



**R.A.BURCH
CONSTRUCTION**



CONSTRUCTORS, Inc.

PROPOSAL REQUIREMENTS

2ND STEP DESIGN-BUILD

FOR

RFP No. S-1208 (Design Build Services for Fire Station 6)
Attention: Sandra Segawa, Purchasing Agent
City of Garden Grove
11222 Acacia Parkway, Room 220
Garden Grove, CA 92840

ACKNOWLEDGEMENT OF ADDENDUM(S)

RABC-ECC A Joint Venture acknowledges THREE (3) addendums issued prior to receipt RFSQ Submittal date:

Addendum 01 – Dated: 11/09/16
Addendum 02 – Dated: 11/18/16
Addendum 03 – Dated: 11/18/16

RABC-ECC A Joint Venture acknowledges THREE (3) addendums issued prior to receipt RFP-S-1208 Submittal date:

Addendum 01 – Dated: 01/09/17
Addendum 02 – Dated: 01/10/17
Addendum 03 – Dated: 01/17/17



**R.A.BURCH
CONSTRUCTION**



CONSTRUCTORS, Inc.

RFSQ No. S-1196, DESIGN BUILD SERVICES FOR GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING

TRANSMITTAL LETTER

(1) TRANSMITTAL LETTER



**R.A.BURCH
CONSTRUCTION**



RABC–ECC A JOINT VENTURE

City of Garden Grove
ATTN: Sandra Seqawa

R. A. Burch Construction and EC Constructors formed a Joint Venture in 2013 to leverage our project and personnel experience for alternate delivery methods with public agencies. RABC–ECC A Joint Venture has thoughtfully assembled a strong Design-Build Team to propose, design and construct this new Fire Station 6. The team shall be involved in the design, construction and start-up phases and is the same group that shall provide management continuity throughout the entire project development. The proposed Lead Architect is **Jeff Katz Architecture**. Our team's combined experience in designing and constructing fire stations, relevant to this proposed Garden Grove Fire Station 6 engenders an excellent creative environment to approach this design-build facility with the City of San Diego. *We are proud to present our elite design-build team:*

R. A. Burch Construction is one of the premier design-build general engineering and building contractors in Southern California. Established in 1984, R. A. **Burch is based in San Diego County**. Our firm has received awards for several Design-Build Multiple Award Construction Contracts (MACCs) and has been a consistent performer, delivering many successful design-build projects of all varying types with outstanding evaluation ratings. Over the last twenty-five years, R. A. Burch Construction has built over 1 billion dollars of state and federal projects ranging from 4 to 136 million dollars in size. More than **60% of these projects have been design-build delivery and ALL** of them have been delivered on time and within budget. R. A. Burch has garnered two AGC Build San Diego Awards for design-build projects, a Society of American Military Engineers Design-Build award and a National 2014 Construction Safety Excellence Award.

After a successful 23 year stint with a major general contractor in San Diego, Jim Summers established EC Constructors, Inc. (ECC) in 2005 with his wife Sherri. Mr. Summers successfully managed and provided oversight for project teams on approximately \$400 million of design build projects with his previous employer. ECC's primary focus is the construction of Public Works projects for municipalities and school districts in San Diego County. ECC has constructed numerous specialty projects including an APWA Award winning Public Safety Center in Del Mar, a major renovation of the electrical and fire alarm systems at the San Diego Police Headquarters, a fire station for Deer Springs Fire Protection District, and a new fire station for Lakeside Fire Protection District. ECC was recently selected by Standard Pacific Homes and County of San Diego to design and construct a new fire station in the Harmony Grove development utilizing design build delivery method. ECC is currently constructing Fire Stations #17 and #22 for the City of San Diego. ECC has continued to grow over the past ten years adding experienced & qualified personnel to meet project demands. Most of the ECC project managers, including Kenny Kubiak proposed for this project, worked on Jim Summers' teams at his previous company.

R. A. Burch and EC Constructors have worked together on several past projects. Area 41 Program Facilities was an R. A. Burch project and EC Constructors performed concrete work for this project. The project included a fire station which was detailed in Phase I of this proposal. RABC-ECC JV recently completed a Design-Build project for the Padre Dam Municipal Water District. The Maintenance and Operations Yard Improvement Project included new construction, renovation and demolition. The JV was recently awarded the Design-Build Chollas Building for the City of San Diego. Our joint venture has proven to be beneficial to our firms and to our clients, who are always our first priority. For both firms, we feel our paramount strength is in building a quality relationship with our customers. We believe our success hinges on fostering long lasting relationships that build confidence and trust.

RABC-ECC JV brings specialized experience to this proposal team with projects involving design and construction of facilities including administration and headquarters buildings, school buildings, medical facilities, auditoriums, **fire stations**, trades and operations buildings, gymnasiums, office buildings, warehouses, hangars, laboratories, and parking structures. RABC-ECC JV has selected Jeff Katz Architecture as our designated Lead Design Firm for this project. In addition to their vast experience with design on projects in San Diego, Jeff Katz Architecture and ECC have worked together on several past projects.

Quite simply, JKA is a nationally acclaimed fire station and public works design firm. They have completed over 60 fire stations and 200+ public works projects in the last 25 years. JKA's practical approach and ability to listen to clients and then transform their visions into reality have made them well respected in the public safety facilities community. They consistently deliver superior projects exhibiting high levels of craftsmanship, enhance the quality of life for the occupants, and always provide maximum functional efficiency. While each project is unique and challenging in its own way, our familiarity with fire station design and the design-build delivery method translates into one thing for the City of Garden Grove – smooth and easy success in opening this new fire station to serve the community for 50+ years. We are prepared to start immediately on this exciting project!

Our team's projects exemplify what can be accomplished with thorough planning, innovative ideas, and just plain hard work. Our team works tirelessly and selflessly offering advice and experience for the best possible outcome for the client and the project.

The facilities we design are built with unwavering standards and high levels of craftsmanship. These superior designs and construction processes guarantee lasting impact for years to come. Whether an essential facility fire station, military training complex, or public facility upgrade, our Team's work is designed with close interaction with users to establish flexible solutions for the long term. Whether a fire department is able to save another life because of a highly efficient floor plan or a fighter pilot can protect our national interests because of the training received in a governmental building we designed, our Team takes pride having made a positive impact on the community.

Our practical approach and ability to listen to clients and then transform their visions into reality have made us well respected in the public facilities community. We consistently deliver superior projects

exhibiting high levels of craftsmanship, enhance the quality of life for the occupants, and always provide maximum functional efficiency. We believe in a collaborative effort to finding architectural solutions for our clients' functional, human, and economic needs and have long-standing relationships with a number of engineering consultants including Structural, Civil, MEP, and Landscape Architects. We seamlessly bring the experience of these qualified professionals to you.

Our team implements a Quality Control Process at the beginning of the project that we reference and build upon throughout the life of the project. This plan addresses everything from how we control the progress design deliverables, addressing review comments and coordination of annotated responses, to how we internally give quality assurance by way of extensive check lists and industry standard guidelines. This plan will be tailored to address all items for this type of facility. The process will evolve and be continuously updated as we go through design. Reports, plan updates and the design quality control checklists will be utilized during the project to minimize rework and mistakes. Detailed and well vetted design documents allow the subcontracting community to bid accurately and expedite the work efficiently.

The City of Garden Grove is commended for approaching this project with a design-build delivery method. The excellent value RABC-ECC JV and JKA bring to the table is years of working experience with design build projects completed as a team. The following details core values demonstrated by RABC-ECC and JKA together as a team. These core values can only work when you have had the opportunity to bond and merge as one team:

Everybody is on the same team: We are all in this together and we all have the same goal –to arrive at a successful project that meets or exceeds the client's expectations for their project. RABC-ECC and JKA strive toward our main goal of delivering a quality fire station to serve the community.

Total accountability: One entity is accountable for everything – including how the completed facility looks, how much it costs and the time line of completion. We have developed a trust that really defines accountability.

Continuity: A design-build firm is involved from start to finish, which adds an inherent efficiency. The chance for things to fall through the cracks is greatly diminished. RABC-ECC and JKA are together from the design phase to construction close-out.

Expertise: Design-build firms are experts in both fields. The principals should be licensed architects with formal architectural training and experience in the architecture field. The Contractor specializes in his field. Between the two you have a unique synergy that plays off the expertise of the other.

Professional guides: We've all heard the stories that design and construction can get out of hand and messy. Design and construction shouldn't be chaotic or stressful. Our design-build firm is a beacon to clients throughout the process, guiding the way to the best possible outcome. Only design-build firms with years of experience together can easily walk clients through the process.

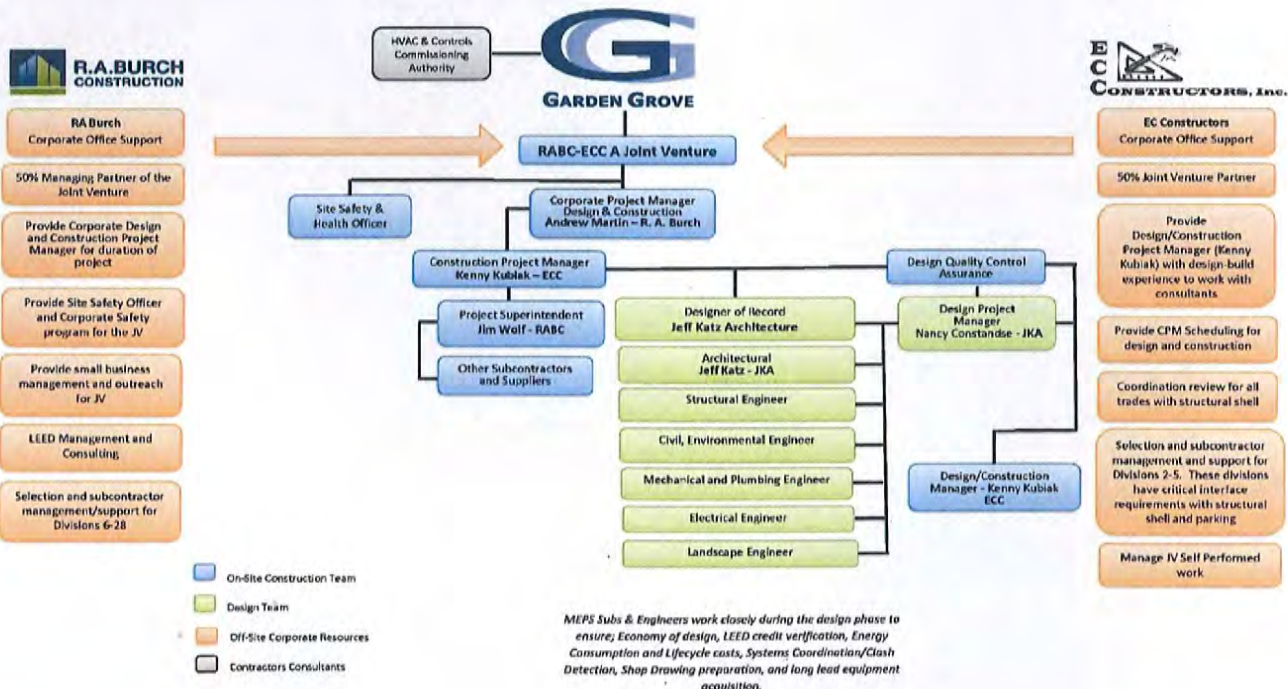
Involvement: Design-build operates under the assumption that the client wants to be an active participant in the design and construction of their project. By taking this role they are guaranteeing that they get the outcome and satisfaction with their completed facility. RABC-ECC and JKA want the City to actively participate.

Collaboration: Design-build cuts out the big egos so common in the industry. After years of working together we have stripped all barriers. This is a humbling industry that does not allow time for re-evaluating how teams should work together.

The best kind of communication is open, honest and often: Design-build is transparent because we want clients to understand the process and to know what is going on. The best partnerships work, not because people say what everyone wants to hear, but because they say what everyone needs to hear. Along with the withdrawn barriers comes the ability to be able to speak our minds with one another. This has taken many years to develop.

Time is of the essence: Design and construction involves managing hundreds of time lines that need to coordinate in lockstep. Design-build creates opportunities for clients to sit with big decisions, ask questions, and consider their options. With RABC-ECC and JKA we have perfected an efficient process for successful delivery.

The best personnel: The team we have assembled for your project has many years of experience working together and working specifically on fire station projects. Not just ground up new construction, but fire station remodels, work on active sites, and work in environmentally challenging areas. The full-size Organization chart, (attached to this Transmittal Letter) indicates the personnel we are proposing and the role and responsibility each has to the project. The key factor is that we are a TEAM, committed to working with you to create the best, most efficient design solution for Fire Station 6.



RABC-ECC A Joint Venture, Jeff Katz Architecture and our subconsultants and subcontractors are a cohesive team, practicing committed speaking, effective issue resolution, and a partnering experience second to none. Our proven past performance is substantiated by our previous clients and their positive feedback. Our process is flexible and interactive, allowing substantial input from all parties involved. This allows key decision makers to participate in work sessions to build consensus and everyone an opportunity to take ownership of the project. We are consistently looking to practice and improve our listening skills so that we provide design solutions that meet our clients' needs. We have worked diligently to capture the feedback provided during our mid-course evaluations and have provided innovative solutions for this project. We are enthusiastic about the project of building a fire station to offer lifelong service and protection for the diverse Garden Grove community and the surrounding area.


Post award, we intend to start the project with a charrette or series of charrettes to review the current state of the conceptual documents to determine which pieces require further refinement to function for all the stakeholders involved. These charrettes are traditionally very effective because these all-hands meetings allow for all the decision makers and Design Build team to set expectations and constructively manipulate areas of the design that will require modification. Gaining consensus is critical at this point so that we can efficiently and effectively have clear direction moving forward. Going slow to go fast is an important concept that we embrace at the beginning of Design Build projects so that everyone is working toward the same goal.

Once we've agreed on the schematic design, we set a series of deliverables, in conjunction with your needs, to review the drawings and specifications on a regular basis to verify that we are still meeting the goals and milestones that we've collectively set together. This allows opportunity for review and modification by the City throughout the process, albeit on an expedited basis, to meet the schedule. Since the Design Build delivery method places the risk in the hands of those most capable of managing it, we will be generating the construction documents, administering and managing the construction, and monitoring budget and schedule throughout the process.

The importance of this project cannot be underscored enough. This project will be a proud beacon and landmark for the local community. We are honored to be considered as an integral part of this endeavor.

Respectfully,

RABC - ECC A Joint Venture



R. A. Burch - Managing Partner



James J. Summers - Partner



RA Burch
Corporate Office Support

50% Managing Partner of the Joint Venture

Provide Corporate Design and Construction Project Manager for duration of project

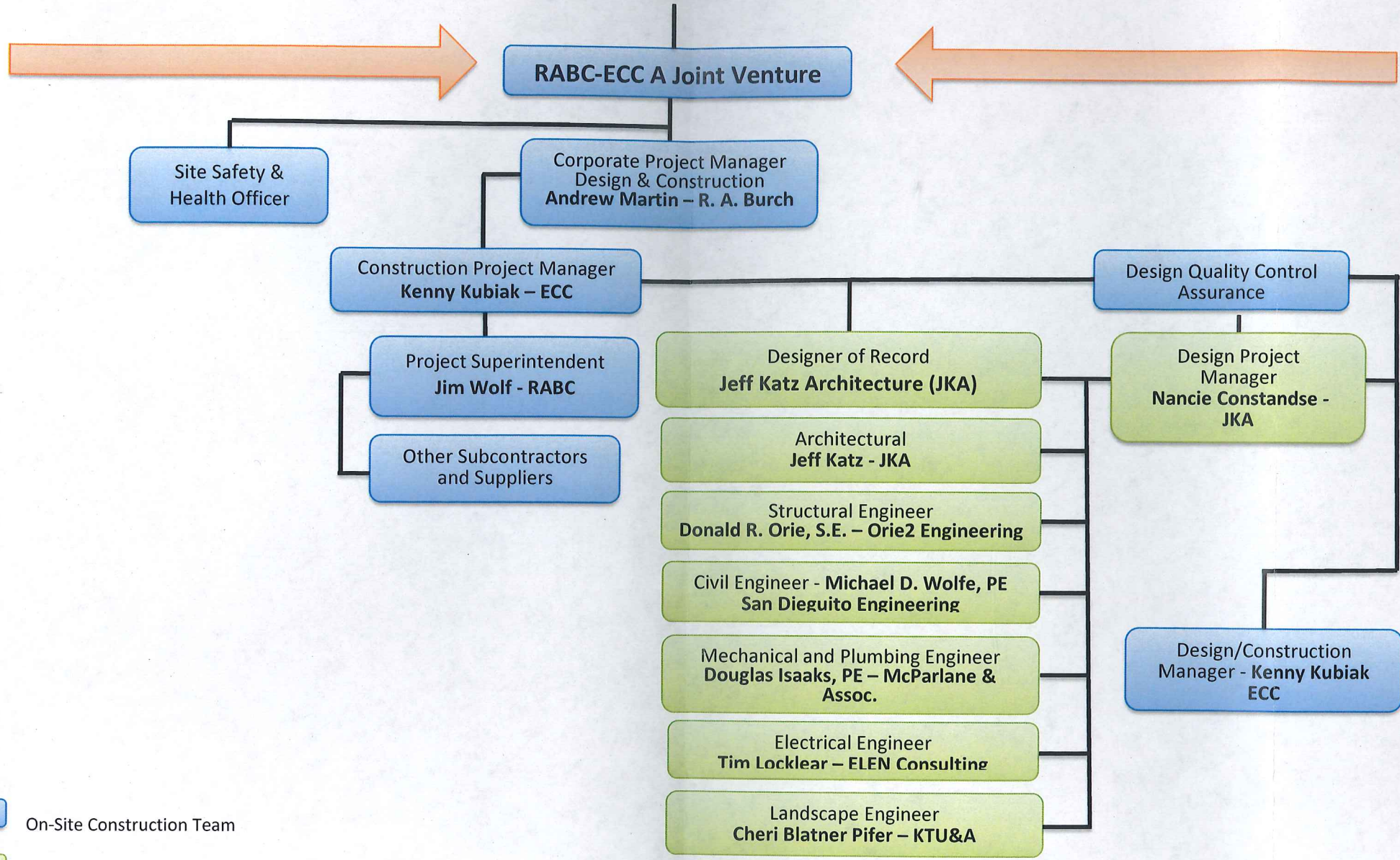
Provide Site Safety Officer and Corporate Safety program for the JV

Provide small business management and outreach for JV

LEED Management and Consulting

Selection and subcontractor management/support for Divisions 6-28

- On-Site Construction Team
- Design Team
- Off-Site Corporate Resources
- Contractors Consultants



EC Constructors
Corporate Office Support

50% Joint Venture Partner

Provide Design/Construction Project Manager (Kenny Kubiak) with design-build experience to work with consultants

Provide CPM Scheduling for design and construction

Coordination review for all trades with structural shell

Selection and subcontractor management and support for Divisions 2-5. These divisions have critical interface requirements with structural shell and parking

Manage JV Self Performed work

MEPS Subs & Engineers work closely during the design phase to ensure; Economy of design, LEED credit verification, Energy Consumption and Lifecycle costs, Systems Coordination/Clash Detection, Shop Drawing preparation, and long lead equipment acquisition.



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CONSTRUCTORS, Inc.

RFSQ No. S-1196, DESIGN BUILD SERVICES FOR GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING

FIRM'S DETAILED INFORMATION

(2) FIRM'S DETAILED INFORMATION

APPENDIX A

OFFEROR'S INFORMATION

Please complete and/or provide all requested information. If the proposal is submitted by a corporation, please provide an additional attachment that states the names of the officers who can sign an agreement on behalf of the corporation and whether more than one officer must sign. If the proposal is by a partnership or a joint venture, state the names and addresses of all general partners and joint venture parties. If the respondent is a sole proprietorship or another entity that does business under a fictitious name, the proposal shall be in the real name of the respondent with a designation following showing "DBA (the fictitious name)," provided however, that no fictitious name shall be used unless there is a current registration with the Orange County Recorder.

The undersigned, as respondent, declares that all documents regarding this proposal have been examined and accepted and that, if awarded, will enter into a contract with the City of Garden Grove.

