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City Manager

City of Rockaway Beach

PO Box 5, Rockaway Beach, Oregon 97136

503.374.1752

Prepared by:

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## Community Path Project Report - May, 2023

This is the fourth of five monthly reports on the Community Path project delivered by Destination Management Advisors' for the City of Rockaway Beach. The principal deliverable for this phase of the project is a design memo. The [scope of work](#) includes three components:

1. Project management,
2. Community engagement, and
3. Stakeholder engagement.

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Priorities for the final third of the project have been clearly defined by the project team and city leadership. They are to:

- Streamline overall process and timeline to stay ahead of funding deadlines
- Map alignment options that are within the rail right of way
- Broaden community engagement to include a presence at the July State of the City address, and additional print and digital channels.

### 1. Project Management and Strategy

#### Summary of Work

##### Previous 30 Days (current reporting period)

Priority. Explore the possibility of alignments that do not reduce any existing parking nor impede rail operation, and meet funding criteria for the Community Path program.

Key Task. Explored concept of expanding the planning footprint of the path outside the rail right of way.

Finding. Potential design solutions for any alignment outside the ROW require a discovery process that is outside the current scope of work.

**Next 30 Days (priority activities for June)**

Implication. The Consultant team will deliver a draft design memo that will:

- Map options for alignments within the rail right of way,
- Clarify the implications of each potential alignment relative to city priorities and community input
- Reflect ODOT policies and guidelines

Additional Tasks

- Deliver technical scoping form
- Research and map minimum width requirements for
  - path between S 3rd and N 3rd
  - one way single driving lane (Miller)
  - distance between Miller St. and path
  - distance between path and rail line
  - distance between rail line or path and driving lane into angled parking east of rail and west of US101.
- Research and map crossings relative to new ODOT policy framework and guidelines
- Chart decision making authority within rail right of way
- Map rail right of way width - Washington St to Beach St.

## 2. Community Engagement

### Summary of Work

**Previous 30 Days (current reporting period)**

Priorities.

- Deliver second information and listening session
- Continue one on one outreach to Rockaway Beach stakeholders. Focus on reaching the business community north and south of downtown, school administration.

Key Task. Socialized initial exploration of project map v8, showing high level footprint outside rail ROW.

Findings.

- Variety of perspectives about feasibility of expanded planning underscore the potential for additional work as well as imperative to focus resources on discrete steps
- Lower than expected attendance at City Hall events likely due to multiple factors including need for more outreach, successful outcome of initial outreach, planning fatigue specific to Salmonberry Trail.

- Additional outreach needed to ensure a board set of residents can provide input in person and online.

**Next 30 Days (priority activities for June)**

Implication. The Consultant team will include considerations for future planning in the design memo so that opportunities can be prioritized appropriately.

Additional Tasks

- Schedule 4-5 additional presentations with local stakeholder groups
- Integrate mapping and online feedback forms
- Call and email 100% of business owners on US101 within the city limit and outside of downtown.

### 3. Stakeholder Engagement

**Summary of Work**

**Previous 30 Days (current reporting period)**

Priority.

- Define lead liaison roles between Salmonberry Trail Foundation (STF), Salmonberry trail Intergovernmental Agency (STIA), and the Oregon Coast SCenic Railroad (OCSR).

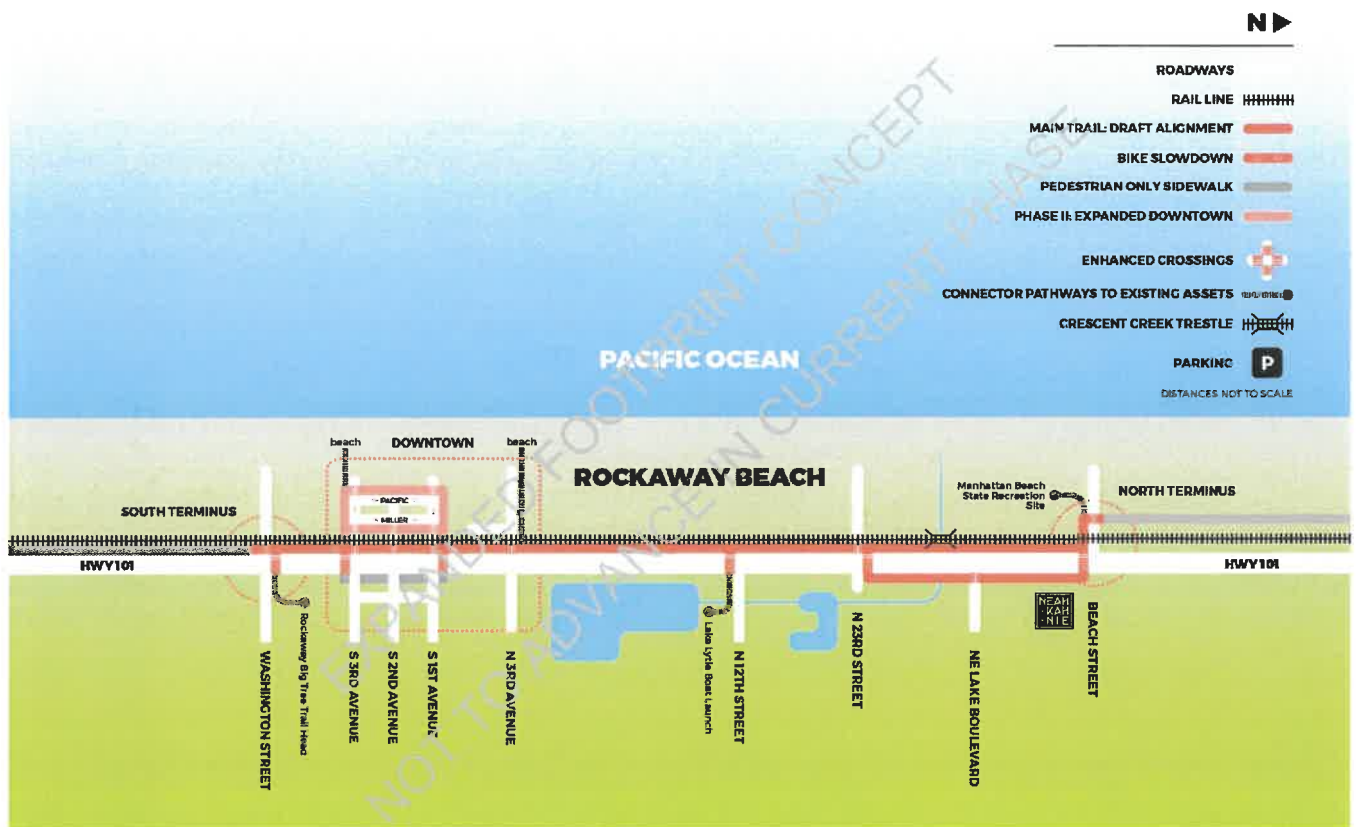
Key Task. Established communications channels and roles with STF Executive Director. .

Findings.

- STF, as a representative of STIA, will lead planning and negotiations with OCSR
- CORB / Project team will deliver CORB design preferences to STF and POTB for feedback from the multiple agencies represented in STIA.

### Preliminary Project Map v8

Version 8 mapped a potential alignment outside the rail ROW and will not be further developed in Phase I. The next version of the map will refocus on rail ROW, then drill down into three potential alignments between S 3rd and N 3rd.



### Community Information and Listening Sessions

The second outreach session was delivered May 17, at City Hall from 6-8pm. The announcement for the session is included as an appendix to this report and was promoted through the Tillamook County Pioneer on social media, an article, and ad boosts. The third session will be held during the July State of the City Address.

### Community Engagement by Stakeholder Group

The consultant team met with Neah-Kah-Nie school administration. Additional engagement with students, teachers, and administrators is scheduled for June.

The presentation to the planning commission was rescheduled for Jun 22, 2023 .

Engagement Tools, Collateral, and Meetings

Phase I	April 1-30	May 1-31	Jun 1-30
Benchmark: <a href="#">Engagement plan</a>	Comp... ▾		
Messaging document	Comp... ▾		
Session II announcements, registration forms, and flier published	Comp... ▾		
CORB web page	Comp... ▾		
Gatekeeper interviews	In Pro... ▾	Ongoing	Ongoing
Round 1 stakeholder group presentations	Comp... ▾		Mar 30
Neah-Kah-Nie Interviews	In Pro... ▾	May 12	Ongoing
Information and Listening Session 2	Sched... ▾		
Round 2 stakeholder Group presentations	Sched... ▾		
Planning commission	Comp... ▾		

3. External Stakeholder Engagement

The project team is prioritizing this work and deepening preliminary design mapping, which will elevate city priorities and expedite parameters of a new agreement between CORB and STIA/POTB.

	March	April	May	June
Benchmark: Stakeholder 360 Report	Pending ▾			
External stakeholder directory	In Progress ▾	March 13		
External stakeholder meetings	In Progress ▾	Ongoing	-	- Ongoing
External stakeholder Resource Map	Pending ▾			June 19
CORB web page	Complete ▾	March 17		
Content update request	Complete ▾			May 18

## **Project Administration & Adjustments**

### **Amendments Tracker**

No amendments required.

### **Resource Library**

The project resource library includes several local, county, coastal, and state-wide planning documents. The Landscape Assessment includes a description of key planning resources and maps relevant to the Consultant's work. April additions include photo resources from planning commissioner Bill Hassel, and the Emergency Response Plan.

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**Community Engagement Timeline Targets, Benchmarks, and Milestones**

<b>Phase I</b>	<b>Feb 15-28</b>	<b>Mar 1-14</b>	<b>Mar 15-31</b>					
Benchmark: Engagement plan delivered		Mar 14						
Messaging document		Mar 10						
CORB web page			Mar 17					
Online feedback form			Mar 17					
Gatekeeper interviews		Ongoing	Ongoing					
Press release 1			Mar 31					
<b>Phase II</b>				<b>April 1-14</b>	<b>April 15-30</b>	<b>May 1-14</b>		
Benchmark: Resident sentiment report								
Chamber Info & Listening Session				April 10				
Merchant Assoc Info & Listening Session				April 10				
Messaging 2.0				April 14				
Community Info & Listening Session 1					April 26			
Press release II					April 21			
Gathering II						May 17		
<b>Phase III</b>						<b>May 15-31</b>	<b>June 1-15</b>	<b>June 15-30</b>
Benchmark: Refinement MEMO delivered								June 15
Focus groups						May 17	June 1	
Decision making protocol								
Draft resident sentiment report delivered							June 15	

The next monthly report will be submitted on Monday, May 1 for the Wednesday, May 10 city council meeting.

**Rockaway Beach Fire Rescue**  
 276 Hwy 101 S  
 PO Box 5  
 Rockaway Beach OR 97136  
 503-374-1752



Date June 1, 2023

Honorable Mayor, City Council and City Manager of Rockaway Beach

Fire Department Council Report:

The following is a summary of the activities and operations of the Rockaway Beach Fire Rescue Department for the month of May 2023.

The Department responded or participated in 65 events during the month of May, the breakdown is listed below.

911 calls for Service: 32	Trainings: 9	Non-Emergent: 24
28- Medical	Water Rescue	16- Beach Safety
3- Fire Alarm	SCBA	1- Public Assist
0- Structure Fire	Drafting	0- Lift Assist
0- Water Rescue	EMT Class	3- Burn Complaints
1- MVA		4- Radio call-ins
0- Outside Fire		0- Special Assignments
0-Vehicle Fire		

Year to Date	<u>2021</u>	<u>2022</u>	<u>2023</u>
911 Calls	139	157	161
Non-Emergent	71	65	99
Trainings	34	58	56
Total	244	280	316

Training update- The department focused May Thursday night trainings on Water Rescue operations, SCBAs and Drafting. June training will focus on Water Rescue and Wildland firefighting. EMT Class is complete, and all 20 Students have passed the State Psychomotor skills, they are now preparing for the written testing.



Beach Safety continues to be a priority of the department. The focus continues to be on education and safety. During the month of May crews were on the beach 16 times providing information to citizens and visitors. Continue to work with State Parks to better coordinate our safety and enforcement actions on the Beach.

	May	YTD
Fire safety\Educational Moments-	16	32
Water Safety Messages\Out of Water-	56\157 persons	64\172
Stickers to kids-	11	19
Educational signs reset-	0	0
Education Signs Replaced-	0	0
Fires extinguished-	7	11
Volunteer Hours	47	97

Emergency Preparedness group and Radio group continue to meet and increase skill levels. First Aid Training was held in May. June training will focus on Incident Command Training and Water Purification. The group is also beginning preparations for an October joint open house with the Fire Department. The group is researching a Chili-feed fundraiser during the open house, stay tuned for updates. The group will be participating in the 4<sup>th</sup> of July parade and have a booth with the Fire Department handing out preparedness information.

Our new SCBAs have been placed in service. The crew is trained and FIT tested. These SCBAs increased the firefighters safety and reliability.

Preparations of the crews are being made for the upcoming summer tourist season. Safety, Training, Public Education and elevating the services provided to the citizens and visitors of Rockaway Beach will also continue to be priorities. If you have any questions, concerns or thoughts please let me know.

Respectfully submitted,



Todd Hesse

Fire Chief

Rockaway Beach Fire Rescue



# TILLAMOOK COUNTY SHERIFF'S OFFICE

## CONSERVATORS OF THE PEACE

Sheriff Joshua Brown

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### Rockaway Beach Patrol

Month of May 2023

May has given us a glimpse into the summer months. The tourism and day trips to Rockaway have certainly increased the traffic both in vehicles but also on foot and bicycles. We have already seen the traffic getting backed up in the downtown area, please remain vigilant at the crosswalks and on the roadways.

The Sheriff's Office conducted refresher training in A.L.I.C.E. protocols for the Neahkahnie School district on May 1<sup>st</sup>. The Rockaway Deputies along with other members of the Sheriff's Office and Officers from Tillamook City Police spent four hours at the high school conducting the training. A.L.I.C.E. stands for Alert, Lockdown, Inform, Counter and Evacuate. This is a method to help organizations prepare for and manage an active threat in their buildings.

Notable calls for service this month include four people squatting in a vacation rental they had not reserved. Vacation rental employees alerted us, and the suspects were stopped, arrested, and released via citation for Trespassing. This case has been forwarded to the district attorney's office.

We took a report of a runaway juvenile. The juvenile was located a couple days later and returned to their family.

We took a report of a fight between juveniles at the high school. The case was investigated and referred to the Juvenile Department.

Other call numbers are noted in the statistics report provided.

Undersheriff Matt Kelly

<u>Incident Date And Time</u>	<u>Incident Type</u>	<u>Incident Unit ID</u>
05/01/2023 16:45:23	Assist	210
05/02/2023 09:05:29	Assist	210
05/02/2023 12:41:28	BUSINESS CHECK	210
05/02/2023 16:22:53	Follow Up	223
05/02/2023 16:29:48	Welfare check	214
05/02/2023 16:29:48	Welfare check	225
05/02/2023 19:16:31	Traffic Stop	225
05/02/2023 19:19:41	Traffic Stop	225
05/02/2023 19:27:29	Traffic Stop	225
05/03/2023 06:47:47	Welfare check	210
05/03/2023 08:07:07	Crim Misch	210
05/03/2023 09:19:16	Follow Up	214
05/03/2023 10:23:15	Mental	210
05/03/2023 10:23:15	Mental	215
05/03/2023 11:02:22	Mental	210
05/03/2023 12:35:51	Contact	215
05/03/2023 13:13:33	Traffic Stop	215
05/03/2023 13:51:54	Unknown	210
05/03/2023 15:34:03	Follow Up	210
05/03/2023 18:38:12	Incom 911	215
05/03/2023 21:56:03	Mental	217
05/03/2023 22:15:07	Mental	217
05/03/2023 22:15:07	Mental	225
05/03/2023 22:15:07	Mental	229
05/04/2023 12:46:12	Traffic Stop	215
05/04/2023 13:24:16	Traffic Stop	215
05/05/2023 10:28:51	Contact	215
05/05/2023 11:52:29	Contact	215
05/05/2023 13:20:42	Traffic Stop	215
05/05/2023 14:05:52	Home Check	215
05/06/2023 08:05:34	Traffic Stop	215
05/06/2023 09:59:07	Court Violation	215
05/06/2023 15:10:01	Theft	215
05/06/2023 16:10:47	Follow Up	215
05/06/2023 16:20:07	All Other	215
05/06/2023 16:28:23	Unknown	215
05/06/2023 16:42:12	Crim Misch	217
05/06/2023 18:35:22	Assist	229
05/06/2023 23:56:59	Disturbance	217
05/07/2023 09:40:58	Civil Service	210
05/08/2023 12:49:38	Follow Up	210
05/08/2023 16:32:48	7	210
05/08/2023 22:13:11	Prowler	216
05/08/2023 22:13:11	Prowler	230
05/09/2023 09:41:29	Property	210
05/09/2023 12:25:22	Welfare check	206

05/09/2023 12:25:22	Welfare check	210
05/09/2023 15:24:38	Follow Up	765
05/09/2023 17:06:08	CAMI	210
05/10/2023 02:35:50	Alarm	229
05/10/2023 07:20:44	Noise	210
05/10/2023 08:40:17	Follow Up	210
05/10/2023 08:51:05	Assist	210
05/10/2023 09:02:35	Follow Up	210
05/10/2023 10:10:43	Follow Up	215
05/10/2023 12:44:01	Traffic Stop	215
05/10/2023 13:01:56	Traffic Stop	215
05/10/2023 13:52:34	Incom 911	215
05/10/2023 14:53:51	Assist	210
05/10/2023 21:28:31	Incom 911	225
05/11/2023 09:19:21	Noise	222
05/11/2023 09:19:21	Noise	215
05/11/2023 09:47:34	Info	215
05/11/2023 09:58:34	Animal	215
05/11/2023 11:15:51	Welfare check	216
05/11/2023 11:15:51	Welfare check	215
05/11/2023 13:07:00	Traffic Stop	215
05/11/2023 15:22:33	Suicidal	216
05/11/2023 15:22:33	Suicidal	222
05/11/2023 15:22:33	Suicidal	215
05/11/2023 17:39:19	Follow Up	215
05/11/2023 19:06:38	Road Hazard	216
05/11/2023 19:06:38	Road Hazard	215
05/12/2023 03:23:43	Alarm	229
05/12/2023 08:06:13	Follow Up	215
05/12/2023 11:24:01	Death	215
05/12/2023 11:34:25	Juvenile	215
05/12/2023 14:58:56	Hit & Run	215
05/13/2023 08:34:07	Noise	215
05/13/2023 09:50:36	Incom 911	215
05/13/2023 11:06:13	Welfare check	215
05/13/2023 12:35:34	Follow Up	215
05/13/2023 13:26:51	Juvenile	215
05/13/2023 15:33:38	Trespass	215
05/13/2023 16:52:37	Death	217
05/13/2023 16:52:37	Death	222
05/13/2023 16:52:37	Death	215
05/13/2023 19:29:55	Runaway	217
05/14/2023 09:22:43	Civil Service	210
05/14/2023 09:35:06	Civil Service	210
05/14/2023 10:04:25	Assist	210
05/14/2023 10:48:55	Incom 911	210
05/14/2023 12:07:22	Civil	210

05/14/2023 17:10:22	Juvenile	225
05/14/2023 21:15:50	Welfare check	225
05/14/2023 22:27:36	Suspicious	225
05/14/2023 23:48:36	Contact	225
05/15/2023 12:53:42	CAMI	220
05/15/2023 20:43:14	Traffic Stop	225
05/16/2023 08:52:54	7	210
05/16/2023 08:56:40	Civil Service	210
05/16/2023 09:56:18	Vehicle	210
05/16/2023 11:26:37	7	210
05/16/2023 13:59:44	Assist	210
05/16/2023 15:53:28	Follow Up	210
05/16/2023 16:18:17	Follow Up	210
05/16/2023 20:42:28	Traffic Stop	225
05/16/2023 23:04:23	Traffic Stop	225
05/17/2023 08:44:02	Traffic Stop	210
05/17/2023 09:20:23	Follow Up	210
05/17/2023 10:06:14	Assist	210
05/17/2023 11:21:22	Assist	210
05/17/2023 11:33:24	Unwanted	210
05/17/2023 11:33:24	Unwanted	214
05/17/2023 11:33:24	Unwanted	216
05/17/2023 11:33:24	Unwanted	215
05/17/2023 13:59:32	Ordinance Violation	210
05/17/2023 19:07:28	Alarm	216
05/17/2023 19:07:28	Alarm	217
05/17/2023 19:17:16	Disturbance	216
05/17/2023 19:17:16	Disturbance	225
05/17/2023 20:12:45	Incom 911	225
05/18/2023 14:22:16	Assist	215
05/18/2023 17:35:53	Assist	215
05/18/2023 18:06:07	Follow Up	215
05/19/2023 10:24:08	Suspicious	215
05/19/2023 12:53:27	Theft	215
05/19/2023 20:54:00	Incom 911	216
05/20/2023 08:24:41	Noise	215
05/20/2023 10:30:30	Welfare check	215
05/20/2023 13:10:31	Animal	215
05/20/2023 13:46:26	Follow Up	215
05/20/2023 14:02:14	Property	215
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05/22/2023 19:54:52	Traffic Stop	225
05/22/2023 20:10:05	Traffic Stop	225
05/22/2023 20:47:41	Man Down	225
05/22/2023 21:36:15	Unknown	219
05/23/2023 14:27:57	Incom 911	210
05/23/2023 15:52:30	Civil	210
05/23/2023 16:03:19	Animal	210
05/23/2023 21:59:23	Suspicious	225
05/24/2023 01:26:42	Harassment	225
05/24/2023 07:00:29	Assist	210
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05/27/2023 21:21:27	Traffic Stop	215
05/27/2023 22:49:06	Civil	217
05/27/2023 22:58:13	Noise	217
05/28/2023 00:12:20	Noise	217
05/28/2023 02:33:28	Disturbance	217
05/28/2023 02:33:28	Disturbance	229

05/28/2023 10:39:19	Contact	210
05/28/2023 10:48:35	Warrant	210
05/28/2023 14:35:57	Follow Up	210
05/28/2023 15:46:57	Assist	210
05/28/2023 21:53:01	Traffic Stop	225
05/28/2023 22:12:19	BUSINESS CHECK	225
05/29/2023 10:17:02	Alarm	210
05/29/2023 10:44:20	Burglary	210
05/29/2023 10:44:20	Burglary	214
05/29/2023 11:11:43	Unknown	210
05/29/2023 23:48:37	BUSINESS CHECK	225
05/30/2023 09:31:03	Traffic Stop	210
05/30/2023 11:24:52	Traffic Stop	210
05/30/2023 14:01:14	Runaway	210
05/30/2023 15:28:01	Ordinance Violation	210
05/30/2023 15:41:54	Ordinance Violation	210
05/30/2023 15:53:49	Ordinance Violation	210
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**City of Rockaway Beach, Oregon**  
276 S. Highway 101, PO Box 5  
Rockaway Beach, OR 97136  
(503) 374-1752 FAX (503)374-0601

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June 7<sup>th</sup>, 2023

Dear Mayor and City Council Members,

May was a good month for Rockaway Beach lots of fun things happened for example Farmers Market, new playground wood chips in the Wayside and Phyllis Baker Park, installed a rocking raccoon, bunting banners were put up by volunteers, new memorial benches have been delivered, 6 ton of asphalt was laid down, the Consumer Confidence Report was completed and uploaded to website, installed new water services, the community garden was spruced up by volunteers and with public works, Rockaway Beach facilitated in a high school field trip at the Jetty Creek water impoundment, accepted delivery of the new booster station for Scenic View, we have started the biannual biosolids removal process, Memorial Day was busy, Public Works had confined space, fall protection, PPE, lockout tagout and ladder safety training. This was put on at the Rockaway Beach Fire Station, Fire Chief Hesse has got the fire station looking nice, what a difference from when I was on the department. It's a proud place to be, good job Chief. I have more good news Public Works has hired a new Plant Operator. His name is Mitch Leipzig. His first day was May 30<sup>th</sup>. After his feet get wet, I will introduce him to everyone. Our 3<sup>rd</sup> street reservoir project that started last year was put on hold due to rain. With good weather coming contractors should be able to finish the project by June 12th. Public Works cuts lots of grass and brush we try and keep on top of it, but we do get behind sometimes. This time of year, we can be busy with projects that require good weather so, we spray weeds when we can this gives us more time to accomplish projects. We are working with the school district to repaint the tennis court at the district office and add a superimposed pickleball court. Public Works ordered 6 more porta potties and added extra garbage cans to beach accesses for Memorial Day. We are also gearing up for July 4<sup>th</sup> coming soon. Public Works would like to purchase two new picnic tables for Phyllis Baker Park or if anyone is interested in donating a picnic table or two, please get ahold of me. Public Works takes pride in helping the community succeed. We do our best every day and I believe it shows. The community is very kind to us and if there is anything that Public Works can do better, please let us know. Are there any questions?

