

# Preliminary Scope of Supply and Services



**Building Supply Only**

Project:	El Corazon Park - Restroom
Customer:	City of Oceanside
Location:	Oceanside, CA
Date:	April 22, 2025

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Section 1 below is an outline of the scope of products and services that will be included as part of the Romtec building package. Section 2 below is an outline of the scope of work for the installer to complete installation.

# **Section 1 – Romtec Scope**

## **1. Process – Start to Finish**

Below is an outline of Romtec's process for designing, producing, and delivering the building kit(s). This process may require the customer to release Romtec to begin production prior to receipt of final building permit(s).

### **A. Romtec Provides a Quote/Proposal**

1. Customer will have 30 days to place a purchase order after receipt of the Romtec quote.
2. If the customer has not placed a purchase order within the time above, Romtec reserves the right to update pricing.
3. Romtec's Quote/Proposal will include Credit Application and Project Information forms.
4. Depending on the nature and complexity of the project, Romtec's Quote/Proposal may also include a proposed payment schedule. Otherwise, a proposed schedule will be provided in the next step.

### **B. Customer Provides Signed Purchase Order, Completed Credit Application, and Completed Project Information form**

1. Romtec and the customer will finalize the agreed payment schedule.

### **C. Romtec provides the full Scope of Supply and Design Submittal package (SSDS)**

1. Romtec provides the SSDS in Romtec's standard electronic submittal format.
2. The SSDS will include the building plan view and elevation drawings, product data sheets, and further details of the Romtec building. The SSDS supersedes this preliminary scope letter.

### **D. Customer reviews and comments on the SSDS**

1. At this time, the SSDS should also be provided for review and comment by any other relevant entities, such as an end owner, installer, electrician, utility company, etc.
2. The SSDS typically does not contain final sealed plans and is NOT intended for review by the local building department (or other permitting authority) at this time.
3. Customer will have 45 days from purchase order date to approve the SSDS.

### **E. Customer Approves the SSDS and releases Romtec to begin production**

1. The customer approves the SSDS and releases Romtec to begin production by signing the submittal approval and Notice to Proceed on Production (NTP) forms included in the SSDS. Romtec cannot begin production without a signed NTP form.
2. The customer's approval of the SSDS is approval of the general building layout and relevant products/ materials. Romtec will provide sealed plans only AFTER the SSDS is approved.
3. Customer will have a maximum of ninety (90) days from the purchase order date to provide NTP. If the 90-day approval deadline is missed, Romtec reserves the right to update pricing at any time.

### **F. Romtec provides the Full Sealed Plan Set**

1. After the customer has approved the SSDS, Romtec will provide the customer with the Full Sealed Plan Set in Romtec's standard electronic format (and no other, see Section 6.E.5 below). The full plans are for review by the local building department (or relevant permitting authority).
2. The Full Sealed Plan Set will include all relevant calculations, and all architectural, mechanical, structural, electrical, and plumbing plan sheets stamped by an architect or engineer licensed in the state where the project is located.
3. Romtec's standard plan size is 11"x17".

### **G. The local building department reviews and comments on the Romtec plans**

1. Romtec will revise and resubmit the Full Sealed Plan Set per comments from the local building department (or relevant permitting authority).
2. Romtec includes one revision of the Full Sealed Plan Set in response to building department comments. Any comments that result in revisions of the sealed plans may result in a price increase, especially if they affect items that are already in production.

### **H. The local building department approves the revised Romtec plans**

1. Romtec will provide up to two (2) sets of the final, approved, for-construction plans.
2. Romtec will complete production/manufacturing of the building package per the final approved plans.

### **I. Romtec delivers the completed building package**

1. Romtec will package and palletize the completed building package, and then coordinate with the customer to deliver the package to the jobsite for construction by the installer.
2. Romtec's warranty period begins.

