



August 24, 2021

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

RE: Request for GMP Breakdown
RFP No. 21-1 - Fire Station No. 2 Apparatus Bay/Office

Dear Chief Walder and Members of the Selection Committee:

Roebbelen's goal is to provide the Fire District with the most creative and cost-effective solution that meets the project operational requirements and exceed the Fire District's expectations for the design-build delivery of your Fire Station No. 2 project.

The cost model summary being provided was developed from the feedback received during the RFP process and includes items requested via addenda recognized as a requirement to provide an operational building. Beyond the alternates and enhancements listed in our RFP, we would like to highlight the substantial coverage we have provided for this project to be successful that was not explicitly noted in the RFP. For example, Roebbelen's price proposal includes dollars for site irrigation and landscaping, signage, paving and striping, telephone conduit, fire alarm, routing site power from the pending 400A service to the new building and finishes which sum to \$162,524. It is our understanding that these items, whether explicitly noted in the RFP or not, will need to be provided by the District's delivery partner in order to provide a fully operational facility. We here at Roebbelen pride ourselves with providing our clients realistic and all-inclusive budgets and don't believe in "change ordering" our clients to project completion.

Our preconstruction costs have been established to ensure we provide the Fire District with design services and cost estimating to fully explore the Roebbelen presented building options, finalize the building and site design concept, and exterior and interior material finish selections. Our fees also include regulatory agency coordination and permitting.

Our project management and job supervision costs have been allocated and distributed across the project schedule to ensure the required coverage for the duration of the project, especially during critical construction activities.

As an experienced Design-Builder, we understand the importance of teamwork, which starts now. Together with the Fire District we will function in a collaborative teaming environment with transparency, honesty, integrity and fairness. We know to focus on things that will make this a great project for the Fire District, and every dollar saved can be applied by the Fire District to the further betterment of the project.

We look forward to the opportunity to work with you and the Fire District team on this exciting project. If there is any additional information needed, please do not hesitate to contact me.

Sincerely,

ROBERT J. KJOME
Executive Vice President
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Project: WATERLOO MORADA FIRE STATION #2						TOTAL: \$1,801,700	
SQFT: 2,400				8/24/2021		1:32 PM	
SITE ACRES: 0.3						9.00% Sales Tax	
Location Stockton, CA							
Sec.	Description	Quantities	U/M	U.P.	Total	Name	
	GENERAL CONDITIONS (INCL PRECON)				289,965		
	DESIGN FEES	6.41%			82,420		
	SOIL TESTING				0		
	TESTING & SPECIAL INSPECTIONS	1	LS	33382	0		
	TEMP FACILITIES				0		
	GPR & Vac Truck	1	LS	10000	10,000		
	PERMITS				0	REIMB BY DISTRICT	
	ENCROACHMENTS				0	REIMB BY DISTRICT	
	SWPPP				0		
	Fiber Roll	600	LF	10	6,000		
	Maint	12	WKS	210	2,520		
	SURVEYING	1	LS	7500	7,500		
	HAZMAT SURVEY				0	EXCLUDED	
	GEOTECH REPORT				0	BY DISTRICT	
2200	SITE DEMO				0		
	(E) PCC Concrete	535	SF	11	5,983		
	(E) AC Paving	6620	SF	0.9	5,983		
	(E) Building w/ Carport				0	EXCLUDED	
2300	EXCAVATION & FILL				0		
	Mobilization	1	LS	7300	7,300		
	Stabilized Construction Entrance	1	LS	3500	3,500		
	Excavation & Offhaul (9,560 SF x 1.167 / 25)	446	CYD	14.3	6,368		
	Compaction	6880	SF		0		
	Alternate Paving 5" Cut	107	CYDS	60	0		
	Rough Grade	13750	SF	0.46	6,368		
	Cut 24" & Offhaul at Building Pad per Geotech	192	CY	33	6,368		
	Scarify & Recompact 12"?? Parking & 2,400 SF Pad	380	CY	16.8	6,368		
	Grade Curb & Gutter	100	LF	8	0		
	Grade Valley Gutter	52	LF	10	0		
	Finish Grade Pads & Paving	8560	SF	0.74	6,368		
	Finish Grade Landscape Area w/ Flow Line	3640	SF	1.14	4,160		
2525	CONCRETE CURBS & GUTTERS				0		
	9" PCC Drive (383 TN?)	6080	SF	18	108,733		
	Sidewalk /w Domes	80	SF	23	1,846		
	Curb & Gutter	100	LF	75	0		
	31" Curb	121	LF	65	0		
	Mow Strip	14	LF	36	0		
	Valley Gutter (edge of (E) AC N. parking)	52	LF	90	0		
	24" Valley Gutter (between buildings)	40	LF	90	3,600		
	Set Bollards	10	EA	550	5,500		
2722	SANITARY SEWERAGE				0		
	4" Sewer Line	78	LF	100	7,800		
	Sewer Cleanout	1	EA	500	500		
	SEPTIC FIELD				0		
	Leach Field 1,200 Gal (oversized, s/b 750 Gal \$11,000)	1	EA	15000	15,000		
2723	WATER UTILITIES				0		
	Mobilization	1	LS	5000	5,000		
	1-1/2" Water Line	190	LF	60	11,400		
	1" Water Line	14	LF	50	700		
	2 Connection to (E) Well Head per Addendum 2	2	EA	500	1,000		
	4" Fire Water	100	LF	150	0		
	1 Connection to (E) Water Main & Traffic Control	1	LS	5000	0		