Firm's Legal Name: RABC-ECC A Joint Venture	
Firm Parent or Ownership: Ownership	
Address: 405 Maple Street, Suite B101, Ramona, California 92065	
Firm Telephone No. 760.788.0800	Firm Fax No. 760.789.3549
Firm's Tax I.D. Number: 46-5318641	Incorporated: YES _____ NO <input checked="" type="checkbox"/>
Legal form of company: (partnership, corporation, joint venture) Joint Venture	
Length of time your firm has been in business: 30+ yrs	Length of time at current location: 30+ yrs

Management person responsible for direct contact with the City of Garden Grove and service required for this Request for Proposal (RFP).

Name: (General Contractor) Robert Burch	Title: Managing Partner
Telephone No.: 760.788.0800	E-mail: rburch@raburch.com

Architect servicing of the account:

Name: (Architect) Jeff Katz	Title: Principal Architect - DOR
Telephone No.: 619.698.9177	E-mail: jeff@jeffkatzarchitecture.com

Person responsible for the day-to-day servicing of the account:

Name: (Project Manager) Andrew Martin	Title: Senior Project Manager
Telephone No.: 760.788.0800	E-mail: andy@raburch.com



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CONSTRUCTORS, Inc.

RFSQ No. S-1196, DESIGN BUILD SERVICES FOR GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING

SUBMITTAL REQUIREMENTS:

- a) Bid Bond*
- b) Certification of Proposal*
- c) Site Visit Certification*
- d) List of Features indicative of design excellence, innovation and compliance with CGG Specified elements/requirements*
- e) Technical Design*
- f) Drawings and Other Documents*
- g) Architectural*
- h) Structural*
- i) Mechanical and Plumbing*
- j) Electrical*
- k) Site Improvements*
- l) Landscaping*

APPENDIX D

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we RABC-ECC A Joint Venture
as Principal, and Travelers Casualty and Surety Company of America,

as Surety, an admitted Surety insurer pursuant to Code of Civil Procedure, Section 995.120, legally doing business in California at 21688 Gateway Center Drive, Diamond Bar, CA 91765, are held and firmly bound unto the City of Garden Grove, hereinafter called the City, in the penal sum of Ten Percent of the total amount of the bid----- (\$10% of the total amount of the bid) said amount being TEN PERCENT (10%) OF THE TOTAL AMOUNT OF THE BID of the Principal submitted to the said City for the work described below for the payment of which sum is lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas the Principal has submitted the accompanying bid dated February 8, 2017, for construction of:

DESIGN/BUILD SERVICES FOR GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING; RFP NO. S-1208

NOW THEREFORE, the Principal shall not withdraw said bid within one hundred eighty (180) days after said opening; and the Principal, when given Notice of Intent to Award Contract, shall within ten (10) days after the prescribed forms are presented to him for signature, return executed copies of the Agreement to the City, in accordance with the bid as accepted and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract and for the payment for labor and materials used for the performance of the contract, or in the event of the withdrawal of said bid within the period specified or the failure to enter into such contract and give such bonds within the time specified, the Principal shall pay the City the difference between the amount specified in said bid and the amount for which the City may procure the required work and/or supplies if the latter amount be in excess of the former, together with all costs incurred by the City in again calling for bids, then the above obligation shall be void and of no effect, otherwise to remain in full force and virtue.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract on the call for bids, or to the work to be performed there under, or the specifications accompanying the same, shall in any way affect its obligation under this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of said contract or the call for bids, or to the work, or the specifications.

In the event suit is brought upon this bond by the City and judgment is recovered, the Surety shall pay all costs incurred by the City in such suit, including a reasonable attorney's fee to be fixed by the court.

IN W ITNESS W HEREOF the above-bound parties have executed this instrument under their several seals this 23rd day of January, 2017, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to City of its governing body.

(Corporate Seal)

RABC-ECC A Joint Venture

Principal

BY 

TITLE R. A. Burch - Managing Partner

(Corporate Seal)

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

Surety

BY 

Brooke Lafrenz

TITLE Attorney-in-fact

(Attach Attorney-in-Fact Certificate)

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On 23 January 2017 before me, Joy Rogers, Notary Public,
(Here insert name and title of the officer)

personally appeared Brooke Lafrenz,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

_____ (Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY



Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 230435

Certificate No. 006667221

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Brooke Lafrenz, Larry D. Cogdill, Michael W. Thomas, Gladys Rogers, and Audrey Rodriguez

of the City of San Diego, State of California, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 4th day of February, 2016.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Raney, Senior Vice President

On this the 4th day of February, 2016, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2016.



[Signature]
Marie C. Tetreault, Notary Public

APPENDIX C

CERTIFICATION OF PROPOSAL

In responding to the Design-Build RFP for Garden Grove Fire Station 6 and Community Building the undersigned Offeror(s) agrees to provide services for the CGG per the specifications. Offeror further agrees to the terms and conditions specified herein the following terms and conditions that are a part of this proposal and any resulting contract. If there are any exceptions, they must be stated in an attachment included with the offer.

1. The Offeror hereby certifies that the individual signing the submittal is an authorized agent for the Offeror and has the authority to legally bind the Offeror to the Contract. Signature below verifies that the Offeror has read, understands, and agrees to the conditions contained herein and on all of the attachments and agenda.
2. The submission of the offer did not involve collusion or other anti-competitive practices.
3. The Offeror has not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, meal or service to a public servant in connection with the submitted offer.
4. The Offeror shall not discriminate against any employee or applicant for employment in violation of Federal or State law.
5. The Offeror complies fully with the Federal Debarment Certification regarding debarment, suspension, ineligibility, and voluntary exclusion.

Independent Price Determination: I certify that this offer is made without prior understanding, arrangement, agreement, or connection with any corporation, firm or person submitting an offer for the same services, and is in all respects fair and without collusion or fraud. I certify that I have not entered into any arrangement or agreement with any City of Garden Grove public officer. I understand collusive bidding is a violation of State and Federal law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of this offer and certify that I am authorized to sign this agreement for the offeror.

TO THE CITY OF GARDEN GROVE:

The Undersigned hereby offers and shall furnish the services in compliance with all terms, scope of work, conditions, specifications, and amendments in the Request for Proposal which is incorporated by reference as fully set forth herein. The representations herein are made under penalty of perjury.

RABC-ECC A Joint Venture

Name of Firm

405 Maple Street, Suite B101

Address

Ramona

California

92065

City

State

Zip

Signature of Person Authorized to Sign

February 8, 2017

Date

R A Burch

Managing Partner

Printed Name

Title

APPENDIX E

SITE VISIT CERTIFICATION

12232 West Street
Garden Grove, CA

I certify that I have visited the site of the proposed work and have fully acquainted myself with the conditions relating to construction and labor, and I fully understand the facilities, difficulties, and restrictions attending the execution of the work under the contract.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

I fully indemnify the City of Garden Grove, its City Council, officers, agents, employees, and any of its consultants from any damage, or omissions, related to conditions that could have been identified during my visit to the site.



(Signature of Bidder) R. A. Burch - Managing Partner

RABC-ECC A Joint Venture

(Typed Name of Bidder)

DESIGN EXCELLENCE

The design and construction of a new Fire Station offers the unique and challenging opportunity to create an exciting, modern, functional and comfortable facility for the City of Garden Grove. The evidence of our design excellence is noticeable in every community with which we have worked. Our facilities not only meet the functional requirements for the fire fighters operating out of the station, but the community as a whole. These projects have been recognized with design awards both from industry professionals as well as community organizations. The true measure of design excellence is the facilities' ability to hold up over time to the heavy use a facility of this type gets. Our stations receive high marks from all our end users for the innovative design and durable, low maintenance design and materials that are incorporated into our projects.



Our experience in working with various fire service agencies in the state has provided us with a broad understanding of how these agencies conduct their business. We understand the unique role that the Fire Department serves in the community, and the importance of providing a facility which meets both the fire fighters' living needs, as well as the functional requirements necessary for them to perform their tasks quickly and efficiently.

Our experience reflects our familiarity with the unique requirements of fire station facilities, including design for "essential services" facilities. Specialized systems are critical to allowing the Fire Department to complete its mission. Our knowledge will help ensure that the necessary components for a successful project are in place. We understand prompt response and communication are major components of a Fire Department's success. Similarly, our team's responsiveness and communication skills ensure our ability to serve our clients' needs.

Maintaining communication and working closely with the various groups involved in a project of this sort is crucial. Our team excels in this area. We have always been able to work closely with our clients. More importantly, we are very capable of listening - this quality is key. Hearing what our clients' critical issues are at the beginning of the project will help ensure the ultimate success of the project. Lastly, responsiveness during construction is of primary importance to eliminate delays our past clients will attest to our responsiveness and comprehensive approach to construction services.

As a design builder, RABC-ECC places strong emphasis on open, honest, and constructive team communication. We have established protocols for conducting effective communication that ensure successful project outcomes. We will set up a web-based project database for the City of Garden Grove that will include a project communication directory. The directory will list all project team members as well as first-tier subcontractors and suppliers, along with the person's project role, affiliation, physical addresses, email addresses, and telephone and fax numbers.

We will collaborate, make commitments, present plans, solve problems and work as a team towards a common goal, all with open communication. The following outline some of the main features of our project approach which helps insure your projects success.

TECHNICAL DESIGN

Jeff Katz Architecture has extensive experience in the Fire Station and Public Safety realm. Over the last 25 years, we have completed over sixty Fire Stations and multiple public safety facilities for a wide variety of agencies. We are currently working on a Fire Boat House for the Port of Long Beach, Fresno Fire Station 18, and Coastside Fire Station (Half Moon Bay). The Fire Stations have been an aggregate of renovation, replacement, and ground up new construction. We have worked on fast-tracked and expedited schedules in the past successfully when everyone is committed to the plan at the outset of the project.



Fire Stations pose an excellent design challenge in trying to balance the functional needs of the fire fighters, enabling them to respond promptly and complete their work efficiently, while at the same time providing a comfortable environment for the fire fighters to live. In addition, there is the need to meet the community's requirements for an aesthetically pleasing building. As part of our preliminary design, we will meet with the Fire Department personnel, City Staff, Planning Department, and any additional stakeholders to review the specific requirements for this project.

Our first task when designing the site will be to look at the site orientation, existing topography, traffic patterns, adjacent uses and structures which are to remain operational. We will take into consideration view, agencies, and roadways that will make a difference for ingress and egress. Once we plot these and existing utilities and drainage systems, we will look for opportunities to place building and site elements in the most logical, safe, and efficient locations for the Fire Department.

Circulation and parking for fire apparatus, staff, and the public will be very important in terms of safety and security. We will analyze this along with location for service deliveries, outdoor spaces, bunk room orientation, generator and fuel storage and the relationship of the building to the streetscape in order to provide sufficient options for the Fire Department.

The schematic design phase will be an opportunity for dialog about the character of the building, orientation and adjacencies, mechanical and structural systems, emergency power requirements, and material selections. We will discuss options and alternatives with the team so that decisions can be made quickly for the best possible outcome.

Design Development with further the detail once the schematic drawings are approved will consist of demolition, site, and floor plans, sections, elevations, and materials. We will make recommendations from a structural point of view that is in line with the Essential Services requirements. Mechanically, we will be taking into consideration energy conservation, HVAC needs, fire protection, plumbing, and plymovent requirements. Electrically, power service and distribution will be considered along with lighting, telephone/data distribution, fire alarm and fire protection interaction. On the interior of the building, we will make recommendations for space allocation and placement of FFE items along with best practices for utilizing areas in the building.

Once the drawings have been approved in the Design Development phase, we will move on to the Construction Documents which will incorporate further detail along with specifications, calculations, and energy models to aid the City and Fire Department in budgeting for their new station.

PROGRESS MEETINGS

JKA's approach to progress meetings with the client is to ensure that the City is satisfied we are keeping them well informed. At the onset we will schedule weekly (bi-weekly during pre-construction) progress meetings with the county and maintain them throughout the duration of



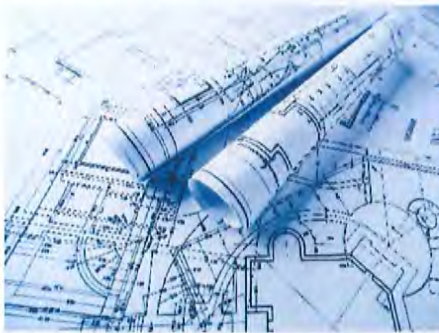
the project. We will conduct the meetings in person at a convenient, mutually-agreed location. When appropriate the meetings can become virtual on-line "Go to Meetings", but we will always keep the option to have live meetings at regular intervals. We will document the meetings and track deliverables and action items. **After every meeting, summary meeting minutes, which include a listing of attendees, summaries of discussion items, and follow-up action items required, will be distributed to all meeting attendees. Key project team members not present will also be copied.** Between meetings, we will track the progress of action items until they are closed. We will keep a cumulative log of action items and denote whether each is closed or active.

BUILDING INFORMATION MODELING (BIM)

We will generate our design, construction, and record CAD drawings, both paper and electronic, from the 3D BIM model authored with Autodesk Revit software, and we will comply with the City of Garden Grove's CAD Standards. At the start of the project, we will prepare a BIM Execution Plan that defines and describes how we will implement BIM on this project. This plan will include: collaboration team members and contact information; project goals and objectives; collaborative process map; a detailed BIM modeling plan, a detailed BIM analysis plan; a collaboration plan. Early BIM planning will help us to drive early decision-making, design convergence, and design quality control. The 3D process allows us to effectively communicate our design goals to all the project stakeholders in a clear, concise manner. It will also help us later, in construction, to resolve complex construction sequencing, reduce schedule time and change orders, and increase field productivity, safety, and construction quality. The key will be to produce a well-thought-out design early in the design-build process. We will do this by using BIM to develop an accurate and detailed virtual model of the design to be built. That BIM model will help us to gain a greater understanding of the proposed design through visual presentation, analysis, simulation, and discussion.

RABC-ECC JV collectively represent over 50 years of combined experience in design-build project delivery methods. Our firms have developed relationships with subcontractors, vendors and suppliers spanning decades in the Southern California marketplace. Together we have the financial resources, trade personnel, equipment, subcontract resources, and management personnel that are uniquely suited to design, manage, and construct this new essential service facility in a true teaming arrangement with the City of Garden Grove

Architectural



As nationally recognized Fire Station design experts, Jeff Katz Architecture understands that while many components for the Fire Station are consistent from one project or jurisdiction to the next, each Department operates in its own unique way. The design we have prepared for this project has had minimal input from the end users, but represents, what we believe is a fully functional fire station which incorporates the latest in safety and comfort for those who will live and work out of the station.

Our design and construction team understands the components and complex systems required for a fire station to operate. Our stations are built to last, decrease response time, and provide the community with a landmark structure. Our years of experience and multitude of successfully completed stations have garnered us national acclaim, and we are able to bring that experience and innovation to the design and construction of this station. Our design experience has allowed us to present a design which meets all the functional requirements of the RFP, while reducing the overall size of the building to fit the project budget. This reduction has life cycle cost implications, as it is less area to condition and maintain over the life of the facility. We have provided a spreadsheet which shows both the programmed and actual areas, as well as a description of the reason for the variance.

Fire Station

The fire station shall consist of a single-story fire building of approximately 7,800 square feet and shall be designed and constructed in compliance with **NFPA standards**. The fire station shall include the following: a minimum of two apparatus bays, eight crew dormitory rooms, four crew bathrooms, a public accessible restroom, office spaces, work spaces, kitchen, dayroom, dining room, gym for eight personnel, shop work area and equipment storage. Other appurtenances include, but are not limited to a covered diesel refueling site and an emergency power generator capable of carrying full load of all site/station circuits.

what about OSHA stds?

Community Building

The existing community building is located east of the proposed fire station site in Westhaven Park. Scope includes the demolition of the existing community building and foundation, and the construction of a new 2000 SF building to include an office, an adult restroom, a kid's restroom and a corrugated room divider. The proposed building will be located in the same place as the existing building and use the existing utility hookups including water and sewer.

All areas of the Fire Station and Community Building have been designed to be accessible (ADA Compliant) as required by ADA and the State Building Code. For floor areas limited to able bodied personnel we would propose facilities that are adaptable. These are essentially designed to be compliant, without the installation of grab bars and folding seats in the restrooms at this time. The site design to and from the accessible parking will provide a compliant path of travel.

good point

The proposed site design allows for site access for both personal vehicles and fire apparatus off West Street. The intent of the egress drive is that only fire response vehicles will use this drive and it will be signed and striped to indicate emergency vehicle access only. Additionally, traffic warning signalization will be incorporated to allow for safe egress from the apparatus bays. The driveway entry to the north will be for Fire Apparatus and for public access and will allow public and universally accessible parking and sidewalk access in close proximity to the building entrance. Additionally parking for the Park will be provided at this location as well. Monument signage and a flag pole will be installed along the public path leading from the accessible right of way to the fire station lobby



The proposed design incorporates two drive through apparatus bays. The building design and structural design takes into account the potential for an added third apparatus bay in the future.

Standard parking spaces will be provided for fire personnel accommodating increased needs at shift changes. A trash and recycling enclosure with protective bollards will be made of CMU and located at the rear of the site, outside the secured area. A fuel tank will be provided. The generator will include a day tank sized to accommodate a 72-hour run time. The generator will be provided with a sound attenuation enclosure to provide the sound mitigation required. The site area enclosing the staff parking will be provided with a six-foot high fence and sliding gate.



The Apparatus Bay is located to allow easy access to all required fire apparatus, with appropriate turning radii on the approach drive for the apparatus intended for use at the station. There is sufficient room on the apron at the rear of the Apparatus Bay to pull vehicles out for service and inspection. There is also room behind the Apparatus Bay to wash down vehicles or utilize for training purposes. All Apparatus Bay doors will be 14' by 14', of the sectional design which allow for rapid opening and closing for emergency response.

The proposed 7,800 square foot Fire Station will meet all setback requirements, be fully ADA compliant, and have a maximum height of 23'-0". The Fire Station program includes individual sleeping quarters for 8 fire fighters, and 4 staff bathrooms/showers. The design proposes individual restrooms to more easily accommodate variations in gender makeup of the staff. The most important aspect to the layout of the interior spaces of the Fire Station is ensuring the most efficient and direct access to the Apparatus Bay from all portions of the station, in order to minimize response time.

The building construction shall be Type V-B, fully sprinklered. All living area walls will be wood stud framing and gypsum wallboard with batt insulation as required per Title-24 with the bunk room walls receiving sound attenuating gypsum board and acoustic insulation.

Other living quarter areas include a day room, dining room, kitchen, linen/laundry room and storage. The Kitchen and Dining Room are open to one another, as well as to the Day Room. The Kitchen area is directly accessible to an enclosed outdoor patio area. Extensive casework is provided within the kitchen for daily use storage.

Other functional areas include administrative offices, fitness room, PPE storage, workshop, EMT storage, hose storage and a wash/decon room. A secured public lobby and accessible restroom are also provided. Leading to the Apparatus Bay from the office is also a communication alcove which will contain battery chargers and a "rip and run" printer.

We have provided a restroom immediately off the Apparatus Room to allow personnel returning from a call to access a restroom before they have completed any necessary decontamination and maintain the cleanliness of the living quarters of the station. We have a keen understanding of the "Hot Zone" issues of station contamination and do everything we can to separate the working areas of the station from the Living Quarters to help reduce the potential for contamination.



The Fitness Room is sized to accommodate up to four personnel with a variety of training equipment, as we recognize that fitness needs are always changing and evolving and the space should be flexible enough to accommodate additional changes in the future. Double doors are provided from the fitness room to the exterior to allow training to occur outside as well as in the fitness room.

Interior flooring finishes will consist of polished concrete in the living quarters. We recommend utilizing rubber impact resistant flooring in the fitness room as it withstands the dropping of weights better and is appropriate for the nature of that area. We also recommend utilizing polished concrete floors throughout the as the concrete requires less maintenance, is more durable, and is not as subject to harbor infectious contaminants (MRSA).

Walls will be painted gypsum wallboard with the walls in the bathrooms being ceramic tile for added durability. All living quarters cabinets shall be plastic laminate while those in the Apparatus Bay shall be a more durable finish. Counters on the living side will be solid surface with those in the Kitchen being solid surface or stainless steel. The Apparatus Bay floor will be an enhanced high density polished concrete which we recommend using in the support spaces as well. All of these materials have been chosen for their durability and low maintenance as well as proven success on our past fire station projects. The material selection will enhance the quality of the indoor environment, create a comfortable atmosphere for station personnel, and ensure that this essential service facility serves the needs of the community for the next 50 years.