**Dan W. Emerson, Superintendent**

City of Rockaway Beach Public Works

P: 503.374.0586 / C: 503.457.6094

[PublicWorks@corb.us](mailto:PublicWorks@corb.us)



## **Coffee with Manager and Mayor May 25, 2023**

We had nine residents attend Coffee with Manager and Mayor on May 25, 2023. Items of interest to our residents are:

- Making the kitchen in City Hall available to organizations hosting events with food or in need of food preparation
  - Are there any certifications that City could seek for City Hall Kitchen
- Community Center – consider alternatives for liability insurance which is a barrier to usage by more groups perhaps by including it on city policies
  - Luke pointed out building is 100 years old and not ADA compliant; City must be protected in some manner
  - City Hall is available Monday through Thursday 8 am to 5 pm at no charge (pilot phase)
- Providing liability insurance coverage for Rockaway Beach volunteers
  - City currently has insurance for specific groups and events but not all
- Change ordinance to make it illegal to sell fireworks in Rockaway Beach
- Change ordinance to significantly increase fines for fireworks usage
- Eliminate July 1 to July 5 exception in noise ordinance for noise from detonating fireworks.
- Update our lighting ordinance to reduce LED lighting intrusion on residences
- Develop a focus on water conservation
  - Develop a program that swaps out outdated plumbing (toilets, shower heads, etc.) for newer units that use less water
  - Luke mentioned Public Works is focused on replacing water pipes to reduce leakage
- Set up a citizen committee to focus on ensuring the city has a sustainable source of clean drinking water
  - Consider options to lease and/or purchase Jetty Creek Watershed
- Develop a plan to address the issue of speeding in the city on
  - S. 2<sup>nd</sup> St
  - Nehalem
  - N. 3<sup>rd</sup> St
  - S 6<sup>th</sup> St
- Update City's process for sending, receiving, and paying water/sewer bills
- More proactive notification on web site and Facebook when there are issues that impact multiple home owners/residents/merchants
- Provide city staff with Cyber Security Training

**RESOLUTION NO 23-990**

**A RESOLUTION APPROVING A WAYSIDE USE APPLICATION FOR THE PIRATE FESTIVAL**

**WHEREAS**, the City has received an application from the Rockaway Beach Chamber of Commerce and Visitor's Center for use of the Wayside on July 21-23, 2023 for the Pirate Festival; and

**WHEREAS**, staff has reviewed the application and deemed it complete; and

**WHEREAS**, the Council has considered and reviewed the application before them.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Rockaway Beach City Council hereby approves the application from the Rockaway Beach Chamber of Commerce and Visitor's Center for Wayside Use for the Pirate Festival on July 21-23, 2023, attached as Exhibit A.

APPROVED AND ADOPTED BY THE CITY COUNCIL, AND EFFECTIVE THE 14th DAY OF JUNE 2023.

APPROVED

ATTEST

\_\_\_\_\_  
Charles McNeilly, Mayor

\_\_\_\_\_  
Luke Shepard, City Manager

**City of Rockaway Beach, Oregon**

276 S. Highway 101, PO Box 5  
Rockaway Beach, OR 97136  
(503) 374-1752 FAX (503) 355-8221  
[www.corb.us](http://www.corb.us) \* [cityhall@corb.us](mailto:cityhall@corb.us)



**APPLICATION USE PERMIT FOR CITY WAYSIDE**

OrganizationName: Rockaway Beach Chamber of Commerce and Visitor's Center

Contact Person: Kristine Hayes, Kim Tackett, or Isis Breazile

Address: PO Box 198, 103 1st St., Rockaway Beach State: Oregon Zip: 97136

Phone Number: 503-355-8108 Email: rbcsec@gmail.com

Deposit Paid: \$300.00 Date: 05/09/2023

Name of Event: Pirate Festival

Date(s) of Event: 07/21/23-07/23/23 Time(s) of Event: 9 am - 7 pm

Estimated number of people attending: 2,000-5,000 Number of Vendors: 15-25

Contact Person(s): Kristine Hayes, Kim Tackett, or Isis Breazile

Contact Phone Numbers: 503-812-1600, 503-887-1900, 503-812-4390

Contact Email: rbckristine@gmail.com, rbccvpkim@gmail.com, secrbcc@gmail.com

If traffic control is needed, please explain:  
No traffic control needed at this time.

Please attach a drawing denoting area of Wayside which will be used and manner of use:

Use Regulations:

1. \$2,000,000.00 General Liability Insurance listing the City of Rockaway Beach as an additional insured is required. Insurance should be per occurrence and should not be an aggregate.
2. Cleaning Deposit will be paid at time of application.
3. Restrooms must be maintained by applicant.
4. Garbage can and extra dumpster pickups are the applicant's responsibility including City owned garbage container at site.
5. Wayside must be clean and cleared of all trash, papers, cans, bottles, etc. at the conclusion of the event. This includes perimeter area.
6. Wayside to be barricaded by applicant. (Barricades to be picked up and returned to City shops by applicant).

The City of Rockaway Beach is an Equal Opportunity Employer and TTY accessible at <http://www.oregonrelay.com>

7. Sites to be cleaned and garbage picked up by 10 AM the following day of the event last into the evening.
8. Any property damaged during event is the responsibility of the applicant.
9. No stakes, nails, or any pavement or fixture penetrating device will be used to tie down canopies, tents, etc.
10. Any markings to denote spaces shall be done in street chalk.
11. Application must be submitted at least 45 days prior to the event.
12. Incomplete applications will not be forwarded to City Council for approval.

APPLICANT: I have read and understand my, or my organizations' responsibility regarding these City facilities, and will adhere to the rules set forth.

  
Signature of Applicant

05/09/23  
Date

Deposit- \$300.00 funds will be retained to cover clean up costs, if the site is not cleaned ADEQUATELY, and also damage to City property, including barricades, restrooms, benches, tables, play equipment, etc. (City Council may waive or reduce deposit).

Date approved by City Council: \_\_\_\_\_

Disposition of Deposit:

Returned Date: \_\_\_\_\_

Portion of all retained (work order and invoice attached)

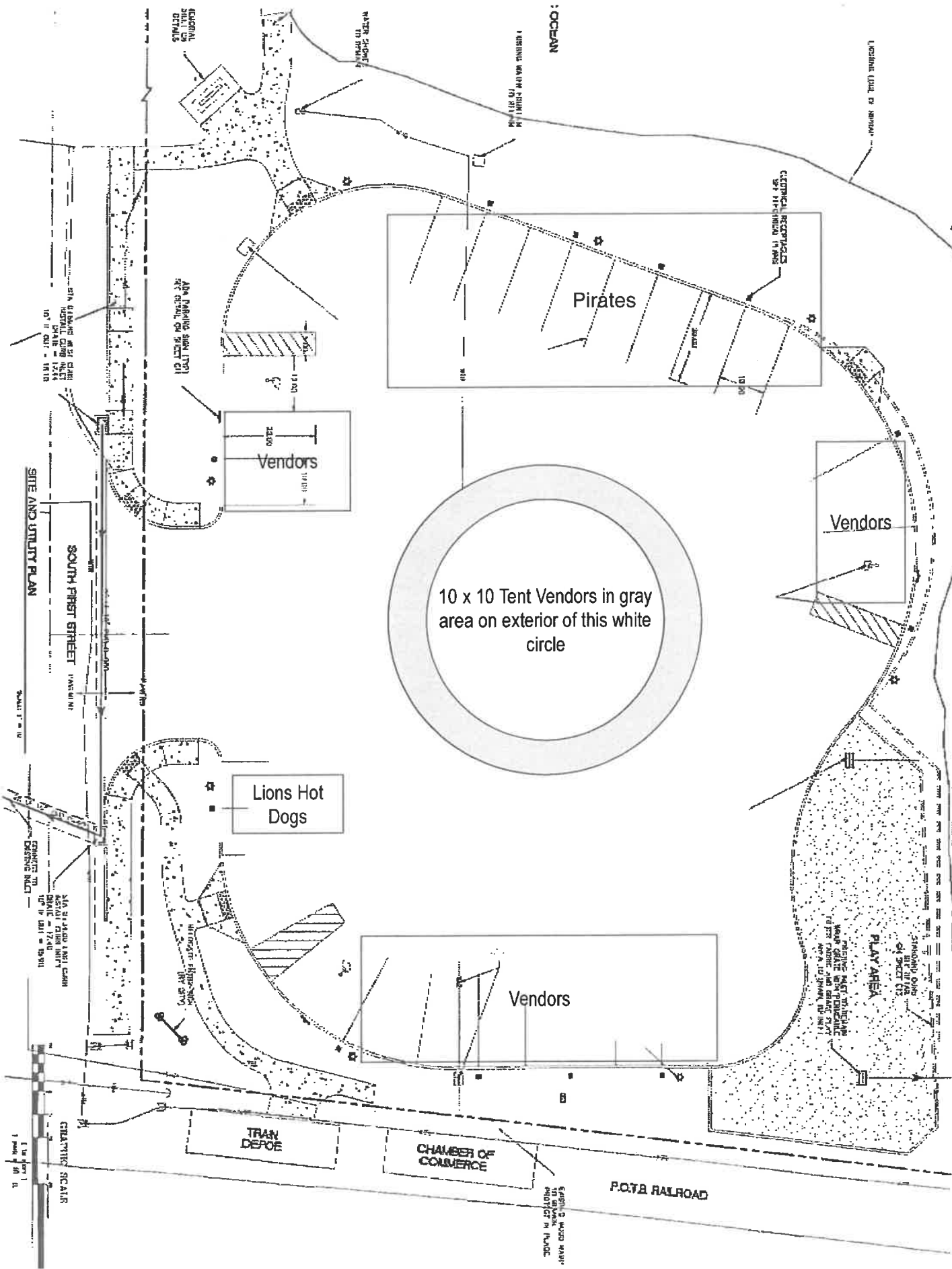
**OFFICE USE**

Insurance

Drawing

Pre- event Inspection

Post- event Inspection; authorized to return deposit



**SITE AND UTILITY PLAN**

SOUTH FIRST STREET  
1/2 INCH = 10'

10 x 10 Tent Vendors in gray  
area on exterior of this white  
circle

Pirates

Vendors

Lions Hot  
Dogs

Vendors

PLAY AREA

TRAIN  
DEPO

CHAMBER OF  
COMMERCE

FOYB RAILROAD

SCALE: 1" = 10'  
1 in foot 1 1/2 inch = 10 ft



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/31/2022

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Hudson Insurance and Investment Services 612 PACIFIC AVE. PO BOX 670 TILLAMOOK OR 97141	CONTACT NAME: Cheryl Spellman PHONE (A/C, No, Ext): (503) 842-8213 E-MAIL ADDRESS: cspellman@hudson-tillamook.com	FAX (A/C, No): (503) 842-4932
	INSURER(S) AFFORDING COVERAGE INSURER A: United States Liability Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
<b>INSURED</b> Rockaway Beach Chamber of Commerce Po Box 198 Rockaway Beach OR 97136		

**COVERAGES**                      **CERTIFICATE NUMBER:** CL22103104473                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

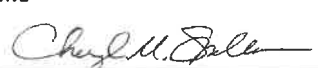
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		NBP1565751	10/26/2022	10/26/2023	EACH OCCURRENCE	\$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)						\$ 100,000	
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder, its officers, agents and employees are Additional Insureds per the form issued by the carrier.

**CERTIFICATE HOLDER**

**CANCELLATION**

City of Rockaway Beach PO Box 5  Rockaway Beach OR 97136	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
-------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**RESOLUTION NO 23-991**

**A RESOLUTION RECOMMENDING GRANTING OF LIQUOR LICENSE  
APPROVAL FOR TIE BREAKER LLC**

**WHEREAS**, Oregon law requires that applicants for a liquor license obtain a recommendation to grant the license from the local governing body prior to issuance of the Liquor License by the Oregon Liquor Control Commission (OLCC); and

**WHEREAS**, Tie Breaker LLC has submitted an application requesting a recommendation for a new Full On-Premises Commercial liquor license; and

**WHEREAS**, staff has reviewed the application and deemed it complete; and

**WHEREAS**, the Council has considered and reviewed the application before them.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Rockaway Beach City Council hereby approves recommending to OLCC that the application from Tie Breaker LLC, attached as Exhibit A, for a new Full On-Premises liquor license be granted.

APPROVED AND ADOPTED BY THE CITY COUNCIL, AND EFFECTIVE THE 14th DAY OF JUNE 2023.

APPROVED

ATTEST

\_\_\_\_\_

Charles McNeilly, Mayor

\_\_\_\_\_

Luke Shepard, City Manager

# LIQUOR LICENSE APPLICATION

Page 1 of 3

Check the appropriate license request option:

- New Outlet |  Change of Ownership |  Greater Privilege |  Lesser Privilege

Select the license type you are applying for.

More information about all license types is available [online](#).

### Full On-Premises

- Commercial
- Caterer
- Public Passenger Carrier
- Other Public Location
- For Profit Private Club
- Nonprofit Private Club

### Winery

- Primary location
- Additional locations:  2nd  3rd  4th  5th

### Brewery

- Primary location
- Additional locations:  2nd  3rd

### Brewery-Public House

- Primary location
- Additional locations:  2nd  3rd

### Grower Sales Privilege

- Primary location
- Additional locations:  2nd  3rd

### Distillery

- Primary location
- Additional tasting locations:  2nd  3rd  4th  5th  6th

- Limited On-Premises
- Off Premises
- Warehouse
- Wholesale Malt Beverage and Wine

### INTERNAL USE ONLY

Application received: 01/09/23

Minimum documents acquired: 01/16/23

### LOCAL GOVERNING BODY USE ONLY

City/County name:

Date application received:

Optional: Date Stamp

- Recommend this license be granted.
- Recommend this license be denied

Printed Name	Date
--------------	------

Return this form to:

Investigator name: L Tompkins

Email: [lysa.tompkins@oregon.gov](mailto:lysa.tompkins@oregon.gov)



# LIQUOR LICENSE APPLICATION

Page 2 of 3

APPLICANT INFORMATION	
Identify the applicants applying for the license. This is the entity (example: corporation or LLC) or individual(s) applying for the license. Please add an additional page if more space is needed.	
Name of entity or individual applicant #1: <i>Tie Breaker LLC</i>	Name of entity or individual applicant #2:
Name of entity or individual applicant #3:	Name of entity or individual applicant #4:

BUSINESS INFORMATION		
Trade Name of the Business (name customers will see): <i>Tie Breaker LLC</i>		
Business phone number: <i>(503) 209-8104</i>	Business email: <i>nancywesttreator@gmail.com</i>	
Premises street address (The physical location of the business and where the liquor license will be posted): <i>194 Hwy 101 S</i>		
City: <i>Rockaway Beach</i>	Zip Code: <i>97150</i>	County: <i>Tillamook</i>
Business mailing address (where we will send any items by mail as described in OAR 845-004-0065(1).): <i>5083 Territorial Dr</i>		
City: <i>West Linn</i>	State: <i>OR</i>	Zip Code: <i>97068</i>
Does the business address currently have an OLCC liquor license? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the business address currently have an OLCC marijuana license? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICATION CONTACT INFORMATION		
Contact Name: <i>Todd Spencer</i>		
Phone number: <i>(503) 209-8104</i>	Email: <i>[redacted]@gmail.com</i>	
Mailing address: <i>[redacted]</i>		
City: <i>West Linn</i>	Zip Code: <i>OR 97068</i>	County: <i>Chekamas</i>

Please note: liquor license applications are public records.

# LIQUOR LICENSE APPLICATION




Page 3 of 3

## ATTESTATIONS

By signing this form, you attest that each of the following statements are true. I understand the Commission may require a licensee to provide proof of any of the below or below referenced documents at any time.

I understand that marijuana is prohibited on the licensed premises. This includes marijuana use, consumption, ingestion, inhalation, samples, give-away, sale, etc. I attest that all answers on all forms and documents, and all information provided to the OLCC as a part of this application are true and complete.

I affirm that I have read OAR 845-005-0311 and all individuals (sole proprietors) or entities with an ownership interest (other than waivable ownership interest per OAR 845-005-0311[6]) are listed as license applicants in #2 above. I understand that failure to list an individual or entity who has an un-waivable ownership interest in the business may result in denial of my license or the OLCC taking action against my license in the event that an undisclosed ownership interest is discovered after license issuance.

<u>Todd Spencer</u> Print name	 Signature	<u>12-21-22</u> Date	_____ Atty. Bar Info (if applicable)
<u>DALE ANDERSON</u> Print name	 Signature	<u>12/22/22</u> Date	_____ Atty. Bar Info (if applicable)
<u>LETA ANDERSON</u> Print name	 Signature	<u>12/22/22</u> Date	_____ Atty. Bar Info (if applicable)
_____ Print name	_____ Signature	_____ Date	_____ Atty. Bar Info (if applicable)

**RESOLUTION NO 23-986**

**A RESOLUTION AMENDING LICENSE FEES FOR SHORT-TERM RENTALS  
FOR THE CITY OF ROCKAWAY BEACH**

**WHEREAS**, the City Council is concerned for the health and welfare of the residents of Rockaway Beach and find that short-term vacation rentals can impact residents' enjoyment of the City and their property: and

**WHEREAS**, the City Council Adopted Ordinance No. 22-442, an ordinance regulating the impacts of short-terms rentals within the City of Rockaway Beach and Ordinance No. 22-442, Section 113.03 provides that the City Council by resolution may establish an application fee, a renewal application fee, and any other appropriate administrative charges for the implementation and operation of this chapter; and

**WHEREAS**, implementation of Ordinance No. 22-442 requires significant city resources to administer and enforce to achieve the desired results; and

**NOW, THEREFORE, BE IT RESOLVED** that the City of Rockaway Beach City Council hereby authorizes the annual short-term rental license fee be \$500 for the period beginning July 1 and ending June 30 of the following year. Effective July 1, 2023.

APPROVED AND ADOPTED BY THE CITY COUNCIL THE 14<sup>TH</sup> DAY OF JUNE 2023, AND EFFECTIVE THE 1<sup>ST</sup> DAY OF JULY 2023.

APPROVED

ATTEST

\_\_\_\_\_  
Charles McNeilly, Mayor

\_\_\_\_\_  
Luke Shepard, City Manager

**RESOLUTION NO 23-992**

**A RESOLUTION ADOPTING THE ROCKAWAY BEACH FIRE RESCUE DEPARTMENT'S MOBILE EQUIPMENT REPLACEMENT PLAN & CAPITAL EQUIPMENT ACQUISITION PLAN, AND DIRECTING STAFF TO INVESTIGATE NECESSARY PROCURMENT FUNDING**

**WHEREAS**, the Rockaway Beach Fire Rescue Department must have safe and effective equipment to meet the needs of the citizens and visitors of Rockaway Beach, while remaining fiscally responsible; and

**WHEREAS**, the Rockaway Beach Fire Rescue Department has designed a plan to supply necessary equipment that anticipates current and future capital needs of the fire department; and

**WHEREAS**, equipment acquisition will be obtained by priority as described in Exhibit A and funding availability; and

**WHEREAS**, procurement funding will be authorized through the city budgeting process; and

**WHEREAS**, staff shall identify potential funding mechanisms for review by the City Council.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Rockaway Beach City Council hereby approves the Rockaway Beach Fire Rescue Department's Mobile Equipment Replacement Plan & Capital Equipment Acquisition Plan, attached as Exhibit A, and directs staff to explore potential funding sources.

APPROVED AND ADOPTED BY THE CITY COUNCIL, AND EFFECTIVE THE 14th DAY OF JUNE 2023.

APPROVED

ATTEST

---

Charles McNeilly, Mayor

---

Luke Shepard, City Manager

## 2023-2024 Rockaway Beach Fire Rescue Capital Plan

June 2023

### Mobile Equipment Replacement Plan

2023-2024 Replacement of Engine 21 with a Quint	Estimated project cost \$990,000.00
2024-2025 Replacement of Rescue 21, Brush 21, Brush 22, and Squad 22 with a multi-use Rescue/Brush Engine	Estimated project cost \$400,000.00
2025-2026 Replacement of Tender 21 with a Pumper Tender	Estimated project cost \$500,000.00

Mobile Equipment plan to be implemented in the priority listed above. Purchase timeline is subject to change, dependent on funding ability.

### Capital Equipment Replacement Plan

2023/2024 Office and Building Maintenance	Estimated project cost \$50,000.00
2023-2024 Hose Storage and Roller	Estimated project cost \$12,500.00
2023-2024 Structural PPE	Estimated project cost \$30,000.00
2023-2024 Thermal Imaging Camera	Estimated project cost \$20,000.00
2023-2024 Outside Storage Shed	Estimated project cost \$12,500.00
2023-2024 Radio Upgrade	Estimated project cost \$30,000.00
2023-2024 Tire Replacement	Estimated project cost \$10,000.00
2024-2025 Heart Monitoring	Estimated project cost \$30,000.00

Capital Equipment plan to be implemented on a priority basis for the items listed above. Purchase timeline is subject to change, dependent on funding ability and department need.

**RESOLUTION NO 23-989**

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE A CONTRACT WITH THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THE ANCHOR STREET PARK & SOUTH 1ST AVENUE RESTROOM PROJECT**

**WHEREAS**, Rockaway Beach Code Chapter 30.11 designates the City Council of the City of Rockaway Beach as the Local Contract Review Board; and

**WHEREAS**, the City is prepared to solicit bids for construction of the Anchor Street Park & South 1st Avenue Restroom Project, and the total estimated contract amount is \$1,048,372; and

**WHEREAS**, the cost estimate for the contract is attached as Exhibit A, and preliminary project drawings are attached as Exhibit B; and

**WHEREAS**, the City Council wishes to delegate concurrent contracting power to the Mayor and City Manager for the Anchor Street Park & South 1st Avenue Restroom Project to ensure a timely contract award and execution of the project.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Rockaway Beach City Council delegates concurrent contracting power to the City Manager and Mayor for the Anchor Street Park & South 1st Avenue Restroom and hereby grants signatory authority and authorizes the City Manager and Mayor to award the contract to the lowest responsible and response bidder.

APPROVED AND ADOPTED BY THE CITY COUNCIL, AND EFFECTIVE THE 14th DAY OF JUNE 2023.

APPROVED

ATTEST

---

Charles McNeilly, Mayor

---

Luke Shepard, City Manager

**HBH Consulting Engineers, Inc**  
**Engineers Estimate**  
**Anchor Street Park**

Exhibit A - Resolution No. 23-989  
 Date: 5/31/2023  
 Project: Anchor Street  
 Client: City of Rockaway Beach  
 Reviewed By: Matthew Del Moro  
 Prepared By: Andrew Bates

Item No.	Item	Quantity	Unit	Unit Price	Total Amount
1	Mobilization, Permitting, and Bonding	1	LS	\$84,352	\$84,352
2	Erosion & Sediment Control	1	LS	\$17,500.00	\$17,500
3	Clearing, Grubbing, and Stripping	1	LS	\$12,500.00	\$12,500
4	Sawcut Asphalt	250	LF	\$5.00	\$1,250
5	Wayside Site Demolition & Haul Off (incl. Restroom etc)	1	LS	\$25,000.00	\$25,000
6	Anchor Street Park Site Demo	1	LS	\$5,000.00	\$5,000
7	Demo Gravel Parking to Subgrade Depth, Preserve Usable Backfill, Haul Remainder Offsite	3100	SF	\$3.00	\$9,300
8	Asphalt (3" Thick, 18,610 SF, Anchor St and First Ave)	2100	SY	\$32.15	\$67,515
9	8" and 2" Lifts of 3/4"-0" for Asphalt and Concrete Respectively	2100	SY	\$30.00	\$63,000
10	Concrete Sidewalk, ADA Ramps, and Concrete Landings (incl. base rock, etc.)	2800	SF	\$20.00	\$56,000
11	Standard Curb	683	LF	\$30.00	\$20,490
12	Concrete Staircase (incl. geotextile, rebar, formwork, etc)	1	EA	\$1,500.00	\$1,500
13	Truncated ADA Domes	2	EA	\$325.00	\$650
14	Parking Lot and Cross Walk Striping (Anchor St and First Ave)	1	LS	\$17,500.00	\$17,500
15	Cut / Fill to Finished Grade	625	BCY	\$9.50	\$5,938
16	Excavate to Subgrade & Haul - Off	325	BCY	\$21.00	\$6,825
17	10" DI Storm Main (Trench Ex, Bedding & Backfill)	32	LF	\$200.00	\$6,400
18	14" Sidewalk Grate (Grate, Installation, Concrete Gutter)	2	EA	\$1,500.00	\$3,000
19	Connect to Existing Storm Catch Basin	1	LS	\$2,500.00	\$2,500
20	3/4" PEX Water Service (including couplers, angle stops, fittings)	300	LF	\$75.00	\$22,500
21	Irrigation Backflow Device and Enclosure	1	LS	\$2,000.00	\$2,000
22	Relocate and Reconnect Existing Water Meter (Wayside)	1	LS	\$3,000.00	\$3,000
23	Connect to Existing Water Meter (Anchor St)	1	EA	\$1,000.00	\$1,000
24	Connect to Building Plumbing	2	EA	\$1,250.00	\$2,500
25	Connect to Existing Sanitary Service	2	EA	\$1,000.00	\$2,000
26	Connect to Building Sanitary	2	EA	\$1,250.00	\$2,500
27	4" Sanitary Service	225	LF	\$85.00	\$19,125
28	TPUD Service Fees	1	LS	\$35,000.00	\$35,000
29	Install TPUD Vault, Meter Base, and Equipment	1	LS	\$15,000.00	\$15,000
30	LED Park Lights, Posts and Concrete Bases	1	LS	\$8,000	\$8,000
31	Electrical System Design Build (incl. power supply, meter, site conduit, etc. building electrical not included)	1	LS	\$25,000	\$25,000
32	Class 50 Riprap Inlet/Outlet Protection	4	EA	\$500	\$2,000
33	Swale Seed Mix (Seed + 50% Installation & Maintenance)	1	LS	\$378.00	\$378
34	5' Chain Link Fence (incl. 5' Man Gates)	375	LF	\$130.00	\$48,750
35	Wayside Restroom Foundation Slab (incl. base rock, fabric, rebar, etc)	1	LS	\$45,500.00	\$45,500

**HBH Consulting Engineers, Inc**  
**Engineers Estimate**  
**Anchor Street Park**

Exhibit A - Resolution No. 23-989  
 Date: 5/31/2023  
 Project: Anchor Street  
 Client: City of Rockaway Beach  
 Reviewed By: Matthew Del Moro  
 Prepared By: Andrew Bates