## 2. Key Notes

- A. Romtec is proposing to design and supply the structure defined herein. Any changes or additions, including color selections, may result in a price change.
- B. The following are important assumptions and/or clarifications regarding the proposal.
  - 1. Romtec will design and supply building package to meet ComCheck requirements.

## 3. Romtec Scope of Materials Supply

### A. Structure

- 1. Exterior walls: Concrete Masonry Units (aka CMU or "concrete blocks"), smooth-face, mortar joint.
  - a. Block color: **gray**.
  - b. Exterior finish: Stucco with framed archways.
- 2. Doors and frames: FRP.
  - a. Hinges: Stainless steel, ball bearing.
  - b. Door Closer(s): Grade 1 heavy duty.
  - c. Kick Plate(s): stainless steel.
  - d. Door Opener(s): Pull handles, stainless steel.
  - e. Door Locks: Grade 2 lever lock with latch guard.
  - f. Door Vents: Louvered.
- 3. Utility Door: FRP Double door, frame.
- 4. Utility Door: 8-feet wide roll up door.
- 5. Roof System
  - a. Roofing System: Parapet roof system with membrane roofing
  - b. Roofing Finish: Metal Panels over exterior sinks
    - i. Fabral, 24-gauge, 1-1/2" SSR150.
    - ii. Color selected by **owner** from the manufacturer's standard color chart.
  - c. Roof Extension: Pergola structure with timber slat beams.
  - d. Scuppers and downspouts

### B. Plumbing Fixtures and Accessories

- 1. Toilet(s): Stainless steel with concealed flush valve(s).
- 2. Urinal(s): Stainless steel, back supply with concealed flush valve(s).
- 3. Sink(s): Stainless steel, wall mount with push-button faucet(s).
- 4. Grab Bars: Stainless steel, wall mount.
- 5. Soap Dispenser(s): Stainless steel, wall mount, automatic.
- 6. Drinking Fountain: Stainless steel, wall mount.
- 7. Restroom Partitions: Phenolic, color to be selected by **owner** from manufacturer's standard color chart.
- 8. Combination Unit: Toilet paper dispenser with seat cover dispenser and sanitary disposal.
- 9. Diaper Deck: Wall mount, gray plastic.

### C. Electrical Fixtures

- 1. Exterior light fixtures
  - a. LED downlight, wall cylinder.
  - b. Controlled by photocell.
- 2. Interior light fixtures
  - a. LED, 48", ceiling mount, vapor tight.
  - b. Controlled by motion sensor.
  - c. Controlled by switch (switch supplied by installer)
- 3. Mechanical Exhaust: Inline fan(s), ducting, register(s).
- 4. Hand Dryer(s):
  - a. Xlerator Eco model
- 5. Breaker Panel: 100 amp, single-phase, rain tight.
  - a. Sized for Romtec supplied equipment only.

## 4. Delivery, Storage, and Handling

### A. Delivery Vehicle Size

- 1. Romtec's delivery vehicles are vans or trucks with 53' trailers, or the largest trailer up to 53' that is legally allowed to access the job site. Overall dimensions of the delivery vehicles are:

- a. 70' overall length
- b. 102" wide
- c. 168" high

#### **B. Number of Deliveries**

- 1. Romtec bases its freight quote on the optimal minimum number of deliveries. If the customer elects to increase the number of deliveries, it may result in additional freight charges.
- 2. Regardless of the number of deliveries, the customer is responsible for all offloading and related costs.

#### **C. Delivery inspection**

- 1. Romtec allows for five (5) business days for the customer to inspect and accept the delivered building package.
- 2. Any items not specifically rejected after five days are considered accepted.