Exterior doors will be hollow metal and interior doors shall be wood. Function appropriate door hardware will be provided for each. Exterior doors will be provided with access control hardware as required. All Apparatus Bay doors will be provided with a highly durable baked-on finish. Aluminum windows and storefront systems will incorporate low-e glazing.

The exterior of the Fire Station will include a combination of stucco and metal wall panels which will provide an attractive, coherent and unified character appropriate for a Fire Station. Metal Standing Seam Roofing will be utilized and will be of a cool roof color to limit heat gain. All materials shall meet the requirements for "Moderate Fire Hazard Safety Zones" per the Building Code.

Our commitment to sustainable design will be present throughout the Fire Station resulting in increased energy efficiency. The use of low VOC and recycled content materials, natural light, low-e glazing, a cool roof, and high performance building envelope will minimize energy consumption. Fixtures and appliances will also maintain a high efficiency through LED lamps, Energy Star ratings, and low water usage.

With a wealth of fire station experience behind us, we will also assist the City and Fire Department in the development of a comprehensive FF&E list, identifying any items that may not have been considered and also offering suggestions for products and manufacturers we have found to be excellent.

Based on our past experience working with numerous other jurisdictions, we have noticed several items and have suggestions that perhaps have already been addressed through the stakeholder discussion leading up to the bridging design, however, we feel it worthwhile to still list them here. Please note, these items are not included in our proposal:

- Electrical outlets may be included inside bunk room lockers for ease of charging mobile devices.
- Simple training elements can easily be incorporated to the site or building such as ladder guards on the building

Structural



This is a one-story fire station with predominantly sloped shed style roofs that will be framed primarily with pre-manufactured wood trusses that will be supported by 2x6 wood studs at exterior walls.

The lateral framing system for the building will be wood framed shear walls with plywood sheathing at the living quarters/administration/fitness areas and special moment

frames at the apparatus area.

The foundation will consist of reinforced concrete slabs-on-grade with turned down perimeter edge footings and individual spread footings at columns. There are grade beams footings at the apparatus door openings where there are Steel Moment Frames. The slab in the living quarters, administration and fitness area will be 5-inch thick and the slab in the apparatus area will be 8-inch thick.

The Design Criteria that we will be using to design the building will include the following:

Structural Design will be in accordance with the California Building Code (CBC) 2016 Seismic and Wind design will conform to 2013 CBC and ASCE 7-10 with Use Occupancy Category IV (IE = 1.5), Seismic Design Category is D.

Basic Seismic Force Resisting System:
Special Steel Moment Resisting Frames at the Apparatus Area and Wood Shear walls for the Living Quarters/Administration portions of the building.

Wind: In accordance with ASCE 7-10 section 26.5.1 and Figure 26.5-1B shall be Exposure C, 115 mph
Roof Live Loads: Use 20 psf



Special Inspections: Soils, Concrete including Foundations and Slabs, all plywood diaphragms/shear walls will require Special Inspection.

**Project Description:**

The project includes the design of the heating, ventilating, air conditioning (HVAC) system required to control and maintain space indoor conditions appropriate for occupancy during the cooling and heating seasons at the new Garden Grove Fire Station #6 & Community Building. The project will be located at Westhaven Park in Garden Grove, California. The new fire station, Fire Station 6 (FS6) will support firefighters and paramedics from the City of Garden Grove. The new station will replace the inadequate and undersized existing Fire Station. The community building will replace the old and undersized existing community building.

MECHANICAL SYSTEM DESCRIPTION - FIRE STATION

System design components shall include:

- Heating and cooling for the Fire Station work stations, hallways, kitchen, dining, bunk rooms, offices, day room, entry, fitness area and laundry.
- All occupied spaces within the fire station shall have either conditioned ventilated air, ventilation only or exhaust air.
- High efficiency thermal insulation shall be used to reduce building heating and cooling loads.
- Dormitory spaces shall be on a separate system and shall have proper air distribution and return air paths for all systems.
- The common living areas shall have a separate indoor air conditioning until.
- The communication room shall be provided with a dedicated 24-7 cooling system.
- The office area shall have a separate indoor air conditioning shall be provided with timer control.
- Location of outdoor condensing units shall be sound sensitive to site requirements.
- Unit heaters will not be provided for the Apparatus Bay, due to local climatic conditions,
- All refrigerant piping, ductwork, distribution, controls and test and balance to ensure a complete and operational system.
- Dryer vent system shall be provided for turnout area.



HVAC Equipment

There are many factors considered when determining which mechanical system would best suit the needs of a facility. The Heating, Ventilation and Air Conditioning system for a building can account for over 40% of the buildings total power consumption. Based upon allowable systems for this facility, the preliminary building analysis concluded that high efficiency packaged rooftop gas-electric and/or high efficiency split system units best meets the needs of this facility predicated upon operating efficiency and localized control.

The HVAC equipment to be installed as part of this project will be comprised of the following two systems:

Serving Occupied Areas

- Split system heat pumps, which will be comprised of indoor fan coil units connected to outdoor condensing units. The units will be connected via refrigerant piping. Outside air will be provided through penetrations from exterior walls or roof.
- Packaged rooftop gas/electric units will be comprised of roof mounted units with ducts to building interior zones. Service is limited to roof area and outside air is provided through unit air intakes.
- The proposed system supports the Fire Station Facility desire to integrate energy savings equipment and exhibit design features that will reduce energy consumption throughout the life of the building.
- The proposed system supports the goals of sustainability, reduced operating costs, and a healthy, productive workspace.
- The proposed system helps achieve optimum energy performance, and will utilize refrigerants what will be free of CFCs and greenhouses gases.
- The proposed system has a very high SEER rating and will support high efficiency when integrated into the highly-insulated building envelope.

Serving Equipment /IT Areas

- Split systems cooling only units. The outdoor units will be installed on grade or roof on curbs. The indoor units will be installed inside the buildings with refrigerant pipes connecting them to the outdoor units. No Outside air will be provided to these areas.

Exhaust air fans will also be provided to discharge environmental air to outdoors and to properly ventilate spaces and maintain the proper building pressurization. Exhaust systems shall support laundry area, turnout area, bathrooms, electrical rooms, equipment rooms and kitchen.

Dedicated vehicle tail piece exhaust shall be provided for apparatus bay and shall include all rails, snorkels, connections, fan, and controls.

All HVAC systems selected will be designed as mandated by the Standards mentioned above and according to all code and local jurisdictional requirements to ensure complete, operational and balanced system.

HVAC equipment shall be made accessible for repairs and maintenance but away from quiet spaces (sleeping and office) in order to minimize noise.

Air Distribution System

The air distribution system associated with HVAC equipment will be mainly comprised of sheet metal round/rectangular ductwork, air devices (such as diffusers and grilles), and accessories (such as dampers, louvers, flexible duct, flexible connections, etc.). The ductwork layout will be designed following the design procedures outlined by ASHRAE and SMACNA. Balancing dampers will be incorporated to ensure proper air balance in the spaces. Aluma flex duct is not allowed.

Control System

It is understood the desired control system is a Johnson Control System, the proposed HVAC system localized controllers can interface with the Johnson platform through a gateway interface.

The operation of the HVAC system will be controlled by an electronic control system that will allow the implementation of the following control strategies: scheduling, adjustment of space temperature set points, after-hours operation, space temperature (and CO2 concentration, if applicable) monitoring, and economizing operation mode, among others.

Exhaust fans serving individual/single restrooms will typically be controlled through corresponding space lighting switch. Telecom room will be controlled by the thermostat and kitchen exhaust will be controlled by switch on hood.

A vehicle exhaust system will be equipped with integral start stop mechanism which will be set up specifically to meet the need of this facility.

Test & Balance

At the completion of the installation, the HVAC system will be tested and balanced according to approved standards such as NEBB and/or AABC. In addition, the performance of the HVAC system will comply with the 2016 California Green Building Code. Test and Balance contractor shall be a third party contractor.

MECHANICAL SYSTEM DESCRIPTION - COMMUNITY BUILDING

System design components shall include:

- Heating and cooling for the community center office, an adult restroom, a kid's restroom and open area with corrugated room divider.
- All occupied spaces within the community center shall have either conditioned ventilated air, ventilation only or exhaust air.
- High efficiency thermal insulation shall be used to reduce building heating and cooling loads.
- Location of outdoor condensing units shall be sound sensitive to site requirements.
- All refrigerant piping, ductwork, distribution, controls and test and balance to ensure a complete and operational system.

- Exhaust will be provided for toilet rooms.

HVAC Equipment

The HVAC equipment to be installed as part of this project will be comprised of high efficiency packaged rooftop or splits system heating and cooling units.

Exhaust air fans will also be provided to discharge environmental air to outdoors and to properly ventilate spaces and maintain the proper building pressurization. Exhaust systems shall support bathrooms and electrical room.

All HVAC systems selected will be designed as mandated by the Standards mentioned above and according to all code and local jurisdictional requirements to ensure complete, operational and balanced system.

HVAC equipment shall be made accessible for repairs and maintenance but away from quiet spaces (sleeping and office) in order to minimize noise.

Air Distribution System

The air distribution system associated with HVAC equipment will be mainly comprised of sheet metal round/rectangular ductwork, air devices (such as diffusers and grilles), and accessories (such as dampers, louvers, flexible duct, flexible connections, etc.). The ductwork layout will be designed following the design procedures outlined by ASHRAE and SMACNA. Balancing dampers will be incorporated to ensure proper air balance in the spaces. Aluma flex duct is not allowed.

Control System

It is understood the desired control system is a Johnson Control System, the control system will be a Johnson system or will have ability to communicate with the Johnson platform through a gateway interface.

The operation of the HVAC system will be controlled by an electronic control system that will allow the implementation of the following control strategies: scheduling, adjustment of space temperature set points, after-hours operation and monitoring.

Exhaust fans serving individual/single restrooms will typically be controlled through corresponding space lighting. Equipment room exhaust fans will be controlled by thermostat.

Test & Balance

At the completion of the installation, the HVAC system will be tested and balanced according to approved standards such as NEBB and/or AABC. In addition, the performance of the HVAC system will comply with the 2016 California Green Building Code. Test and Balance contractor shall be a third party contractor.

Plumbing

All plumbing fixtures shall be commercial grade and shall be ultra-low flow to exceed Cal-Green and LEED requirements. Components include integration of sensors for faucets and valves, ultra-low flush toilets and ultra-low flush urinals.

Plumbing system installation shall include: test, start up and balance a complete plumbing system for the entire building. The design shall allow for future expansion of systems and create flexible piping service that shall be easily adapted to changing City requirements. These requirements apply to all spaces.

Plumbing Systems: The following plumbing systems shall be provided: domestic cold water, domestic hot water, sanitary waste and vent. Areas subject to rain water shall be provided with primary and secondary drainage systems. The hot water will be generated at the points of use through **electrical instantaneous type water heaters** (with no storage components).

PLUMBING SYSTEM DESCRIPTION – FIRE STATION



Plumbing Fixtures:

Plumbing fixtures will comply with maximum flow requirements per LEED and Cal Green requirements. Fixtures will include flush valve water closets, lavatories, kitchen sink, and showers, mop sink, wash box at the clothes washer, and hose bibbs along the exterior walls. Floor drains will be provided in all Toilet Rooms, the kitchen area, the apparatus bay, the Laundry Room and in the turnout area. Floor sinks will be provided at the air compressors, turnouts and riser locations. Drainage at the clothes washer/extractor will be a trough connected to the sewer system. Trap primes will be provided for all floor drains. Public fixtures in public restroom shall be flush value ADA compliant (wall mounted if possible).

Utility/Laundry Room shall include a stainless **steel deep utility sink** with side drain board. Kitchen shall have an 18 gauge stainless steel 11" deep, single, extra wide/deep sink integrally fabricated with the stainless steel counter with one, 1-HP garbage disposal. Porcelain mops sink, floors drain with trap primers and a laundry hose box with vacuum breakers/water hammer arresters shall also be provided.

Plumbing Systems:

Plumbing systems will consist of natural gas, domestic hot and cold water, compressed air, condensate, sand-oil waste, storm drain and sanitary waste and vent systems. The building drain will connect to the sewer pipe provided by others at the 5-foot line from the building which will connect to the sites sewer system. A water stub out will be provided for the ice maker in the refrigerator. Natural gas for the gas range, water heater, clothes dryer, and barbeque grill will be provided. **Compressed air for shop air usage will be provided by an air compressor with an air dryer**, filters, oil separator and a vertical receiver. A sand-oil interceptor will be provided for the drains in the apparatus bay.

Hot Water System:

Hot water will be provided by a non-storage/tank-less (if possible) gas fired water heater and circulated to all fixtures requiring hot water by means of an in-line circulating pump at the water heater. Water heater will be located near rear of station. Hot water pipes shall be insulated if storage water heating is required – unit shall be minimum 100 gallons. Run off from water heater drain pan shall discharge to approved receptor.

Water Supply & Distribution System:

The potable water system shall be Type L copper above grade and Type K below grade. Supply pressure shall be designed to remain between 30 and 80 PSI.

- Hose Bibbs will be provided on all four sides of the buildings, roof and apparatus bay.
- A plumbing connection inside the apparatus bay shall be provided for a deionized water pressure washer connection.

Drainage System

Cast iron piping shall be used for sanitary and storm water drainage piping located within the building envelope in order to limit noise transmission. All below grade sanitary horizontal piping runs shall be provided with clean-put access ports for servicing with drain-cleaning equipment.

Two heavy traffic weight 4" width floor drains shall be provided at apparatus bays with sand-oil interceptor

All roof drains will be provided with water diffusers/splash blocks at downspouts unless connected immediately/directly to underground storm system.

Natural Gas System

Natural gas piping shall be provided from the main meter to all gas utilizing fixtures and/or equipment for the building. Pressure regulators shall be furnished as required. Natural gas will be distributed in Schedule 40 black steel piping with threaded malleable iron fittings.

Patio area shall be equipped with a gas stub out with gas and tuner for shutoff control valve (located adjacent to structure) with outlet directed away from building.

Condensate Waste System

A condensate drainage system shall be provided for all packaged rooftop and split system units. Connections to the units shall be trapped and vented. The system shall discharge to an approved receptor.

Plumbing Efficiency

The building typology typically requires a large amount of water. Multiple restrooms including showers, a full kitchen, and laundry capabilities make up the bulk of the usage. We have addressed the potable water consumption by specifying low flow fixtures for toilets and lavatories. By utilizing these fixtures in lieu of standard models, our calculations show a minimum 20% in water consumption.

Utilities Services

↑
reduction?

- The fire station shall be connected to a minimum 4" sanitary sewer.
- The fire station shall be supplied with a minimum 2" cold water service. ✓
- The fire station shall be supplied with a minimum 2" gas service complete with seismic shut-off valve.
- A minimum 70 gallon sand/oil clarifier on discharge side of Apparatus Bays' trench drains.

Air Compressor ✓

- An ASME certified tank mounted air compressor (Ingersoll Rand model # 2475N5, 5 HP, 150 PSI minimum) complete with pressure regulator, automatic condensate drain, air dryer, filters, oil separator and a vertical receiver (80 gallon receiver preferred).
- System shall be minimum 140 PSI with auto bleed off. And shall support air for shop and apparatus bay by an air compressor with an air dryer, filters, oil separator and a vertical receiver

Emergency Generator/Fuel Storage

The above ground diesel fuel dispensing tank (AST) shall be installed per the currently adopted design guidelines and in accordance with applicable ASTM Standards.

The **Above ground diesel fuel dispensing tank and pump island** shall be located to accommodate filling from the left side of the fire apparatus.

The Above Ground storage tank (AST) shall comply with all requirements of the Drainage Area Management Plan's (DAMP's) Best Management Plan. These requirements include:

- The fuel dispensing area will be paved with concrete to a minimum distance of 6-feet in any direction.
- In addition, the fuel dispensing area shall be graded and constructed so as to prevent drainage flow either through or from the fuel dispensing area.
- The dispensing area will have a berm around the perimeter of the area within the confines of the canopy roof.
- This berm will keep other site drainage from entering the dispensing area.
- The concrete fuel dispensing area will be grated and constructed so as to drain to a catch basin to contain any fuel spillage until it can be properly cleaned up and disposed of.
- The emergency generator and sub-base day tank (AST) shall likewise conform to the containment berm requirements similar to the diesel fuel dispensing area.

• *No mention of canopy*

PLUMBING SYSTEM DESCRIPTION – COMMUNITY BUILDING

Plumbing Fixtures:

Plumbing fixtures will comply with maximum flow requirements per LEED and Cal Green requirements. Fixtures will include flush valve water closets, lavatories, drinking fountain and hose bibbs. Floor drains will be provided in public Toilet Rooms with trap primes. Public fixtures shall be flush value ADA

compliant (wall mounted if possible). Drinking fountains shall be included in exterior design of community center

Plumbing Systems:

Plumbing systems will consist of domestic hot and cold water, condensate, storm drain and sanitary waste and vent systems. The building drain will connect to the sewer pipe provided by others at the 5-foot line from the building which will connect to the site sewer system.

Hot Water System:

Hot water will be provided by a non-storage/tank-less point of use water heater located below hot water lavatory and/or sink.

Water Supply & Distribution System

The potable water system shall be Type L copper above grade and Type K below grade. Supply pressure shall be designed to remain between 30 and 80 PSI. Hose bibbs will be provided on at the exterior of the building and in the utility chase of the building. All water piping shall be designed and constructed with high and low point drain fittings (per RFP request). All piping shall be mounted on Uni-strut wall brackets with neoprene isolators (per RFP request).

Drainage System

Cast iron piping shall be used for sanitary and storm water drainage piping located within the building envelope in order to limit noise transmission. All below grade sanitary horizontal piping runs shall be provided with clean-put access ports for servicing with drain-cleaning equipment. All roof drains will be provided with water diffusers/splash blocks at downspouts unless connected immediately/directly to underground storm system.

Natural Gas System

Natural gas piping shall be provided from the main meter to all gas utilizing equipment for the building. Pressure regulators shall be furnished as required. Natural gas will be distributed in Schedule 40 black steel piping with threaded malleable iron fittings

Condensate Waste System

A condensate drainage system shall be provided for all air conditioning system units. Connections to the units shall be trapped and vented. The system shall discharge to an approved receptor.

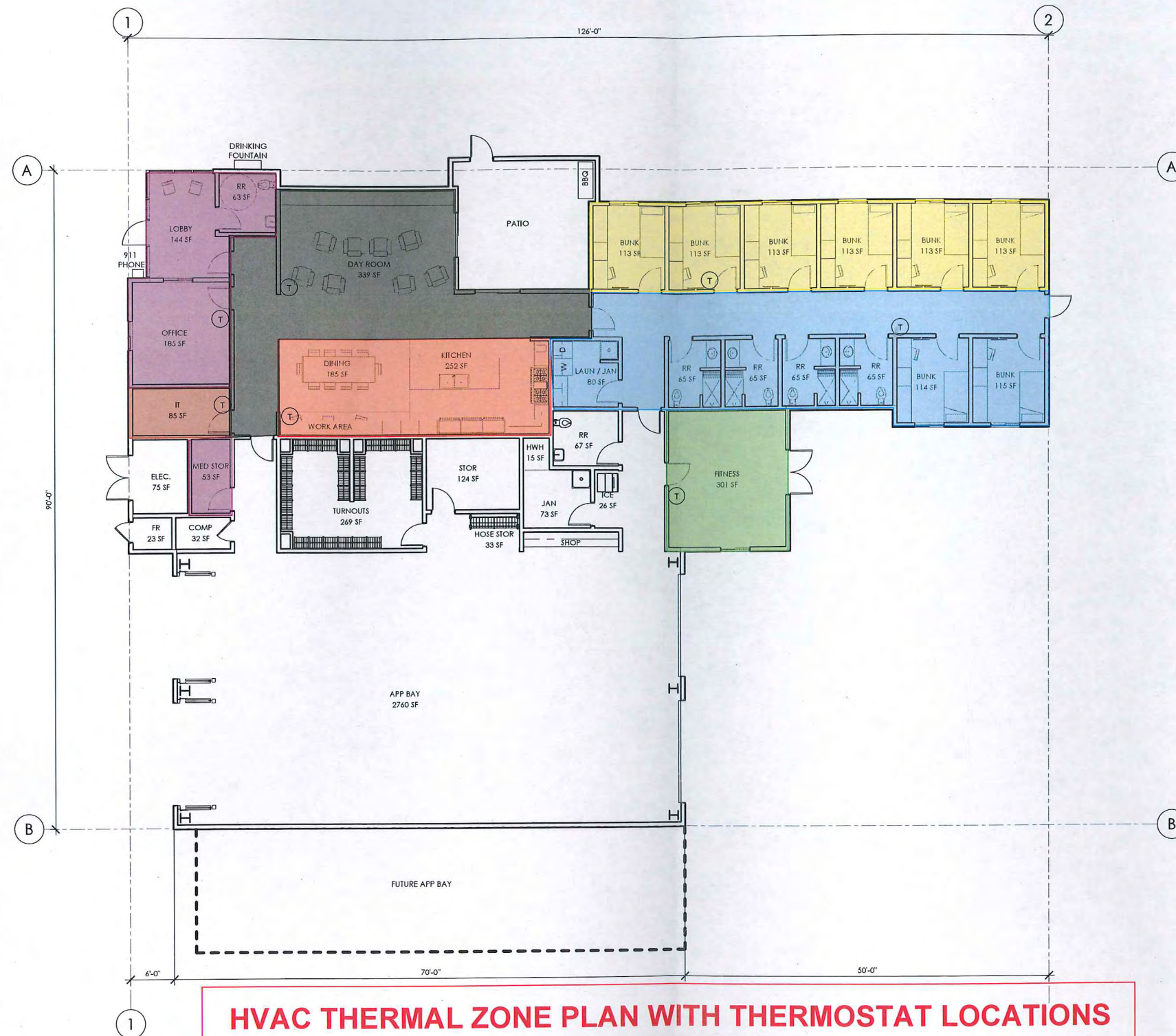
Plumbing Efficiency

We have addressed the potable water consumption by specifying low flow fixtures for toilets and lavatories.