36	Anchor Street Restroom Foundation Slab (incl. base rock, fabric, rebar, etc)	1	LS	\$27,300.00	\$27,300
37	Wayside Restroom Building Construction (Building Materials supplied by Romtec)	1	LS	\$215,000.00	\$215,000
38	Anchor Street Restroom Building (Building Materials supplied by Romtec)	1	LS	\$115,000.00	\$115,000
39	Restroom Fixture Installation (Both restrooms, fixtures supplied by Romtec)	1	LS	\$30,000.00	\$30,000
40	Drip Irrigation System (Bidder Design, Optional Additional Bid Item)	1	LS	\$12,500.00	\$12,500
41	Water Fountain	1	LS	\$4,000.00	\$4,000
42	Pet Waste System (+ 20% Installation Cost)	1	LS	\$350.00	\$350
43	Recycle/Trash Cans Outdoors (+ 10% Installation Cost)	1	LS	\$1,500.00	\$1,500
44	Trash Cans Bathroom (+ 10% Installation Cost)	2	EA	\$750.00	\$1,500
45	Uline 3-Loop Wave Bicycle Rack (+ 20% Installation Cost)	1	LS	\$750.00	\$750
<b>Construction Subtotal</b>					<b>\$1,048,372</b>
<b>Engineering (18%)</b>					<b>\$188,707</b>
<b>Legal &amp; Admin (3%)</b>					<b>\$31,451</b>
<b>Total</b>					<b>\$1,268,530</b>



# ANCHOR ST PARK & WAYSIDE RESTROOM ROCKAWAY BEACH, OREGON



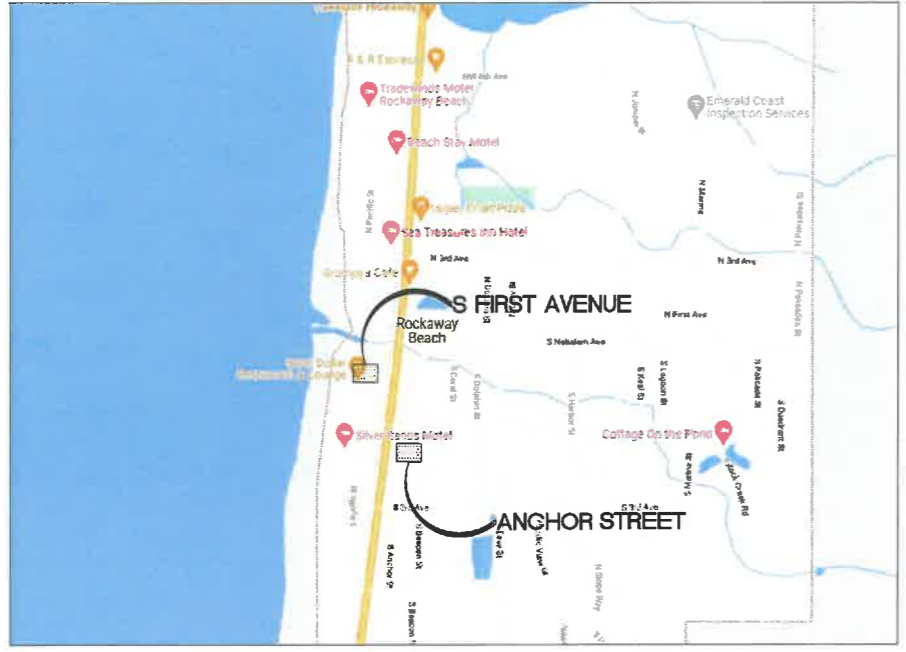
**HBH CONSULTING ENGINEERS**  
501 E First Street  
Newberg, Oregon 97132  
CONTACTING 503/554-9553 ■ fax 503/537-9554  
ENGINEERS email: mail@hbh-consulting.com

REV.	DATE	DESCRIPTION

0" = 1"  
IF THIS LINE IS NOT 1 INCH  
SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
276 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR ST PARK + WAYSIDE RESTROOM**  
S ANCHOR STREET + S FIRST AVENUE  
**COVER**

Sheet No. **C1** of 13  
Date **4/30/2023**  
**2015-009.26**



VICINITY MAP



**OWNER/DEVELOPER**  
CITY OF ROCKAWAY BEACH  
276 HWY 101  
ROCKAWAY BEACH, OR 97136

**CIVIL ENGINEER**  
HBH CONSULTING ENGINEERS, INC.  
501 E FIRST STREET  
NEWBERG, OREGON 97132  
CONTACT: MATTHEW DEL MORO, PE  
PH: (503) 554-9553  
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**PROJECT INFORMATION**  
220 S ANCHOR ST  
ROCKAWAY BEACH, OR 97136  
  
210 S 1ST AVENUE  
ROCKAWAY BEACH, OR 97136  
  
THIS PROJECT IN SECTION 32 OF T. 2 N., R. 10 W., W.M. ROCKAWAY BEACH,  
TILLAMOOK COUNTY, OREGON (TAX LOTS 9290 & 15400)

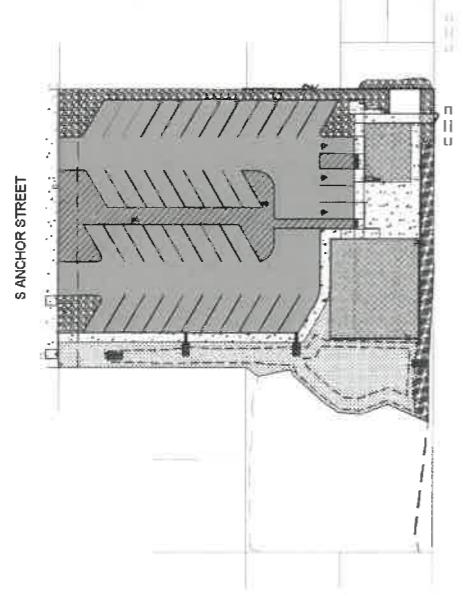
**LOCATE**  
(48 HOUR NOTICE PRIOR TO EXCAVATION) OREGON LAW REQUIRES YOU TO FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090 & ORS 757.542 THROUGH 757.562 AND ORS 757.993. YOU MAY OBTAIN COPIES OF THE RULES FROM THE CENTER BY CALLING (503) 242-1987, ONE CALL SYSTEM NUMBER 1-800-332-2344.

**SHEET INDEX TABLE**

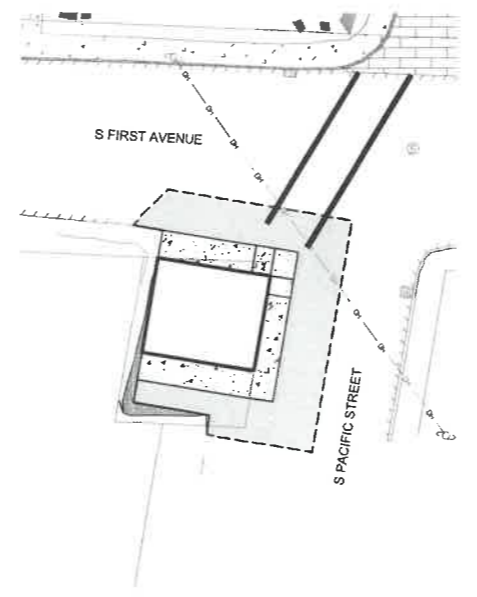
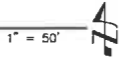
#	TITLE
C1	COVER
C2	STANDARD NOTES
C3	LANDSCAPING NOTES
C4	ANCHOR ST SURVEY & DEMO
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**PROPOSED LEGEND**

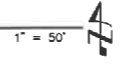
PROPOSED MINOR CONTOUR	—— 22' ——
PROPOSED MAJOR CONTOUR	—— 22' ——
LIMITS OF GRADING	----
GRADING BREAK LINE	----
PRIVATE UTILITY EASEMENT (PUE)	----
STORM PIPE (LENGTH, SIZE, MATERIAL)	X LF X" MAT SD
WATER SERVICE PIPE (LENGTH, SIZE, MATERIAL)	X LF X" MAT WS
SANITARY SERVICE (LENGTH, SIZE, MATERIAL)	X LF X" MAT SS
JOINT UTILITY TRENCH	E
ASPHALT	□
CONCRETE	■
GRASS LANDSCAPING	□
STORMWATER SWALE GRASSES MIX	□



ANCHOR STREET SITE PLAN



S 1ST AVENUE SITE PLAN



GENERAL NOTES

- 1. CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF ROCKAWAY BEACH AND TILLAMOOK COUNTY.
2. CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
3. ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, OREGON HEALTH DIVISION (OHD) AND THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).

EXISTING UTILITIES + FACILITIES

- 1. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). FOR UTILITY LOCATES, CALL 911.
2. THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

GRADING, PAVING, + DRAINAGE NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO INSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
2. UNLESS OTHERWISE NOTED, ALL GRADING, ROCKING AND PAVING TO CONFORM TO OSSC (ODOT/APWA) SPECIFICATIONS, MOST CURRENT EDITION.
3. CLEAR AND GRUB WITHIN WORK LIMITS ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.

CURBS + SIDEWALKS

- 1. UNLESS OTHERWISE SHOWN OR INDICATED ON THE DRAWINGS, 6-INCHES NOMINAL CURB EXPOSURE USED FOR DESIGN OF ALL PARKING LOT AND STREET GRADES.
2. CONTRACTOR SHALL CONSTRUCT HANDICAP ACCESS RAMPS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS AND PROWAG.
3. SIDEWALKS SHALL BE A MINIMUM OF 4-INCHES THICK AND STANDARD DRIVEWAYS SHALL BE A MINIMUM OF 6-INCHES THICK. COMMERCIAL USE DRIVEWAYS AND ALLEY APPROACHES SHALL BE MINIMUM 8-INCHES THICK. ALL CURBS, SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED USING 3300-PSI CONCRETE, AND SHALL BE CURED WITH TYPE 1 OR TYPE 1D CLEAR CURING COMPOUND. ALL SIDEWALKS SHALL FULLY COMPLY WITH ALL ADA AND PROWAG STANDARDS.

PIPED UTILITIES

- 1. CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH CONNECTING TO EXISTING WATER, SANITARY SEWER AND STORM SEWER FACILITIES.
2. UNLESS OTHERWISE NOTED, MATERIALS AND WORKMANSHIP FOR PRIVATE WATER, SANITARY SEWER AND STORM SEWER SHALL CONFORM TO THE MOST CURRENT OSSC (ODOT/APWA) SPECIFICATIONS.
3. BEDDING AND BACKFILL. ALL PIPES SHALL BE BEDDED WITH MINIMUM 6-INCHES OF 3/4" MINUS CRUSHED ROCK BEDDING AND BACKFILLED WITH COMPACTED 3/4" MINUS CRUSHED ROCK IN THE PIPE ZONE (CRUSHED ROCK SHALL EXTEND A MINIMUM OF 12-INCHES OVER THE TOP OF THE PIPE IN ALL CASES). CRUSHED ROCK TRENCH BACKFILL SHALL BE USED UNDER ALL IMPROVED AREAS, INCLUDING SIDEWALKS. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).

WATER LINES

- 1. ALL WATER MAINS SHALL BE CLASS 52 DUCTILE IRON. ALL FITTINGS 4-INCHES THROUGH 24-INCHES IN DIAMETER SHALL BE DUCTILE IRON FITTINGS IN CONFORMANCE WITH AWWA C-153 OR AWWA C-110. THE MINIMUM WORKING PRESSURE FOR ALL MJ CAST IRON OR DUCTILE IRON FITTINGS 4-INCHES THROUGH 24-INCH IN DIAMETER SHALL BE 350 PSI FOR MJ FITTINGS AND 250 PSI FOR FLANGED FITTINGS.
2. ALL WATER MAINS TO BE INSTALLED WITH A MINIMUM 38 INCH COVER TO FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED. SERVICE LINES TO BE INSTALLED WITH A MINIMUM 36 INCHES COVER WITHIN THE RIGHT-OF-WAY. DEEPER DEPTHS MAY BE REQUIRED AS SHOWN ON THE DRAWINGS OR TO AVOID OBSTRUCTIONS.

STORM DRAINS

- 1. STORM DRAIN PIPE MATERIALS SHALL CONFORM TO THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. CONTRACTOR SHALL USE UNIFORM PIPE MATERIAL ON EACH PIPE RUN BETWEEN STRUCTURES UNLESS OTHERWISE DIRECTED OR APPROVED. JOINTED HDPE PIPE SHALL NOT BE USED FOR SLOPES EXCEEDING TEN PERCENT (10%) OR IN THE PUBLIC ROW.
2. CATCH BASINS AND JUNCTION BOXES SHALL BE SET SQUARE WITH BUILDINGS OR WITH THE EDGE OF THE PARKING LOT OR STREET WHEREIN THEY LIE. STORM DRAIN INLET STRUCTURES AND PAVING SHALL BE ADJUSTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
3. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, ALL STORM DRAIN CONNECTIONS SHALL BE BY MANUFACTURED TEES OR SADDLES.

SANITARY SEWERS

- 1. UNLESS OTHERWISE SHOWN, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D3034, SDR 35. ALL OTHER APPURTENANCES AND INSTALLATION TO CONFORM TO THE CITY SPECIFICATIONS.
2. ALL PRECAST MANHOLES SHALL BE PROVIDED WITH INTEGRAL RUBBER BOOTS. WHERE MANHOLES WITH INTEGRAL RUBBER BOOTS ARE NOT USED, A SHEAR JOINT SHALL BE PROVIDED ON ALL MAINLINES WITHIN 1.5 FEET OF THE OUTSIDE FACE OF THE MANHOLE. LOCKDOWN LIDS REQUIRED ON ALL MANHOLES OUTSIDE OF PUBLIC RIGHT-OF-WAY.

STREET LIGHTS

- 1. STREET LIGHTS SHALL BE INSTALLED AFTER ALL OTHER EARTHWORK AND PUBLIC UTILITY INSTALLATIONS ARE COMPLETED AND AFTER ROUGH GRADING OF THE PROPERTY IS ACCOMPLISHED TO PREVENT DAMAGE TO THE POLES.
2. STREET LIGHTS POLES SHALL BE SET TO A DEPTH AS SPECIFIED BY THE MANUFACTURER, BUT NOT LESS THAN 5 FEET.
3. STREET LIGHT POLES SHALL BE INSTALLED WITHIN ONE DEGREE (1°) OF PLUMB.

FRANCHISE UTILITIES

- 1. UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED IN WRITING BY ALL JURISDICTIONS HAVING AUTHORITY, NEW AND RELOCATED PRIVATE UTILITIES SHALL BE INSTALLED UNDERGROUND IN CONJUNCTION WITH THE DEVELOPMENT.
2. CONTRACTOR SHALL COORDINATE WITH TILLAMOOK PUBLIC UTILITY DISTRICT FOR LOCATION OF CONDUITS IN COMMON TRENCHES, AS WELL AS LOCATION OF VAULTS, PEDESTALS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FRANCHISE UTILITY COMPANIES ADEQUATE WRITTEN NOTICE OF AVAILABILITY OF THE OPEN TRENCH (TYPICALLY 10 DAYS MINIMUM), AND REASONABLE ACCESS TO THE OPEN TRENCH, UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY. ALL ABOVE-GRADE FACILITIES SHALL BE LOCATED IN PUES (WHERE PUES EXIST OR WILL BE GRANTED BY THE DEVELOPMENT), AND OTHERWISE SHALL BE PLACED IN A LOCATION OUTSIDE THE PROPOSED SIDEWALK LOCATION.

TESTING REQUIREMENTS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS AND/OR CORRECTIVE MEASURES ARISING FROM UNINSPECTED WORK.



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Table with 3 columns: REV, DATE, DESCRIPTION. Includes revision notes for utility line scale and testing requirements.

STANDARD NOTES
ANCHOR ST PARK + WAYSIDE RESTROOM
S ANCHOR STREET + S FIRST AVENUE
G2
4/30/2023
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2015-009.26

**PLANTING NOTES**

FINAL ROUGH GRADES TO BE ESTABLISHED BY THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR FINAL GRADING AND FOR ENSURING THAT SURFACE AND STORMWATER RUNOFF FLOWS ARE FUNCTIONING AS DESIGNED. TOP OF MULCH AT ALL PLANTING BEDS TO BE 1" BELOW TOP OF CURBS OR ADJACENT PAVING. CITY OF ROCKAWAY BEACH TO INSPECT AND APPROVE FINAL GRADING.

PLANT MATERIAL: NATIVE PLANT MATERIAL TO BE NURSERY GROWN AND OBTAINED FROM REGIONAL SOURCES UNDER CLIMATIC CONDITIONS SIMILAR TO OR HARDIER THAN THOSE AT THE SITE. ALL PLANTS TO BE OF NORMAL HABIT OF GROWTH, HEALTHY, VIGOROUS, AND FREE OF DISEASE, HARMFUL INSECTS, INSECT EGGS AND LARVAE. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED AT LANDSCAPE CONTRACTORS EXPENSE. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS.

TREES: ALL TREES SHALL BE HEALTHY GROWN NURSERY STOCK. STREET TREES TO BE A MIN. OF 1-1/2" CALIPER AT 6 INCHES ABOVE GROUND LEVEL, AND BE AT LEAST 5 FEET HIGH CONFORMING IN SIZE AND GRADE WITH THE STANDARD FOR NURSERY STOCK ANSI Z60.1 (MOST CURRENT EDITION). ALL TREES SHALL HAVE A SINGLE STRAIGHT TRUNK, A WELL DEVELOPED LEADER WITH TOPS AND ROOTS CHARACTERISTIC OF THE SPECIES, CULTIVAR OR VARIETY. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. BARE ROOT STOCK SHALL LEAVE A ROOT SYSTEM SUFFICIENT TO INSURE SURVIVAL AND HEALTHY GROWTH. BALLED AND BURLAP (B&B) STOCK SHALL LEAVE A NATURAL SOUND BALL SUFFICIENT TO INSURE SURVIVAL AND HEALTHY GROWTH.

**TOPSOIL:**

1. TOPSOIL SHALL CONSIST OF A NATURAL FRIABLE SURFACE SOIL WITHOUT ADMIXTURES OF UNDESIRABLE SUBSOIL, REFUSE, OR FOREIGN MATERIALS. IT SHALL BE SHREDDED AND REASONABLY FREE FROM ROOTS, HARD CLAY, COARSE GRAVEL, STONE LARGER THAN ONE INCH (1") IN ANY DIAMETER, NOXIOUS WEEDS, TALL GRASS, BRUSH, STICKS, STUBBLE, OR OTHER LITTER, AND SHALL HAVE INDICATED BY A HEALTHY GROWTH OF CROPS, GRASSES, TREES, OR OTHER VEGETATION THAT IT IS FREE-DRAINING AND NON-TOXIC. TOPSOIL TO CONTAIN NOT MORE THAN 10% STONES.
2. TOPSOIL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:  
 ORGANIC MATERIAL NOT LESS THAN 40% NOR MORE THAN 60% BY VOLUME. (15-20% BY WEIGHT).  
 SILT NOT LESS THAN 20% BY VOLUME. (50-60% BY WEIGHT).  
 SAND NOT LESS THAN 20% NOR MORE THAN 30% BY VOLUME. (20-30% BY WEIGHT).
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE LOCATION FROM WHICH HE PROPOSES TO FURNISH TOPSOIL AT LEAST 10 DAYS PRIOR TO DELIVERY OF TOPSOIL TO THE PROJECT FROM THAT LOCATION. THE ENGINEER WILL INSPECT AND APPROVE OF THE TOPSOIL PRIOR TO DELIVERY TO THE PROJECT SITE BY THE CONTRACTOR.

FERTILIZER: 10-15-10 SLOW RELEASE ON OPEN SPACE TREES. ALL PLANTS TO BE INOCULATED WITH MYCORRHIZA ("M-ROOTS" DRY GRANULES MIXED INTO PLANTING HOLE) AT INSTALLATION. APPLY FERTILIZER AND MYCORRHIZA ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

MULCH: MINIMUM 3" MEDIUM GRIND, WELL-ROTTED BARK MULCH OR COMMERCIAL COMPOST. NO MULCH TO BE USED IN DITCHES OR STORM WATER SWALES.

PLANTING: STONES, MORTAR, RUBBISH, AND ANY MATERIAL HARMFUL TO PLANT LIFE ARE ALL TO BE REMOVED FROM ALL PLANTING AREAS.

- ALL PLANTING AREAS TO BE RAKED SMOOTH PRIOR TO PLANTING.
- ALL PLANTING HOLES ARE TO BE TWICE THE DIAMETER OF THE PLANT ROOT BALL OR SYSTEM. SIDES AND BOTTOM OF HOLES ARE TO BE BROKEN UP.
- ALL PLANTS TO BE WATERED IN WHEN THE PLANTING HOLES HAVE BEEN HALF FILLED WITH SOIL. THE IRRIGATION SYSTEM IS NOT TO BE USED TO WATER PLANTS IN.
- APPLY FERTILIZER (IF APPLICABLE) WHEN THE PLANTING HOLE IS 3/4 FULL.
- ALL PLANTS TO BE INOCULATED WITH MYCORRHIZA AT TIME OF PLANTING. PRODUCT TO BE EITHER "ROOT DIP GEL" FOR BARE ROOT STOCK OR "M-ROOTS" GRANULAR FORMULA FOR CONTAINERIZED STOCK. MYCORRHIZA INOCULANT TO BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- FINISHED PLANTING LEVEL OF PLANTS TO BE AT OR SLIGHTLY ABOVE LEVEL GROWN IN NURSERY.
- CITY OF ROCKAWAY BEACH SHALL INSPECT ALL PLANTINGS AND GIVE WRITTEN APPROVAL BEFORE CITY OF ROCKAWAY BEACH WILL ACCEPT THE LANDSCAPING WORK (FROM THE GENERAL CONTRACTOR) AS BEING SATISFACTORILY COMPLETE.

MAINTENANCE: BEGIN MAINTENANCE IMMEDIATELY AFTER EACH SHRUB AND TREE IS PLANTED. PROTECT AND MAINTAIN PLANTINGS FOR A PERIOD OF 60 DAYS AFTER ACCEPTANCE. WATER, WEED, CULTIVATE, MAINTAIN MULCH, AND RESET PLANTS TO PROPER GRADES AND UPRIGHT POSITIONS AS REQUIRED.

GUARANTEE: GUARANTEE ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE FOR DURATION OF ONE FULL GROWING SEASON OR FOR ONE YEAR, WHICHEVER IS LONGER. CONTRACTOR TO REPLACE PLANT MATERIALS NOT SURVIVING OR IN POOR CONDITION; EXCEPT ONLY LOSS OR DAMAGE DUE TO FREEZING, VANDALISM, OR ACTS AND NEGLIGENCES ON THE PART OF OTHERS.

**MAINTENANCE NOTES**

PROVIDE MAINTENANCE AS REQUIRED BY CITY OF ROCKAWAY BEACH.

MOWING: BIOSWALE SEEDED DITCHES ARE NOT TO BE MOWED.

PRUNING: TREES, SHRUBS AND GROUNDCOVERS ARE ONLY TO BE PRUNED IF OVERALL HEALTH OF THE PLANT OR STAND IS THREATENED (SUCH AS TENT CATERPILLAR INFESTATION). IF NECESSARY, DEAD OR DISEASED BRANCHES ARE TO BE PRUNED AND REMOVED FROM THE SITE; MAKE ALL PRUNING CUTS ACCORDING TO BEST ACCEPTED PRACTICE. DO NOT TIP BACK OR SHEAR WOODY PLANTS IN ANY MANNER.

MULCH: MULCHED AREAS TO RECEIVE ADDITIONAL TOPDRESSING ONCE A YEAR IN THE FALL. ALL WOODY PLANTS (TREES, SHRUBS) TO RECEIVE 18" DIAMETER CIRCLE OF COARSE WOOD CHIPS AROUND THE BASE OF THE PLANT TO AID IN WEED SUPPRESSION. REPLACE CHIPS YEARLY AS NECESSARY UNTIL PLANTS ARE ESTABLISHED AND ABLE TO OUTCOMPETE WEEDS. NOTE: SWALES ARE NOT TO RECEIVE MULCH

WEED CONTROL: THE REMOVAL OF NOXIOUS WEEDS INCLUDING HIMALAYAN BLACKBERRY (RUBUS DISCOLOR), REED CANARYGRASS (PHALARIS ARUNDINACEA), TEASEL (DIPSACUS FULLONUM), CANADA THISTLE (CIRSIMUM ARVENSE) AND OTHERS WILL BE NECESSARY THROUGH THE MAINTENANCE PERIOD, OR UNTIL A HEALTHY STAND OF DESIRABLE VEGETATION IS ESTABLISHED. DURING REMOVAL OF INVASIVE VEGETATION CARE SHALL BE TAKEN TO MINIMIZE IMPACTS TO EXISTING NATIVE TREES AND SHRUB SPECIES. REMOVE WEEDS AND THEIR ROOT SYSTEMS BY HAND OR SIMILAR MECHANICAL METHODS; GLYSPHATE-BASED HERBICIDES (ROUNDUP OR EQUIVALENT) MAY BE USED ONLY IF APPROVED BY CITY OF ROCKAWAY BEACH.

PLANT REPLACEMENT: PLANTS THAT FAIL TO MEET THE ACCEPTANCE CRITERIA MUST BE REPLACED DURING THE MAINTENANCE PERIOD. PRIOR TO REPLACEMENT, THE CAUSE FOR LOSS SHOULD BE DETERMINED. UPON DETERMINING THE CAUSE, CORRECT THE PROBLEM (E.G. AMEND SOIL, PROVIDE WILDLIFE PROTECTION, MODIFY SPECIES SELECTION) AND THEN REPLACE THE PLANT(S). IF AT ANY TIME DURING THE WARRANTY PERIOD THE LANDSCAPING FALLS BELOW THE 80% SURVIVAL LEVEL, THE CONTRACTOR SHALL REINSTALL ALL DEFICIENT PLANTING AT THE NEXT APPROPRIATE PLANTING OPPORTUNITY AND THE TWO YEAR MAINTENANCE PERIOD SHALL BE AGAIN FROM THE DATE OF REPLANTING.

WILDLIFE PROTECTION: APPROPRIATE MEASURES SHOULD BE TAKEN TO DISCOURAGE WILDLIFE BROWSING. BIODEGRADABLE PLASTIC MESH TUBING, OR OTHER SUBSTITUTE APPROVED BY THE AGENCY/CITY, SHOULD BE PLACED AROUND INDIVIDUAL TREES AND SHRUBS TO PREVENT BROWSING BY WILDLIFE, INCLUDING BEAVER, NUTRIA, DEER, MICE AND VOLES.