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2724	STORM DRAINAGE UTILITIES Catch Basin (Tie-in to (E) 6" SD)	1	EA	5000	0 5,000	
2725	SUBDRAINAGE				0	EXCLUDED
2750	ASPHALT PAVING Visitor Parking 2" AC Visitor Parking 8" AB Drive 12" AB AB for Sidewalk AB for Curb & Gutters AB for 24" Valley Gutter (between buildings) Alternate Drive 4" AC Alternate Drive 22" Base	14 50 460 3 5.25 4.5 169 836	TN TN TN TN TN TN TN TN	699 96 57 534 305 356 141 50	0 9,713 4,800 26,412 0 1,601 0 1,601 0 0 0 0	
2577	SITE ACCESSORIES & SIGNAGE Signage	1	EA	1000	0 1,000	
2785	PAVEMENT MARKINGS Striping (3 Std, 1 HC, Hatching)	1	LS	5000	0 5,000	
2831	CHAINLINK FENCE				0	EXCLUDED
2790	LANDSCAPING Irrigation Sod Planting - Allowance	3640 3640 1	SF SF LS	8 2 10000	0 29,120 7,280 10,000	
3200	CONCRETE REINFORCEMENT	7242.47	LBS	2.5	18,106	
3300	CIP CONCRETE Interior & Exterior Curbs per Add'm 2 Sealed Concrete 24" AB per Geotech	2400 2400 360	SF SF TN	30 5 66	72,425 0 12,000 23,768	
4400	MASONRY				0	EXCLUDED
5500	METAL FABRICATIONS Bollards	10	EA	600	0 6,000	
6100	ROUGH CARPENTRY FT Backer Board Plywood Wainscot Conventional Wood Framing	64 896 2400	SF SF SF	10 6 113	640 0 0 0	
6410	CUSTOM CASEWORK w/ swing door	16.5	LF	575	0	
7214	INSULATION Conventional Roof & Wall Insulation	1077 5200	SF SF	0 2.5	0 0	
7260	VAPOR RETARDER				0	
7265	VAPOR EMISSION CONTROL				0	EXCLUDED
7270	FIRESTOPPING				0	EXCLUDED
7610	METAL ROOF SYSTEM - 24 GA SSR (CONVENTIONAL)	2604	SF	30	0	
	METAL WALL PANELS - 26 GA (CONVENTIONAL)	2700	SF	28	0	
7620	SHEET METAL FASCIA / RAKE GUTTER D.S.	240 120 4	LF LF EA	30 30 2000	0 0 0 0	
7920	CAULKING & SEALANTS	2400	SF	1	2,400	