## **5. Warranty and Limitations**

#### **A. Warranty**

- 1. Please review the Romtec warranty by clicking the link below:  
<https://romtec.com/wp-content/uploads/2022/03/4.01-Romtec-Warranty-2-28-22.pdf>

#### **B. Disclaimers**

- 1. Stone and mineral products such as tile, stone veneer, and concrete will all show surface cracks over time. Romtec cannot guarantee that stone products in the building will not eventually show surface cracks. Repair of cracks in stone products is a maintenance issue, not a warranty issue.
- 2. Romtec passes along the manufacturer's warranty for metal roofing. Most metal roofing manufacturers intend for their roofing to be installed immediately upon delivery from the factory; otherwise, most have special storage requirements to validate their warranty. All project circumstances are different, and because Romtec cannot guarantee that metal roofing is installed within the timeframe allowed from the manufacturer or that the metal roofing will be stored at the jobsite according to the manufacturer's requirements, Romtec does not include metal roofing in the overall Romtec building warranty.
- 3. Smooth face CMU block can have a significant variation in color and texture and should never be used as an architectural finish. Smooth face CMU block should always be either painted or have siding covering it. Romtec does not guarantee uniform color or texture of block, nor claim that any aspect of block color or texture will remain stable over time.

## **Section 2 – Installer Scope (by others)**

## **6. Scope of Supply and Services by Others**

#### **A. Overview**

The following section includes an overview of items to be provided by others that are required to complete the installation of the Romtec building package.

- 1. Items in this section are typically provided by the **installer**, or, for projects where the **installer** is separate subcontractor of the general contractor and/or owner, some items are typically provided by the **contractor**.
- 2. The items below are separated into **installer** items and **contractor** items. If the **installer** and **contractor** are the same entity, then that entity is responsible for all items in this section.

#### **B. Installer Scope**

The installer's scope will generally consist of foundation/pad construction and building package assembly/construction.

- 1. Structural

The following structural components will be provided by the **installer**:

- a. All materials, equipment and labor for footings and interior slabs.
- b. Latex epoxy paint wall finish.
- c. Caulking.
- d. Concrete sealant for flooring and CMU block exterior.

- e. Masonry (concrete) grout and rebar
- f. If applicable, notch CMU block for bond beams, cut full blocks to create half blocks and grind blocks for fixture mounting purposes.
- g. If applicable, cut stone veneer to achieve the required shapes necessary for installation.
- h. Sealant for all exposed wood.
- i. Typical fasteners such as nails, staples, screws, and any other fasteners not included in product packaging.

2. Plumbing  
The following plumbing components will be provided by the **installer**.

- a. Plumbing rough-in, installation and trim within 10' of the building footprint.
- b. All water and sewer piping and floor drains within the building footprint.
- c. If required for wall mounted toilet(s), wall carriers.

3. Electrical  
The following electrical components will be provided by the **installer**.

- a. Electrical rough-in, installation and trim within 10' of the building footprint.
- b. All switches and outlets that are not included with electrical products.
- c. Note that all Romtec building designs include a spare conduit from the main power source to the main breaker panel. All conduits are supplied by the **installer**.

4. Other materials, equipment, and services  
The following materials, equipment, and services are provided by the **installer**.

- a. Building package installation
- b. All other items within the building footprint indicated on final plans or required by building codes to complete installation of the building package which are not specifically stated as supplied by Romtec or by another entity.

## C. Contractor Scope

The **contractor's** scope will generally consist of site preparation and grading, excavation for structures, backfill and/or structural backfill, and any site work or utility work outside the building package footprint.

- 1. Structural  
The following items relative to the structural components will be supplied by the **contractor**:

  - a. All materials, equipment and labor for exterior slabs and sidewalks.
  - b. If required, design and supply of gutters and downspouts is by the contractor, installer, or others. Romtec can show basic gutters and downspouts on the plans upon request.

- 2. Plumbing  
The following plumbing components will be provided by the **contractor**.

  - a. Incoming plumbing utilities to within 10' of the building exterior.
  - b. All water and sewer piping, drains, and valves external of the building footprint.

- 3. Electrical  
The following electrical components will be provided by the **contractor**.

  - a. Incoming electrical utilities to within 10' of the building exterior.
  - b. Electrical meter base and meter (or other incoming supply power source).

- 4. Other materials, equipment, and services  
The following materials, equipment, and services are provided by the **contractor**.