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Designed By: ARB Drawn By: ARB Checked By: MDM Submittal No.: 3RD ENGR  
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REV.	DATE	DESCRIPTION	BY

IF THIS LINE IS NOT 1/8" INCH SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
 276 US-101, ROCKAWAY BEACH, OR 97136

**ANCHOR ST PARK + WAYSIDE RESTROOM**  
 S ANCHOR STREET + S FIRST AVENUE

**LANDSCAPING NOTES**

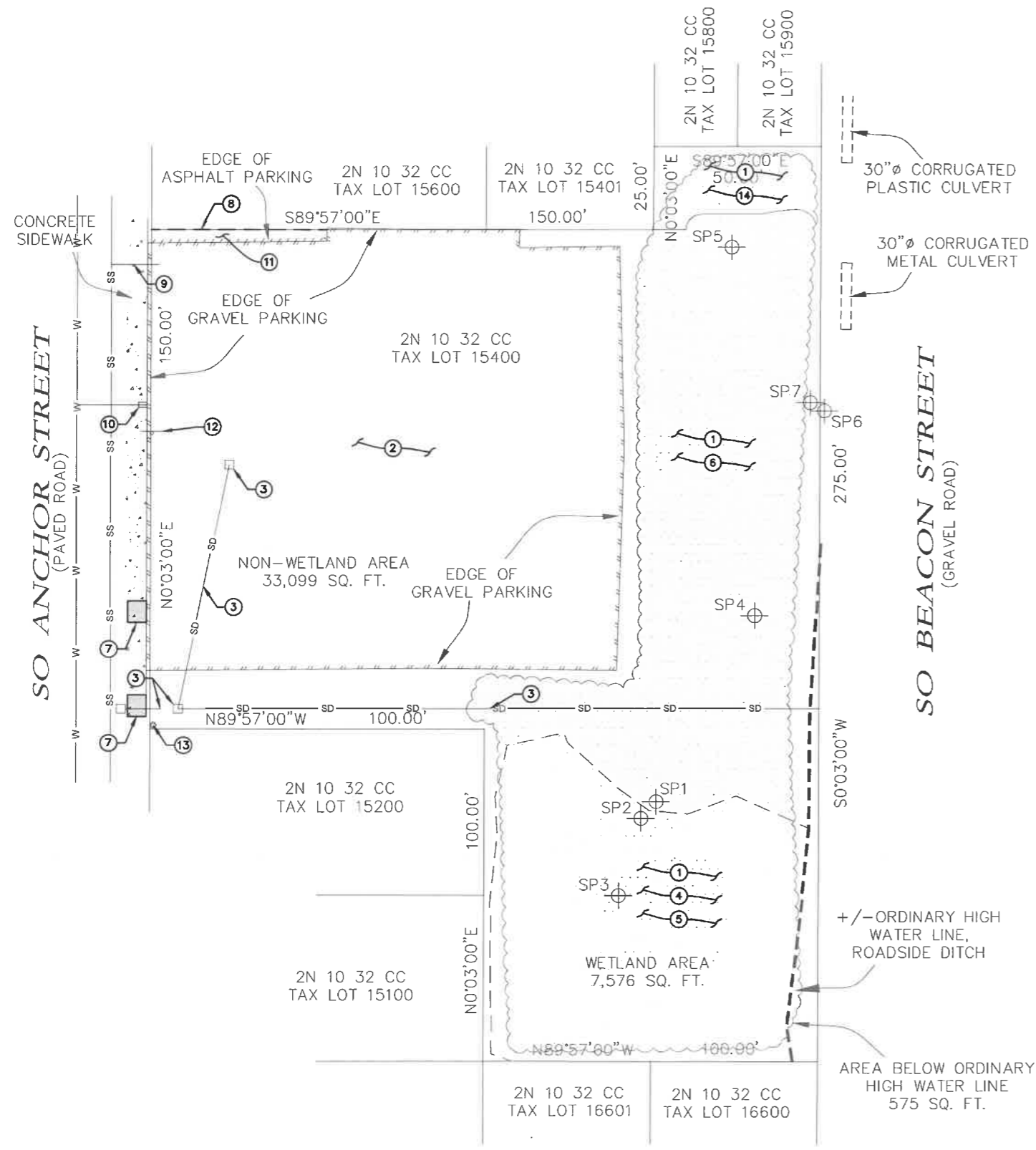
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THIS IS NOT THE STAMPED SURVEYOR'S DRAWING. THE STAMPED SURVEYOR'S DRAWING WILL BE PROVIDED UPON REQUEST.

SEE SURVEYOR'S STAMPED DRAWING

**ANCHOR ST SURVEY + DEMO KEY NOTES**

1. EXISTING DENSE BRUSH APPROXIMATELY EIGHT FEET TALL
2. DEMO AND HULL OFF TOP 2" OF GRAVEL PARKING LOT. SALVAGE REMAINDER OF GRAVEL PARKING LOT USE FOR STRUCTURAL FILL ON THE EASTERN BORDER OF THE PARK PER KEY NOTE #28 ON SHEET C6.
3. DEMO AND REMOVE EXISTING ONSITE CATCH BASINS AND STORM PIPING. CONTRACTOR IS RESPONSIBLE FOR MITIGATING STORM WATER DRAINAGE DURING CONSTRUCTION.
4. PRESERVE AND PROTECT EXISTING WETLANDS
5. PRESERVE AND PROTECT EXISTING BRUSH INSIDE WETLANDS
6. DEMO EXISTING BRUSH OUTSIDE OF WETLANDS
7. DEMO EXISTING SIDEWALK PANEL BEHIND CATCH BASIN AND DAMAGED PANEL AT SOUTH END OF SOUTHERN DRIVEWAY. PRESERVE EXISTING PUBLIC CURB AND CATCH BASIN.
8. SAW CUT EXISTING ASPHALT AT PROPERTY LINE
9. EXISTING SANITARY SERVICE. LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE AND POTHOLE DEPTH OF LATERAL PRIOR TO SETTING UP PRELIMINARY EROSION CONTROL SUCH THAT IF CONFLICTS EXIST, THEY DO NOT CAUSE PROJECT DELAYS. CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICT EXISTS. SEE SANITARY STANDARD NOTE #8 ON SHEET C2.
10. EXISTING WATER SERVICE. LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE AND POTHOLE DEPTH OF LATERAL PRIOR TO SETTING UP PRELIMINARY EROSION CONTROL SUCH THAT IF CONFLICTS EXIST, THEY DO NOT CAUSE PROJECT DELAYS. CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
11. DEMO EXISTING ASPHALT PARKING
12. REMOVE AND REPLACE EXISTING CITY OF ROCKAWAY BEACH PUBLIC PARKING LOT SIGN
13. EXISTING POWER POLE. LOCATION IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE AND CONTACT DESIGN ENGINEER IF CONFLICTS ARE PRESENT.
14. PRESERVE AND PROTECT AS MUCH OF EXISTING BRUSH INSIDE PROPERTY FLAG AS POSSIBLE



**ANCHOR ST SURVEY + DEMO**

1" = 20'

501 E First Street  
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ENGINEERS email: mail@hbh-engineers.com

Drawn By: ARB Checked By: MDM Submittal No.: 3RD ENGR  
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File:

REV.	DATE	DESCRIPTION

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
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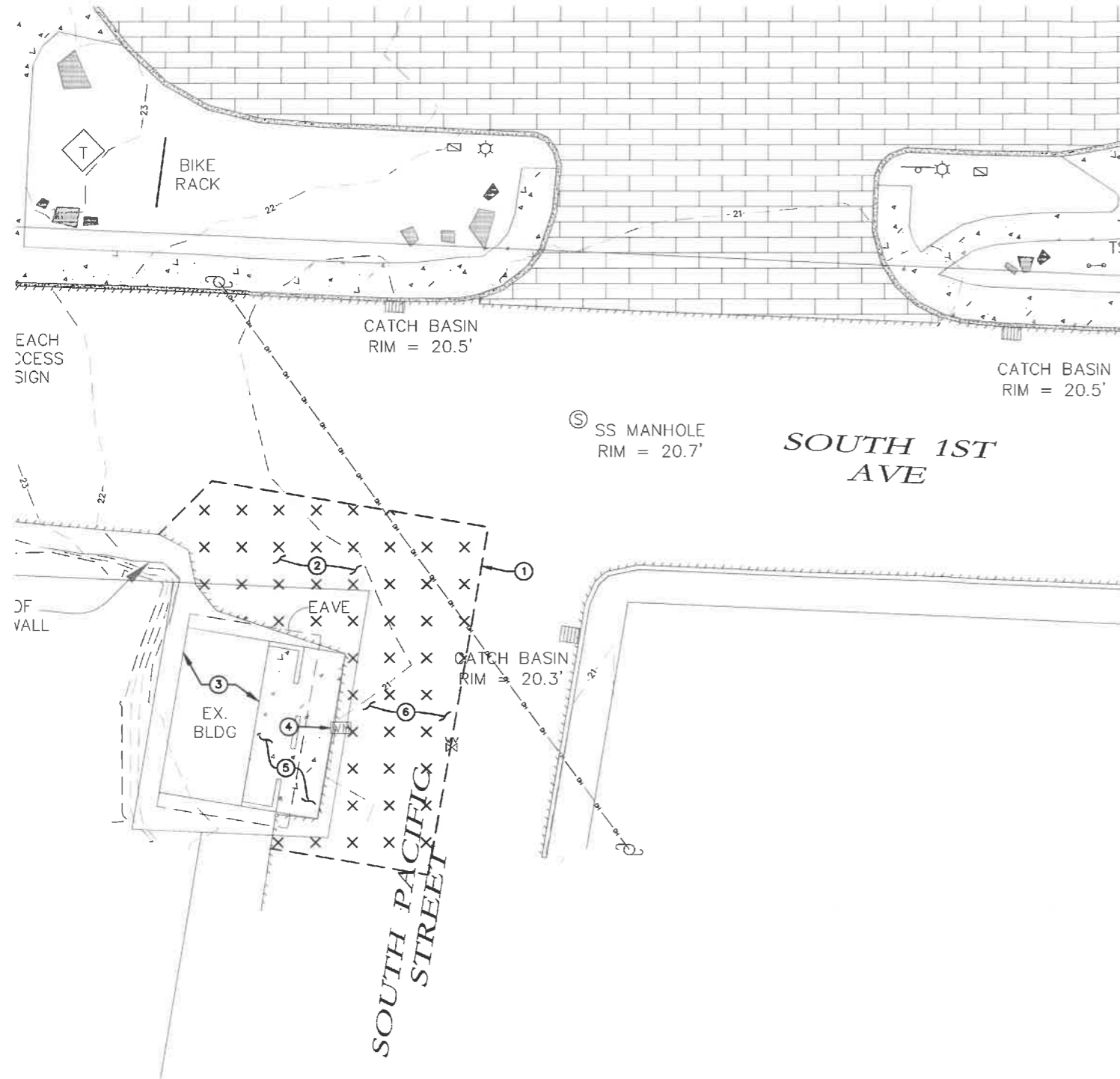
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THE STAMPED SURVEYORS DRAWING WILL BE  
PROVIDED UPON REQUEST.

SEE  
SURVEYOR'S  
STAMPED  
DRAWING

**ⓧ FIRST AVE SURVEY + DEMO KEY NOTES**

1. SAW CUT EXISTING ASPHALT
2. REMOVE EXISTING ASPHALT AND HAUL OFFSITE
3. DEMO EXISTING RESTROOM BUILDING AND HAUL OFFSITE
4. SALVAGE EXISTING WATER METER BOX AND METER. TO BE REINSTALLED AT NEW LOCATION PER SHEET C9.
5. DEMO EXISTING SIDEWALK AND HAUL OFFSITE
6. CONTRACTOR TO LOCATE WATER, POWER, SANITARY SERVICES TO EXISTING BUILDING PRIOR TO CONSTRUCTION. SERVICES TO BUILDING TO BE PRESERVED AND PROTECTED DURING CONSTRUCTION. CONTRACTOR TO CONNECT NEW BUILDING INTO EXISTING SERVICES. CONTRACTOR TO CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF CONFLICTS WITH EXISTING SERVICES ARE PRESENT.



**FIRST AVE SURVEY + DEMO**  
1" = 20'

**H B H**  
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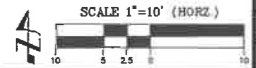
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SCALE IS NOT AS SHOWN

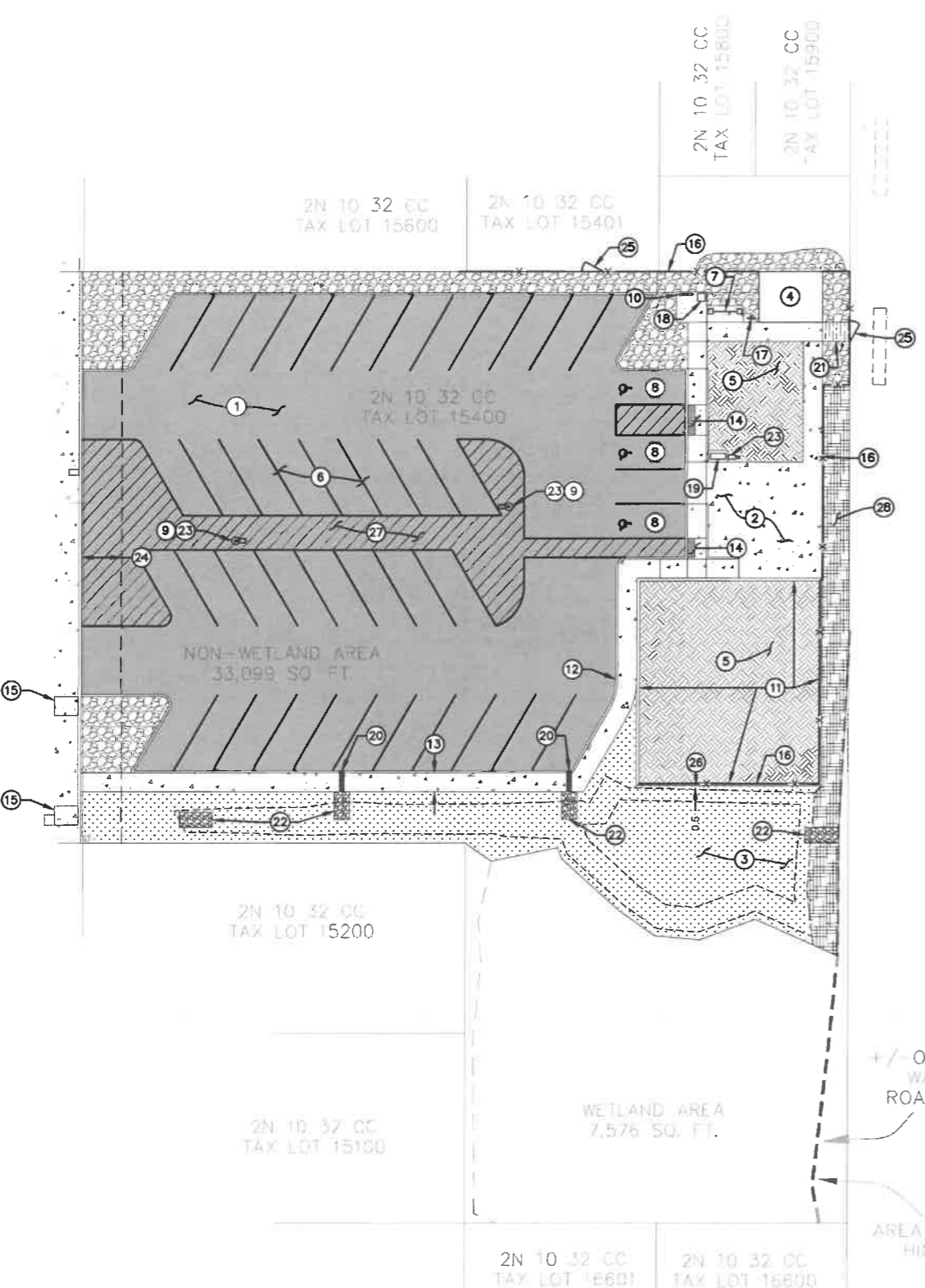
CITY OF ROCKAWAY BEACH  
2716 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR ST PARK + WAYSIDE RESTROOM  
S ANCHOR STREET + S FIRST AVENUE  
FIRST AVE SURVEY + DEMO**

Date: 4/28/2023  
Sheet No: 5 of 13  
2015-009.26



SO ANCHOR STREET  
(PAVED ROAD)

SO BEACON STREET  
(GRAVEL ROAD)



SITE PLAN  
1" = 20'

**SITE PLAN KEY NOTES**

- INSTALL PARKING LOT ASPHALT PER CROSS SECTION DETAIL LOCATED ON THIS SHEET AND GRADING LOCATED ON SHEET C8
- INSTALL ADA COMPLIANT CONCRETE PER STANDARD CONCRETE CROSS SECTION DETAIL LOCATED ON THIS SHEET AND GRADING LOCATED ON SHEET C8 (TYP)
- INSTALL STORMWATER QUALITY/QUANTITY SWALE PER DETAIL ON SHEET C7. SWALE AREA TO BE SEEDDED WITH "PROTIME PT 442 BES GRASSY SWALE NATIVE MIX" OR CITY APPROVED EQUAL. CONTRACTOR TO BRING SWALE GRASS TO FULL FRUITATION AS CONDITION OF PROJECT COMPLETION. SEE UTILITY PLAN SHEET C5 FOR GRADING AND NOTES ON SHEET C3 FOR MORE INFORMATION.
- PROPOSED BATHROOM. SEE UTILITY PLAN ON SHEET C7 AND STRUCTURALMEP PLANS BY ROMTEC.
- FILL DIRT. CITY PARKS DEPARTMENT TO CONSTRUCT THESE AREAS AT A LATER DATE. (TYP)
- 36 TOTAL NEW STANDARD PARKING STALLS (TYP)
- INSTALL COVERED "DOWNTOWN KIOSK" PER DETAIL W5 ON SHEET C13
- INSTALL THREE ADA COMPLIANT PARKING STALLS PER OREGON TRANSPORTATION COMMISSION STANDARDS FOR ACCESSIBLE PARKING PLACES FIGURES 1, 6, 7, AND 8. GRADING PER SHEET C8.
- INSTALL LIGHT POST ON 3 FEET EXPOSED PRECAST CONCRETE BASE TO PROTECT FROM TRAFFIC.
- INSTALL GREEN POWDER COATED U-LINE 3-LOOP WAVE STYLE BIKE RACK OR CITY APPROVED EQUAL. TO BE BOLTED TO CONCRETE.
- INSTALL TYPICAL STRAIGHT CURB (TYPE C) PER CITY OF ROCKAWAY BEACH STANDARD DETAIL T-301 AND GRADING ON SHEET C8 AROUND DIRT AREA
- INSTALL TYPICAL STRAIGHT CURB (TYPE C) PER CITY OF ROCKAWAY BEACH STANDARD DETAIL T-301 AND GRADING ON SHEET C8 AROUND PARKING LOT
- 5.0' WIDE SIDEWALK. CONSTRUCT PER STANDARD CONCRETE CROSS SECTION ON THIS SHEET. GRADING PER SHEET C8. (TYP)
- CONSTRUCT PARALLEL CURB RAMP PER ODOT STANDARD DETAIL RD920. GRADE RAMP PER SHEET C8.
- REPLACE PANEL SIDEWALK PER STANDARD CONCRETE SECTION DETAILED ON THIS SHEET AND CITY OF ROCKAWAY BEACH STANDARD DETAIL T-201
- INSTALL FIVE FEET TALL, MARINE-GRADE, GALVANIZED, GREEN EPOXY COATED, CHAIN LINK FENCE PER CL5-R ON ODOT DETAIL RD815. EMBED CHAIN LINK FENCE IN CURB AROUND LANDSCAPED AREA. CHAIN LINK FENCE IS AN ADDITIVE BIDDING ITEM.
- INSTALL GREEN GLOBAL INDUSTRIAL™ STEEL PET WASTE STATION WITH ROLLED WASTE BAGS OR CITY APPROVED EQUAL
- INSTALL RUBBERMAID TWO-WAY RANGER® TRASH CAN OR CITY APPROVED EQUAL
- INSTALL GREEN POWDER COATED GLOBAL INDUSTRIAL™ OUTDOOR BOTTLE FILLER W/BI-LEVEL DRINKING FOUNTAIN & PET STATION OR CITY APPROVED EQUAL. TO BE BOLTED TO CONCRETE.
- INSTALL EVERGRATE T-14A "TSUNAMI" STYLE SIDEWALK GRATE PER DETAIL T-14A ON SHEET C11. GRADE CONCRETE GUTTER UNDERNEATH GRATE AT 2% MINIMUM SLOPE FROM PARKING LOT TO BACK OF SIDEWALK FOR DRAINAGE INTO DITCH/SWALE. SEE GRADING LOCATED ON SHEET C8.
- INSTALL 5.0 FEET WIDE STAIRCASE USING RAILROAD TIES, 3/4"-0" GRAVEL, WOVEN GEOTEXTILE, AND REBAR AS NECESSARY FOR GRADE CHANGE. EXCAVATE TO A SUBGRADE DEPTH DEEP ENOUGH FOR A 2" LIFT OF COMPACTED 3/4"-0" TO BE LAYERED UNDERNEATH A RAILROAD TIE STAIRCASE. RAILROAD TIES ARE TO BE EMBEDDED IN A MANNER TO PROVIDE A STAIRCASE MEETING MAXIMUM STAIR HEIGHT OF 7 INCHES, AND MAXIMUM STAIR WIDTH OF 11 INCHES. SECURE RAILROAD TIES USING REBAR. ENSURE REBAR IS NOT EXPOSED IN MANNER THAT IS A SAFETY HAZARD.
- INSTALL FOUR FOOT WIDE CLASS 50 RIP-RAP EMBEDDED CHANNEL PER DETAIL 422 ON SHEET C10 AND RIP-RAP CROSS SECTION DETAIL ON THIS SHEET.
- SITE LIGHTING. SEE UTILITY PLAN SHEET C7 AND ELECTRICAL PLANS BY OTHERS FOR MORE INFORMATION.
- 10.0' PUBLIC UTILITY EASEMENT
- 5.0' GATE IN CHAIN LINK FENCE. CHAIN LINK FENCE IS AN ADDITIVE BIDDING ITEM.
- INSTALL 0.5 FOOT BENCH AT BASE OF CURB ABUTTING SWALE AND AND EAST PROPERTY LINE. SEE SHEET C8 FOR GRADING.
- PARKING LOT STRIPING TO BE 4" WIDE, PAINTED WITH YELLOW WATER BASED ACRYLIC PAINT (TYP)
- USE SALVAGED GRAVEL CUT MATERIAL FROM KEY NOTE #2 ON SHEET C4 TO FILL AND SURFACE EASTERN BORDER OF PARK



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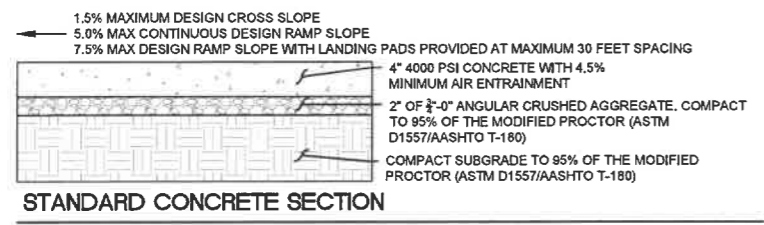
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CITY OF ROCKAWAY BEACH  
276 US-101, ROCKAWAY BEACH, OR 97136

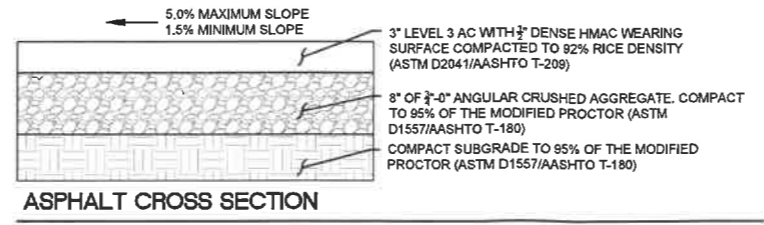
**ANCHOR ST PARK + WAYSIDE RESTROOM**  
S ANCHOR STREET + S FIRST AVENUE

**SITE PLAN**

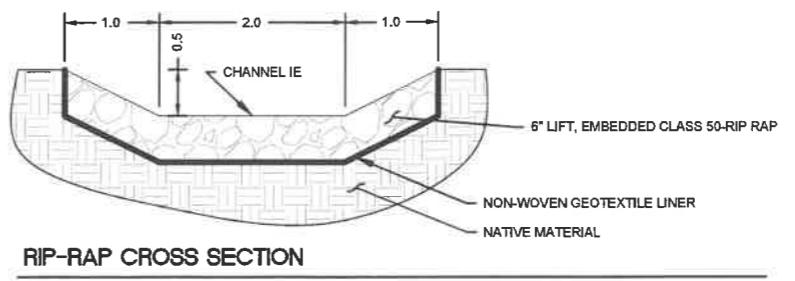
Date: 5/26/2023  
Sheet No: 6 of 13  
2015-009-26



