioning.

10. 603 – 400A PA Electrical Service Allowance?

Our Base Bid pricing included \$24,500 to provide the 400A main service panel and telephone line shown in the PG&E sketch which can be removed if they will be provided by another contractor outside of this project.

11. O&M Costs are they needed in the Bid? How have you minimized the additional cost impacts on the project?

Part A – O&M represents Roebbelen's Overhead & Mark-up on the entire project and 5% is typical for our region.

Part B – How have we minimized our additional cost impacts on the project? Within our 5% contingency/escalation line we have included \$33,644 for design/construction contingency to minimize additional cost impacts relative to design and construction. We also originally included anticipated costs for electrical service, vac truck, landscaping and architectural finishes which are now on the VE list being offered back following our most recent discussions with the district.

An updated list of Value Engineering items discussed during the interview and referenced in the responses above is provided below:

Waterloo VE Items	
Reduced Vac Truck to 2 days	\$ (6,000)
Accept Alt. C AC Paving	\$ (68,376)
Remove Sidewalk with Domes	\$ (1,846)
Remove all Bollards	\$ (11,500)
Reduce Septic from 1200gal to 750gal	\$ (4,000)
Eliminate New Catch Basin	\$ (5,000)
Eliminate all Irrigation	\$ (29,120)
Eliminate all Landscaping and Sod	\$ (7,280)
Eliminate Planting Allowance	\$ (10,000)
Provide HM Door in lieu of Storefront Door	\$ (12,200)

Waterloo VE Items	
Provide VE Option HM Doors	\$ (15,300)
Provide VE Option Bay OH Doors	\$ (23,999)
Eliminate Conditioning in Storage/Shop Area	\$ (7,100)
Provide FRP in lieu of ceramic tile	\$ (600)
Eliminate painting of exposed structure	\$ (2,400)
Reduce Signage scope to code minimum	\$ (950)
Remove 400A, tele. and temp power per PG&E service sketch	\$ (29,000)
Provide Ribbed Long Span in lieu of Standing Seam Roofing	\$ (2,100)
Reduced GC's for schedule (2-phase)	\$ (47,750)
<b>Total Deductions</b>	<b>(\$284,521)</b>
<b>Base Price</b>	<b>\$1,801,700</b>
<b>Revised Base Price Including Deductions</b>	<b>\$1,517,179</b>

If you have any questions, please do not hesitate to contact me.

Sincerely,



CRAIG FERNANDEZ  
Project Executive  
(916) 939-8309 | craigf@roebbelen.com



# WATERLOO MORADA FIRE DISTRICT

6925 E Foppiano Lane

Stockton, CA 95212

(209) 931-3107

## Board of Directors

Clay Titus

John Baker

Ralph Luchetti

Ryan Haggerty

Ryan Gresham

**Fire Chief**

Eric Walder

Questions for Roebbles:

Name: \_\_\_\_\_

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