  - a. Site grading and/or asphalt paving
  - b. Masonry pavers
  - c. Branch circuit breakers
  - d. Fire alarm & fire suppression equipment.
  - e. Lighting equipment not attached to the building.
  - f. Backflow check valves & drain valves.
  - g. Freeze protection
  - h. Landscaping
  - i. Special inspection services
  - j. Permits and fees.
  - k. Site plans
  - l. Geotechnical reports

## D. Delivery, Storage, and Handling

- 1. The **installer** and/or **contractor** will be responsible for all equipment and labor required for off-loading of the delivered building package onsite. This includes providing appropriate equipment, including but not limited to a forklift with minimum 8,000 lb. capacity and 6 ft. fork extension.

2. **Installer** or **contractor** shall comply with all handling instructions/recommendations provided by Romtec.
3. The **installer** and/or **contractor** will assume responsibility for adequate protection of delivered materials from weather, damage, and pilferage or all warranties, expressed or implied may be voided.
4. Do not throw away the Operations & Maintenance manuals that are provided by some manufacturers in their product packaging. It is the responsibility of the **installer** and/or **contractor** to collect, maintain, and deliver to the owner.

## E. Romtec General Exceptions/Exclusions

The following are items that Romtec does not provide as part of its standard products and services.

1. Site visits by Romtec staff.
 

*Note: If site visits are required, Romtec will issue a change order.*
2. Unless otherwise stated, Romtec is not proposing to meet any Buy America standard (AIS, BABA, etc.) for materials.
3. Romtec's proposed building design is based on the following standard design loads. These standard design loads are typical for many locations. Local design loads specific to this project may require changes to the building design, which may result in a price increase due to increased material costs.
  - a. Roof Snow Load: 25 psf
  - b. IBC Seismic Design Category: C
  - c. Design Wind Speed: 110 mph.
  - d. Allowable Soil Bearing: 1500 psf
  - e. Occupancy Type: U
  - f. Type: VB
4. Any site utility sizing shown on the Romtec plans is either based on design criteria provided by others or based on Romtec's assumption of the appropriate sizing. Site utility sizing must be confirmed by the customer. Romtec is not responsible for determining or confirming site utility sizing.
5. Romtec's building plans have been approved by permitting authorities in hundreds of jurisdictions. Romtec's plans will be provided in Romtec's standard format only. No elective formatting changes, product color selections, interior elevation drawings, equipment not supplied by Romtec, informational tables, formatting coordination with the plans by others, or any other formatting requests or customer directed elective changes will be made to or shown on the Romtec building plans.
6. To ensure timely delivery of the building package amid ongoing and industry-wide disruptions to shipping, parts/materials availability, and lead times, Romtec reserves the right to make equivalent or better substitutions at any time for any components that are not specifically required to match an exact brand/model.
7. Romtec does not provide LEED/Green submittals as a standard service. Romtec can assist in providing documentation for products that may meet LEED/Green standards, but Romtec does not provide or fill out LEED credit forms. Unless specifically included in Romtec's proposal and quote, Romtec does not supply materials with the intent of meeting LEED standards. Any changes due to LEED or Green building requirements will result in a change order and increased lead times.
8. Any CMU block plan(s) provided by Romtec are only accurate if Romtec supplies the CMU block.
9. All steel fabrication work is performed by qualified fabricators in conformance with engineered drawings. Romtec does not offer third party certification or inspection of steel fabrication work.