**STANDARD CONCRETE SECTION**

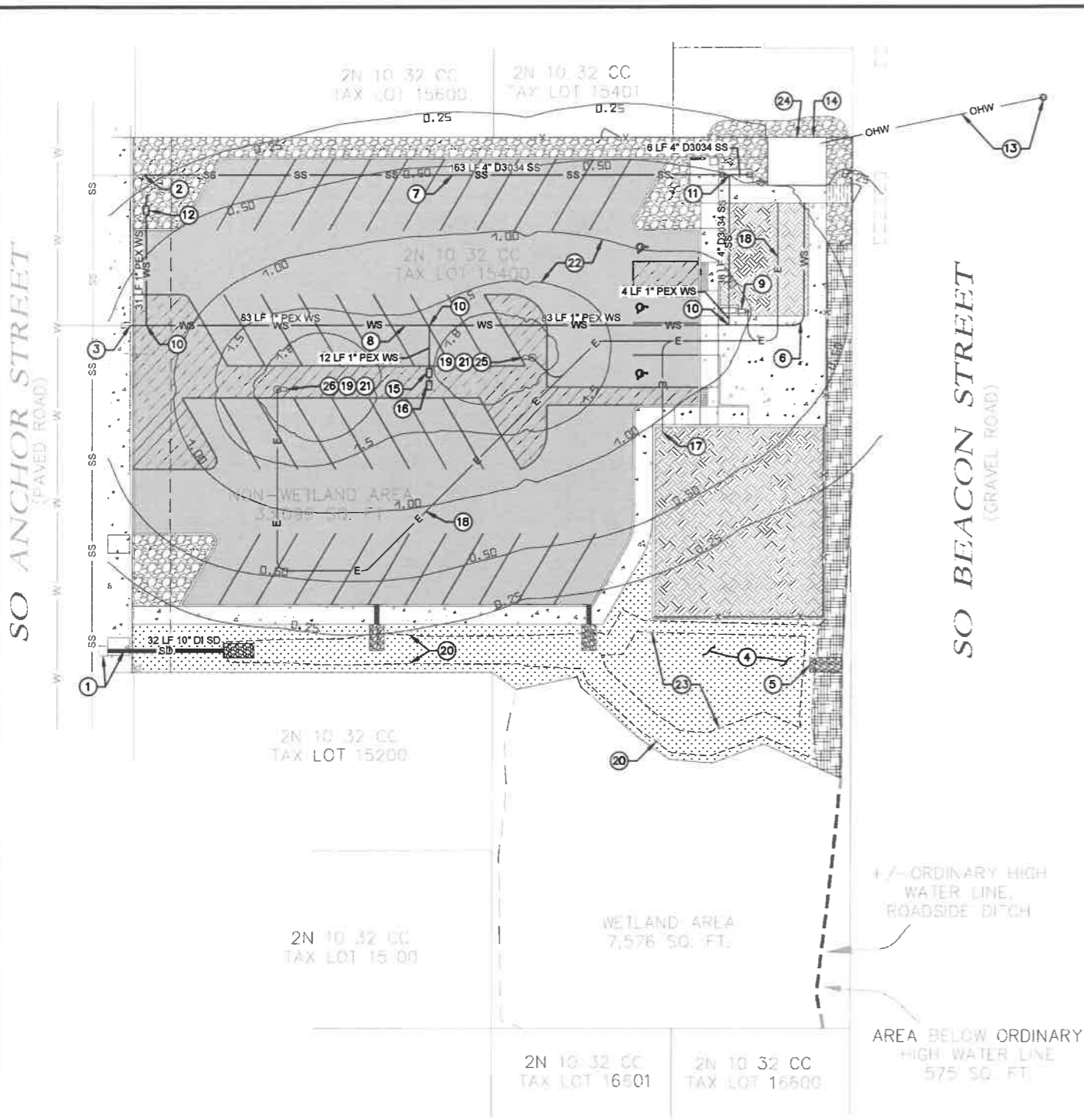


**ASPHALT CROSS SECTION**

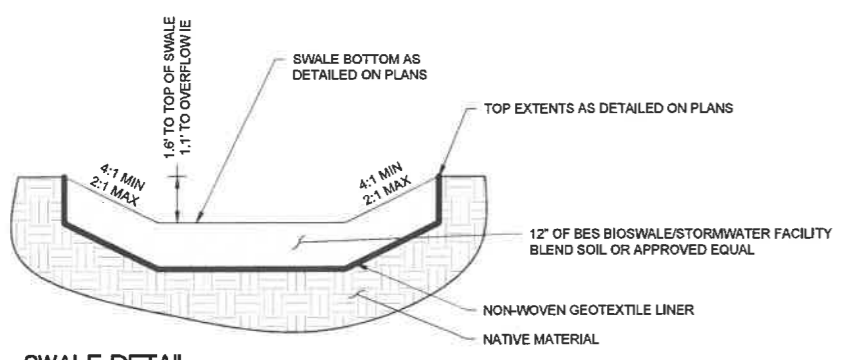


**RIP-RAP CROSS SECTION**





**UTILITY PLAN**  
1" = 20'



**SWALE DETAIL**

**UTILITY PLAN KEY NOTES**

- INVERT ELEVATIONS IN EXISTING PUBLIC ANCHOR STREET CATCH BASIN ARE NOT KNOWN. CONTRACTOR IS TO CONNECT INTO EXISTING ANCHOR STREET PUBLIC CATCH BASIN WITH 10" CLASS S2 DUCTILE IRON AT THE HIGHEST REASONABLE INVERT ELEVATION PER ODOT STANDARD DETAIL RD339. CONTRACTOR IS TO INSTALL 10" CLASS S2 DUCTILE IRON PIPE PER CITY OF ROCKAWAY STANDARD DETAIL T-200 AT 0.5% MINIMUM DRAIN GRADE FROM THE CATCH BASIN INTO THE PARK. IE OUT OF PIPE TO BE APPROXIMATELY 12.35'. GRADING SHOWN ON SHEET C8 MAY CHANGE BASED ON THE ABOVE MENTIONED CONDITION. CONTRACTOR TO CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICT IS ENCOUNTERED.
- CONNECT TO EXISTING SANITARY SERVICE. SEE SANITARY GENERAL NOTE #8 ON SHEET C2. EXISTING SANITARY MAIN AND LATERAL SHOWN IN ANCHOR STREET IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE AND POTHOLE DEPTH OF LATERAL PRIOR TO SETTING UP PRELIMINARY EROSION CONTROL SUCH THAT CONFLICTS DO NOT CAUSE PROJECT DELAYS. CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
- CONNECT TO EXISTING WATER SERVICE. EXISTING WATER MAIN AND SERVICE SHOWN IN ANCHOR STREET IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE AND POTHOLE DEPTH OF LATERAL PRIOR TO SETTING UP PRELIMINARY EROSION CONTROL SUCH THAT CONFLICTS DO NOT CAUSE PROJECT DELAYS. CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
- INSTALL SWALE PER DETAIL ON THIS SHEET. GRADE PER SHEET C8. SEE PER SHEET C6.
- WEIR OVERFLOW FOR STORM WATER QUALITY/QUANTITY SWALE TO EXISTING CITY STORM WATER DITCH. SEE KEY NOTE 22 ON SHEET C8.
- SWEEP 1" PEX 90°
- INSTALL 4" D3034 PVC SANITARY SERVICE TO BATHROOM AND WATER FOUNTAIN FROM EXISTING MAIN IN ANCHOR STREET. SERVICE TO BE INSTALLED PER CITY OF ROCKAWAY STANDARD DETAIL S-300. ONSITE AND OFFSITE PIPING TO BE INSTALLED PER CITY OF ROCKAWAY STANDARD DETAIL T-200 AT MINIMUM 2.00% SLOPE.
- INSTALL 1" PEX WATER SERVICE TO BATHROOM, PARKING LOT, AND WATER FOUNTAIN PER CITY OF ROCKAWAY STANDARD DETAIL W-805. ONSITE AND OFFSITE PIPING TO BE INSTALLED PER CITY OF ROCKAWAY STANDARD DETAIL T-200 WITH MINIMUM THREE FEET OF COVER.
- LIGHT POST WITH INDEX #1 LITHONIA RSX1 LIGHT FIXTURE. SEE LUMINAIRE INDEX TABLE ON THIS SHEET. LIGHTING LAYOUT IS SCHEMATIC. SEE ELECTRICAL PLANS BY OTHERS.
- INSTALL 1" PEX TEE
- INSTALL 4" D3034 PVC SANITARY TEE
- IRRIGATION DOUBLE CHECK ASSEMBLY. IRRIGATION SYSTEM IS TO BE DRIP-LINE STYLE, AN ADDITIVE, AND IS BIDDER DESIGN. CITY TO REVIEW DESIGN AND APPROVE.
- TAP EXISTING OVERHEAD POWER AT OFFSITE POLE IN BEACON STREET ROW LOCATED IN FRONT OF 216 S BEACON STREET. RUN OVERHEAD POWER TO NEW BATHROOM BUILDING. LAYOUT IS SCHEMATIC. SEE ELECTRICAL PLANS BY OTHERS.
- INSTALL SITE POWER INTO BATHROOM BUILDING. METER TO BE LOCATED ON OUTSIDE OF BATHROOM. BREAKER FOR SITE TO BE LOCATED IN BATHROOM MECHANICAL ROOM. DIMENSIONS SHOWN ARE SCHEMATICAL. SEE ELECTRICAL PLANS BY OTHERS.
- INSTALL NEW 3/4" WATER METER INSIDE OF ROCKAWAY STANDARD ARMORCAST A6000485 CONCRETE WATER METER BOX.
- INSTALL DOUBLE CHECK ASSEMBLY INSIDE CONCRETE WATER METER BOX. INSTALL HOSE SPIGOT ON END OF DOUBLE CHECK ASSEMBLY. HOSE SPIGOT TO HAVE LOCKING BOX INSTALLED OVER SPIGOT TO PREVENT UNAUTHORIZED WATER ACCESS. LOCKING BOX MUST FIT INSIDE CONCRETE WATER METER BOX, LARGER METER BOX THAN ROCKAWAY STANDARD ARMORCAST A6000485 MAY BE REQUIRED.
- 3" PVC STUB FOR SPORTS COURT LIGHTING. LIGHTING DESIGN OF SPORTS COURT BY OTHERS.
- JOINT UTILITY TRENCH FROM BATHROOM BUILDING. INSTALL MULTIPLE 3" CONDUITS AS NECESSARY TO RESPECTIVE ONSITE LIGHTING, POWER, AND BATHROOM. LAYOUT IS SCHEMATICAL. SEE ELECTRICAL PLANS BY OTHERS.
- INSTALL PRECAST 24" DIAMETER CONCRETE FOOTING THAT IS EXPOSED APPROXIMATELY 3 FEET ABOVE GROUND SURFACE, ACTING AS A BOLLARD FOR LIGHT POST. LIGHT POSTS ON EXPOSED CONCRETE FOOTINGS TO BE SIZED SUCH THAT THE HEIGHT OF THE LUMINAIRE IS LOCATED 20 FEET ABOVE GROUND SURFACE (I.E. 3 FEET OF EXPOSED CONCRETE BOLLARD + 17 FEET OF LIGHT POST = 20 FEET LUMINAIRE HEIGHT).
- TOP EXTENTS OF SWALE
- RUN AUXILIARY ELECTRICAL TO 24" PRECAST CONCRETE BOLLARDS TO PROVIDE SERVICE FOR (1) 40 AMP CIRCUIT AND (2) 20 AMP CIRCUITS. POWER TO BE USED FOR EVENTS STAGED IN PARKING LOT. PROVIDE A MINIMUM OF (2) 240V RECEPTACLES AND (2) 120V RECEPTACLES PER RESPECTIVE 20 AMP CIRCUIT PER LIGHT POST. ALL RECEPTACLES ARE TO BE GFCI PROTECTED. INSTALL CIRCUIT BREAKER AND RECEPTACLES ON LAMP POST INSIDE OF A NEMA-4X ENCLOSURE. ENCLOSURE IS TO BE LOCKABLE AND TAMPERPROOF. ELECTRICAL SYSTEM IS BIDDER DESIGN. CITY TO REVIEW AND APPROVE DESIGN.
- FOOT-CANDLE ILLUMINANCE CONTOURS FROM SITE FLOOD LIGHTING. AREA CALCULATIONS FOR FLOOD LIGHTING IN PEDESTRIAN AND PARKING AREAS ARE INCLUDED IN LIGHTING CALCULATION TABLE ON THIS SHEET. (TYP)
- BOTTOM OF SWALE
- INSIDE AND OUTSIDE LIGHTING DESIGN OF BATHROOM BY OTHERS
- LIGHT POST WITH INDEX #2 LITHONIA RSX1 LIGHT FIXTURE. SEE LUMINAIRE INDEX TABLE ON THIS SHEET. LIGHTING LAYOUT IS SCHEMATIC. SEE ELECTRICAL PLANS BY OTHERS.
- LIGHT POST WITH INDEX #3 LITHONIA RSX1 LIGHT FIXTURE. SEE LUMINAIRE INDEX TABLE ON THIS SHEET. LIGHTING LAYOUT IS SCHEMATIC. SEE ELECTRICAL PLANS BY OTHERS

**UTILITY PLAN GENERAL NOTES**

- ELECTRICAL SYSTEM IS BIDDER DESIGN. ELECTRICAL SYSTEM LAYOUT SHOWN IS FOR SCHEMATICAL PURPOSES ONLY.

**LUMINAIRE INDEX TABLE**

INDEX	MANUFACTURER	ARTICLE NAME	ITEM NUMBER	FITTING	LUMINOUS FLUX	MAINTENANCE FACTOR	CONNECTED LOAD	QUANTITY
1	LITHONIA LIGHTING	RSX AREA FIXTURE SIZE 1 P1 LUMEN PACKAGE 3000K CCT TYPE R5 DISTRIBUTION	RSX1 LED P1 30K R5	1x	6631 lm	0.80	51.3 W	1
2	LITHONIA LIGHTING	RSX AREA FIXTURE SIZE 1 P3 LUMEN PACKAGE 3000K CCT TYPE R5 DISTRIBUTION	RSX1 LED P3 30K R5	1x	13103 lm	0.80	109.4 W	1
3	LITHONIA LIGHTING	RSX AREA FIXTURE SIZE 1 P4 LUMEN PACKAGE 3000K CCT TYPE R5 DISTRIBUTION	RSX1 LED P4 30K R5	1x	15286 lm	0.80	133.1 W	1

**LIGHTING CALCULATION TABLE**

#	NAME	PARAMETER	MIN	MAX	AVERAGE	MEAN/MIN	MAX/MIN
1	PARKING LOT & PEDESTRIAN AREAS	PERPENDICULAR ILLUMINANCE (ADAPTIVE)	0.14 fc	1.91 fc	.97 fc	7.10	14.02



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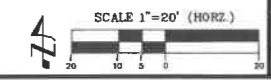
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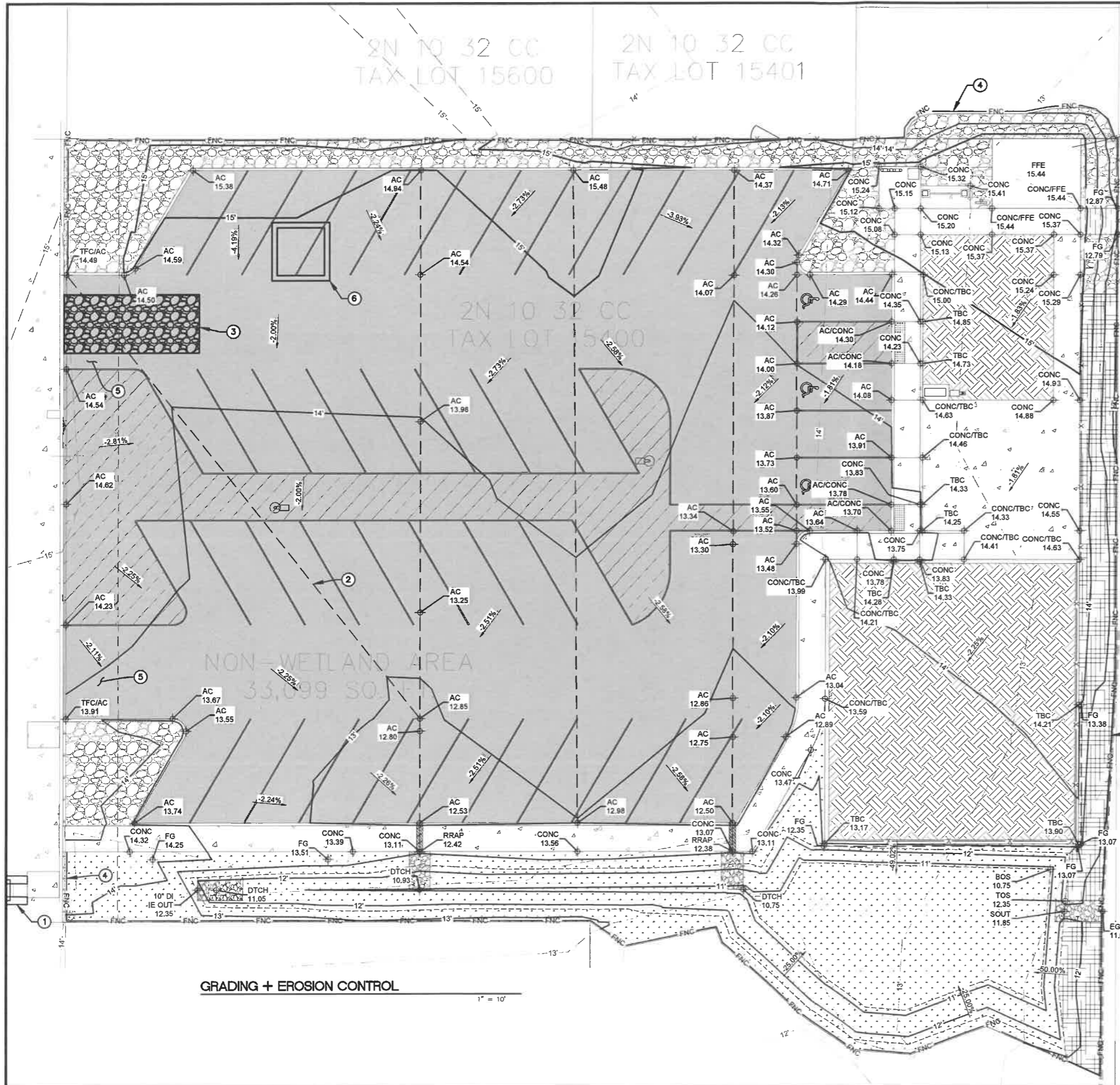
1" SCALE  
IF THIS LINE IS NOT 1" INCH SCALE IS NOT AS SHOWN

**UTILITY PLAN**  
ANCHOR ST PARK + WAYSIDE RESTROOM  
S ANCHOR STREET + S FIRST AVENUE

CITY OF ROCKAWAY BEACH  
276 US-101, ROCKAWAY BEACH, OR 97136

Sheet No. **G7** of 13  
Date 5/26/2023  
2015-009-26





**GRADING + EROSION CONTROL KEY NOTES**

1. INSTALL INLET PROTECTION PER ODOT DETAIL RD 1015
2. BREAK LINE (TYP)
3. INSTALL CONSTRUCTION ENTRANCE/EXIT PER ODOT DETAIL RD 1000. PROTECT CONCRETE DRIVEWAY ENTRANCE DURING CONSTRUCTION.
4. INSTALL SEDIMENT FENCE AROUND SITE PERIMETER PER ODOT DETAIL RD1040
5. SURVEY GRADES OF SIDEWALK ARE APPROXIMATE. CONTRACTOR TO ENSURE MINIMUM 2.0% DRAIN GRADE FROM EXISTING DRIVEWAY CONNECTIONS TO ACROSS PROPOSED ASPHALT TO TSUNAMI SIDEWALK GRATE DRAIN.
6. INSTALL CONCRETE WASHOUT PER ODOT STANDARD DETAIL RD1070

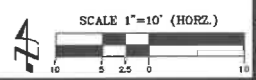
**GRADING + EROSION CONTROL LEGEND**

AC	ASPHALT FINISHED GRADE
BOS	BOTTOM OF SWALE
CONC	CONCRETE FINISHED GRADE
CCUT	CURB CUT DEPRESSION GRADE
DTCH	DITCH FINISHED GRADE ELEVATION
EG	EXISTING GRADE ELEVATION
FG	FINISHED GRADE
FFE	FINISHED FLOOR ELEVATION
RRAP	RIP RAP GRADE
SOUT	SWALE OUT
TBC	TOP BACK OF CURB (TYP TOP FACE OF CURB UNLESS OTHERWISE NOTED)
TFC	TOP FACE OF CURB
TOS	TOP OF SWALE

NOTE: TFC AND TBC ARE ASSUMED TO BE +0.5 FEET FROM AC OR GUT ELEVATIONS UNLESS OTHERWISE NOTED

GRADING UNIT	VOLUME (CY)
TOTAL VOLUMETRIC FILL TO FG FROM SUBGRADE	405
3/4"-0" BASE	522
CONCRETE	36
ASPHALT	162
<b>TOTAL CUT, HAUL OFFSITE</b>	<b>315</b>

**GRADING + EROSION CONTROL**  
1" = 10'



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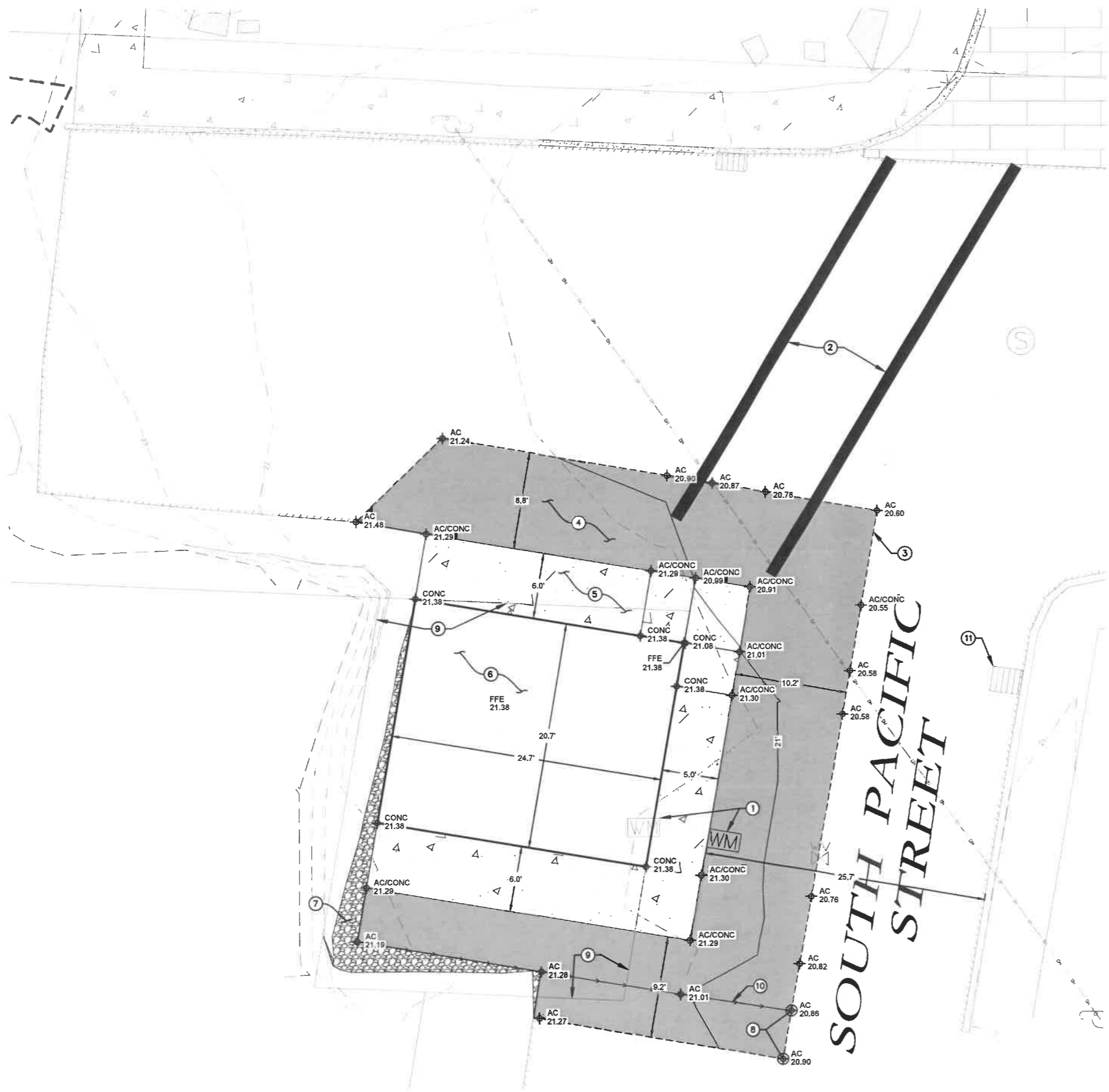
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**ANCHOR ST PARK + WAYSIDE RESTROOM**  
 S ANCHOR STREET + S FIRST AVENUE

**GRADING + EROSION CONTROL**

Date: 4/30/2023  
 Sheet No.: 8 of 13  
 2015-009.26





**WAYSIDE RESTROOM KEY NOTES**

1. RELOCATE AND REPLACE WATER METER AND BOX OUTSIDE OF BUILDING FOOTPRINT. INSTALL PER CITY OF ROCKAWAY DETAIL W-605.
2. STRIPE CROSSWALK TO PROVIDE ACCESS TO ADA PARKING. INSTALL 1.0 WIDTH, WHITE THERMOPLASTIC STRIPING PER ODOT STANDARD DETAILS TM503 & TM530
3. SAWCUT LINE (TYP)
4. INSTALL ASPHALT PER ASPHALT CROSS SECTION ON SHEET C6 AND GRADING ON THIS SHEET
5. INSTALL ADA COMPLIANT CONCRETE SIDEWALK PER STANDARD CONCRETE CROSS SECTION DETAIL LOCATED ON SHEET C6
6. PROPOSED BATHROOM BUILDING. CONNECT NEW BUILDING TO EXISTING BUILDING POWER, SEWER AND WATER. SEE STRUCTURAL AND MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS BY ROMTEC.
7. CUT INTO SLOPE BEHIND BUILDING AT MAXIMUM 2:1 SLOPE
8. PROPOSED FINISHED GRADE IS OUTSIDE BOUNDS OF TOPOGRAPHIC SURVEY. ELEVATIONS SHOWN AT THESE POINTS ARE APPROXIMATED. CONTRACTOR TO MATCH EXISTING GRADE ALONG SAW CUT LINE. CONTACT DESIGN ENGINEER IF DRAINAGE CONFLICTS BECOME PRESENT.
9. PROPERTY LINE
10. DRAIN GRADE
11. INSTALL INLET PROTECTION AT CATCH BASIN PER ODOT STANDARD DETAIL RD1015