Utilities Services

- The Community Building shall be connected to a minimum of 4" sanitary sewer
- The Community Building shall be supplied with a minimum of 1" cold water service.

The Community Building shall be supplied with a minimum 1-1/4" gas service complete with seismic shut off valve.



SCALE: 1/8" = 1'-0"

GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING

CONCEPTUAL FLOOR PLAN

Electrical



The building electrical system will include 600Amps, 208Y/120V three phase, four wire main service panel board in the main electrical room. The service panel board will include metering, TVSS unit and circuit breakers for lighting panel (1-100A), receptacle panel board (1-200A) and mechanical equipment panel (1-200A). The building electrical system will be derived from Southern California Edison (SCE) via a utility provided service pad mounted transformer.

The station electrical service will be provided with a stand-by service diesel engine generator and ATS switch sized at 125% of the building service size rating. The engine will be provided with a 72-hour capable run time fuel day tank.

An addressable Fire Alarm System will be provided for the building. Pull stations, horns, speakers and strobes will be placed per NFPA 72. Fire alarm control panel will be installed in the main telephone room. The remote annunciator will be installed in an owner selected common area.

Building telecommunication system will include duplex communication outlets with two RJ45 jacks (voice and data). The outlets will be located per the RFP.

CATV system in the building will include coax cabling, F type outlets and required termination hardware. The system design and OSP point of connection will be coordinated with local CATV provider.

A station paging system interconnected to a station CAD will be provided with compatible with the existing city CAD standard system.

Engineered Solutions:

Lighting

- The building interior lighting system will be provided in compliance with RFP and IES recommendations. The lighting calculations will be performed for each different type of space using modern software.
- The interior lighting system will include recessed direct/indirect LED light fixtures with energy saving motion sensors and daylight controls.
- A decorative LED lighting fixtures will be provided in main lobby.
- Exterior Lighting System for building façade, flagpole, 911 phone and general parking areas will include pole and building mounted LED type fixtures with digital control via a digital lighting control panel. This panel will have photocell and timeclock capability with maintenance by-pass features.



- Pass of egress and building exits will be illuminated with lighting fixtures and exit signs supplied from integral batteries for interior fixtures and Central Emergency Lighting Inverter for exterior fixtures.
- Energy saving measures will be paramount on this project to attain the most energy efficient and lowest cost of maintenance lighting system possible. Systems will include but not be limited to multi-level switching and motion sensors in all areas to include in areas afforded natural day light.

Power for general use

- Branch circuit panels (In accordance with California title-24 requirements) will be provided for lighting, general power, and HVAC loads. All panels will include bolt-on type circuit breakers. Exterior weatherproof GFCI outlets will be located around building perimeter with lockable cover plates keyed alike.
- All branch circuit wiring for lighting fixtures and outlets will be copper conductors.
- Dedicated receptacles / circuits will be provided for required exercise equipment and fire alarm systems.

Grounding

- Grounding System will in compliance with NEC Article 250. The system will include a bounding jumper at the main service panel board. A Telecommunication Main Ground Bus (TMGB) ground will be provided in the communications room and will be connected to the building grounding system.

Communications Systems

- The fire alerting system will include Data activated Master Control Unity, speakers with attenuation in each normally occupied space, red light in each dorm room with variable intensity from time of initial alarm.
- A doorbell assembly will be provided providing paging throughout the station.
- Exterior weatherproof speakers with attenuators for full lot coverage.

Exterior Utility distribution systems

- Electrical Service for the new facility will be connected via Southern California Edison (SCE) new utility duct-banks in accordance with the SCE service guide. A new pad mounted transformer will be located on the project site near the main electrical room. The transformer will be provided and installed by SCE.
- Telephone Service for the new facility will be connected via AT&T telephone existing and new utility duct-banks in accordance with AT&T utility service guide.
- Cable television service for the new facility will be connected via the local cable provider existing and new local utility duct-banks in accordance with appropriate service guide.

Community Building

- The community building will be utilizing the existing electrical, telephone and CATV utilities connection via site located new utility boxes. The boxes use will be utility coordinated and located in accordance with utility approval.
- The community building electrical service will be reconnected to a new 240/120V 1-Phase 3W 200A panel board sleeved in to the building via the mentioned utility box.
- The 200A panel will be by Square "D" and will be provided with a 200A main circuit breaker with a AIC minimum rating of 10kAIC.
- The building wiring will consist of copper wiring only with a #12 minimum size.
- All lighting in the building will be LED lamped with digital title-24 required controls via occupancy sensors and daylight sensors.
- Commercial spec grade outlets will be provided throughout the building.

Landscaping

Concept:

The location of Fire Station #6 is proposed on the SW portion of West Haven Park, the ingress and egress coming off of West Street. The new parking lot on the north end serves both the Fire Station and the adjacent park. The park's existing Community Center will be replaced with a new prefabricated building and the existing children's play area will be removed and replaced with a new play area north of the community building, with new equipment and resilient surfacing to serve different ages and abilities.

Planting:



The proposed landscape at the Garden Grove Fire Station 6 is intended to enhance and complement the proposed architecture while blending it into the surrounding built and natural environment of the area. The plant materials for the project have been selected to be consistent with the adjoining landscape with additional recommendations that include sustainable California native and drought tolerant plant materials that are indigenous to the area. Plant selection is also based on hardiness, aesthetics, water conservation and minimal

maintenance and shall meet the requirements for Landscape Efficiency Standards. The species and massing of trees and shrubs are selected for scale and size that relate to the height and mass of the proposed building and integrate the project into its nearby environment. Evergreen trees are proposed adjacent to hardscape and parking areas to minimize leaf litter. Tall shrubs or trees are proposed along the south boundary to provide a screen between the fire station and adjacent residential neighborhood. Shade trees will be incorporated in the disturbed areas on the park site and in the shared parking lot. Where possible and where recommended by the City, the opportunity for a reduction of existing, higher water use, non-active recreational turf areas will allow for a greater incorporation of low water use plants. In the design process, the design team will consider incorporating plantings that will thrive under normal rainfall amounts for the area. Choosing plants indigenous to the area can eliminate the need for supplemental irrigation once established. This action also might eliminate, or greatly reduce irrigation to select areas of the site.

Stormwater Efficiency:

Sustainability is a key landscape goal of this project. Water efficiency in surface and sub-surface drainage will be increased through the use of infiltration at planting areas, bio-swales and other grading techniques to capture and clean on-site water resources in compliance with regulations, and coordinated with the Civil Engineer.

Irrigation:



Park site planting areas will be irrigated separate from the planting areas of the fire station. The fire station's irrigation system will be with a new dedicated irrigation water meter and a reduced pressure principle backflow preventer at West Street. A master valve and flow meter shall be provided at the point of connection to monitor, flag and protect the system from unusual high flows due to system breaks and to indicate abnormal water use patterns.

The irrigation systems shall incorporate controller(s) run by weather-based and/or soil moisture sensor equipment. Quick coupling valves shall be regularly provided at key use locations for site landscape maintenance. Where available, connectivity to existing/new City facilities for water management of the irrigation system can be incorporated in the design.

Irrigation shall meet all the requirements of the City of Garden Grove Landscape Water Efficiency Provisions (Appendix 1, TITLE 9)). Project development shall incorporate any current or foreseen water restrictions that may impact the function of the irrigation system.

All irrigation materials specified shall be approved and conform to the latest City standards. Irrigation zones shall be determined based on the City's Landscape Water Efficient Ordinance requirements, peak demand/hydraulic constraints, controller station capacity/availability, irrigation method, plant water/hydrozone requirements and grades. Dedicated bubbler type systems will be used for each tree. All irrigation equipment will be selected and the systems designed to achieve maximum distribution uniformity. Existing irrigation systems on the park site that are disturbed during construction will be repaired and/or replaced in kind to match distribution uniformity and performance of the existing irrigation systems with complete coverage. Existing systems will be mapped down to the sprinkler head, identifying all existing visible conditions. Record drawings, if available, and management staff will help to document the existing system. The modified irrigation systems will be controlled by the park's existing automatic controller(s).

Hardscape:

The new site layout reconfigures the existing walkways into the park site that have been impacted by the proposed improvements and directs park users to the central core of the park where the new community center, existing restroom building and new children's play area are proposed. The overall hardscape framework within the park consists of natural gray colored concrete to match the existing walkways, an informal pedestrian scale, ADA accessible concrete walks that connect the shared parking lot with the adjacent facilities and activities. A 4' wide concrete (or asphalt) walk is proposed around the perimeter of the



children's play area for easy access and allowing children to run around with their toys and trikes. Benches are located along this path for parents to sit and watch their children play. A patio with picnic tables is located north of the new community center that serves both the building and the children's play area.

Pedestrian and vehicular paving for the Fire Station #6 will be designed to complement the architecture.

Outdoor patios on the fire station can be found at the entry to the building on the west side, on the north side of the building near the day room, and on the south side adjacent to the fitness center. The front entry includes a bench, drinking fountain and flag pole with an entry monument sign off the street. The north patio includes a BBQ grill and site furnishings for dining, congregating and relaxation. The patio adjacent to the fitness center provides an area to exercise outdoors or just rest and relax on some soft furniture.

Site Furnishings:

Site furnishings for both the park and fire station are selected to harmonize with the architecture of the facilities and for durability and low maintenance. Site furniture includes picnic tables, benches, dining table and chairs, soft furniture, trash and recycling receptacles.

Maintenance:

All planting areas within the park and north parking lot will be maintained by the City's park maintenance personnel. The Fire Station will provide for its own maintenance service. One of the goals is to help create sustainable landscapes, while ensuring maintenance personnel can maintain the finished product efficiently, cost-effectively, and safely. Landscape designers and grounds managers must work together to create truly sustainable sites that are highly functional, protect the environment, improve the health and well-being of humans and wildlife, and conserve both natural resources and budget dollars.

Sustainability

RABC - ECC and our entire design build team employ sustainable practices throughout the design and construction process. We have achieved USGBC Platinum, Silver and Gold level certification on multiple projects, including several fire stations. Many sustainable design features are now required by local ordinance and California building code. Our design build team recognizes that sustainability is important to the City of Garden Grove. We will implement the sustainable practices articulated in this proposal, and, implement any additional sustainable design measures requested by the City.



Water efficiency will be maximized through the water efficient landscaping and by way of low-flow toilets and water efficient plumbing devices. Water is obviously a precious resource, and we will be installing landscaping that requires as little irrigation as necessary.

By specifying a very efficient envelope, fenestration, and heating ventilation and air conditioning system we will maximize the efficiency of our HVAC systems.

Material selection is very important in terms of recycled content and reuse. We take a proactive approach to projects for Construction Waste Management by implementing mandated separation of recyclable materials on site to offset the materials that end up in landfills. In a recent project, we were able to divert almost 90% of the construction debris from landfills to be recycled. Sustainability is of utmost importance to this Design Build team.

Equally important is the indoor environmental quality, and even without the requirement for LEED, our team implements a Construction IAC management plan on every project. Clean materials installed will support cleaner air for the occupants, and it's the responsible way to build. We are taking advantage of the natural daylighting and views with our glazing and the high clerestory windows both for lighting purposes and natural ventilation.






SITE PLAN

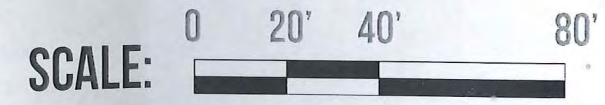


TREES

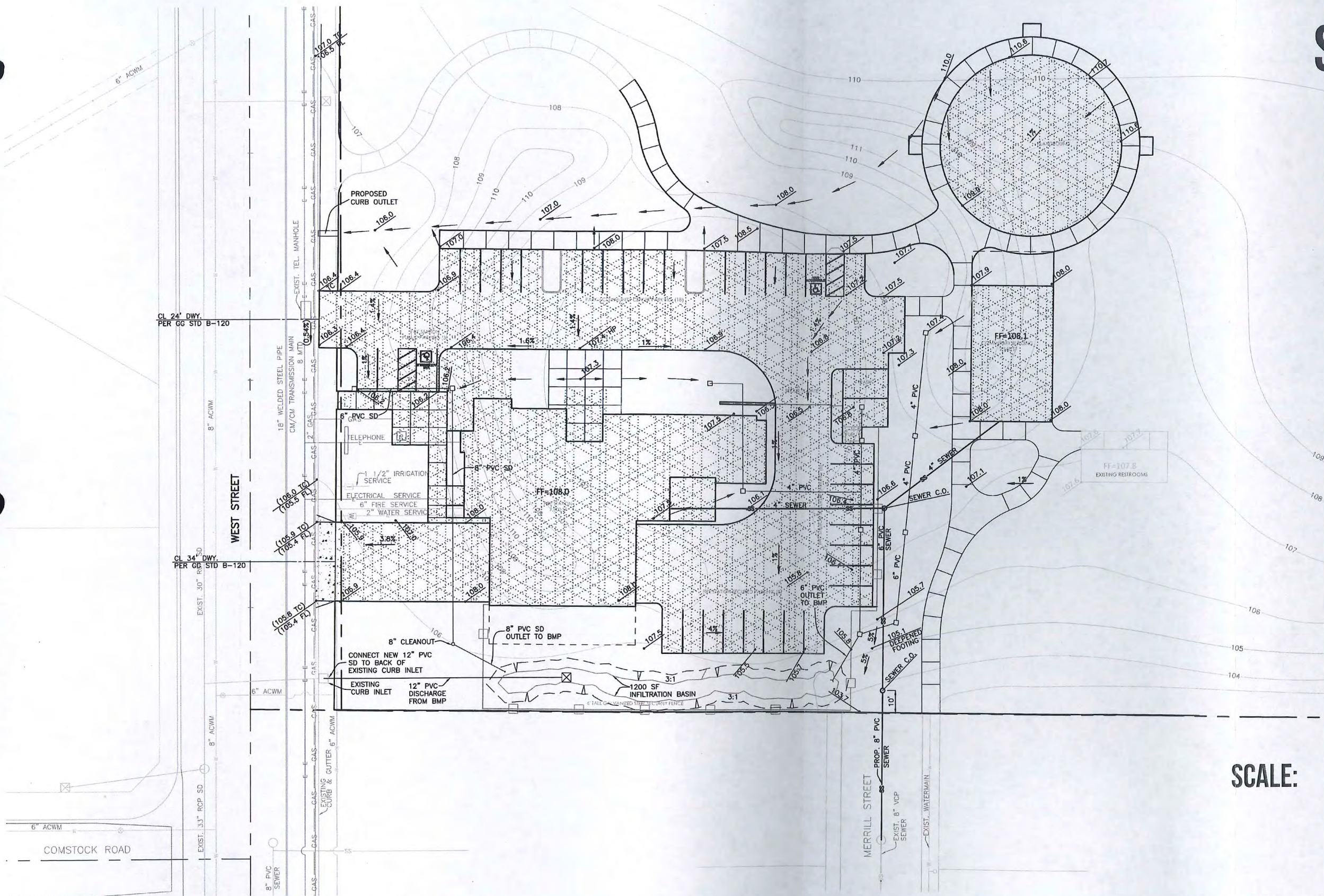
	PARKING LOT TREES - 24" BOX, SUCH AS: - <i>Arbutus unedo</i> 'Marina' - <i>Lophostemon confertus</i>	Marina Hybrid Strawberry Tree Brisbane Box	- <i>Geijera parviflora</i> - <i>Pyrus calleryana</i> 'Bradford'	Australian Willow Bradford Pear
	ACCENT TREE - 24" BOX, SUCH AS: - <i>Citrus species</i> - <i>Geijera parviflora</i> - <i>Olea europaea</i> 'Fruitless'	Citrus Australian Willow Olive	- <i>Prosopis chilensis</i> - <i>Rhus lancea</i>	Chilean Mesquite African Sumac
	MEDIUM-LARGE TREES - 24" BOX, SUCH AS: - <i>Brachychiton populneus</i> - <i>Hymenosporum flavum</i> - <i>Lophostemon confertus</i>	Bottle Tree Sweetshade Brisbane Box	- <i>Pinus eiderica</i> - <i>Podocarpus gracillior</i> - <i>Quercus spp.</i>	Stone Pine Fern Pine Oak
	STREET TREES - 24" BOX, SUCH AS: - <i>Lagerstroemia indica</i> (TO MATCH EXISTING)	Crapemyrtle		
	EXISTING TREE			

SHRUBS / GRASSES / GROUNDCOVERS




	ENTRY / ACCENT SHRUBS - 50% 5 GAL ; 50% 1 GAL SUCH AS: - <i>Agave 'Blue Flame'</i> - <i>Agave lophantha</i> 'Quadricolor' - <i>Aloe species</i> - <i>Anigozanthos species</i> - <i>Bulbine frutescens</i>	Blue Flame Agave Quadcolor Century Plant Aloe Kangaroo Paw Stalked Bulbine	- <i>Heuchera maxima</i> - <i>Kalanchoe thyrsiflora</i> - <i>Muhlenbergia capillaris</i> - <i>Sesleria autumnalis</i>	Coral Bells Paddle Plant Pink Muhly Grass Autumn Moor Grass
	SMALL-MEDIUM SHRUBS - 50% 5 GAL ; 50% 1 GAL SUCH AS: - <i>Aloe species</i> - <i>Aloe vera</i> - <i>Anigozanthos species</i> - <i>Cistus x purpureus</i> - <i>Dianella caerulea</i> 'Cassa Blue' - <i>Dianella tasmanica</i> 'Silver Streak' - <i>Dietes grandiflora</i>	Aloe Medicinal Aloe Kangaroo Paw Orchid Rockrose Blue Flax Lily Silver Streak Flax Lily Fortnight Lily	- <i>Hesperaloe parviflora</i> - <i>Miscanthus sinensis</i> 'Gracillimus' - <i>Muhlenbergia capillaris</i> - <i>Phormium species</i> - <i>Salvia species</i> - <i>Westringia fruticosa</i> - <i>Westringia fruticosa</i> 'Mundi'	Red Yucca Eulalia grass Pink Muhly Grass Flax Sage Coast Rosemary Low Coast Rosemary
	LARGE SCREEN SHRUBS - 15 GAL SUCH AS: - <i>Grevillea 'Majestic'</i> - <i>Heteromeles arbutifolia</i> - <i>Photinia x fraxeri</i>	Grevillea Toyon Red Tip Photinia	- <i>Podocarpus 'Icee Blue'</i> - <i>Podocarpus macrophyllus</i> - <i>Prunus ilicifolia</i>	Blue Ice Yellow-wood Yew Pine Catalina Cherry
	ORNAMENTAL SHRUBS AND GRASSES - 24" - 48" O.C. SPACING SUCH AS: - <i>Agave 'Blue Glow'</i> - <i>Aloe species</i> - <i>Aloe vera</i> - <i>Anigozanthos species</i> - <i>Chondropetalum tectorum</i>	Agave Aloe Medicinal Aloe Kangaroo Paw Small Cape Rush	- <i>Dianella caerulea</i> 'Cassa Blue' - <i>Hesperaloe parviflora</i> - <i>Muhlenbergia capillaris</i> - <i>Phormium species</i> - <i>Salvia species</i>	Blue Flax Lily Red Yucca Pink Muhly Grass Flax Sage
	BIOSWALE SHRUBS - 50% 5 GAL ; 50% 1 GAL SUCH AS: - <i>Carex barbarae</i> - <i>Chondropetalum tectorum</i>	Basket Sedge Cape Rush	- <i>Festuca mairei</i> - <i>Muhlenbergia rigens</i>	Atlas Fescue Deergrass



SITE GRADING & UTILITIES



LEGEND

-  12X12 BROOKS BOX
-  24X24 BROOKS BOX
-  6\"/>

NOTE

ALL GRADES ARE FINISH GRADE
ADD 0.5' FOR TOP OF CURB.