*Note: Romtec's scope of work is based on customer acceptance of the terms and conditions of the Romtec quote proposal, which may be attached here or provided separately.*

# PRELIMINARY

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

**ROMTEC**

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EL CORAZON PARK - RESTROOM - OPTION 3

OCEANSIDE, CALIFORNIA

FLOOR PLAN

PROJECT:			
PROJECT #:	2424 A		
DATE:	02/10/25		
DRAWN BY:	JMW		
REV.	DATE:	BY:	
REVISIONS:			

SHEET NO. 1

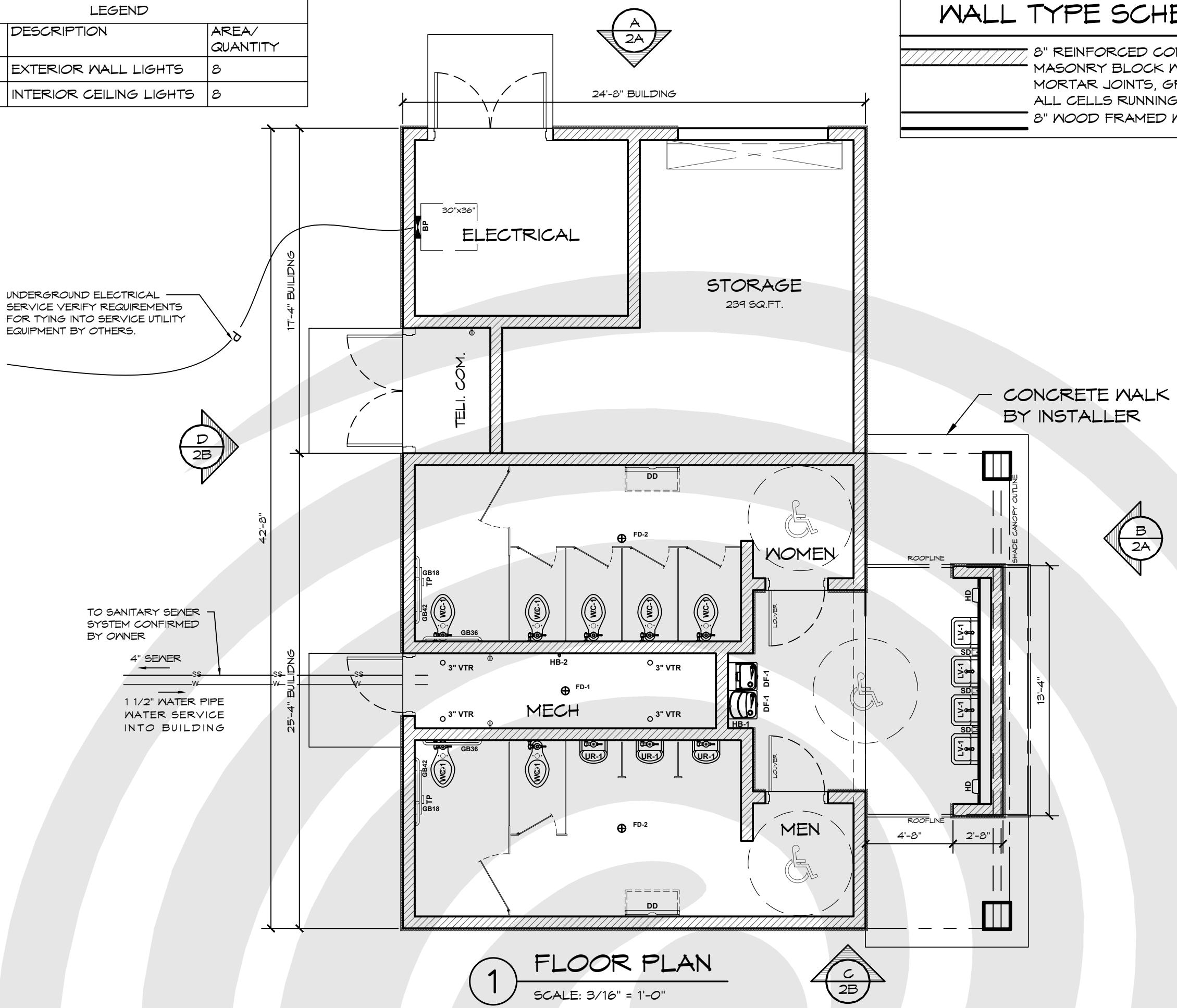
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## WALL TYPE SCHEDULE