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8100	HM DOORS & FRAMES	8	EA	4500	36,000	
8710	FINISH HARDWARE	8	EA	800	6,400	
8305	ACCESS PANELS	1	EA	250	250	
8410	ALUMINUM STOREFRONT FRAMING	60	SF	150	9,000	
	STOREFRONT DOOR & HDWE	1	EA	8000	8,000	
8520	ALUMINUM WINDOWS	32	SF	150	4,800	
8800	GLASS & GLAZING				0	
	SECTIONAL DOORS - GLASS 14'x14' (Motorized)	4	EA	19092	76,367	
	Single Gang Controller?	1	EA	3800	0	
	O.H. COILING DOOR 6'x8' (Non-Motorized)	1	EA	10000	10,000	
9250	GYP. WALLBOARD				0	
	FH Demising Wall +16' w/ Water Resistant Gyp +8ft	640	SF	33	21,120	
	Office, Bath Furred Walls +9.5'	366	SF	23	8,412	
	Interior Wall 6" above Ceiling +9.5'	437	SF	25	10,925	
	Conventional Interior Wall Finish - Gyp o/ WD	1852.8	SF	8	0	
9310	CERAMIC TILE	60	SF	30	1,800	
9510	SUSPENDED ACOUSTICAL CEILING +9'	360	SF	12	4,320	
9650	RESILIENT FLOORING				0	
	RUBBER BASE	212	LF	2.5	530	
9900	PAINTING				0	
	GYP	2520	SF	1.5	3,780	
	DOORS & FRAMES	8	EA	300	2,400	
	EXPOSED STRUCTURE	1600	SF	1.5	2,400	
9985	FRP WALL PANELING	64	SF	20	1,280	
10513	LOCKERS				0	EXCLUDED
10750	FLAGPOLE				0	EXCLUDED
10110	VISUAL DISPLAY BOARDS				0	EXCLUDED
10440	SIGNAGE	2400	SF	0.5	1,200	
10522	FIRE EXTINGUISHERS AND CABINETS	2	EA	349	698	
	TYPE 4A:80B ON BRACKET MOUNT	1	EA	53	53	
	TYPE 2A:10B IN RECESSED CABINET	1	EA	263	263	
10800	TOILET ACCESSORIES	6	EA	250	1,500	
11000	EQUIPMENT				0	EXCLUDED
113100	RESIDENTIAL APPLIANCES				0	EXCLUDED
	Future Extractor/Laundry Equipment				0	EXCLUDED
13000	PRE-ENGINEERED METAL BUILDINGS - FAB	2,400	SF	29	73,532	
	ADD Translucent Panel Clerestory	160	SF	10	0	
	PRE-ENGINEERED METAL BUILDINGS - ERECT	2,400	SF	20.0	47,900	
	10% ERECTION CONTINGENCY	2,400	SF	2.00	4,790	
	ANCHOR BOLT FOB	1	LS	2500	2,500	
15300	FIRE SPRINKLER	2,400	SF	11	0	
15400	PLUMBING (ASSC)	2,400	SF	30	71,434	
	Compressed Air Piping Drops				0	
	Compressor				0	BY DISTRICT
	M/P Design Fees	1	LS	5800	5,800	
15500	HVAC (ASSC)	2,400	SF	18	44,203	

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16000	ELECTRICAL				0	
	Power	2,400	SF	52	125,000	
	Lighting	2,400	SF	40	96,000	
	Precon Coord	1	LS	6000	6,000	
					0	
	400A 3PH Electrical Service Allowance	100	LF	220	22,000	
	Telephone Conduit	100	LF	25	2,500	
	Temp Power	1	LS	7000	7,000	
17000	LOW VOLTAGE				0	
	P/A System	2,400	SF	7.5	18,000	
	Data	2,400	SF	5	0	
	Telecom	2,400	SF	3.75	0	
18000	SAFETY & SECURITY	2,400	SF		0	
	Fire Alarm	2,400	SF	3.75	9,000	
	Intrusion (not currently at the site per addendum)	0	SF	7.5	0	EXCLUDED
	2 YEAR GW FRINGE				0	1 YEAR
	Surcharge for mo over yr @ 1% per mo of bond cost				0	
1210	ALLOWANCE -				0	
	CONTINGENCY / ESCALATION (180 DAY PRICE HOLD)	5%			61,503	
					0	

Fringes & Sales Tax

	1,663,776	
	8,369	
	1,672,145	
DB Bond	24,229	0.014489893
2 Year Warranty		
Sub Bond	0	
0.165% Risk	2,759	
0.880% Liability	14,715	
0.120% Procure Fe	2,159	
5.000% O&M	85,692	
Total	1,801,700	