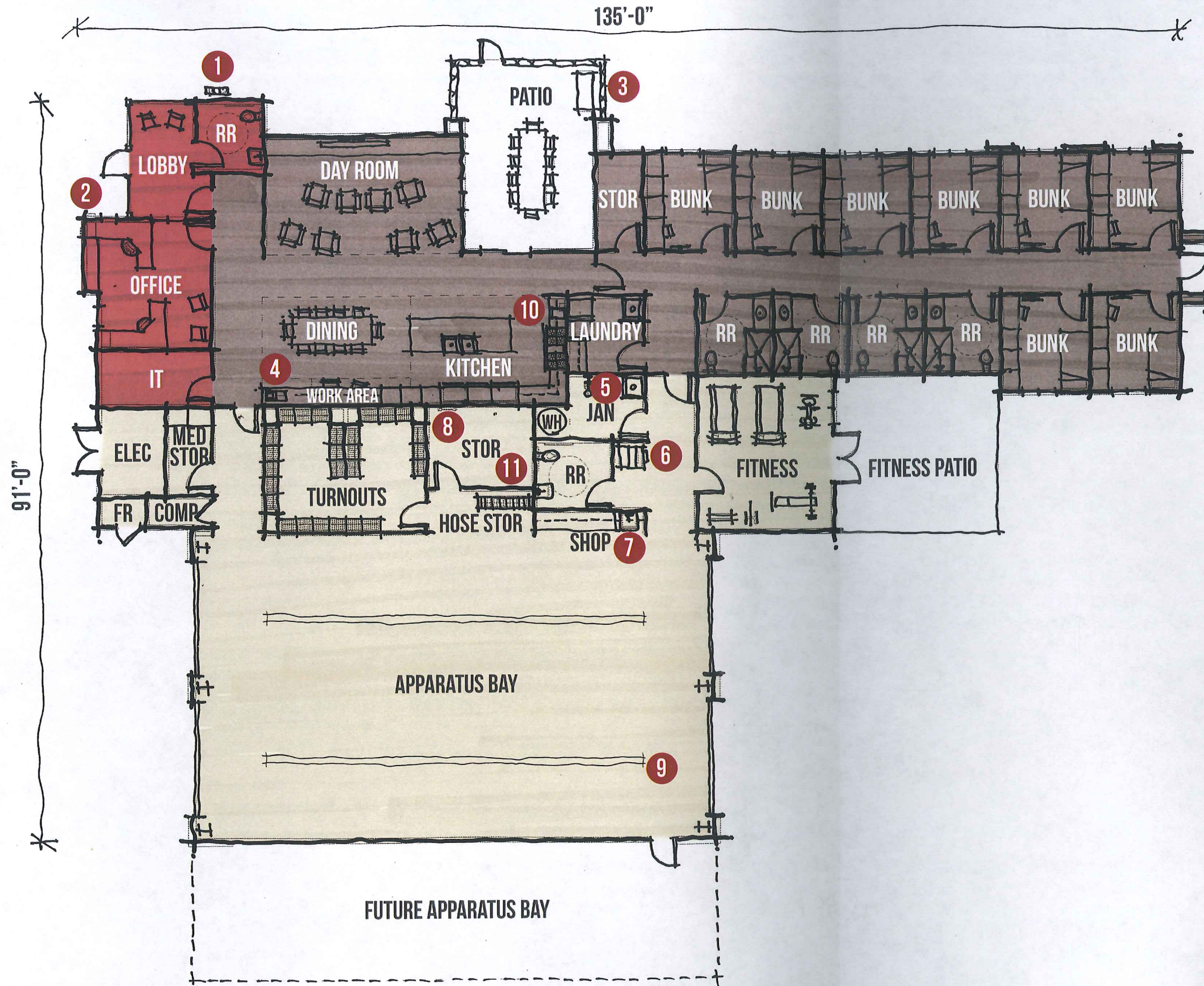
SCALE: 0 20' 40' 80'



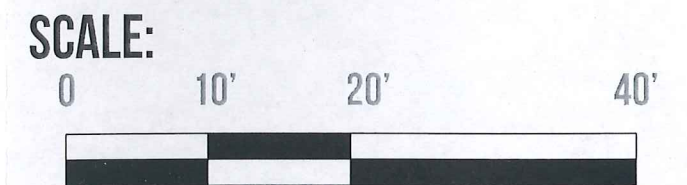
FLOOR PLAN

FIRE STATION 6 (PROPOSED)

TOTAL AREA: 7,860SF

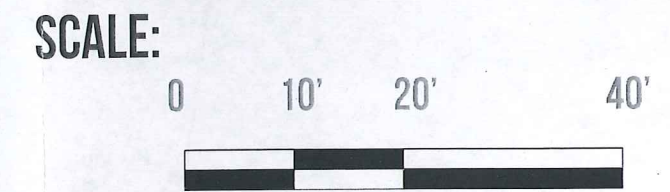
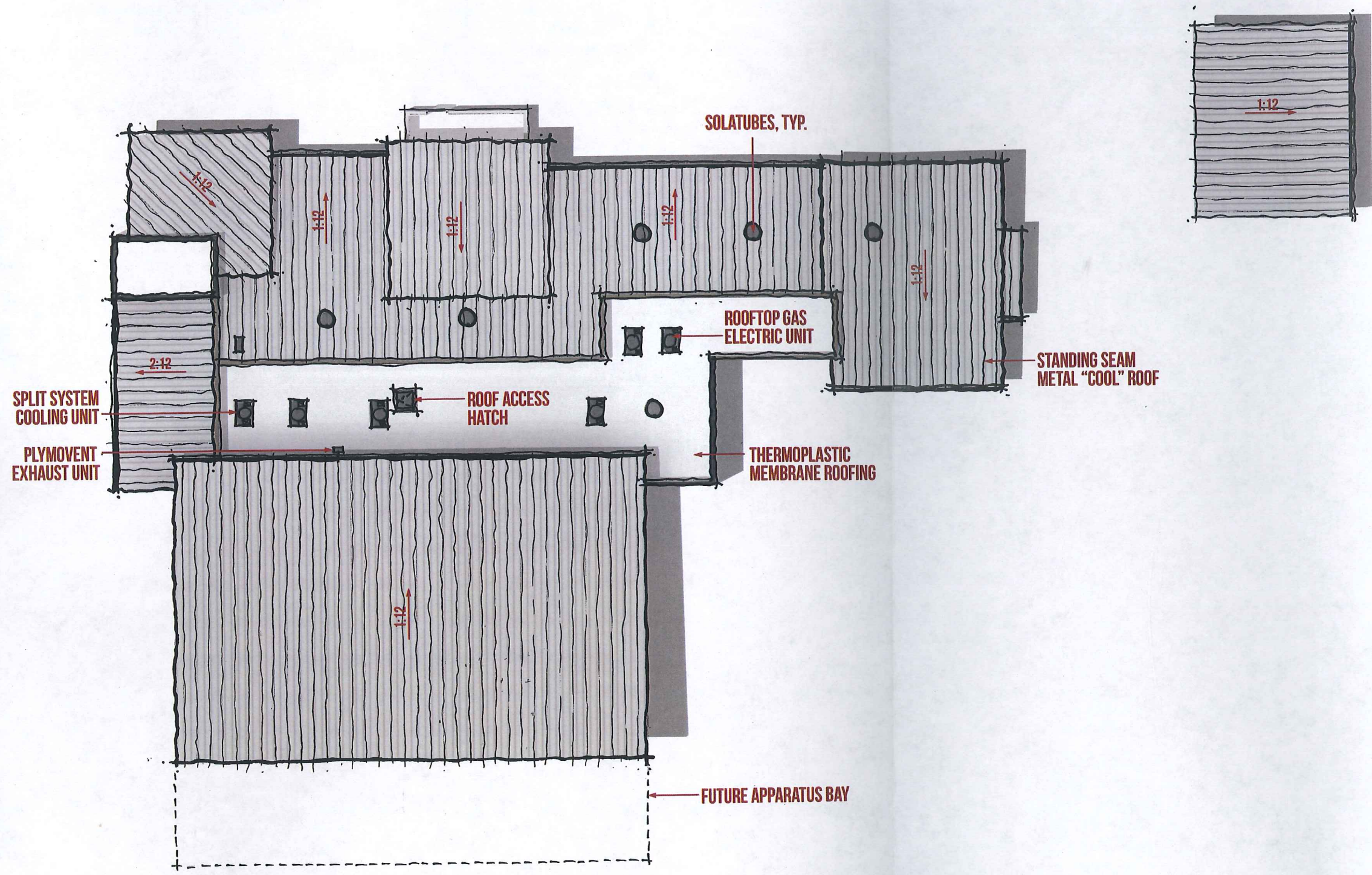


- ADMINISTRATION
- LIVING AREA
- WORK AREA
- 1 DRINKING FOUNTAIN
- 2 911 PHONE
- 3 GAS PLUMBED BBQ
- 4 MAIL & PRINT AREA
- 5 EMERGENCY SHOWER
- 6 ICE MAKER
- 7 DEEP SINK
- 8 ROOF ACCESS LADDER
- 9 TRENCH DRAINS
- 10 UNDER COUNTER TRASH
- 11 FUTURE EXTRACTOR PLUMBING



ROOF PLAN

FIRE STATION 6 (PROPOSED)



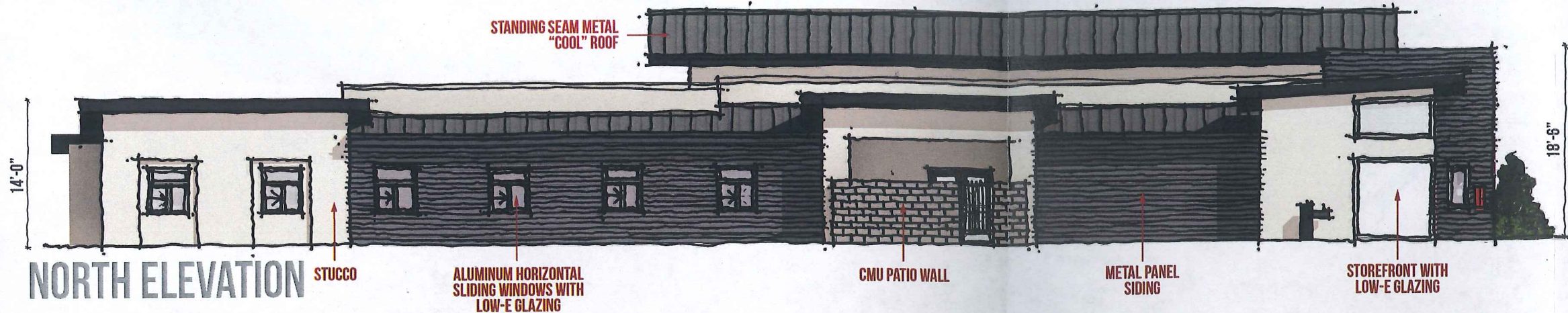
3D PERSPECTIVE

FIRE STATION 6 (PROPOSED)



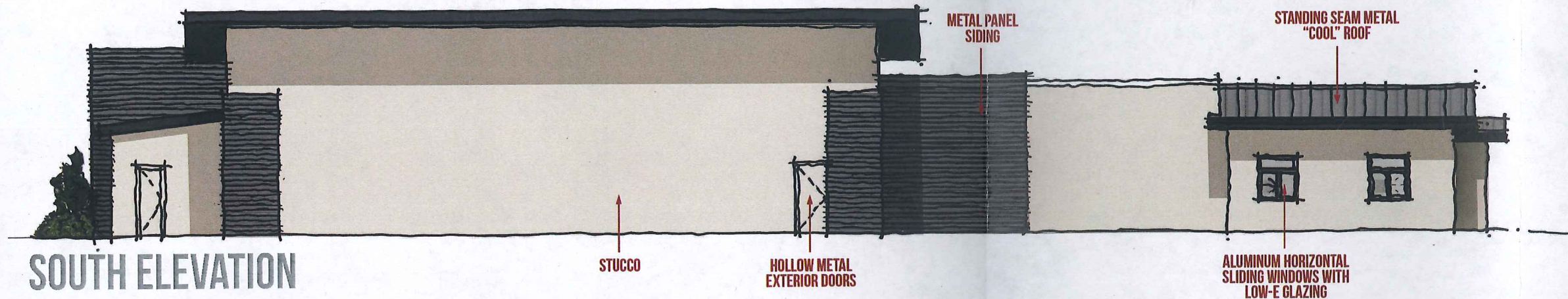
ELEVATIONS

FIRE STATION 6 (PROPOSED)



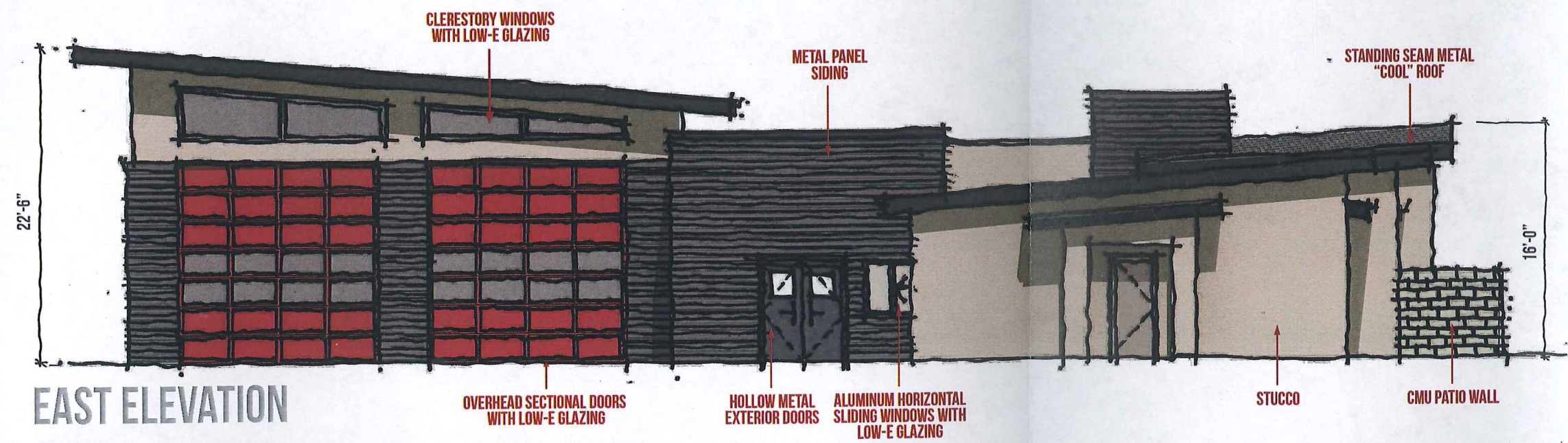
NORTH ELEVATION

STUCCO ALUMINUM HORIZONTAL SLIDING WINDOWS WITH LOW-E GLAZING CMU PATIO WALL METAL PANEL SIDING STOREFRONT WITH LOW-E GLAZING



SOUTH ELEVATION

STUCCO HOLLOW METAL EXTERIOR DOORS METAL PANEL SIDING ALUMINUM HORIZONTAL SLIDING WINDOWS WITH LOW-E GLAZING STANDING SEAM METAL "COOL" ROOF



EAST ELEVATION

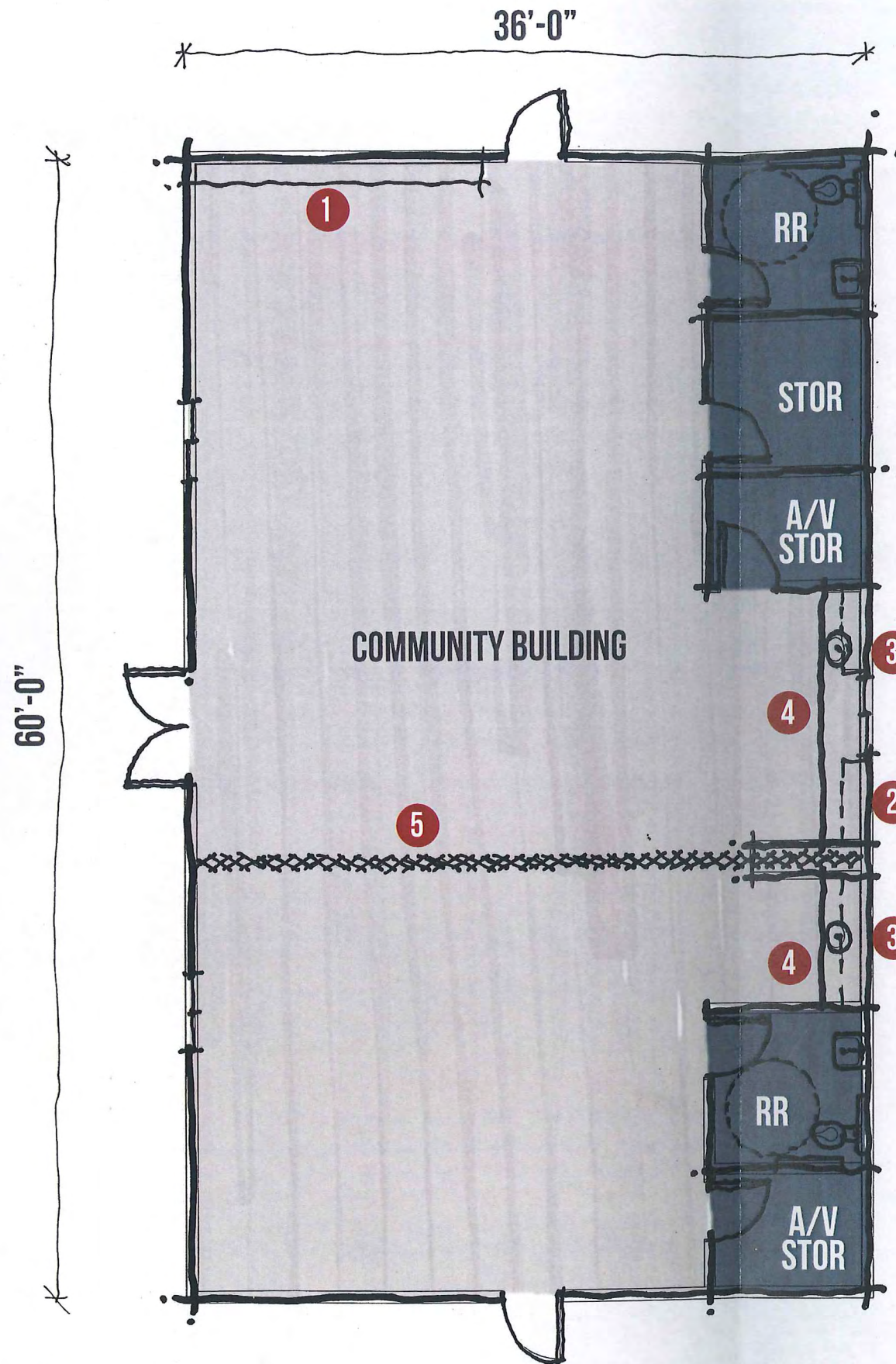
CLERESTORY WINDOWS WITH LOW-E GLAZING METAL PANEL SIDING STANDING SEAM METAL "COOL" ROOF OVERHEAD SECTIONAL DOORS WITH LOW-E GLAZING HOLLOW METAL EXTERIOR DOORS ALUMINUM HORIZONTAL SLIDING WINDOWS WITH LOW-E GLAZING STUCCO CMU PATIO WALL