8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.  
8" WOOD FRAMED WALL

### LEGEND

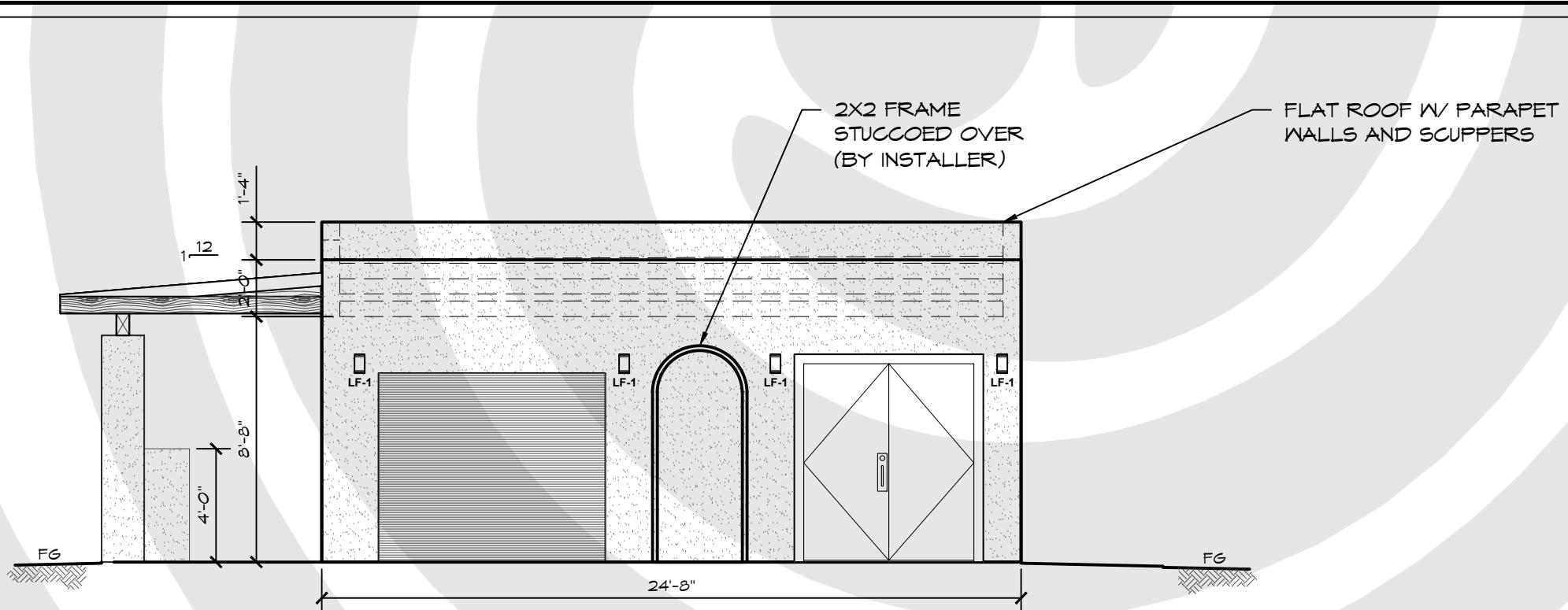
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	EXTERIOR WALL LIGHTS	8
	INTERIOR CEILING LIGHTS	8



