



COMMERCIAL · INDUSTRIAL · DESIGN · BUILD

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September 8, 2021

Waterloo Morada Rural County Fire Protection District
Eric G. Walder, EFO
Fire Chief
6925 E. Foppiano Lane
Stockton, CA 95212

RE: Fire Station #2

Please see the attached supplemental information requested regarding our proposal of design-build services for Fire Station #2 including additional schedule of values breakdown and responses to interview questions.

Sincerely,

Blaine Vernon

Blaine Vernon
Project Manager
Diede Construction Inc.



Diede Construction Inc
WMRCFPD Design-Build Fire Station #2 Apparatus Bay and Office
GMP Breakdown R2



DIVISION 1 – GENERAL REQUIREMENTS

Design Services	\$125,500.00
Civil	
Architectural	
Structural	
Pre-Engineered Metal Building	
Plumbing	
Mechanical (HVAC)	
Electrical	
General Conditions	\$120,000.00
Project Superintendent	
Project Safety	
Temporary Utilities	
Temporary Construction Facilities	
Cleaning & Waste Management	

DIVISION 2 – EXISTING CONDITIONS

Site Work	
Storm Water Pollution Prevention / Erosion Control	\$7,000.00
Surveyor / Construction Staking	\$8,500.00
Clear & Grub / Demo AC Paving & Concrete	\$13,200.00
Rough Grade & Building Pad	\$76,800.00
Aggregate Base & Asphalt Paving	\$59,000.00
Pavement Markings & Vehicle Signage	\$3,200.00
Underground Utilities	
Domestic Water from Existing Well to Apparatus Bay	\$64,000.00
Sanitary Sewer from Apparatus Bay to New Septic Tank & Leach Lines	

DIVISION 3 – CONCRETE	\$114,500.00
Concrete Reinforcement	
Concrete – Building Foundation	
Concrete – Valley Gutter Between Residence & Apparatus Bay	
Concrete - Finished Floor / Polish & Seal	
DIVISION 6 – WOOD & PLASTICS	\$36,200.00
Rough Carpentry	
Interior Partition Walls & Ceilings	
DIVISION 7 – THERMAL & MOISTURE PROTECTION	\$6,200.00
Insulation (at Interior Partition Walls & Ceilings)	
Joint Sealants	
DIVISION 8 – DOORS & HARDWARE	
Doors, Frames & Hardware	\$16,000.00
Steel Sectional Doors	\$39,200.00
DIVISION 9 – FINISHES	
Gypsum Board	\$22,500.00
Rubber Base	\$1,100.00
Fiberglass Reinforced Panels (FRP)	\$3,800.00
Painting	\$27,500.00
DIVISION 10 – SPECIALTIES	\$6,700.00
Restroom Accessories	
Building Signage	
Fire Extinguishers	

DIVISION 13 – SPECIAL CONSTRUCTION

Pre-Engineered Metal Building	\$78,800.00
Material – <i>Butler Tier I Classic,</i> <i>26 GA Butler II Roof & Wall Panels,</i> <i>R19 roof insulation, R13 wall insulation,</i> <i>all necessary trim, gutters & downspouts.</i>	
Erection	\$122,900.00
Fire Wall Assembly	\$30,100.00

DIVISION 15 – MECHANICAL / PLUMBING

HVAC	\$33,400.00
Plumbing	\$20,000.00

DIVISION 16 – ELECTRICAL \$143,000.00

CONTRACTOR CONTINGENCY (5%) \$60,000.00

BUILDER’S RISK PROJECT SPECIFIC INSURANCE \$3,000.00

TOTAL \$1,242,100.00

CLARIFICATIONS

Excludes irrigation & planting.

Excludes storm drainage utility piping. Drain inlet to be provided at finish grade and connected to (E) lateral per RFP Exhibit I.

Excludes concrete driveway per RFP Exhibit I; previously constructed by others.

Excludes off-site (within public right of way along Eight Mile Road) improvements of any kind.

Excludes permits fees of any kind (per RFP).

Excludes third party special inspection & testing, which will be a condition of the building permit.

Proposal assumes use of District’s topographical survey data (per RFP).

ALTERNATES

Provide concrete at vehicle drive aisles per RFP Exhibit I Pavement Option II, add \$63,400.

Provide a fire sprinkler suppression system for the Apparatus Building, add \$17,200. Does not include means for fire water service; underground piping or appurtenances. *Please note fire sprinklers are not required per preliminary ruling by County.*

Provide wall protection at Apparatus Bay; 4'-0" tall diamond plate wainscot, add \$13,200.

Construct Apparatus Building via traditional wood framing in lieu of pre-engineered metal building, add \$144,000. *This will reduce the overall project duration by approximately four (4) months.*

PRICE ASSURANCE

Please be assured pricing includes all preliminary programming requirements requested in the RFP. Please see attached Exhibit H with acknowledgments.