FLOOR PLAN

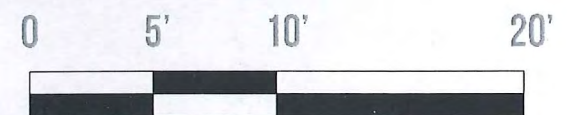
COMMUNITY BUILDING

TOTAL AREA: 2,185SF



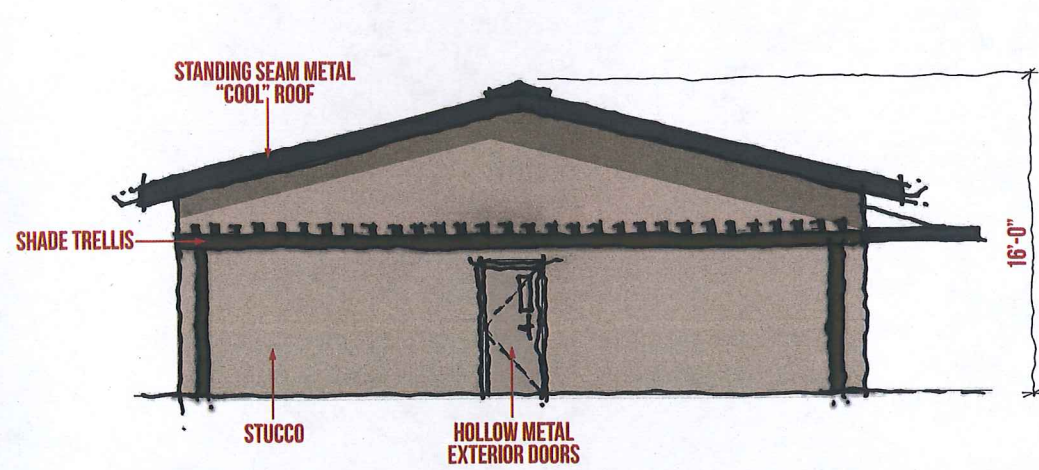
-  COMMUNITY
-  AUXILIARY
-  STORAGE CUBBIES
-  MINI FRIDGE
-  SINK
-  BUILT-IN CASEWORK
-  MOVABLE PARTITION

SCALE:

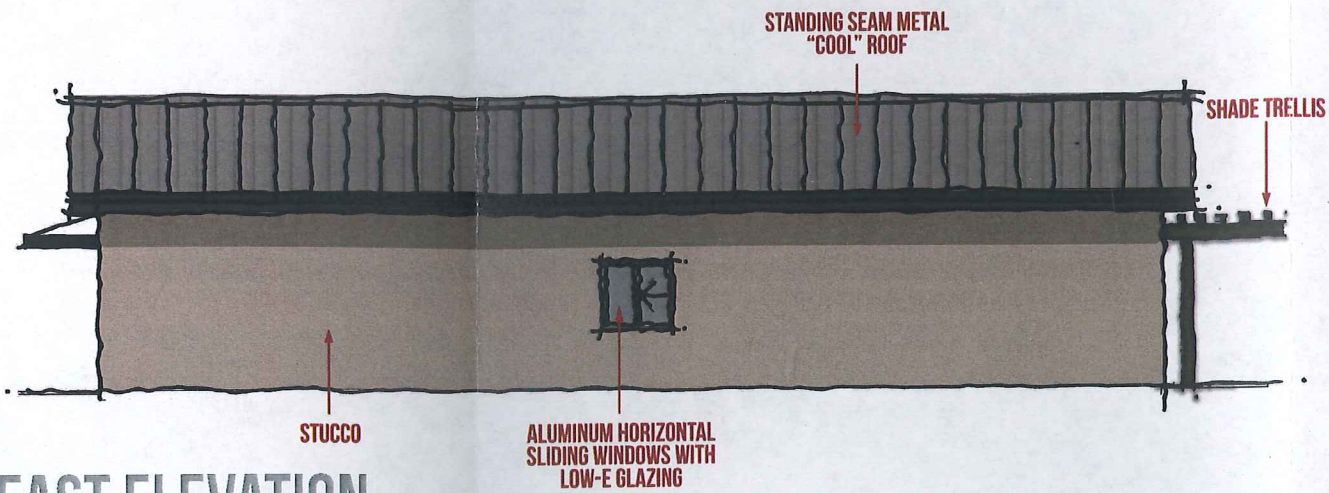


ELEVATIONS

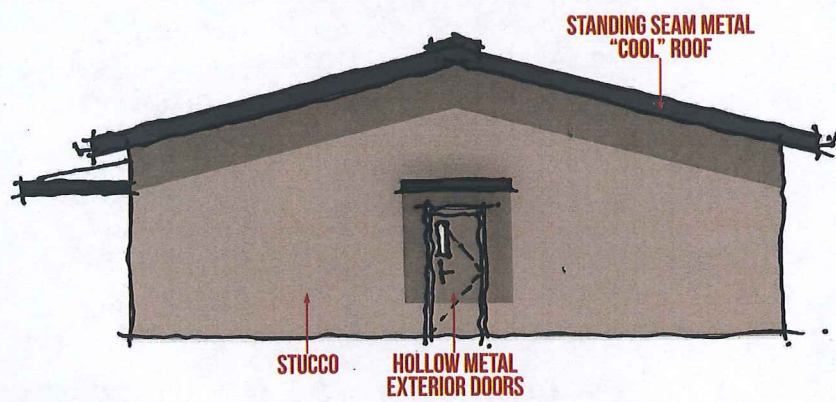
COMMUNITY BUILDING



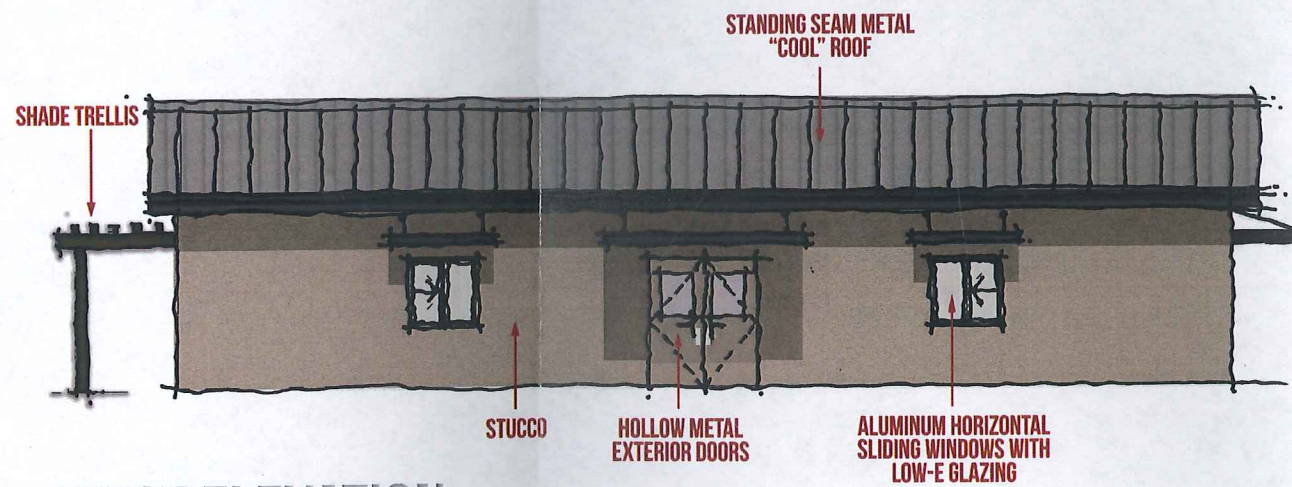
NORTH ELEVATION



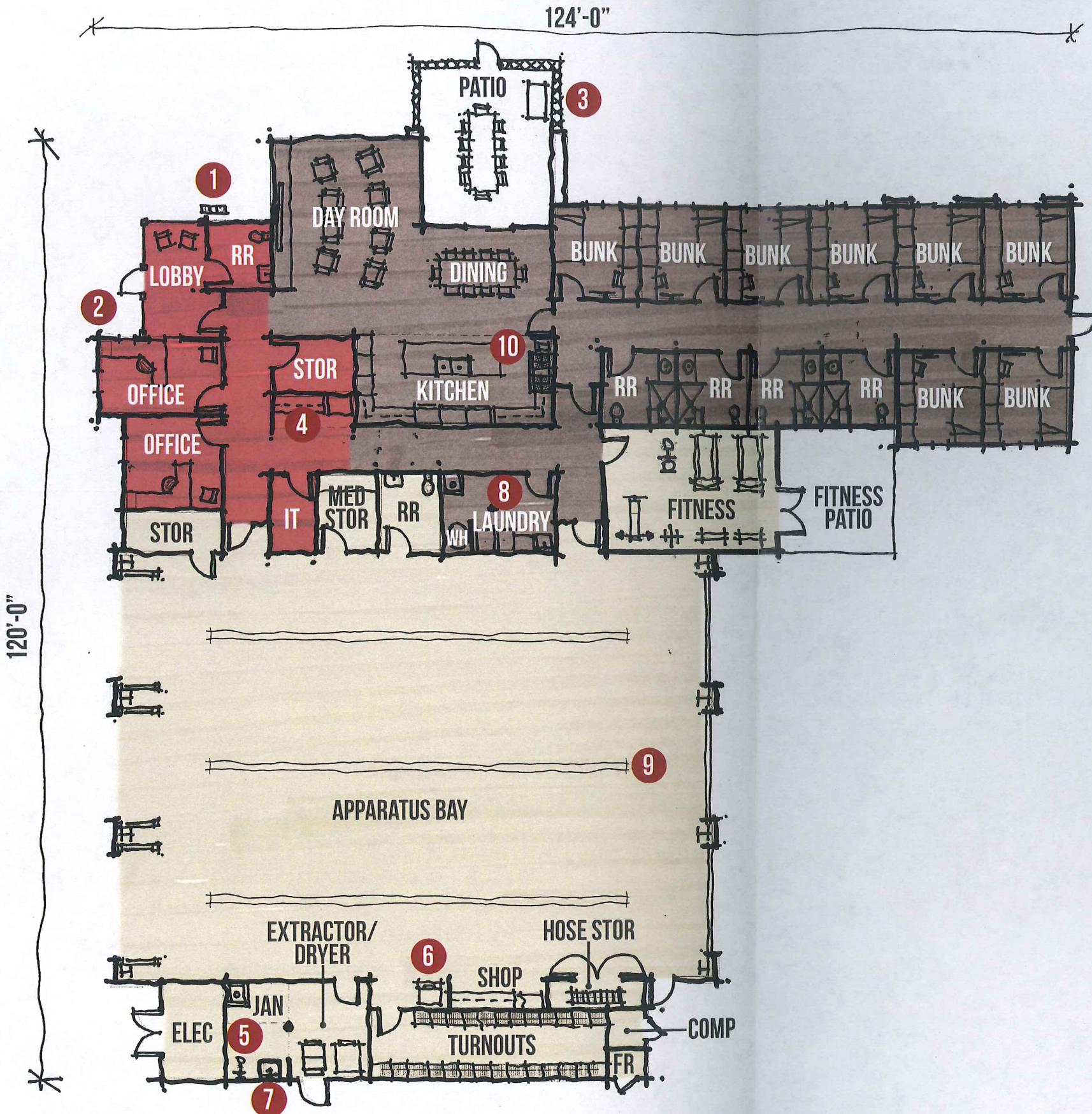
EAST ELEVATION



SOUTH ELEVATION















WEST ELEVATION



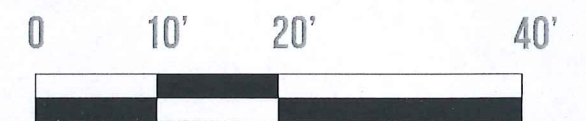
FLOOR PLAN

FIRE STATION 6 (FULL PROGRAM)

TOTAL AREA: 9,900SF

-  ADMINISTRATION
-  LIVING AREA
-  WORK AREA
-  DRINKING FOUNTAIN
-  911 PHONE
-  GAS PLUMBED BBQ
-  MAIL & PRINT AREA
-  EMERGENCY SHOWER
-  ICE MAKER
-  DEEP SINK
-  ROOF ACCESS LADDER
-  TRENCH DRAINS
-  UNDER COUNTER TRASH

SCALE:



GARDEN GROVE
RFP S-1208

3D PERSPECTIVE

FIRE STATION 6 (FULL PROGRAM)





**R.A.BURCH
CONSTRUCTION**

**E
C
C**



CONSTRUCTORS, Inc.

RFSQ No. S-1196, DESIGN BUILD SERVICES FOR GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING

PROJECT SCHEDULE

Fire Station 6 and Community Building, Garden Grove

#	Activity ID	Activity Name	Calendar	Org Duration	Rem Dur	Start	Finish	TF	2017												2018																	
									Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov									
1	Fire Station 6 and Community Building, Garden Grove																																					
2	Contract Duration - Calendar Days		7D N/H	490d	490d	28-Feb-17	02-Jul-18	0d																														
3	DS.A1000	Contract Duration - Calendar Days	7D N/H	490d	490d	28-Feb-17	02-Jul-18	0d																														
4	DS.A1100	Design Duration - Calendar Days	7D N/H	185d	185d	01-Mar-17	01-Sep-17	0d																														
5	DS.A1200	Construction Duration From Mobilization - Calendar Days	7D N/H	302d	302d	04-Sep-17	02-Jul-18	0d																														
6	Pre Design		5D W/H	5d	5d	28-Feb-17	06-Mar-17	0d																														
7	DSGN.A1000	Contract Award (Notice to Proceed)	5D W/H	0d	0d	28-Feb-17	06-Mar-17	0d																														
8	DSGN.A1100	Certificate Of Insurance Approval of Insurance	5D W/H	5d	5d	28-Feb-17	06-Mar-17	0d																														
9	DSGN.A1200	Surety Bond and Approval of Surety Bond	5D W/H	5d	5d	28-Feb-17	06-Mar-17	0d																														
10	DSGN.A1300	Pre-Proposal Conference /Project Kick Off Meeting	5D W/H	1d	1d	01-Mar-17	01-Mar-17	0d																														
11	Design		5D W/H	132d	132d	02-Mar-17	01-Sep-17	0d																														
12	Design Development		5D W/H	99d	99d	02-Mar-17	18-Jul-17	0d																														
13	DSGN.B1000	Design Development Work Start	5D W/H	0d	0d	02-Mar-17		0d																														
14	DSGN.B1100	Prepare & Submit 30% Design Development Package	5D W/H	18d	18d	02-Mar-17	27-Mar-17	0d																														
15	DSGN.B1200	Owner Review & Comments on 30% Design Development Package	7D N/H	21d	21d	28-Mar-17	17-Apr-17	0d																														
16	DSGN.B1300	Prepare & Submit 75% Design Development Package	5D W/H	18d	18d	18-Apr-17	11-May-17	0d																														
17	DSGN.B1400	Owner Review & Comments on 75% Design Development Package	7D N/H	21d	21d	12-May-17	01-Jun-17	0d																														
18	DSGN.B1500	Prepare & Submit 90% Design Development Package	5D W/H	18d	18d	02-Jun-17	27-Jun-17	0d																														
19	DSGN.B1600	Owner Review & Comments on 90% Design Development Package	7D N/H	21d	21d	28-Jun-17	18-Jul-17	0d																														
20	DSGN.B1700	Design Development Work Complete	5D W/H	0d	0d		18-Jul-17	0d																														
21	Construction/Permit Documents (100%)		5D W/H	33d	33d	19-Jul-17	01-Sep-17	0d																														
22	DSGN.C1000	Construction/Permit Documents (100%)	5D W/H	5d	5d	19-Jul-17	25-Jul-17	0d																														
23	DSGN.C1100	Construction Document Work Start	5D W/H	0d	0d	26-Jul-17		0d																														
24	DSGN.C1200	Prepare & Submit Construction Document (100%) Package	5D W/H	10d	10d	26-Jul-17	08-Aug-17	0d																														
25	DSGN.C1300	Owner Review & Comments on Construction Document (100%) Package	7D N/H	14d	14d	09-Aug-17	22-Aug-17	0d																														
26	DSGN.C1400	Incorporate Owner's Comments to Construction Document	5D W/H	5d	5d	23-Aug-17	29-Aug-17	0d																														
27	DSGN.C1500	Publish & Distribute Issued For Construction Document	5D W/H	3d	3d	30-Aug-17	01-Sep-17	0d																														
28	DSGN.C1600	Construction Document Work Complete	5D W/H	0d	0d		01-Sep-17	0d																														
29	Fire Station Building		5D W/H	200d	200d	04-Sep-17	08-Jun-18	2d																														
30	Mobilization		5D W/H	2d	2d	04-Sep-17	05-Sep-17	0d																														
31	MOB.1000	Mobilization and Environmental Control Setup	5D W/H	2d	2d	04-Sep-17	05-Sep-17	0d																														
32	Demolition and Grading		5D W/H	24d	24d	06-Sep-17	09-Oct-17	0d																														
33	FSTA.A1000	Demolition Work Start	5D W/H	0d	0d	06-Sep-17		0d																														
34	FSTA.A1100	Demo & Remove (E) Improvements - Clear & Grub	5D W/H	4d	4d	06-Sep-17	11-Sep-17	6d																														
35	FSTA.A1200	Relocate/Remove Existing Utilities As Required	5D W/H	10d	10d	06-Sep-17	19-Sep-17	0d																														
36	FSTA.A1300	Rough Grade Entire Site	5D W/H	7d	7d	20-Sep-17	28-Sep-17	0d																														
37	FSTA.A1400	Overexcavate & Recompact Building Pad (Including Pad Certification)	5D W/H	7d	7d	29-Sep-17	09-Oct-17	0d																														
38	FSTA.A1500	Site Grading Work Complete	5D W/H	0d	0d		09-Oct-17	0d																														
39	Site Utilities		5D W/H	40d	40d	10-Oct-17	04-Dec-17	85d																														
40	Site Wet Utilities		5D W/H	20d	20d	10-Oct-17	06-Nov-17	105d																														
41	FSTA.B1000	Site Wet Utilities Work Start	5D W/H	0d	0d	10-Oct-17		105d																														

█ Actual LOE █ Actual ◆ Actual MS
█ Non-Critical LOE █ Non-Critical ◆ Non-Critical MS
█ Critical LOE █ Critical ◆ Critical MS