# PRELIMINARY

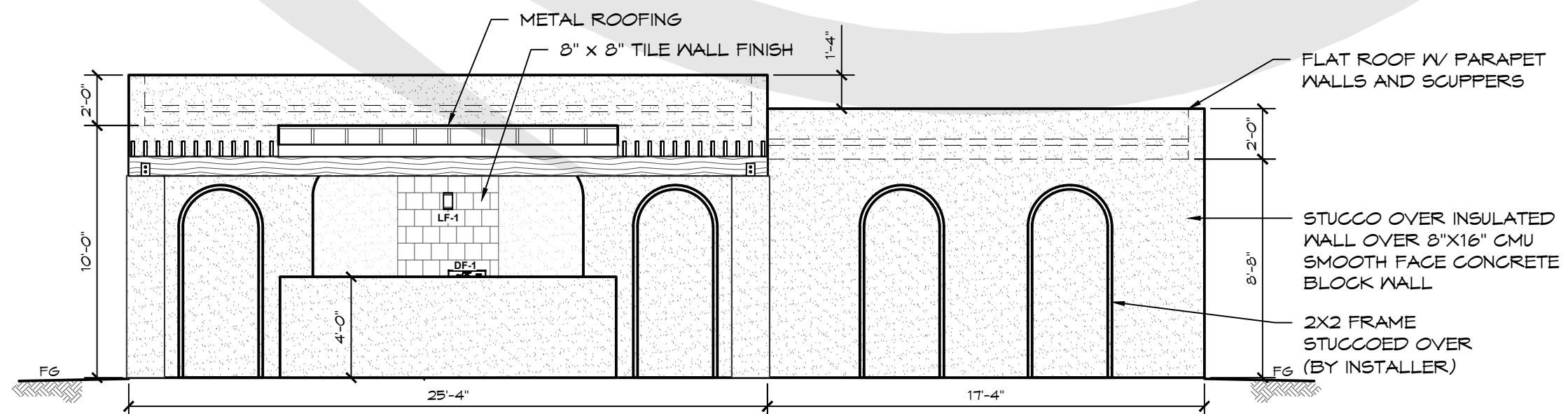
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**ELEVATION VIEW**

SCALE: 3/16" = 1'-0"



**ELEVATION VIEW**

SCALE: 3/16" = 1'-0"

EL CORAZON PARK - RESTROOM - OPTION 3  
OCEANSIDE, CALIFORNIA

PROJECT:			
SHEET TITLE:			
EXTERIOR ELEVATION VIEWS			
PROJECT #:	2424 A		
DATE:	02/10/25		
DRAWN BY:	JMW		
REV.	DATE:	BY:	
REVISIONS:			