**WAYSIDE RESTROOM ABBREVIATION LEGEND**

AC	ASPHALT FINISHED GRADE
BOS	BOTTOM OF SWALE
CONC	CONCRETE FINISHED GRADE
CCUT	CURB CUT DEPRESSION GRADE
DTCH	DITCH FINISHED GRADE ELEVATION
EG	EXISTING GRADE ELEVATION
FG	FINISHED GRADE
FFE	FINISHED FLOOR ELEVATION
RRAP	RIP RAP GRADE
SOUT	SWALE OUT
TBC	TOP BACK OF CURB (TYPICALLY THE SAME AS TOP FACE OF CURB)
TFC	TOP FACE OF CURB
TOS	TOP OF SWALE

NOTE: TFC AND TBC ARE ASSUMED TO BE +0.5 FEET FROM AC OR GUT ELEVATIONS UNLESS OTHERWISE NOTED



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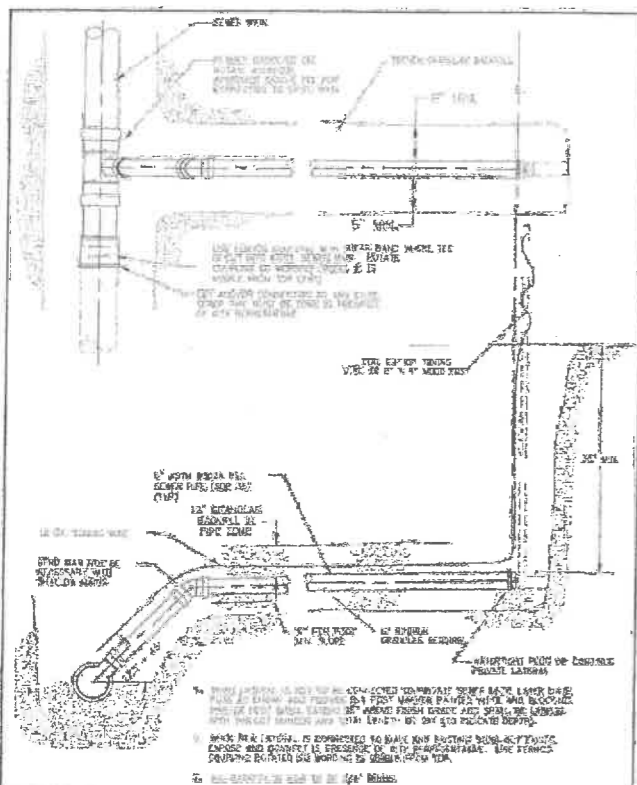
CITY OF ROCKAWAY BEACH  
 276 US-101, ROCKAWAY BEACH, OR 97136

**ANCHOR ST PARK + WAYSIDE RESTROOM**  
 S ANCHOR STREET + S FIRST AVENUE

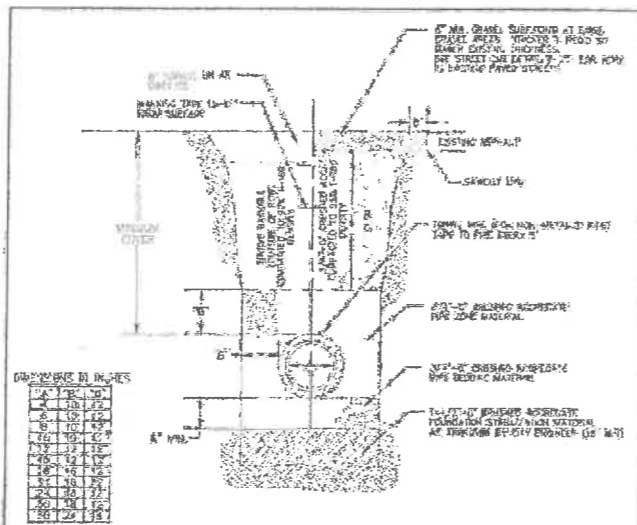
**WAYSIDE RESTROOM**



Sheet No. **9** of **13**  
 Date **5/26/2023**  
**2015-009.26**



City of Rockaway Beach  
 503.555.2291  
**STANDARD SERVICE CONNECTION AND LATERAL**  
 DETAIL NO. S-300  
 MAY 2009



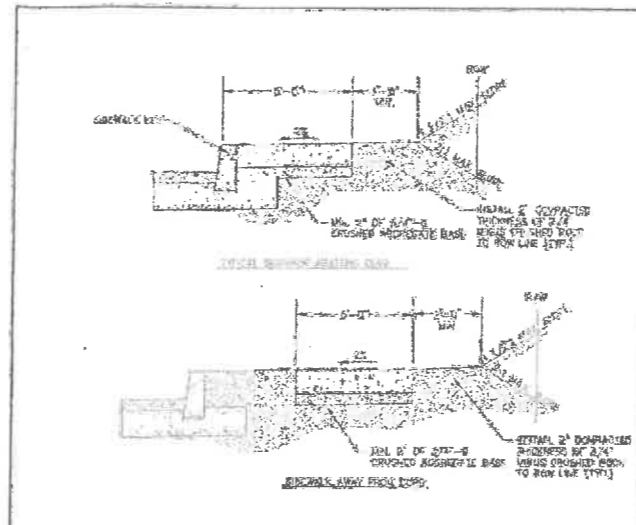
**GRAVEL SIZE IN INCHES**

1/4"	10%
3/8"	10%
1/2"	10%
3/4"	10%
1"	10%
1 1/4"	10%
1 1/2"	10%
1 3/4"	10%
2"	10%
2 1/4"	10%
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8 1/2"	10%
8 3/4"	10%
9"	10%
9 1/4"	10%
9 1/2"	10%
9 3/4"	10%
10"	10%

**NOTES:**

1. TRENCH DEPTH SHALL BE AS SHOWN IN PLAN UNLESS OTHERWISE NOTED AND SHALL BE MINIMUM 18" DEEP.
2. TRENCH DEPTH SHALL BE AS SHOWN IN PLAN UNLESS OTHERWISE NOTED AND SHALL BE MINIMUM 18" DEEP.
3. TRENCH DEPTH SHALL BE AS SHOWN IN PLAN UNLESS OTHERWISE NOTED AND SHALL BE MINIMUM 18" DEEP.
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6. TRENCH DEPTH SHALL BE AS SHOWN IN PLAN UNLESS OTHERWISE NOTED AND SHALL BE MINIMUM 18" DEEP.
7. TRENCH DEPTH SHALL BE AS SHOWN IN PLAN UNLESS OTHERWISE NOTED AND SHALL BE MINIMUM 18" DEEP.

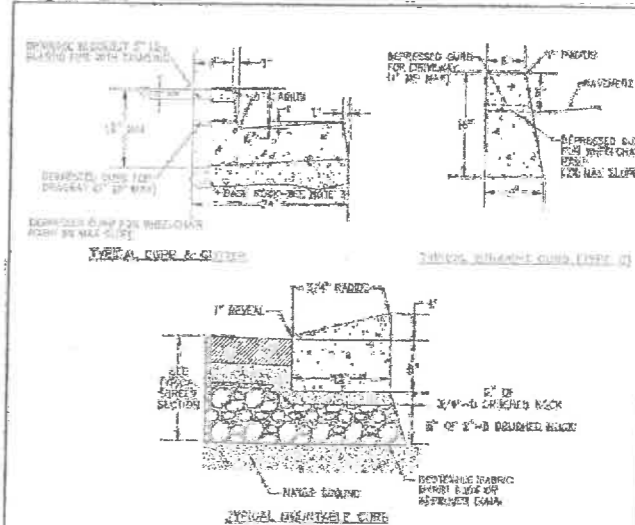
City of Rockaway Beach  
 503.555.2291  
**TYPICAL TRENCH DETAIL**  
 DETAIL NO. T-200  
 MAY 2009



**NOTES:**

1. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
2. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
3. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
4. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
5. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
6. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
7. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.

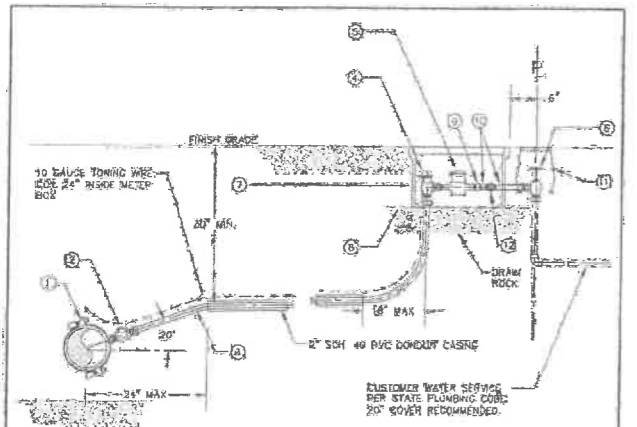
City of Rockaway Beach  
 503.555.2291  
**STANDARD SIDEWALK DETAILS**  
 DETAIL NO. T-210  
 MAY 2009



**NOTES:**

1. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
2. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
3. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
4. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
5. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
6. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.
7. CURB SHALL BE 4" MIN. HIGH AND 4" MIN. WIDE.

City of Rockaway Beach  
 503.555.2291  
**CURB DETAILS**  
 DETAIL NO. T-301  
 MAY 2009



ITEM	SIZE	DESCRIPTION	RECOMMENDATION
1	1/2"	PIPE	WUOLATEX 1/2" 1/2" 1/2" 1/2"
2	1"	PIPE	WUOLATEX 1" 1" 1" 1"
3	1"	PIPE	WUOLATEX 1" 1" 1" 1"
4	1"	PIPE	WUOLATEX 1" 1" 1" 1"
5	1"	PIPE	WUOLATEX 1" 1" 1" 1"
6	1"	PIPE	WUOLATEX 1" 1" 1" 1"
7	1/2"	PIPE	WUOLATEX 1/2" 1/2" 1/2" 1/2"
8	1/2"	PIPE	WUOLATEX 1/2" 1/2" 1/2" 1/2"
9	1/2"	PIPE	WUOLATEX 1/2" 1/2" 1/2" 1/2"
10	1/2"	PIPE	WUOLATEX 1/2" 1/2" 1/2" 1/2"
11	1/2"	PIPE	WUOLATEX 1/2" 1/2" 1/2" 1/2"
12	1/2"	PIPE	WUOLATEX 1/2" 1/2" 1/2" 1/2"

City of Rockaway Beach  
 503.555.2291  
**STANDARD 1" WATER SERVICE CONNECTION**  
 DETAIL NO. W-505  
 MAY 2009

**RIPRAP:**

- ROCK FOR RIPRAP SHALL BE ANGULAR IN SHAPE.
- THICKNESS OF A SINGLE ROCK SHALL NOT BE LESS THAN ONE-THIRD ITS LENGTH.

**RIPRAP INSTALLATION:**

- EXCAVATE BELOW FINISH GRADE TO DEPTH & DIMENSIONS SHOWN ON APPROVED PLANS.
- INSTALL WOVEN GEOTEXTILE FABRIC.
- PLACE RIP RAP TO FINISH GRADE.

● GRADE RIPRAP SHALL BE THE CLASS AND SIZE OF ROCK ACCORDING TO THE FOLLOWING:

CLASS	CLASS	CLASS	CLASS	CLASS	PERCENT (BY WEIGHT)
50	100	200	700	2000	
<b>WEIGHT OF ROCK (LBS)</b>					
50-30	100-60	200-140	700-500	2000-1400	20
30-15	60-25	140-80	500-200	1400-700	30
15-2	25-2	80-8	200-20	700-40	40
2-0	2-0	8-0	20-0	40-0	10

REVISIONS	DATE	APPROVED BY	STANDARD DRAWING
			422

**RIPRAP**  
 N.T.S.  
 422

**OREGON TRANSPORTATION COMMISSION**  
 Standards for Accessible Parking Places  
 August 2018

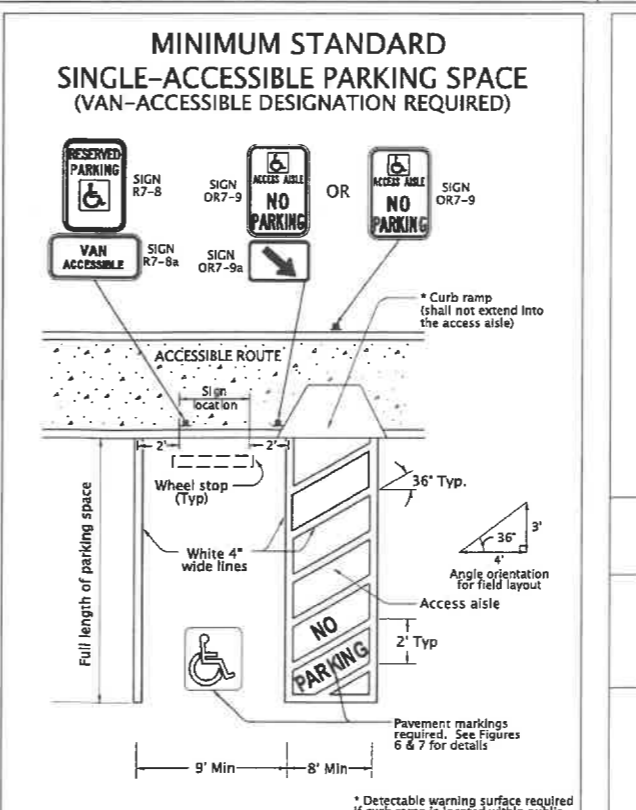


Figure 1  
 6

**OREGON TRANSPORTATION COMMISSION**  
 Standards for Accessible Parking Places  
 August 2018

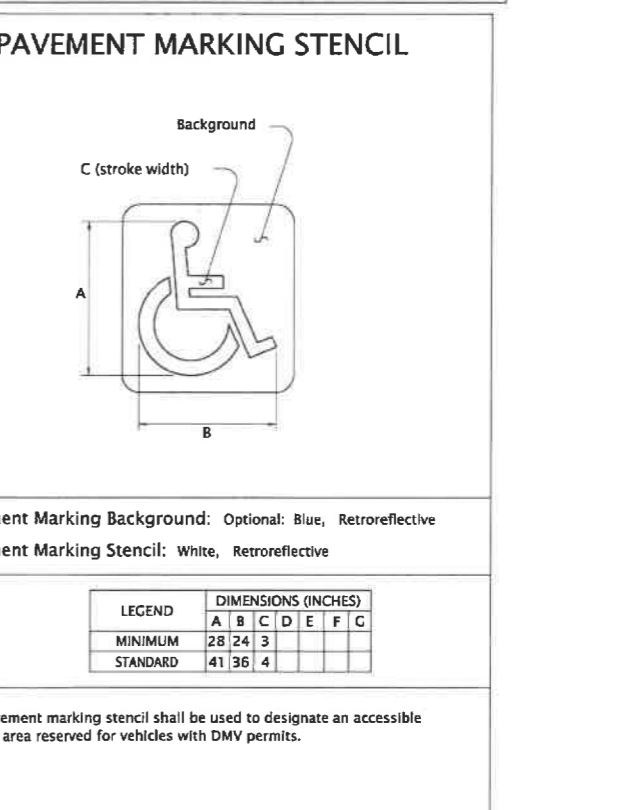


Figure 6  
 11



**H B H**  
**ENGINEERS**  
 CONSULTING  
 503.554-9553  
 email: mail@hbh-engineers.com  
 501 E First Street  
 Newberg, Oregon 97132  
 503.537-9554  
 EXPIRES 12/31/2025

BY	DATE	DESCRIPTION

CITY OF ROCKAWAY BEACH  
 276 US-01, ROCKAWAY BEACH, OR 97136  
**ANCHOR ST PARK + WAYSIDE RESTROOM**  
 S ANCHOR STREET + S FIRST AVENUE  
**DETAILS 1**

Sheet No. **C10**  
 Date **4/28/2023**  
 10 of 13  
 2015-009-26

**OREGON TRANSPORTATION COMMISSION**  
Standards for Accessible Parking Places  
August 2018

**PAVEMENT MARKING LEGEND**

Pavement Marking Legend: White or Yellow, Retroreflective

The "No Parking" pavement marking is used to designate an access aisle reserved for persons use parking with a DMV permit. This marking shall be required for all access aisles next to accessible parking spaces. Engineering judgement should be used for placement location to give best visual location to prevent illegal use of access aisle. Yellow may be used instead of white to increase contrast between access aisle white lines and the "No Parking" legend.

Figure 7

**OREGON TRANSPORTATION COMMISSION**  
Standards for Accessible Parking Places  
August 2018

**SIGN DESIGN**  
SIGN NO. R7-8

Sign Background: White, Retroreflective sheeting  
Sign Legend: Green, Retroreflective sheeting  
Sign Symbol: White on Blue, Retroreflective sheeting

Refer to Standard Highway Signs book for details.

The Disabled Person parking sign is used to designate a parking area reserved for vehicles with DMV permit as stated.

Figure 8

**Product No. : T-14A Tsunami**  
Grate Material: ASTM-A48 Class 308 Cast Iron  
Frame Material: Pitch Steel  
Load Rating: Non-Traffic (Pedestrian)  
Made in USA

Grate + Frame Weight: 27.30 lbs./sq. ft.  
Open Area 14x18" Grate: 32 sq. in.  
Open Area 14x24" Grate: 37 sq. in.

**EVERGRATE**  
Durable. Dependable. Design.



**H B H**  
CONSULTING ENGINEERS  
501 E First Street  
Newberg, Oregon 97132  
503/554-9553 fax 503/537-9554  
email: mail@hbh-consulting.com

BY	DESIGNER
DATE	
REV.	
DATE	

**CONNECTION OF RIGID PIPE TO STRUCTURE**

**CONNECTION OF FLEXIBLE PIPE TO STRUCTURE**

**GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**

- See Std. Dwg. RD364, RD365, and RD366 for inlet details not shown.
- See appropriate standard drawings or special project details for other similar structures.
- Location, elevation, diameter, slope, and number of pipes varies, see project plans.
- Maximum pipe diameter varies with pipe material.
- All connecting pipes shall have a tracer wire, or approved alternate. See Std. Dwg. RD336 for tracer wire details.
- When rigid pipe is used, the connecting pipe shall have a flexible, gasketed and unrestrained joint within 18" of structure wall. Joint type varies with manufacturer.
- When flexible pipe is used, install resilient connectors conforming to requirements of ASTM C923.
- Pipe zone varies, see Std. Dwg. RD300.

**OREGON STANDARD DRAWINGS**  
PIPE TO STRUCTURE CONNECTIONS  
2021

Effective Date: December 1, 2022 – May 31, 2023

**PARALLEL CURB RAMP DETAIL**

**PARALLEL CURB RAMP WITH CROSSWALK CLOSURE**

**GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**

- Curb ramp details are based on applicable ODOT Standards.
- See Std. Dwg. RD700 & RD701 for curbs. See Std. Dwg. RD720 & RD721 for sidewalks. See Std. Dwg. RD902 through RD906 for detectable warning surface installation details. See Std. Dwg. T-14A for crosswalk closure details.
- Site conditions normally require a project specific design. See project plans for details not shown.
- Tooled dummy joints are required at all curb ramp grade break lines. (See Std. Dwg. RD722).
- Curb ramp slopes shown are relative to the true level horizon (zero bubble).
- Place detectable warning surface at the back of curb for a minimum depth of 2' in the direction of pedestrian travel full width of curb ramp opening that is adjacent to traffic.
- Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes steep meets at grade breaks shall be flush.
- When 2 ramp runs are immediately adjacent, the curb exposure (E) between the adjacent side may range between 3" and full design exposure.
- Curb ramps for shared use paths intersecting a roadway shall be full width of path, excluding flares. When a curb ramp is used to provide bicycle access from a roadway to a sidewalk, the curb ramp opening will be 2' wide. (See Std. Dwg. RD909 for additional details).
- Place an inlet at upstream side of curb ramp or perform other approved design mitigation. Check the gutter flow depth at curb ramp locations to assure that the design flood does not overlap the back of sidewalk.
- On or along state highways, curb and gutter is required at curb ramps.

**LEGEND:**

- Sidewalk
- Detectable warning surface
- Level area (Turning space/handling) Unobstructed 4.5' x 4.5' With obstruction 4.5' x 5.5' (longer dimension in direction of pedestrian street crossing). For the purposes of this application, a max. 2.0% finished surface slope (for drainage) measured perpendicular in two directions is considered level.
- Cross slope 1.0% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)
- Running slope 7.5% max. (Max. 8.25% finished surface slope)
- Counter slope 4.0% max. ascending or descending. (Max. 5.0% finished surface slope) Slope as required for drainage
- 4"x4" clear space

**OREGON STANDARD DRAWINGS**  
PARALLEL CURB RAMP  
2021

Effective Date: December 1, 2022 – May 31, 2023

DESCRIPTION	
DATE	
REV.	
DATE	

0" = 1" IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH, OR 97136  
276 US-101, ROCKAWAY BEACH, OR 97136

**ANCHOR ST PARK + WAYSIDE RESTROOM**  
S ANCHOR STREET + S FIRST AVENUE

**DETAILS 2**

**C11**

4/28/2023

2015-009-26

11 of 13



**H B H CONSULTING ENGINEERS**  
 501 E First Street  
 Newberg, Oregon 97132  
 CONSULTING 503/554-9553  
 FAX 503/537-9554  
 email: mail@hbh-engineers.com

BY	
DATE	
REV.	
DESCRIPTION	

CITY OF ROCKAWAY BEACH  
 276 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR ST PARK + WAYSIDE RESTROOM**  
 S ANCHOR STREET + S FIRST AVENUE  
**DETAILS 3**

Sheet No. **C12**  
 Date **4/28/2023**  
**2015-009-26**  
 12 of 13

**TYPE CL-6**  
 For runs of fence of 20' or less, omit truss rod and install lower brace rail in alternate position at end and corner posts.

**TYPE CL-6R**  
 600'-0" max. run

**TYPES CL-4 & CL-5**

**TYPES CL-4R & CL-5R**

**GATES**  
 Gate Frame 1 1/2" nom. pipe size  
 Gate opening (As shown on plans)  
 Gate opening (As shown on plans) DOUBLE

**TABLE 1 MEMBER**

TYPE	BRACE AND TOP RAILS		LINE POSTS		END, CORNER & INTERMEDIATE END POST		GATE OPENING (ft)		GATE POSTS	
	TUBULAR	H-SECTION	TUBULAR	H-SECTION	WT. (lb/ft)	WT. (lb/ft)	SINGLE GATE	DOUBLE GATE	WT. (lb/ft)	WT. (lb/ft)
CL-4 & CL-4R	1 1/2"	1 1/2"	1 1/2"	1 1/2"	2.72	2 1/2"	Up thru 6	Up thru 12	2 1/2"	2 1/2"
CL-5 & CL-5R	1 1/2"	1 1/2"	1 1/2"	1 1/2"	4.10	2 1/2"	7 thru 13	13 thru 26	4	2 1/2"
CL-6 & CL-6R	1 1/2"	2"	2"	2"	2 1/2"	2 1/2"	14 thru 18	27 thru 36	6 1/2"	6

**GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**  
 1. Do not use top rail where fence can be struck by an errant vehicle.  
 2. Postings shown are illustrative of use and not specific as to design.  
 3. Gate posts on each side of a gate opening to be the same size. As a double gate installation with unequal width gates, size of both posts to be as indicated for a single gate installation of the wider gate width.  
 4. For cross sectional dimensions of members, see Table 1.  
 5. Posts and rails with sections not shown shall meet the requirements of ASHTO M118 for acceptable alternatives.  
 6. All concrete shall be commercial grade concrete.  
 7. All chain link fabric top and bottom selvage shall be knuckled finish.  
 8. Chain link fabric for the fence to be installed with pickets shall be 9 gauge wire woven in 3/4" by 3 1/2" diamond mesh.  
 9. See project plans for details not shown.  
 10. Add fence grounding as required.

**OREGON STANDARD DRAWINGS**  
**CHAIN LINK FENCE**  
 2021  
 Effective Date: December 1, 2022 - May 31, 2023  
 RD815

**CONSTRUCTION ENTRANCE - TYPE 1**  
 NOT TO SCALE

**CONSTRUCTION ENTRANCE - TYPE 2**  
 NOT TO SCALE

**CONSTRUCTION ENTRANCE - TYPE 3**  
 (TYPE 1 OR 2 WITH EXISTING CURB)  
 NOT TO SCALE

**SECTION A-A**  
 NOT TO SCALE

**SECTION B-B**  
 NOT TO SCALE

**SECTION C-C**  
 NOT TO SCALE

**WOODEN CURB RAMP SECTION D-D**  
 NOT TO SCALE

**CONSTRUCTION ENTRANCE TABLE**

Length (FT)	Area Of Exposed Soil (Acres)
20	0.25
50	0.25 < A < 1.0
100	A > 1.0

**GENERAL NOTES:**  
 1. The Type 1 entrance is a simple entrance without a diversion ridge or settling basin.  
 2. The wooden ramp may be used on either Type 1 or Type 2 entrances in situations where there is curb and the curb is not removed for the construction entrance.

**OREGON STANDARD DRAWINGS**  
**CONSTRUCTION ENTRANCES**  
 2021  
 Effective Date: December 1, 2022 - May 31, 2023  
 RD1000

**PLAN DITCH INLET**

**PLAN AREA DRAIN**

**SECTION A-A DITCH INLET**

**PLAN CATCH BASIN**

**BIOFILTER BAGS - TYPE 4**  
 NOT TO SCALE

**GENERAL NOTES:**  
 1. Stake biofilter bags with 2"x2"x16" wood stakes, and use a minimum of 2 stakes per bag. Drive stakes a minimum of 6" into the ground and flush with the top of the bags.  
 2. Overlap stakes when bags are placed on pavement surface.  
 3. Overlap all bag joints 6".  
 4. Biofilter bags used on active roadways are easily displaced and made ineffective if struck by vehicles. If struck by a vehicle, take with injury could result. On active roadways alternative inlet protection should be considered.