Fire Station 6 and Community Building, Garden Grove

#	Activity ID	Activity Name	Calendar	Org Duration	Rem Dur	Start	Finish	TF	2017												2018								
									Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
42	FSTA.B1100	Site Storm Drain System	5D W/H	20d	20d	10-Oct-17	06-Nov-17	105d											Site Storm Drain System										
43	FSTA.B1200	Site Sewer	5D W/H	15d	15d	10-Oct-17	30-Oct-17	110d											Site Sewer										
44	FSTA.B1300	Site Water - Fire	5D W/H	15d	15d	10-Oct-17	30-Oct-17	110d											Site Water - Fire										
45	FSTA.B1400	Site Water - Domestic	5D W/H	15d	15d	10-Oct-17	30-Oct-17	110d											Site Water - Domestic										
46	FSTA.B1500	Site Wet Utilities Work Complete	5D W/H	0d	0d		06-Nov-17	105d											Site Wet Utilities Work Complete										
47	Site Dry Utilities		5D W/H	40d	40d	10-Oct-17	04-Dec-17	85d											Site Dry Utilities Work Start										
48	FSTA.C1000	Site Dry Utilities Work Start	5D W/H	0d	0d	10-Oct-17		85d																					
49	FSTA.C1100	Site Electrical (Primary)	5D W/H	20d	20d	10-Oct-17	06-Nov-17	85d											Site Electrical (Primary)										
50	FSTA.C1200	Site Electrical (Secondary)	5D W/H	10d	10d	07-Nov-17	20-Nov-17	95d											Site Electrical (Secondary)										
51	FSTA.C1300	Site Electrical (Lighting)	5D W/H	15d	15d	07-Nov-17	27-Nov-17	90d											Site Electrical (Lighting)										
52	FSTA.C1400	Site Communication	5D W/H	20d	20d	07-Nov-17	04-Dec-17	85d											Site Communication										
53	FSTA.C1500	Site Natural Gas	5D W/H	7d	7d	07-Nov-17	15-Nov-17	98d											Site Natural Gas										
54	FSTA.C1600	Site Dry Utilities Work Complete	5D W/H	0d	0d		04-Dec-17	85d											Site Dry Utilities Work Complete										
55	Bldg Foundation & Slab on Grade		5D W/H	37d	37d	10-Oct-17	29-Nov-17	0d											Bldg Foundation & SOG Work Start										
56	FSTA.D1000	Bldg Foundation & SOG Work Start	5D W/H	0d	0d	10-Oct-17		0d																					
57	FSTA.D1100	Bldg Foundation	5D W/H	20d	20d	10-Oct-17	06-Nov-17	0d											Bldg Foundation										
58	FSTA.D1200	Starter CMU Walls	5D W/H	5d	5d	07-Nov-17	13-Nov-17	5d											Starter CMU Walls										
59	FSTA.D1300	Underslab Utilities	5D W/H	10d	10d	07-Nov-17	20-Nov-17	0d											Underslab Utilities										
60	FSTA.D1400	Concrete Slab on Grade	5D W/H	7d	7d	21-Nov-17	29-Nov-17	0d											Concrete Slab on Grade										
61	Bldg Shell- Rough		5D W/H	42d	42d	30-Nov-17	26-Jan-18	3d											CMU Exterior, Interior Walls										
62	FSTA.E1000	CMU Exterior, Interior Walls	5D W/H	25d	25d	30-Nov-17	03-Jan-18	0d																					
63	FSTA.E1100	Structural Steel & Roof Deck	5D W/H	10d	10d	04-Jan-18	17-Jan-18	0d											Structural Steel & Roof Deck										
64	FSTA.E1200	Entry Canopy Structure Framing	5D W/H	5d	5d	11-Jan-18	17-Jan-18	3d											Entry Canopy Structure Framing										
65	FSTA.E1300	Exterior Sheathing	5D W/H	7d	7d	18-Jan-18	26-Jan-18	3d											Exterior Sheathing										
66	Bldg Shell- Finish		5D W/H	45d	45d	29-Jan-18	30-Mar-18	30d											Plaster(Stucco)										
67	FSTA.F1000	Plaster(Stucco)	5D W/H	15d	15d	29-Jan-18	16-Feb-18	3d																					
68	FSTA.F1100	Concrete Tile Roof and Trims	5D W/H	15d	15d	19-Feb-18	09-Mar-18	3d											Concrete Tile Roof and Trims										
69	FSTA.F1200	Doors, Windows, Louvers, Storefronts	5D W/H	15d	15d	12-Mar-18	30-Mar-18	30d											Doors, Windows, Louvers, Storefronts										
70	FSTA.F1300	Bldg Signage & Misc. Finishes	5D W/H	5d	5d	12-Mar-18	16-Mar-18	40d											Bldg Signage & Misc. Finishes										
71	FSTA.F1400	MEP Fixtures	5D W/H	5d	5d	12-Mar-18	16-Mar-18	40d											MEP Fixtures										
72	FSTA.F1500	Bldg Shell Finish Work Complete	5D W/H	0d	0d		30-Mar-18	30d											Bldg Shell Finish Work Complete										
73	Bldg Interior		5D W/H	102d	102d	18-Jan-18	08-Jun-18	2d											Bldg Interior Rough Work Start										
74	Bldg Interior- Rough		5D W/H	60d	60d	18-Jan-18	11-Apr-18	0d																					
75	FSTA.G1000	Bldg Interior Rough Work Start	5D W/H	0d	0d	18-Jan-18		0d																					
76	FSTA.G1100	Interior Wall Framing	5D W/H	20d	20d	18-Jan-18	14-Feb-18	0d											Interior Wall Framing										
77	FSTA.G1200	Rough MEPs, Fire Sprinkler Comm., Fire Alarm/MNS, HVAC Controls, Security, PA System	5D W/H	40d	40d	01-Feb-18	28-Mar-18	0d											Rough MEPs, Fire Sprinkler Comm., Fire Alarm/MNS, HVAC Controls,										
78	FSTA.G1300	Insulation & Drywall	5D W/H	20d	20d	15-Mar-18	11-Apr-18	0d											Insulation & Drywall										
79	Bldg Interior- Finish		5D W/H	42d	42d	12-Apr-18	08-Jun-18	2d																					

Actual LOE	Actual	Actual MS
Non-Critical LOE	Non-Critical	Non-Critical MS
Critical LOE	Critical	Critical MS

Fire Station 6 and Community Building, Garden Grove

Calendar: 7D N/H - 7 Day Calendar
Calendar: 5D W/H - 5 Day Calendar with Holidays

#	Activity ID	Activity Name	Calendar	Org Duration	Rem Dur	Start	Finish	TF	2017												2018											
									Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov			
80	FSTA.H1000	Painting	5D W/H	10d	10d	12-Apr-18	25-Apr-18	0d																Painting								
81	FSTA.H1100	Acoustical Ceiling Grid	5D W/H	10d	10d	19-Apr-18	02-May-18	1d																Acoustical Ceiling Grid								
82	FSTA.H1200	Floor Covering	5D W/H	10d	10d	20-Apr-18	03-May-18	0d																Floor Covering								
83	FSTA.H1400	Finish MEPs, Fire Sprinkler Comm., Fire Alarm/MNS, HVAC Controls, Security, PA System	5D W/H	20d	20d	24-Apr-18	21-May-18	1d																Finish MEPs, Fire Sprinkler Comm., Fire Alarm/MNS, HVAC Controls, Security, PA System								
84	FSTA.H1300	Doors and Windows (Pre-finished/Painted)	5D W/H	15d	15d	26-Apr-18	16-May-18	6d																Doors and Windows (Pre-finished/Painted)								
85	FSTA.H1500	Cabinets & Casework	5D W/H	10d	10d	04-May-18	17-May-18	0d																Cabinets & Casework								
86	FSTA.H1600	Partitions, Accessories, Signage, Window Covering & Misc. Interior Finishes	5D W/H	10d	10d	11-May-18	24-May-18	0d																Partitions, Accessories, Signage, Window Covering & Misc. Interior Finishes								
87	FSTA.H1700	Acoustical Ceiling Tiles	5D W/H	2d	2d	22-May-18	23-May-18	1d																Acoustical Ceiling Tiles								
88	FSTA.H1800	Punch out Bldg Interior Finish Work	5D W/H	1d	1d	25-May-18	25-May-18	0d																Punch out Bldg Interior Finish Work								
89	FSTA.H1900	FF & E	5D W/H	10d	10d	28-May-18	08-Jun-18	2d																FF & E								
90	Site Improvements		5D W/H	45d	45d	19-Feb-18	20-Apr-18	37d																								
91	Site Structures		5D W/H	15d	15d	19-Feb-18	09-Mar-18	16d																								
92	FSTA.J1000	Site Structures Work Start	5D W/H	0d	0d	19-Feb-18		16d																Site Structures Work Start								
93	FSTA.J1100	Trash Enclosure	5D W/H	10d	10d	19-Feb-18	02-Mar-18	21d																Trash Enclosure								
94	FSTA.J1200	Generator Enclosure	5D W/H	15d	15d	19-Feb-18	09-Mar-18	16d																Generator Enclosure								
95	FSTA.J1300	Fueling Site Canopy	5D W/H	15d	15d	19-Feb-18	09-Mar-18	16d																Fueling Site Canopy								
96	FSTA.J1400	Site Structures Work Complete	5D W/H	0d	0d		09-Mar-18	16d																Site Structures Work Complete								
97	Hardscape		5D W/H	28d	28d	12-Mar-18	18-Apr-18	39d																								
98	FSTA.K1000	Site Hardscape Work Start	5D W/H	0d	0d	12-Mar-18		16d																Site Hardscape Work Start								
99	FSTA.K1100	Concrete Hardscape (Curbs, Gutters, Walks, Ramps, Planters)	5D W/H	15d	15d	12-Mar-18	30-Mar-18	16d																Concrete Hardscape (Curbs, Gutters, Walks, Ramps, Planters)								
100	FSTA.K1200	Concrete Paving	5D W/H	15d	15d	26-Mar-18	13-Apr-18	39d																Concrete Paving								
101	FSTA.K1300	Pavement marking & Signage	5D W/H	3d	3d	16-Apr-18	18-Apr-18	39d																Pavement marking & Signage								
102	FSTA.K1400	Site Hardscape Work Complete	5D W/H	0d	0d		18-Apr-18	39d																Site Hardscape Work Complete								
103	Landscape		5D W/H	15d	15d	02-Apr-18	20-Apr-18	37d																								
104	FSTA.L1000	Site Landscape Work Start	5D W/H	0d	0d	02-Apr-18		37d																Site Landscape Work Start								
105	FSTA.L1100	Irrigation	5D W/H	10d	10d	02-Apr-18	13-Apr-18	37d																Irrigation								
106	FSTA.L1200	Planting	5D W/H	5d	5d	16-Apr-18	20-Apr-18	37d																Planting								
107	FSTA.L1300	Ground Cover, Mulch, Turf	5D W/H	5d	5d	16-Apr-18	20-Apr-18	37d																Ground Cover, Mulch, Turf								
108	FSTA.L1400	Site Landscape Work Complete	5D W/H	0d	0d		20-Apr-18	37d																Site Landscape Work Complete								
109	Traffic Signal		5D W/H	15d	15d	12-Mar-18	30-Mar-18	30d																								
110	FSTA.M1000	Traffic Signal (U/G Electrical & Traffic Signal Structure)	5D W/H	15d	15d	12-Mar-18	30-Mar-18	30d																Traffic Signal (U/G Electrical & Traffic Signal Structure)								
111	Misc. Site Work		5D W/H	10d	10d	02-Apr-18	13-Apr-18	42d																								
112	FSTA.N1000	Misc. Site Work Start	5D W/H	0d	0d	02-Apr-18		20d																Misc. Site Work Start								
113	FSTA.N1100	Fences & Gates	5D W/H	10d	10d	02-Apr-18	13-Apr-18	42d																Fences & Gates								
114	FSTA.N1200	Bollards, Flag Pole, & Misc. Site Furnishings	5D W/H	7d	7d	02-Apr-18	10-Apr-18	45d																Bollards, Flag Pole, & Misc. Site Furnishings								
115	FSTA.N1300	Generator & Fuel Storage Tank	5D W/H	10d	10d	02-Apr-18	13-Apr-18	20d																Generator & Fuel Storage Tank								
116	FSTA.N1400	Site Lightings (Pole and Fixture)	5D W/H	10d	10d	02-Apr-18	13-Apr-18	42d																Site Lightings (Pole and Fixture)								



**R.A.BURCH
CONSTRUCTION**

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CONSTRUCTORS, Inc.

RFSQ No. S-1196, DESIGN BUILD SERVICES FOR GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING

VALUE ADDED BENEFITS

(5) VALUE ADDED BENEFITS

GARDEN GROVE FIRE STATION 6 VALUE ADD ENHANCEMENTS

1. High Density concrete finish in apparatus bay – We have found through years of implementation that this type of finish in the apparatus bay is superior for maintenance and durability.

Cost: \$18,200.00

2. Single User Restroom accessible from Apparatus Bay: Providing needed facilities accessible directly from the apparatus bay to help prevent the spread of contaminants throughout the station is a highly desirable option for the staff working in the station.

Cost: \$16,750.00

3. Enhanced 40-year roofing warranty – This extension covers the roof for nearly the expected life of the station.

Cost: \$15,000.00

4. Double door from fitness – This design allows for outdoor exercises/circuit fitness and also introduces more air flow into the fitness area.

Cost: \$3,400.00

5. Storefront entry – This enhanced aesthetic celebrates the entrance and allows those coming to the station to easily identify the main public entrance.

Cost: \$6,400.00

6. Efficient building circulation – Logical station layout allows for decrease in building square footage and minimizes response time.

Cost: Design Solution

7. Site design minimizes impact to existing trees – Thoughtful site design allows for minimal disruption to the many beautiful old trees located on site while maximizing operation efficiency.

Cost: Design Solution

8. Private staff showers/bathrooms – This restroom configuration not only saves space but also provide fire staff a more desirable and private bathroom and shower function. This style also accommodates fluctuating gender numbers per shift.

Cost: Design Solution

BIM - Building Information Model

9. Use of BIM – Our team's mastery of BIM from architect to subcontractor has allowed us to maximize its potential. Specifically, even after construction completion, the County will be able to utilize BIM to assist with maintenance and operation needs let alone the realistic interior and exterior visual aids provided during design.

Cost: Design Solution

10. Increased day room and kitchen areas which are highly used by staff – Again, by providing additional area in two of the most frequented spaces of the living quarters of the station we have maximized comfort in creating a homelike feel for the personnel.

Cost: Design Solution

11. Increased security through sightlines- Our well laid out site allows excellent visual sightlines over the property for ease of monitoring and visual superiority.

Cost: Design Solution

12. Multi-functional apparatus drive aprons – This design allows for the opportunity to conduct additional training operations in these areas by providing an adequate amount of space.

Cost: Design Solution

13. Highly durable stucco and metal sidings – All of these items/materials aid the aesthetics and architectural character of the fire station helping to create it as a beacon for the community and remain complimentary to its neighbors and environment.

Cost: Design Solution

14. Infrastructure for photovoltaics – While we may not be installing solar panels at this time, we will provide the ability to easily do so in the future.

Cost: Design Solution

15. Savings-By-Design Program Participation – Our team is quite familiar with this process having completed it numerous times before and will participate in the program which will deliver additional savings to the City.

Cost: Design Solution



**R.A.BURCH
CONSTRUCTION**



RFSQ No. S-1196, DESIGN BUILD SERVICES FOR GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING

LIFECYCLE COST ANALYSIS

The Life Cycle Cost Analysis



Overview

The Garden Grove Fire Station will be implementing a variety of design and construction strategies to achieve the most sustainable and energy efficient building possible. Calculating the implications of the Life Cycle Cost of the components is essential in determining accurate cost for not only initial installations, but also energy use and replacement costs throughout the life of the building. Our previous Design Build and Fire Station experience enables us to give the City an accurate representation of the estimated costs while continuing to utilize a holistic design approach to our careful selection of building materials and systems.

LCCA CHART

We have expanded the LCCA chart provided in the RFP to incorporate more of the specific materials we are proposing for the project. As such, they are listed in the far-left column. Additionally, part of our holistic approach is to salvage or recycle when possible. This cost is represented in the column labeled Recycle/Salvage Value in the spreadsheet. The subtotal in the far-right column takes into account the full life cycle of the proposed materials for the Garden Grove Fire Station.

Architectural Design

The total cost of ownership was deliberated when designing the site and building. Interior materials were chosen for their durability and ease of maintenance. Aesthetics, sustainability, and durability were all qualities that we considered when selecting the exterior materials. Our approach is to minimize energy consumption through specific programming requirements on the site. We designed the Garden Grove Fire Station to take advantage of the following features:

- Sun path for building orientation
- Operable windows to optimize natural ventilation and daylighting
- High efficiency glazing to reduce solar heat gain and noise transmission
- Cool roofing with high SRI to reduce cooling loads
- Indigenous, low maintenance planting to reduce water use and maintenance demands

The need to design and build sustainably is our responsibility. Taking advantage of the natural sun and wind exposure and orientation is something that we do on each of our projects making it as efficient and site appropriate as possible. We are incorporating operable windows for daylighting and natural ventilation. The Solarban 60 high efficiency glass that we are proposing will help reduce heat gain and cooling loads.

We are proposing to install standing seam metal roofing for the Fire Station. This material complies with the cool roof requirements, which can reduce the required tonnage of the HVAC units because the cooling load will be reduced. A cool roof saves money because it reduces the amount of heat that is absorbed through the roof itself. The metal roofing has a 25-year warranty and will need to be replaced once within the 50-year lifespan of the building.

The exterior building materials and wall systems are durable, sustainable, and beautiful. We propose to utilize a combination of stucco and metal siding for the exterior skin. These materials will last well beyond the 50-year timeframe. Both materials require minimal maintenance and upkeep.

Our selection of flooring materials was chosen based on sound absorption qualities and durability in this very public facility.

We have utilized a combination of decorative concrete and carpet tile materials to maintain a low maintenance, highly durable finish throughout. The carpet selected is appropriate for high traffic facilities and has an expected life of 15 years. The resilient flooring is anticipated to have a 25-year life. The decorative concrete, with proper maintenance, will last well beyond 50 years.

As part of our holistic design approach, we will engage the architectural elements with the overall building systems to ensure an efficient design. We have worked on numerous projects that incorporate Savings by Design, a program through the energy provider SCE, in order to incorporate their feedback and ideas for energy savings into new and retrofitted buildings. They are an excellent source for innovative ideas and offer potential monetary incentives to owners and design teams that meet specific criteria. As the design progresses, we will engage SCCE as a stakeholder in this energy efficient design process.

Mechanical Design

The HVAC system serving the Fire Station combines a hybrid natural ventilation concept with a packaged rooftop gas/electric system which includes roof-mounted, self-contained HVAC units and ductwork located in the ceiling spaces. The HVAC system is estimated to have a total cooling capacity of 12 tons. Units shall be dedicated to serving the individual thermal zones throughout the Fire Station (see attached thermal zone plan). Thermal zones 4 ½ tons or larger in capacity will have economizers implemented.

In addition, an alternate split system heat pump system is also considered with fan coils in ceiling space and condensers located either on grade or on roof.

The energy consumption based on the operating hours equals a total of 71,500 kWh at a cost of \$10,725 per year for HVAC operation. This is based on a cost of 0.15 cents per kWh/hr. Overall building systems will operate at a rate of 88.69 KBTU/SFYEAR. Note that the KBTU/SFYEAR value is for all the systems operating in the building including interior lighting, exterior lighting, space heating, space cooling, fans, domestic hot water, receptacle equipment and process energy.

The HVAC system maintenance cost will be approximately \$1,000 per year for the first year.

HVAC life expectancy is 15 years. The cost of the HVAC units is amortized in the LCCA table.

Plumbing Design

The plumbing systems shall include commercial grade fixtures which will be ultra-low flow to exceed LEED requirements. The facility will comply with the requirements of the California Building Code, 2016 edition; California Plumbing Code (CPC), 2016 Edition; California Energy Code (Title 24), 2016 Edition; local fire department regulations, and all other jurisdictions having authority.

The plumbing systems shall include domestic cold water, domestic hot and hot water return system and, sanitary waste and vent system. Areas subject to rain water shall be provided with primary and secondary drainage systems. The domestic hot water heating system shall be comprised of two instantaneous gas (non-storage) domestic hot water heaters totaling approximately 200,000 BTUH each (400,000 BTUH total).

The maintenance associated with the plumbing systems is predominantly predicated upon the changing of batteries in the sensor flow faucets, which will be minimal.

The integration of the ultra-low flow components shall result in a potential reduction in water consumption resulting in water savings of approximately 35,000 gallons per year. Based on a \$3 per hundred cubic feet of water change, this will result in approximately a \$140.00 annual cost savings to the facility.

Electrical Design

The electrical design will include all lighting fixture furnished with exclusively LED lamping to ensure maximum energy efficiency but more importantly prolonged lamp life resulting in no nuisance maintenance for lamp replacement dramatically reducing the overall cost of operating and maintaining the building lighting system.

In addition to LED lamping, all lighting fixtures will be provide with state of the art technology allowing dimming and daylight control and occupancy motion sensing. The controls will ensure the lighting fixtures are only operating when an occupant or patron is present, and when exterior lighting contribution is insufficient to adequate illuminate the interior spaces. These controls will ensure the lighting fixtures operate at a minimum and only when required, extended the lamp life by up to 30% further lower the overall operating cost of energy and maintenance.



Finally, additional life cycle extending practices that will be employed electrical will be the use of all panel board bussing in the facility provided as copper. Copper bussing will ensure a longer life of the branch circuit panel boards and higher efficiency by means of less resistance. This will lower the overall maintenance and operating cost.

The value of any life cycle cost analysis is the ability to organize and use this information in a way to help drive decision making during the design phase in a way that accounts, not only for initial cost, but with an understanding of the long term cost of those decisions. This analysis typically would also include a review of the operating expense of various options. As an experienced Design Build team, we believe we have presented solutions that provide the CITY OF GARDEN GROVE with durable, efficient, and sustainable design selections that are appropriate for the GARDEN GROVE Fire Station project.