APPENDIX "H" – Details pertaining to the project and specifically the proposed building.

A. Apparatus Bay

- INCLUDED ● The maximum length, height and width of the apparatus parked in the bay is: L = 30', H = 10', W = 9'
- ACKNOWLEDGED ● Apparatus shall have a clear walkway on both the front and back of the vehicle while parked in the building and the doors of the building closed. The apparatus will have the ability to load personal and equipment with the bay doors closed.
- ACKNOWLEDGED ● Building height shall consider doors, ventilation, and lighting.
- ACKNOWLEDGED ● The vehicle will be able to exit the building in a straight line fashion.
- ACKNOWLEDGED ● There is no modification to the Firefighter's residence expected due to exhaust from the apparatus. The exhaust for the building will be on the west side of the building.
- ACKNOWLEDGED ● District will install exhaust system after the build.
- ACKNOWLEDGED ● The building will not require the filling of SCBA equipment.
- ACKNOWLEDGED ● The vehicle will be washed outside the building in the front or rear side of the building.
- ACKNOWLEDGED ● Any washdown does not need to be collected and treated.
- INCLUDED ● The utility room will need to be roughed in for electric and plumbing.
- ACKNOWLEDGED ● There will be an above ground 500 gallon diesel fuel tank located outside the building. It is not the Contractor's responsibility or part of this project.

B. Apparatus Finishing's

- INCLUDED ● Sheetrock walls with smooth texture.
- INCLUDED ● All walls and roof to be insulated.
- INCLUDED ● 9-110v electrical outlets 1-220v outlet.
- INCLUDED ● Plumb air from compressor to middle of Apparatus Bay with a drop down. Air continues to the shop with drop down.
- INCLUDED ● Concrete apparatus bay floors to be smooth and polished.
- INCLUDED ● 4-Panel roll-up doors, one panel on each door with windows. 14ft by 14ft motorized doors.
- INCLUDED ● Sufficient LED light to illuminate the entire apparatus bay.

C. Laundry Room

- ACKNOWLEDGED ● There is no requirement for separate ventilation.
- INCLUDED ● There is a floor drain required.
- INCLUDED ● The laundry room will have a utility sink.
- ACKNOWLEDGED ● There is no folding table required.
- INCLUDED ● Sheetrock walls and ceiling with smooth texture. Include 4' of F.R.P.
- INCLUDED ● Plumbing for PPE extractor and sink.
- INCLUDED ● Utility mop sink with hot and cold water spigot.
- INCLUDED ● Tankless water heater.
- INCLUDED ● Sufficient LED lighting.
- INCLUDED ● Floor shall be smooth polished concrete.
- INCLUDED ● 3-110 volt outlets.
- INCLUDED ● Adequate power for the water heater.
- INCLUDED ● The Laundry room shall be climate controlled.

D. Bathroom

- INCLUDED ● The bathroom must be ADA compliant.
- ACKNOWLEDGED ● There is no requirement for a shower.
- ACKNOWLEDGED ● The bathroom does not require benches or lockers.
- INCLUDED ● The bathroom requires one small sink, one toilet and sufficient LED lighting.
- ACKNOWLEDGED ● The bathroom does not require a cabinet for chemical storage.
- INCLUDED ● There shall be a window in the bathroom.
- INCLUDED ● Sheetrock walls and ceiling with smooth texture.
- INCLUDED ● 2-100v wall outlets.
- INCLUDED ● 1 flooring drain.
- INCLUDED ● Flooring to be smooth polished concrete.
- INCLUDED ● The bathroom shall be climate controlled.

E. Shop

- INCLUDED ● The shop will require 240 volt, single phase, 50 amp power.
- COMPRESSED AIR PIPING INCLUDED. COMPRESSOR BY DISTRICT. ● The shop and truck room shall be plumbed for air lines. The District will provide the air compressor.
- ACKNOWLEDGED ● The shop does not require an exterior door.
- INCLUDED ● The shop shall have a large (8' wide or double man door) for receiving large items on a dolly or hand truck/pallet jack.
- INCLUDED ● Shop shall have one window.
- INCLUDED ● The shop shall have 6 – 110v wall outlets and 1 – 220v outlet.
- INCLUDED ● 6' x 8' roll up door to the outside.
- INCLUDED ● Sufficient LED lighting.
- INCLUDED ● Flooring shall be smooth polished concrete.
- INCLUDED ● Shop walls shall be open wood stud.
- ACKNOWLEDGED ● The shop does not require a hoist or beam for lifting heavy objects.
- INCLUDED ● The shop shall be climate controlled.