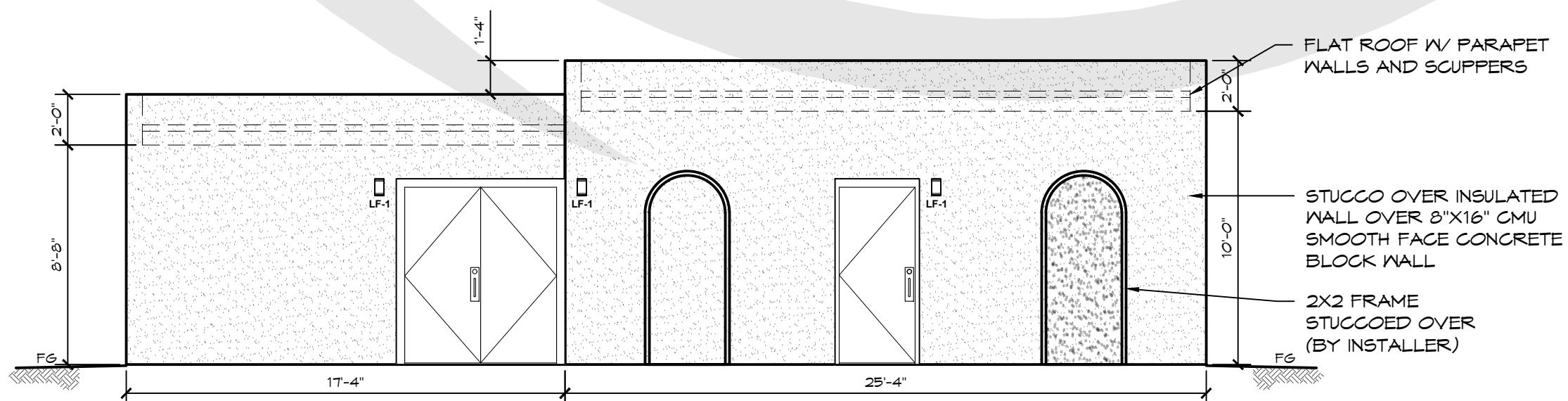
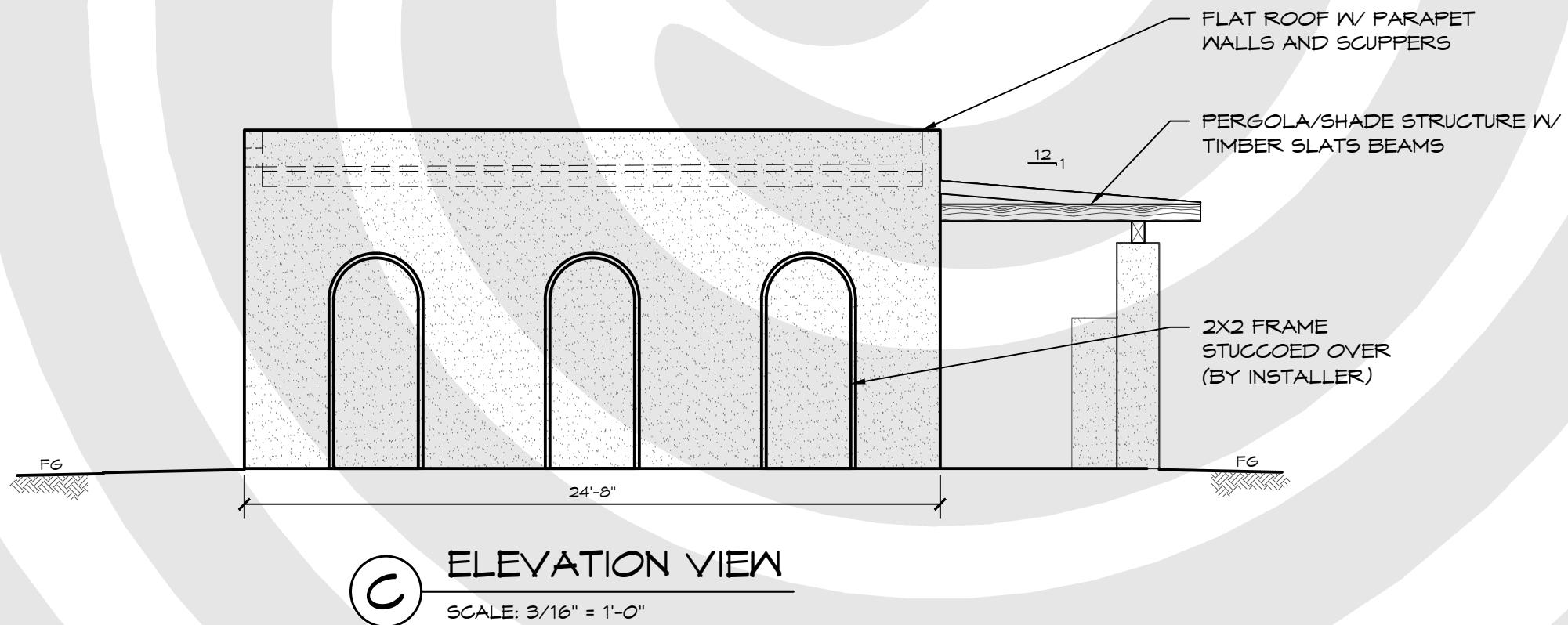
2A  
SHEET NO.

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EL CORAZON PARK - RESTROOM - OPTION 3  
OCEANSIDE, CALIFORNIA

PROJECT:			
SHEET TITLE:	EXTERIOR ELEVATION VIEWS		
PROJECT #:	2424 A		
DATE:	02/10/25		
DRAWN BY:	jmj	REV.	DATE:
			BY:
REVISIONS:			