Building system	Initial Cost (I)	Life Expectancy (L)	# replaced in 50 yrs	total replacement R	Annual Energy Cost in KWh	Annual Energy x 50 years (E)	Total I + R + E	Recycle cost	Subtotal
Package Elec./NG Unit	\$30,000.00	25 years	(1) Package Unit	\$36,000.00	\$10,047.00	\$502,350.00	\$568,350.00		
Heat Pump	\$30,000.00	25 years	(1) Fan Coil Unit (1) Outdoor Unit	\$36,000.00	\$10,725.00	\$536,250.00	\$602,250.00		
Light Fixture 1 - 2X4 LED	\$250.00	30 years	1	\$125.00	\$32.00	\$1,600.00	\$1,975.00		
Light Fixture 2 - LED DOWNLIGHT	\$200.00	30 years	1	\$100.00	\$21.00	\$1,050.00	\$1,350.00		
Light Fixture 3 - LED HIGHBAY	\$500.00	30 years	1	\$250.00	\$23.00	\$1,150.00	\$1,900.00		
Light Fixture 4 - LED 1X4	\$225.00	30 years	1	\$125.00	\$17.00	\$850.00	\$1,200.00		
Light Fixture 5 - LED SITE LIGHT	\$3,500.00	30 years	1	\$500.00	\$54.00	\$2,700.00	\$6,700.00		
Light Fixture 6 - LED WALL LIGHT	\$800.00	30 years	1	\$300.00	\$39.00	\$1,950.00	\$3,050.00		
							\$0.00		
Roof System - Metal Roofing	\$118,000.00	50 Years	1	\$143,000.00	\$0.00	\$0.00	\$261,000.00		
Roof System - Sarnafil	\$15,000.00	30 years	1	\$18,000.00	\$0.00	\$0.00	\$33,000.00		
							\$0.00		
Exterior Wall System - Metal Panel	\$112,000.00	50 Years	1	\$135,000.00	\$0.00	\$0.00	\$247,000.00		
Exterior Wall System - glazing	\$45,000.00	30 years	1	\$58,000.00	\$0.00	\$0.00	\$103,000.00		
Exterior Wall System - doors	\$1,500.00	30 years	1	\$1,875.00	\$0.00	\$0.00	\$3,375.00		
Exterior Wall System - storefront	\$6,800.00	30 years	1	\$8,160.00	\$0.00	\$0.00	\$14,960.00		
Interior Wall - wallboard/tile	\$28,000.00	25 Years	1	\$35,000.00	\$0.00		\$63,000.00		
Exterior Lighting	\$3,500.00	30 years	1	\$500.00	\$54.00	\$2,700.00	\$6,700.00		
Electrical Switchgear	\$35,000.00	25 years	1	\$42,000.00	\$0.00	\$0.00	\$77,000.00		
Standby Generator	\$8,800.00	25 years	1	\$10,260.00	\$0.00	\$0.00	\$19,060.00		



**R.A.BURCH
CONSTRUCTION**



RFSQ No. S-1196, DESIGN BUILD SERVICES FOR GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING

FURNITURE, FIXTURES, AND EQUIPMENT

(7) FURNITURE, FIXTURES, AND EQUIPMENT

FURNITURE, FIXTURES AND EQUIPMENT



A close partnership must exist within the Design/Construction Team with all phases of the interior design and space planning. For the Fire Station 6 facility, our RABC-ECC experienced team will make the integration of FF&E seamless from design to installation:

Having completed many Fire Station projects as the Architect of Record, JKA has also taken the lead on developing detailed FF&E (Furnishings, Fixtures and Equipment) information for these stations. FF&E often includes not only the furnishings for the station (chairs/tables/desks) but can include beds, pots and pans, tools and equipment. Having the knowledge of what is required in an operational fire station, along with years of experience selecting the FF&E for these stations, we understand how to select durable, cost effective products. Often times the furnishings can be sourced from manufacturers with GSA approved pricing already established, ensuring the most value for your available dollars.

Our process for developing the FF&E selections begins with a meeting to discuss what items are being included in the FF&E budget. From there we will develop a detailed binder of items, with proposed selections, finishes, manufacturer options and cost data. A sample of a page from a typical FF&E binder is included below. Once the binder is developed in a draft form we again sit down with the team to review each item proposed, along with an updated budget sheet to verify the proposed selections are within budget.



The FF&E list provided with the addenda is not truly a listing of FF&E items, as many of the items on that list are generally building components because they must be built into the building. Making sure that all the necessary items required to effectively operate the station upon move in is critical, and our experience in doing this will be vital in making sure that the proper FF&E items are in place when the station goes on line.

Product Line	Description	Location	Qty	Price	Total	5% Delivery	Lead Times	Distributor	Contact	Action Items
Specialty Equipment										
SE-1	Work Bench - 10' Steel top, Second shelf	Workshop 130	1	\$3,000.00	\$3,000.00		Fabricate in Field		TBP - Already Built	
SE-2	Slinger Tool Grid - 5ft (RED)	Workshop 130	2	\$262.00	\$524.00		4-5 Weeks	Gear Grid	Jeff Anderson - JeffA@geargrid.com - 651.356.9466	Color: Red, Typ. For all Geargrid Items
SE-3	IY-0305W Iceemaker with B-400 Bin Storage	App Bay	1	\$3,087.83	\$3,087.83		2 Days (Currently in Stock) 3-4 Weeks if not in stock.	East Bay Restaurant Supply Inc.	Sacramento - 916.440.0620	Half Dice
SE-4	Hose Storage Unit	Hose Storage 131	1	\$1,755.00	\$1,755.00		4-5 Weeks	Gear Grid	Jeff Anderson - JeffA@geargrid.com - 651.356.9466	
SE-5	Mini Mobile - SCBA Bottle Storage Unit	Hose Storage 131	1	\$869.00	\$869.00		4-5 Weeks	Gear Grid	Jeff Anderson - JeffA@geargrid.com - 651.356.9466	
SE-6	T6X - Extractor	Laundry 132	1	\$24,179.00	\$24,179.00		4-8 weeks	Western State Design	Bryan Maxwell - bmaxwell@westernstatedesign.com - 800.633.7153 ext 316	
SE-7	FC-3 Drying Cabinet	Laundry 132	1	Included above	Included above			Western State Design	Bryan Maxwell - bmaxwell@westernstatedesign.com - 800.633.7153 ext 316	
SE-8	Large Washer with Power Wash Cycle 4.2 CU. FT - White	Laundry 110/132	2	\$1,112.98	\$2,225.96		4-8 Weeks	Sears	1420 Travis Blvd Fairfield, CA 94533 - 707.432.2000	home master protection agreement - \$319.99) Included in Price
SE-9	Maxima Front Load Dryer w/ Rapid Dry Cycle 7.4 CU. FT - White	Laundry 110/132	2	\$1,289.98	\$2,579.96		1-2 Weeks	Sears	1420 Travis Blvd Fairfield, CA 94533 - 707.432.2000	(5 yr in home Master Protection Agreement \$289.99) Included in Price
SE-10	Turn out Hanging Bar (6' Topside Rack)	Laundry 132	1	\$106.00	\$106.00		4-5 Weeks	Gear Grid	Jeff Anderson - JeffA@geargrid.com - 651.356.9466	
SE-11	Turn Out lockers	Turnout 133	16		\$5,018.00		4-5 Weeks	Gear Grid	Jeff Anderson - JeffA@geargrid.com - 651.356.9466	
SE-12	(2) 60" W x 24" D x 84" H, (1) 96" W x 24" D x 84" H, (1) 48" W x 24" D x 84" H Storage Shelving	Storage 134			\$1,797.45		4 Weeks	Global Industries	Order online. Or approved equal.	TBP - Field Verify the clear space prior to ordering.
SE-13	Topside Rack - 6ft	Decon 125	1	\$106.00	\$106.00		4-5 Weeks	Gear Grid	Jeff Anderson - JeffA@geargrid.com - 651.356.9466	
SE-14	96" W x 24" D x 84" H Storage Shelving	Med Storage Opt Shelving	1	\$424.95	\$424.95		4 Weeks	Gear Grid	Order online. Or approved equal.	TBP - Field Verify the clear space prior to ordering.



**R.A.BURCH
CONSTRUCTION**



RFSQ No. S-1196, DESIGN BUILD SERVICES FOR GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING

SKILLED LABOR FORCE AVAILABILITY

(8) SKILLED LABOR FORCE AVAILABILITY

Skilled Workforce Commitment

RABC-JV A Joint Venture (JV), the entity, makes this agreement with the City of Garden Grove (City) that JV and its subcontractors at every tier will comply with requirements of PCC 22164(c) and that JV will provide the City with evidence, on a monthly basis while the project or contract is being performed, that JV and its subcontractors are complying with the requirements of this subdivision.

R. A. Burch Construction and EC Constructors have agreement to train apprentice for Carpentry, Laborer (Building), and Cement Mason trades with the San Diego Associated General Contractors (SDAGC). SDAGC has State approved apprenticeship training program that operates in San Diego and Riverside Counties. In addition to training apprentice, both entities employ skilled journeypersons that have graduated from SDAGC and journeypersons that are currently being certified as skilled tradespersons as allowed by State regulations.

It is not practical to include all agreements from all subcontractors in the proposal. We have included copy of agreement for our firms to train apprentice with the SDAGC. The JV hereby insures to the City that all subcontractors shall utilize skilled workforce, including training apprentice, in a State approved program. There are several State approved training programs through SDAGC, ABC, and various unions that provide the State mandated training in Southern California to meet the project requirements. We can provide copies of agreements to City for each subcontractor prior to start of construction.

AGREEMENT TO TRAIN APPRENTICES

RECEIVED
JUL 10 1989
APPRENTICESHIP STANDARDS
SAN DIEGO

District No.
DAS File No. 191-1

NAME OF EMPLOYER R.A.BURCH CONSTRUCTION CO. INC.			
MAILING ADDRESS (STREET AND NUMBER)		CITY	TELEPHONE NUMBER
P.O. Box # 1247		Ramona, Ca. 92065	619-693-1477
ADDRESS OF TRAINING LOCATION (IF DIFFERENT)			
OCCUPATION CARPENTER			DOY No 860.381.022
NAME OF APPRENTICESHIP COMMITTEE AND STANDARDS SAN DIEGO AGC JOINT APPRENTICESHIP COMMITTEE			
AREA COVERED BY APPRENTICESHIP STANDARDS SAN DIEGO			

THE OFFICIAL whose signature follows, agrees in behalf of the above named employer to train apprentices in the designated occupation in accordance with the apprenticeship standards and apprentice agreement and to comply with the provisions thereof.

[SIGNED] By *R. A. Burch*
R.A.BURCH CONSTRUCTION CO.
Title PRESIDENT Date 6/26/89

THE APPRENTICESHIP COMMITTEE accepts and approves the employer as qualified to train apprentices under its standards in the designated occupation.

[SIGNED] By *L.A. Garcia*
L.A. GARCIA
SAN DIEGO AGC JOINT APPRENTICESHIP COMMITTEE
Title Apprenticeship Date 6-29-89
Coordinator

Approved:
DIVISION OF APPRENTICESHIP STANDARDS

EFFECTIVE DATE OF APPROVAL
July 1, 1989

[SIGNED] By *Tony Diaz* Date 7-3-89
Apprenticeship Consultant
Tony Diaz

REMARKS:

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF APPRENTICESHIP STANDARDS

AGREEMENT TO TRAIN APPRENTICES

RECEIVED
DIR/DAS
SANTA ANA

06 JUL 31 PM 1:30

District No. 16

DAS File No. 19161

NAME OF EMPLOYER <u>E.C. Constructors, Inc.</u>			
MAILING ADDRESS (STREET AND NUMBER) <u>851 Terra Ln.</u>		CITY <u>El Cajon</u>	ZIP CODE <u>CA 92019</u>
TELEPHONE NUMBER <u>(619) 540-7181</u>			
ADDRESS OF TRAINING LOCATION (IF DIFFERENT) <u>Various</u>			
OCCUPATION <u>CEMENT MASON</u>			DOT No. <u>844.364.010</u>
NAME OF APPRENTICESHIP COMMITTEE AND STANDARDS <u>SAN DIEGO AGC JOINT APPRENTICESHIP COMMITTEE</u>			
AREA COVERED BY APPRENTICESHIP STANDARDS <u>SAN DIEGO, ORANGE, SAN BERNARDINO, RIVERSIDE & IMPERIAL COUNTIES</u>			

THE OFFICIAL whose signature follows, agrees in behalf of the above named employer to train apprentices in the designate occupation in accordance with the apprenticeship standards and apprentice agreement and to comply with the provistar thereof.

[SIGNED] By *James J. Simmons*
Title PRESIDENT Date 6/9/06

THE APPRENTICESHIP COMMITTEE accepts and approves the employer as qualified to train apprentices under its standards in the designated occupation.

[SIGNED] By *Pete Saucedo*
PETE SAUCEDO
SAN DIEGO AGC JOINT APPRENTICESHIP COMMITTEE
Title TRAINING DIRECTOR Date 6/9/06

Approved:
DIVISION OF APPRENTICESHIP STANDARDS

EFFECTIVE DATE OF APPROVAL
6-9-06

[SIGNED] By *Sandy Karmy* Date 7-24-06
Apprenticeship Consultant

REMARKS:

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF APPRENTICESHIP STANDARDS



AGREEMENT TO TRAIN APPRENTICES

RECEIVED
DIR/DAS
SANTA ANA

06 JUL 31 PM 1:30

District No. 16

DAS File No. 19161

NAME OF EMPLOYER E.C. Constructors, Inc.			
MAILING ADDRESS (STREET AND NUMBER) 851 Terra Ln.	CITY El Cajon	ZIP CODE CA 92019	TELEPHONE NUMBER (619) 540-718
ADDRESS OF TRAINING LOCATION (IF DIFFERENT) Various			
OCCUPATION CARPENTER		DOT No. 860.381.022	
NAME OF APPRENTICESHIP COMMITTEE AND STANDARDS SAN DIEGO AGC JOINT APPRENTICESHIP COMMITTEE			
AREA COVERED BY APPRENTICESHIP STANDARDS SAN DIEGO, ORANGE, SAN BERNARDINO, RIVERSIDE & IMPERIAL COUNTIES			

THE OFFICIAL whose signature follows, agrees in behalf of the above named employer to train apprentices in the designated occupation in accordance with the apprenticeship standards and apprentice agreement and to comply with the provisions thereof.

[SIGNED] By *James J. Sumner*
James J. Sumner
PRESIDENT Date 6/9/06

THE APPRENTICESHIP COMMITTEE accepts and approves the employer as qualified to train apprentices under its standards in the designated occupation.

[SIGNED] By *Pete Saucedo*
PETE SAUCEDO
SAN DIEGO AGC JOINT APPRENTICESHIP COMMITTEE
Title TRAINING DIRECTOR Date 6/9/06

Approved:
DIVISION OF APPRENTICESHIP STANDARDS

EFFECTIVE DATE OF APPROVAL
6-8-06

[SIGNED] By *Gregory...* Date 7-24-06
Apprenticeship Consultant

REMARKS:

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF APPRENTICESHIP STANDARDS



AGREEMENT TO TRAIN APPRENTICES

RECEIVED
DIR/DAS
SANTA ANA

06 JUL 31 PM 1:33

District No. 16

DAS File No. 05043

NAME OF EMPLOYER E.C. Constructors, Inc.			
MAILING ADDRESS (STREET AND NUMBER) 851 Terra Ln.			
CITY El Cajon		ZIP CODE 92019	TELEPHONE NUMBER (619) 540-7181
ADDRESS OF TRAINING LOCATION (IF DIFFERENT)			
OCCUPATION Various			
CONSTRUCTION CRAFT LABORER			DOT No. 869.463.580
NAME OF APPRENTICESHIP COMMITTEE AND STANDARDS SAN DIEGO AGC JOINT APPRENTICESHIP COMMITTEE			
AREA COVERED BY APPRENTICESHIP STANDARDS SAN DIEGO COUNTY			

THE OFFICIAL whose signature follows, agrees in behalf of the above named employer to train apprentices in the designated occupation in accordance with the apprenticeship standards and apprentice agreement and to comply with the provisions thereof.

[SIGNED] By *James J. Sumner*
 Title PRESIDENT Date 6/9/06

THE APPRENTICESHIP COMMITTEE accepts and approves the employer as qualified to train apprentices under its standards in the designated occupation.

[SIGNED] By *P. Saucedo* - PETE SAUCEDO
SAN DIEGO AGC JOINT APPRENTICESHIP COMMITTEE
 Title TRAINING DIRECTOR Date 6/9/06

Approved:
DIVISION OF APPRENTICESHIP STANDARDS

EFFECTIVE DATE OF APPROVAL
6-9-06

[SIGNED] By *Janet Kersey* Date 7/14/06
 Apprenticeship Consultant

REMARKS:



**R.A.BURCH
CONSTRUCTION**



RFSQ No. S-1196, DESIGN BUILD SERVICES FOR GARDEN GROVE FIRE STATION 6 AND COMMUNITY BUILDING

OFFER/COST PROPOSAL

Appendix B – Pricing Page

(9) OFFER/COST PROPOSAL

APPENDIX B

PRICING PAGE

The design and construction of the project shall be completed within a Guaranteed Maximum Price (GMP) of \$5,239,000 for the new Fire Station and Community Building, all Furniture, Fixtures & Equipment (FF&E) costs, IT/Data, Communications, all code requirements and fees, infrastructure, inclusive of all requirements set forth in this RFP.

The undersigned certifies that he/she has read all documents related to this Request for Proposal and understands all terms and conditions related thereto and as required in the RFP and the contract documents. In conformity with the Scope of Work and the Contract Documents, the undersigned proposes to the CGG the following:

Guaranteed Maximum Price not to exceed \$5,239,000: Furnish all labor, materials and equipment necessary to design and build Fire Station 6 and the Community Building in conformance with the requirements set forth in this RFP.

Fire Station 6:

FIVE MILLION ONE HUNDRED THIRTY SIX THOUSAND SIX HUNDRED THIRTY DOLLARS dollars (\$5,110,613.⁰⁰)

Community Building:

ONE MILLION TWO HUNDRED FIFTY THREE THOUSAND FOUR HUNDRED SIXTY THREE DOLLARS dollars (\$1,253,463.⁰⁰)

Total GMP:

SIX MILLION THREE HUNDRED SIXTY FOUR THOUSAND SEVENTY SIX DOLLARS dollars (\$6,364,076.⁰⁰)

Term of Offer: It is understood and agreed that this offer may not be withdrawn for a period of one hundred eighty (180) days from the Proposal Submittal Deadline, and at no time in case of successful Offeror.



Signature of Person Authorized to Sign

R. A. Burch

Printed Name

February 8, 2017

Date

Managing Partner

Title

DESIGNATION OF SUBCONTRACTORS

<u>Portion of Work</u>	<u>Subcontractor</u>	<u>DIR#</u>	<u>Location & Place of Business</u>
Polished Concrete	MSI	1000006683	San Diego, CA
Rough Carpentry	Briven	1000042390	Vista, CA
Drywall/Stucco	Burch Construction	1000006017	Ramona, CA
Playground Equipment	PD Play	1000006514	Vista, CA
Plumbing	Barrack-Nickols	1000025113	Spring Valley, CA
ROLL-UP DOORS	SO CAL DOORS	1000007790	DUARTE, CA
MODULAR BLDGS.	AMCI	1000007364	VICTORVILLE, CA
METAL ROOFING	EMS	1000000358	POWAY, CA
CABINETS	ARCE	1000005414	LAKESIDE, CA
HVAC	MM	1000006955	CORONA, CA
TRKO / EARTHWORK	CLAVIS CONST.	1000004349	LAKESIDE, CA
REBAR	QUALITY	1000000742	POWAY, CA
ALUM. WALLS	ALOS	1000005440	MIRA LOMA, CA
DOORS & HARDWARE	C.D.	7788	LAKESIDE, CA
EARTHWORK	NPR	1000002150	WARNER SPRINGS, CA
REBAR A.C. PAVING	REAN PAV'G	1000002150	CORONA, CA

RABC-ECC A Joint Venture

PROPER NAME OF BIDDER



BY

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego}

Subscribed and sworn to (or affirmed) before me this 8th day of February,
Month

2017, by R. A. Burch _____, and
Name of Signer

_____ proved to
Name of Signer (if any)

me on the basis of satisfactory evidence to be the person(s) who appeared before me.



[NOTARY SEAL]

Dora L. Beltran

Signature of Notary Public