**OREGON STANDARD DRAWINGS**  
**INLET PROTECTION TYPE 4**  
 2021  
 Effective Date: December 1, 2022 - May 31, 2023  
 RD1015

**SEDIMENT FENCE AND GEOTEXTILE BURY DETAIL - TYPE 1**  
 NOT TO SCALE

**ALTERNATE SEDIMENT FENCE WITHOUT TRENCHING - TYPE 2**  
 NOT TO SCALE

**GEOTEXTILE END CONNECTIONS**  
 NOT TO SCALE

**GENERAL NOTES:**  
 1. Use 2x2" wood fence posts.  
 2. Posts to be installed on downhill side of sediment fence geotextile. Position posts to prevent separation from geotextile.  
 3. Compact filter fabric trench backfill and soil on uphill side of fence.  
 4. Locate fence no closer than three feet to the toe of a slope.  
 5. Wing spacing shall comply with "Fence Spacing for General Application Table".

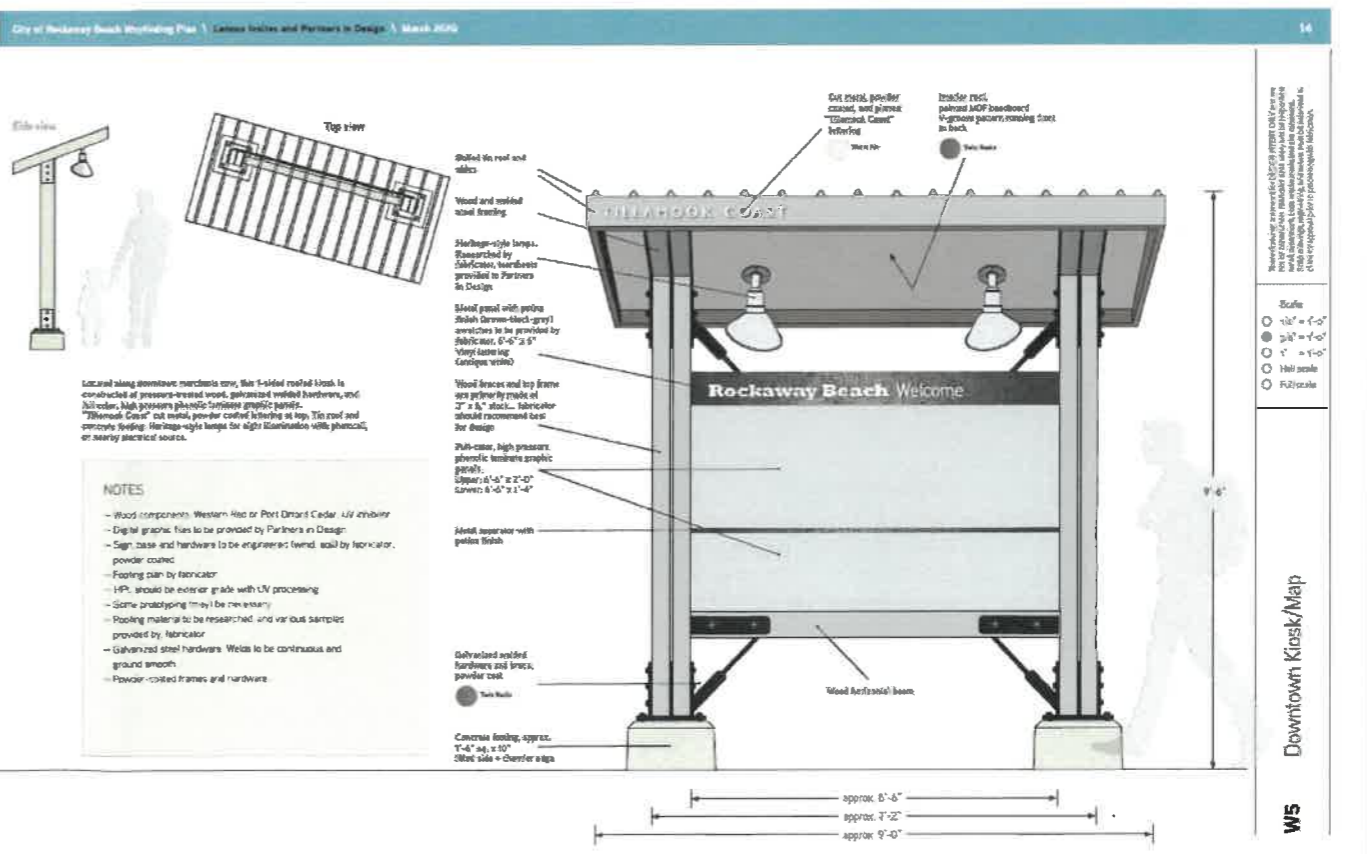
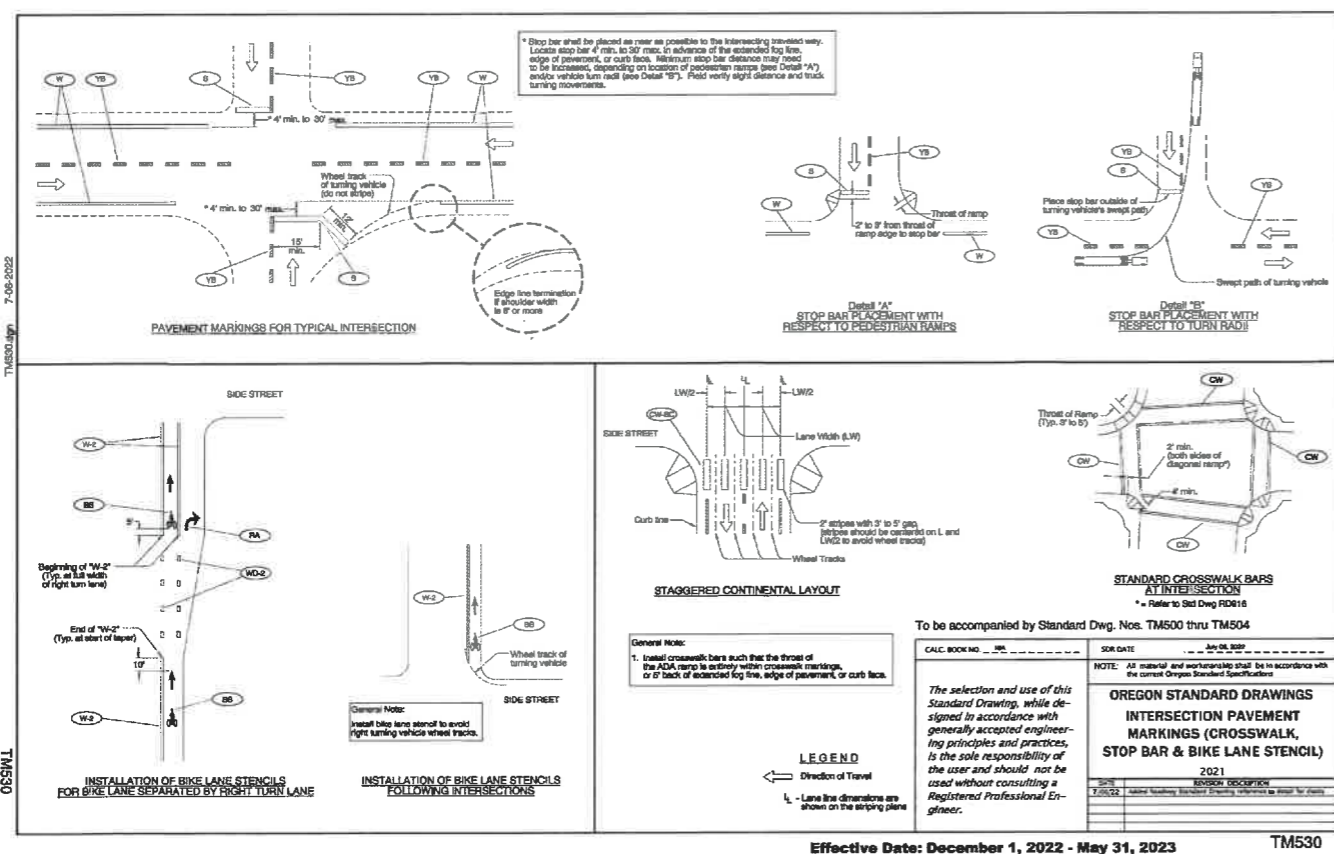
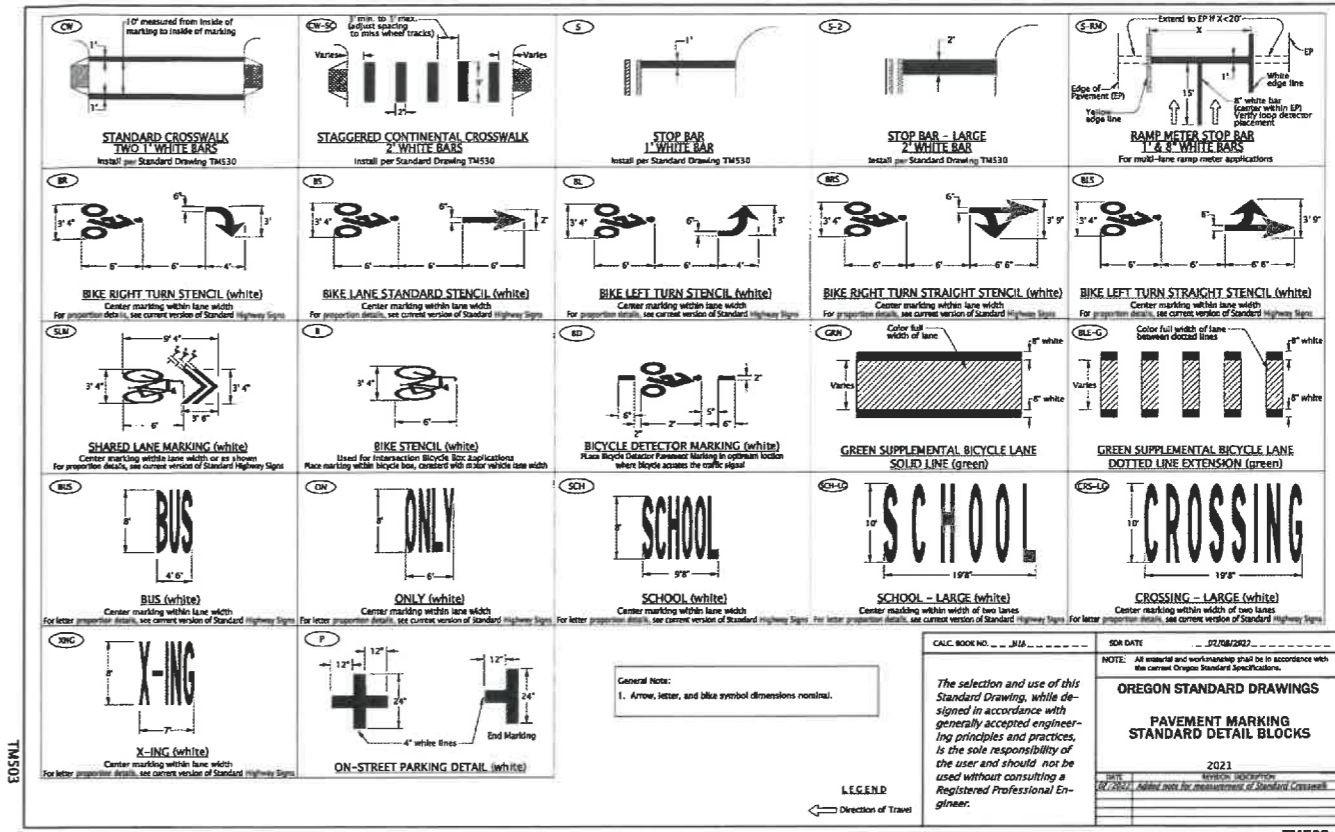
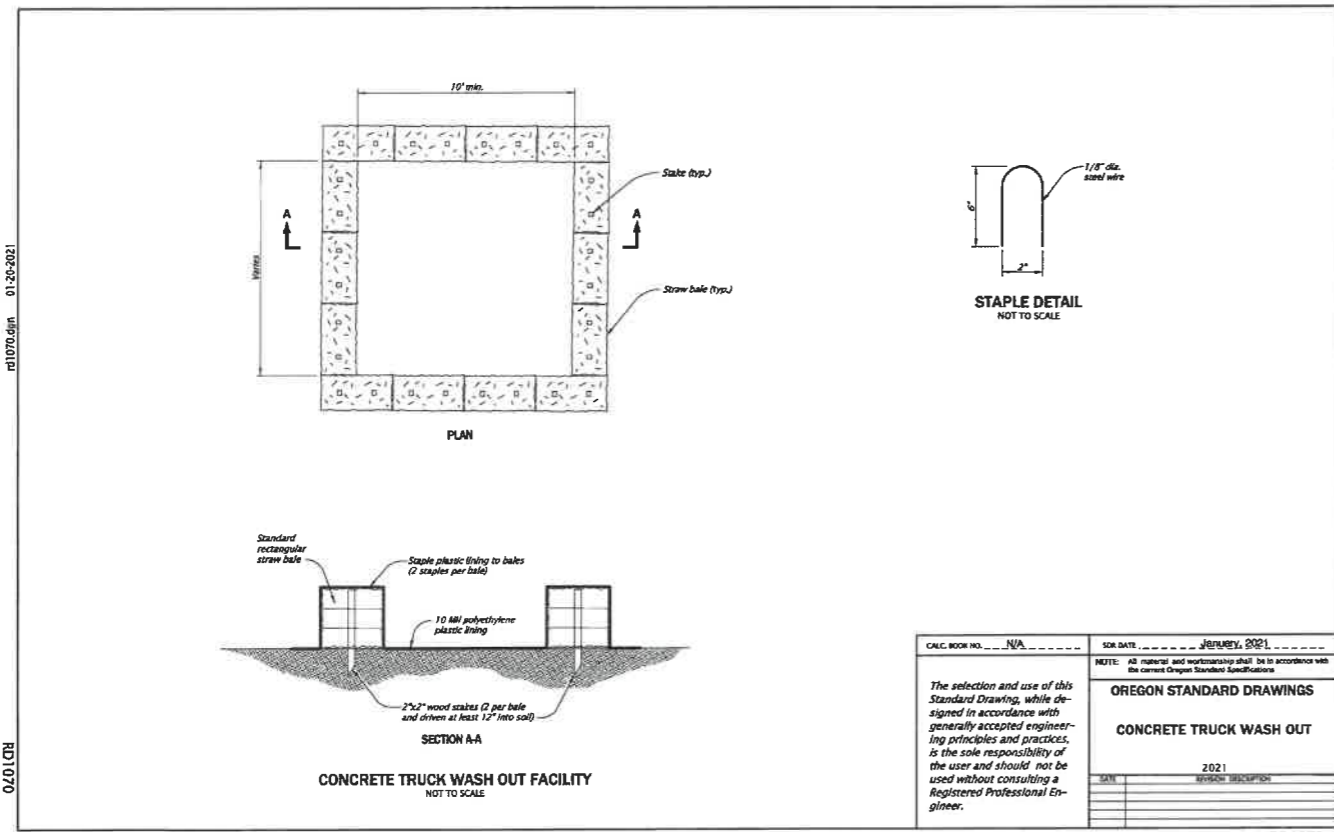
**FENCE SPACING FOR GENERAL APPLICATION TABLE**

GRADE	MAXIMUM SPACING ON GRADE
Grade 1 (10%)	30'
1/2" S. Grade 1.5 (1.5%)	150'
1/2" S. Grade 2 (2%)	100'
20% S. Grade 4 (4%)	50'
20% S. Grade 5 (5%)	25'

**POST SPACING TABLE**

POST SPACING	MINIMUM WING SPACING
2"	Sediment Fence with Geotextile Alignment less than 500'
4"	Sediment Fence with Geotextile Alignment 500' or more

**OREGON STANDARD DRAWINGS**  
**SEDIMENT FENCE**  
 2021  
 Effective Date: December 1, 2022 - May 31, 2023  
 RD1040



**H B H ENGINEERS**  
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REV.	DATE	DESCRIPTION

**ANCHOR ST PARK + WAYSIDE RESTROOM**  
**S ANCHOR STREET + S FIRST AVENUE**  
**DETAILS 4**

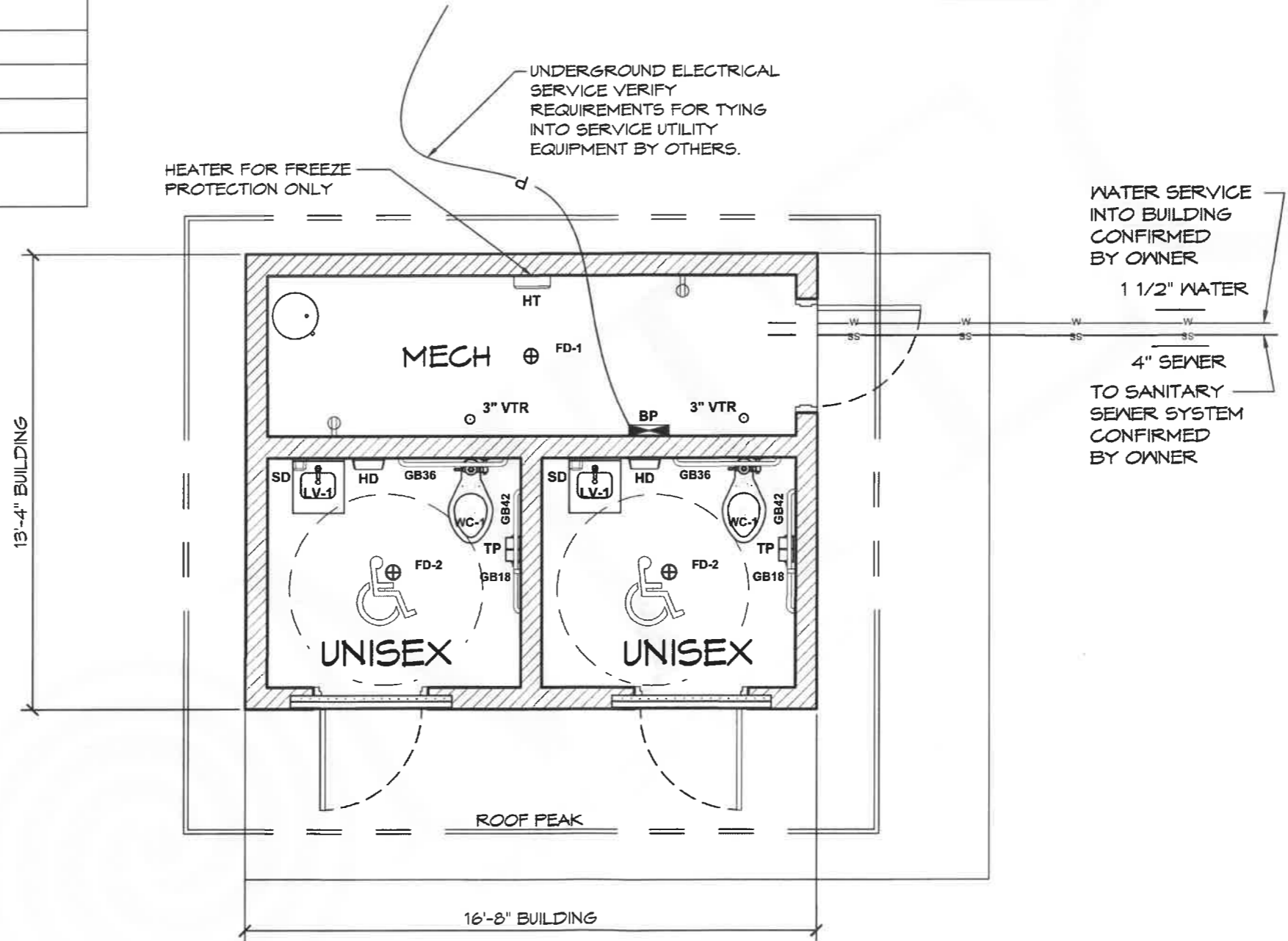
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4/28/2023

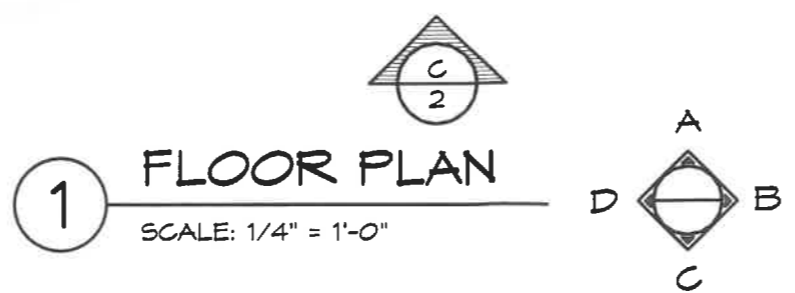
2015-009-26

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	RIDGE WINDOW	2
	EXTERIOR WALL LIGHTS	3
	INTERIOR CEILING LIGHTS	3
	FLOOR DRAIN	3
	ELECTRICAL OUTLET	2
	18"X18" LOUVERED DOOR VENT	2
	ROMTEC VENTILATION PACKAGE; 4 INLINE FANS	1

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



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.



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18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
(541) 866-3541 FAX (541) 496-0803

**PRELIMINARY**

PROJECT: HBH CONSULTING ENGINEERS  
ROCKAWAY BEACH ANCHOR STREET PARK (RESTROOM)  
ROCKAWAY BEACH, OREGON

PROJECT#: 1995A

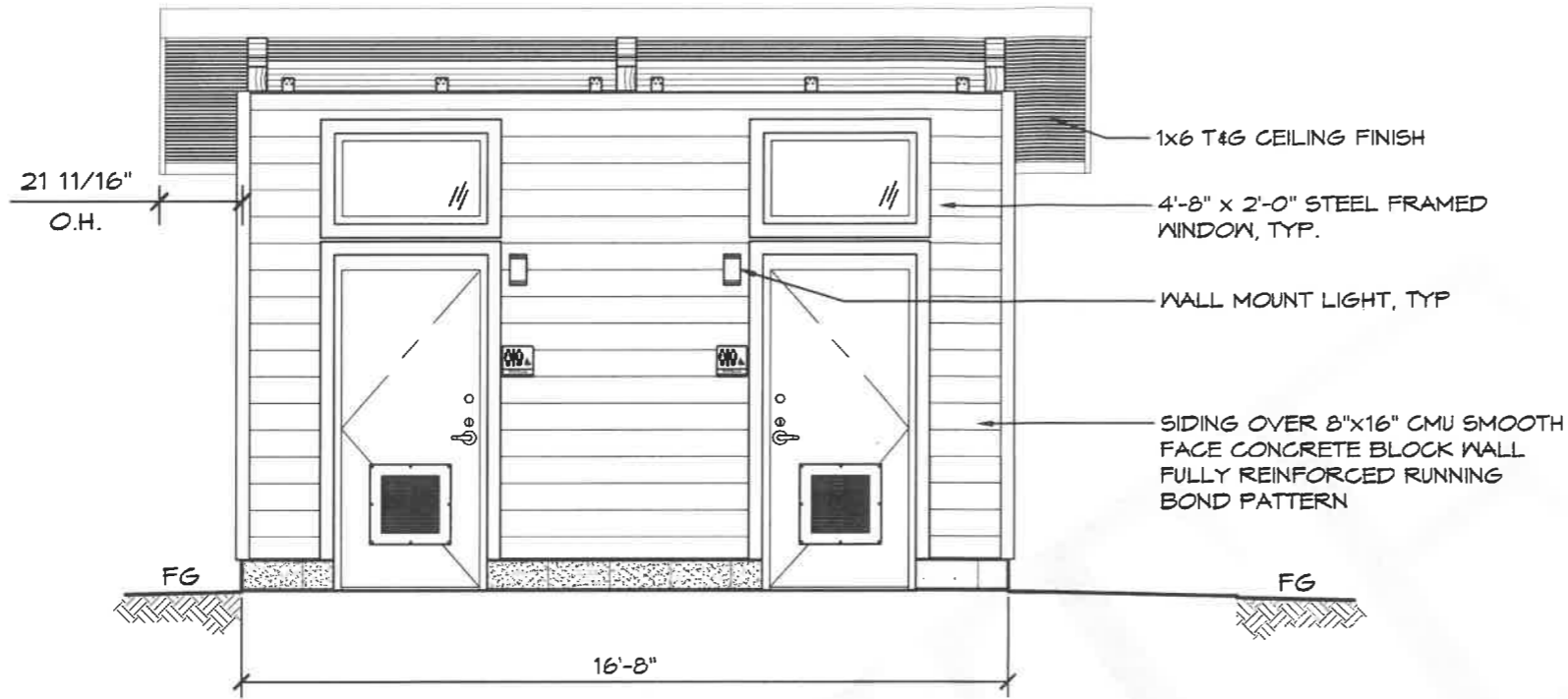
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REVISIONS

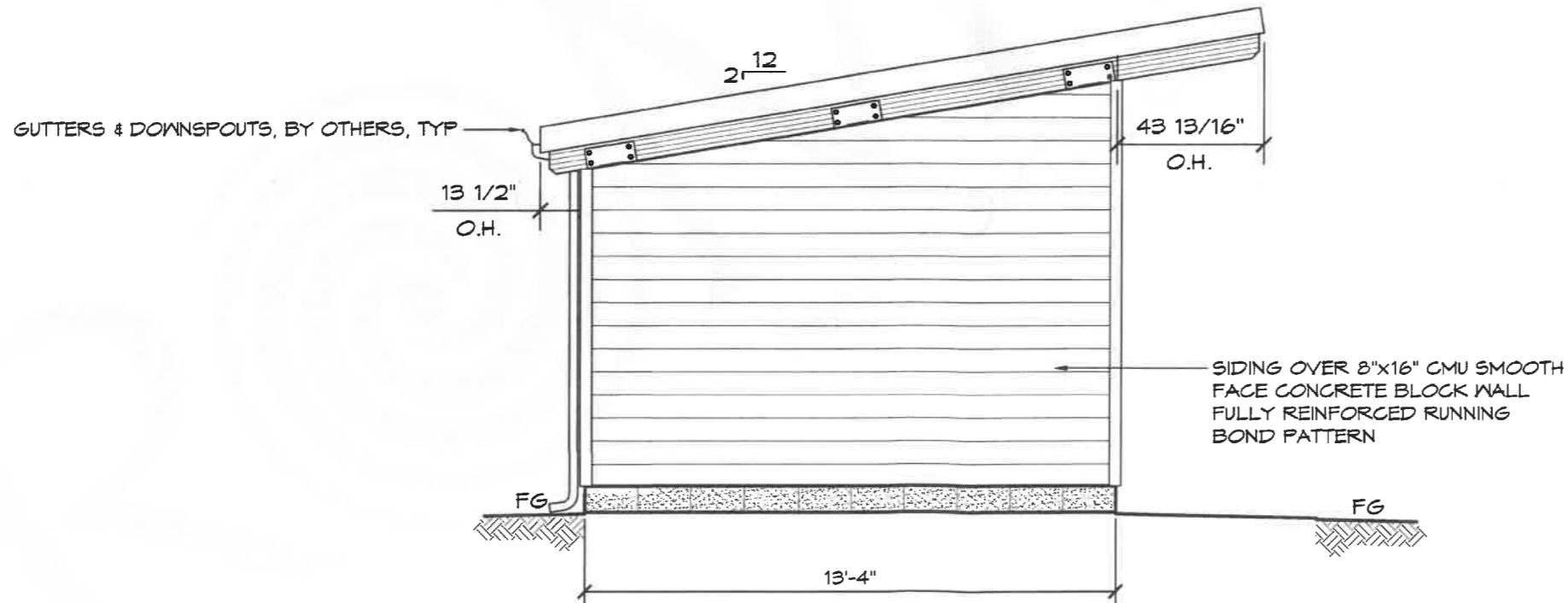
REV.	DATE	BY

DRAWN BY: CR / JRM

SHEET NO. 01



**C** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



**D** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"

**ROMTEC**

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(541) 496-3541 FAX (541) 496-0803

**PRELIMINARY**

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ROCKAWAY BEACH ANCHOR STREET PARK (RESTROOM)  
ROCKAWAY BEACH, OREGON

SHEET TITLE: ELEVATION VIEW

PROJECT#: 1995A

DATE: 3/17/2023

REVISIONS

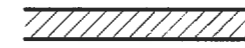
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DRAWN BY: CR / JRM

SHEET NO.