F. Office

- ACKNOWLEDGED ● The office shall have capacity for seating three visitors.
- ACKNOWLEDGED ● There is no requirement for floor electrical outlets.
- INCLUDED ● The office shall have one window.
- ACKNOWLEDGED ● There are no requirements for a safe or fireproof storage cabinets.
- INCLUDED ● The office shall be climate controlled.
- INCLUDED ● Sheetrock walls and ceiling with smooth finish texture.
- INCLUDED ● 5 – 110v wall outlets
- INCLUDED ● One outside window
- INCLUDED ● Front door
- INCLUDED ● Rear door
- INCLUDED ● Sufficient LED lighting.

G. Storage Room

- INCLUDED ● Sheetrock walls and ceiling.
- INCLUDED ● Adequate LED lighting.
- INCLUDED ● 4 – 100v outlets
- INCLUDED ● Floor shall be concrete smooth polish finish.
- INCLUDED ● One man door.
- INCLUDED ● There are no windows required.
- INCLUDED ● Storage room shall be climate controlled.

H. Building

- INCLUDED ● The building shall be equipped with speakers for alerting.
- INCLUDED ● There will need to be wireless access points at a minimum in the office and shop.
- ACKNOWLEDGED ● There is no requirement for a roof mounted antenna.
- INCLUDED ● Metal man doors. One wider single on east side with window. One wider single on west side.
- ACKNOWLEDGED ● There is no formal designated area required for vehicle washing.
- ACKNOWLEDGED ● The District will supply the outdoor hose drying rack.
- ACKNOWLEDGED ● The preferred outdoor color scheme is grey body with red doors and black trim.
- ACKNOWLEDGED ● No other sheds or tables are required.
- INCLUDED ● Water spigots on all four sides of the building.
- INCLUDED ● Exterior 110v outlets on all four sides of the building.
- INCLUDED ● 8 exterior LED lights (2 on each building wall. One red light between the apparatus bays).
- INCLUDED ● 3 exterior speakers (west, north, and south walls).
- INCLUDED ● Striping for parking as required.



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 Diede:

Name: _____

1. Further breakdown of the GMP cost sheet – Specifically all major categories

Included in response. Please see previous pages.

2. What costs are wrapped up in your general conditions (Bonding)?

General condition costs are associated with the on-site administration of the project.

The majority of the cost is for a full time project superintendent. The remaining

cost are allocated for temporary fencing, temporary restrooms, job site office, etc.

3. What's your extended overhead costs and what would qualify as a claim.

Diede does not foresee the need to pursue extended overhead claims. As your design-

build contractor, Diede would assist the District in mitigating any substantial disruptions

to pursuit of the project whether in the design or construction phase.

4. Change Order Agreement – Discussion

1.) Design-Builder shall review the District's Program to ascertain the requirements of the Project and shall verify such requirements with District. Design-Builder shall be responsible for procuring or furnishing the design and for the construction of the Work consistent with the District's Program. District's Program may be modified by Owner during course of the Work. Design-Builder has provided in the GMP for development of the Project. In the event the District's Program and/or modification to District's Program may potentially breach the GMP, or the scope of work said GMP is based on, Design-Builder will notify the District and make recommendations to provide the functional deliverables of the Project within the GMP.

2.) The District may request additions to the scope of work, in excess of the deliverables explicitly listed in the RFP and/or inherent to the development of the District's program, which will be incorporated into the work via Change Order to the GMP.

3.) Any extraneous terms required by the County via the building permit or other such permits, not considered by the RFP or inherent to the District's program, shall be subject to Change Order negotiation.



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5. O&M where you planning on supplying and what would be the associated Costs?

Operations and maintenance manuals will be provided for all equipment and/or building

systems. Maintenance and cleaning instructions will be provided for all materials installed.

Training will be provided on equipment and/or building systems if applicable.

The project will be subject to a one year warranty. Additional extended warranties may

apply to select materials/equipment. This is typical and inherent to the GMP; no additional costs.

6. Doors, Roll Up Doors, Lightening, Plumbing, etc - Cut Sheet or Spec, and cost

Specific items will be selected during design development phase, following project award, programming & schematic design phase. Materials, fixtures & equipment will be selected based on our experience with similar Fire Station facilities with emphasis on "durability, long service life, lowering future maintenance/repair costs and reasonable standardization of the Apparatus Bay / Office" per the RFP. All items will be submitted to the District for review prior to incorporation into the work.

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

With regard to the pre-engineered metal building, all parties need to progress through programming and schematic design phase expeditiously so that we may finalize the building order and secure final pricing to avoid frequent and substantial price increases occurring across all markets, but particularly in the steel industry. Additionally, commencing fabrication of the building is imperative to the overall success of the project as the lead times for such orders has increased and continues to increase as the result of disruptions to the global supply chain of steel as well as labor shortages domestically.

8. 180 day price lock – discussion

Diede will honor the GMP for (180) calendar days from date of original submission to the District which was August 11th, 2021.