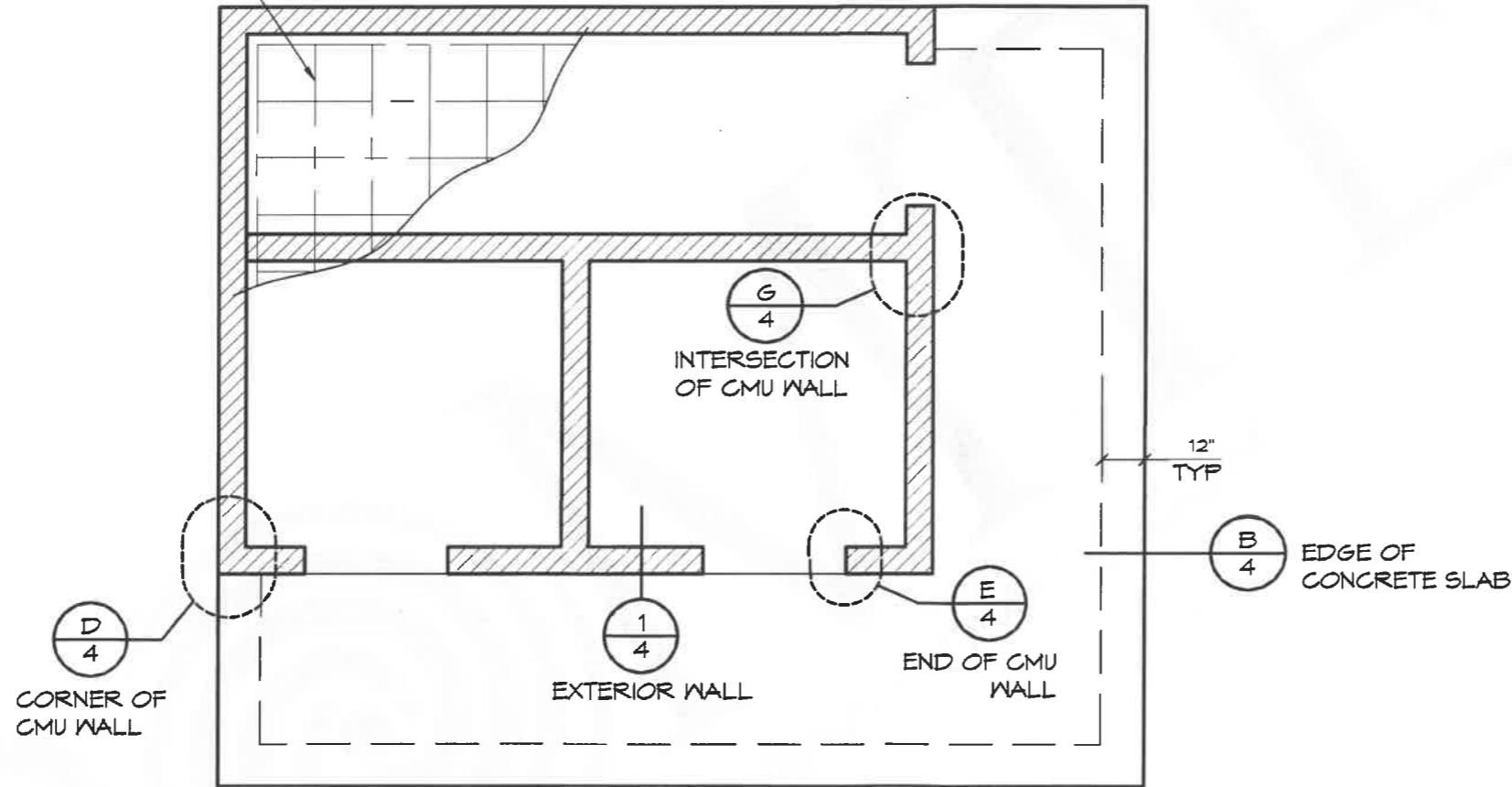
**02**

### WALL TYPE SCHEDULE



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

5" CONC SLAB W/ #5 REBAR @ 16" OC EW OVER 6" ENGINEERED FILL



**1** EXAMPLE FOUNDATION  
SCALE: 1/4" = 1'-0"

**ROMTEC**

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PROJECT:  
**HBH CONSULTING ENGINEERS**  
ROCKAWAY BEACH ANCHOR STREET PARK (RESTROOM)  
ROCKAWAY BEACH, OREGON

SHEET TITLE: BID DOC DETAILS

PROJECT#: 1995A

DATE: 3/17/2023

REVISIONS

REV.	DATE:	BY

DRAWN BY: CR / JRM

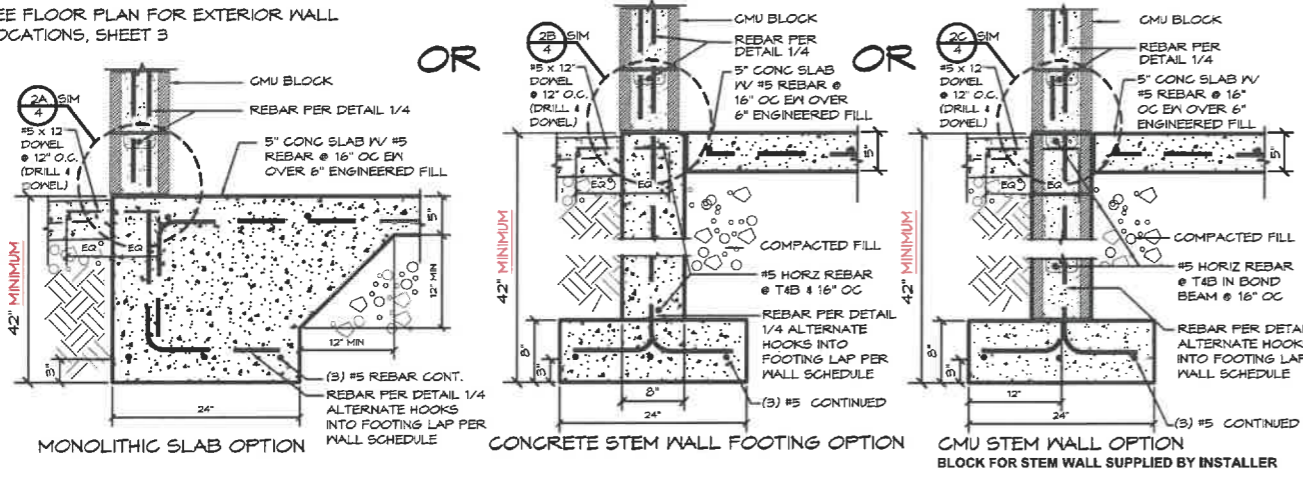
SHEET NO.

**03**



EXTERIOR WALL FOUNDATIONS - CHOOSE ONE OF THE FOLLOWING

SEE FLOOR PLAN FOR EXTERIOR WALL LOCATIONS, SHEET 3



EXTERIOR WALL FOUNDATION DETAIL OPTIONS

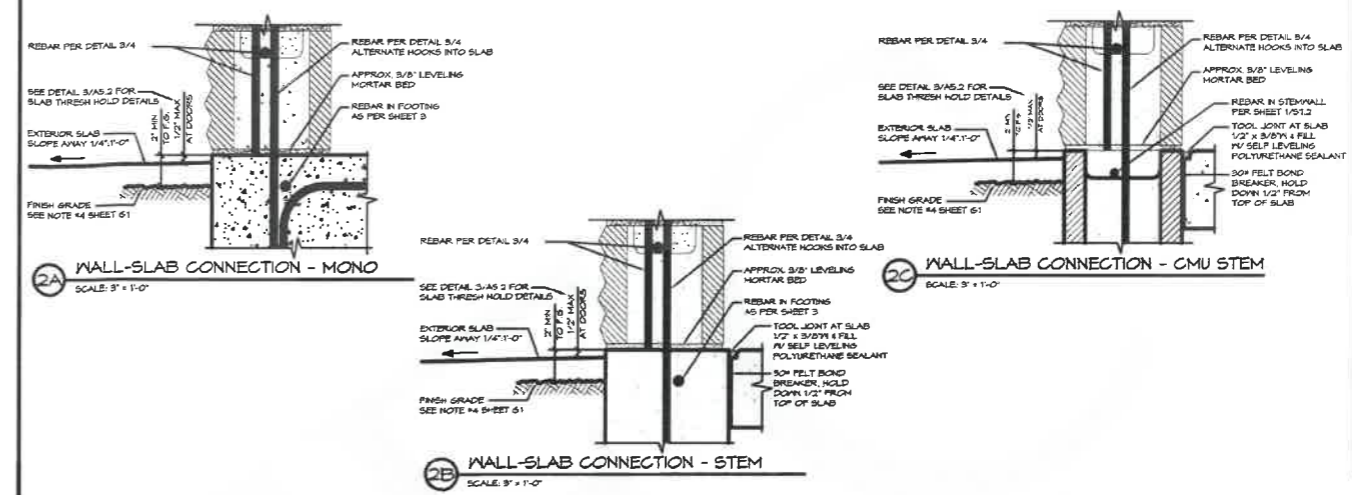
SCALE: 1" = 1'-0"

GENERAL NOTES:

- \* WHEN USING EITHER STEM WALL OPTION RECESS STEM WALL THE THICKNESS OF SLAB AT DOOR THRESHOLD
- \* PRIVACY WALLS SHALL HAVE A 30" WIDE X 12" DEEP FOOTING (IF APPLICABLE)
- \* CMU STEM WALL OPTION, CMU BLOCK IS BY INSTALLER
- \* VERTICAL REBAR IN SLAB/STEM WALL TO MATCH VERTICAL WALL REINFORCEMENT LAP PER WALL SCHEDULE

FOUNDATION DESIGN SHOWN HERE IS PRELIMINARY AND SUBJECT TO CHANGE. FINAL FOUNDATION DESIGN TO BE DETERMINED DURING THE FORTHCOMING FULL DESIGN PHASE FOR THE BUILDING. ANY INCREASED COSTS OR TIME NEEDED TO CONSTRUCT THE FINAL FOUNDATION DESIGN IS BETWEEN THE END OWNER AND THE BUILDING INSTALLER

EXTERIOR WALL FOUNDATIONS - PER DETAIL 1



WALL-SLAB CONNECTION - MONO

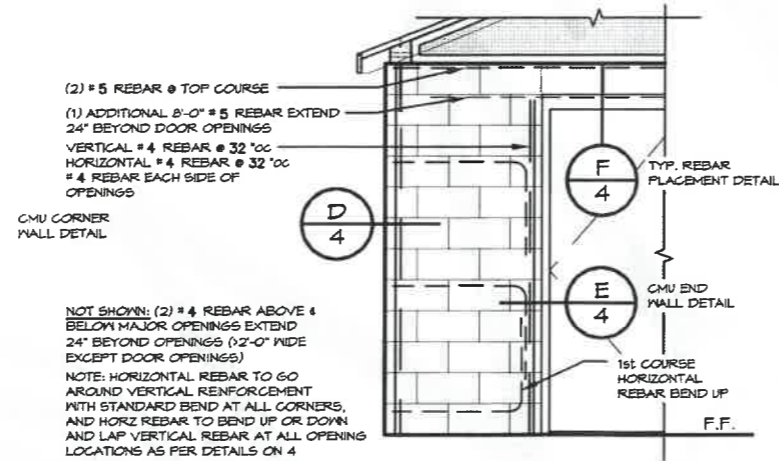
WALL-SLAB CONNECTION - STEM

SCALE: 3" = 1'-0"

SCALE: 3" = 1'-0"

CMU REBAR LAYOUT DETAIL

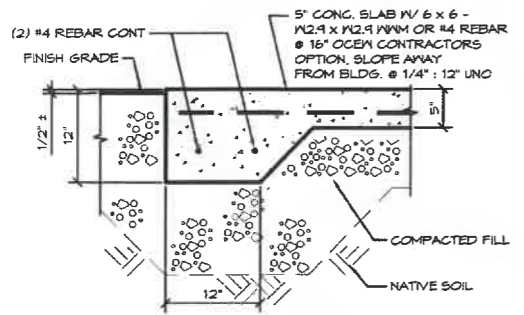
SCALE: 1" = 1'-0"



REBAR	MIN. LAP	BEND DIAMETER
#4	24"	3" MIN.
#5	30"	3-3/4" MIN.

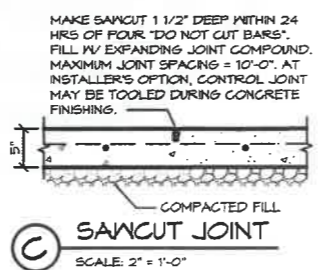
CMU REBAR NOTES:  
 - BENDS: MIN. INSIDE BEND DIAMETER SHALL BE NOT LESS THAN 6d AS PER ACI 530-08 SECTION 1.15.6  
 - SPLICES: LAP SPLICES ARE PERMITTED AS PER ACI 530-08 SECTION 2.1.9.7

PIPES INSTALLED THROUGH CMU WALL NOTES:  
 - SUPPLY: THE FIXTURE SUPPLY LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE AND THE PORTION OF PIPE LOCATED IN CMU WALL SHALL BE WRAPPED WITH 10MIL BLACK TAPE  
 - WASTE PIPE: THE FIXTURE WASTE LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE



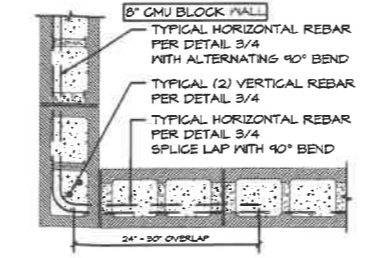
EDGE OF CONG. WALKWAY

SCALE: 2" = 1'-0"



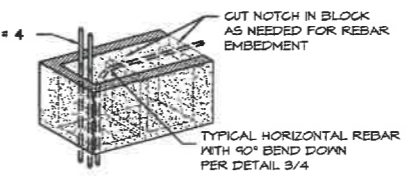
SAWCUT JOINT

SCALE: 2" = 1'-0"



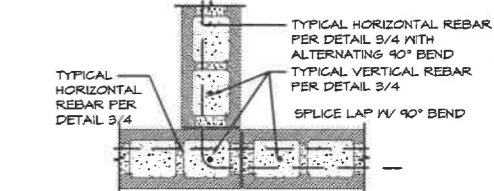
MORTAR JOINT CMU CORNER DETAIL

SCALE: 2" = 1'-0"



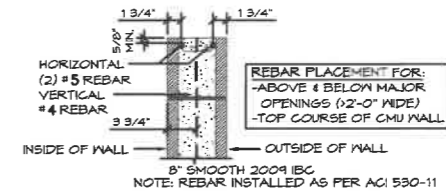
MORTAR JOINT CMU WALL END DETAIL

SCALE: 2" = 1'-0"



8" TO 8" MORTAR JOINT CMU INTERSECTION DETAIL

SCALE: 2" = 1'-0"

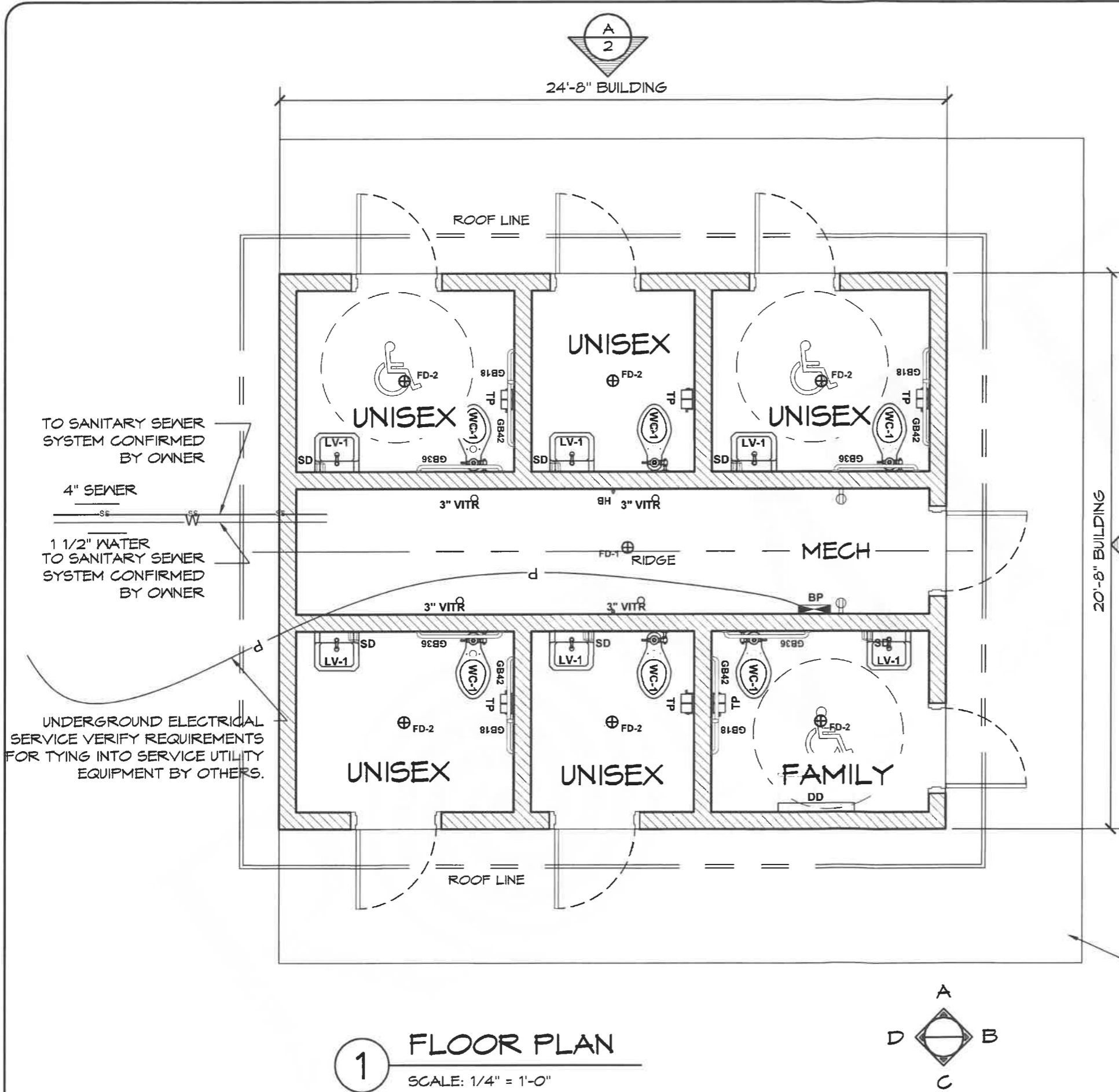


8" CMU REBAR PLACEMENT

SCALE: 2" = 1'-0"

**ROMTEC**  
 18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
 (541) 496-3541 FAX (541) 496-0803  
**PRELIMINARY**

PROJECT: **HBH CONSULTING ENGINEERS**  
**ROCKAWAY BEACH ANCHOR STREET PARK (RESTROOM)**  
**ROCKAWAY BEACH, OREGON**  
 SHEET TITLE: BID DOC DETAILS  
 PROJECT#: **1995A**  
 DATE: **3/17/2023**  
 REVISIONS  
 REV. DATE BY  
 DRAWN BY: **CR / JRM**  
 SHEET NO. **04**



### WALL TYPE SCHEDULE

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

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.

TO SANITARY SEWER SYSTEM CONFIRMED BY OWNER

4" SEWER

1 1/2" WATER TO SANITARY SEWER SYSTEM CONFIRMED BY OWNER

UNDERGROUND ELECTRICAL SERVICE VERIFY REQUIREMENTS FOR TYING INTO SERVICE UTILITY EQUIPMENT BY OTHERS.

20'-8" BUILDING

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	EXTERIOR WALL LIGHTS	7
	INTERIOR CEILING LIGHTS	8
⊕ FD	FLOOR DRAIN	7
⊕	ELECTRICAL OUTLET	2

CONCRETE WALK BY INSTALLER

**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**ROMTEC**

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**PRELIMINARY**

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PROJECT:  
**HBH CONSULTING ENGINEERS  
ROCKAWAY BEACH WAYSIDE PARK  
ROCKAWAY BEACH, OREGON**

SHEET TITLE: FLOOR PLAN

PROJECT#: 1994

DATE: 3/8/23

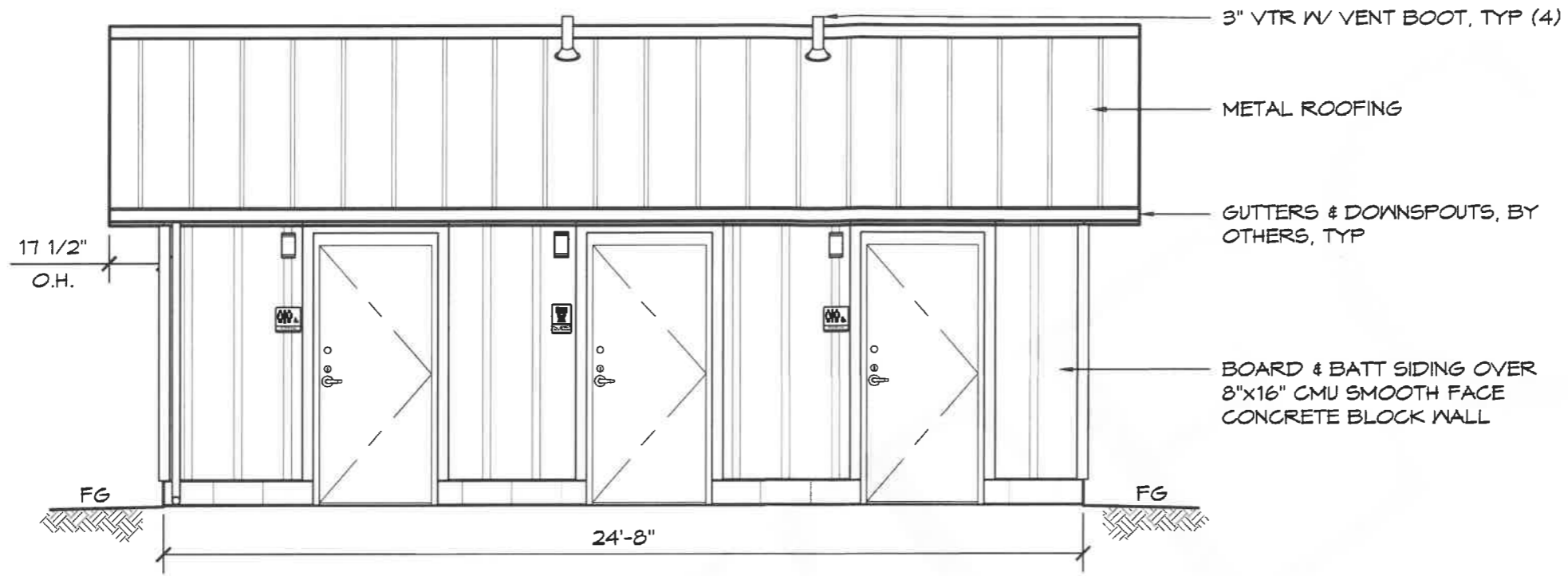
REVISIONS

REV. DATE: BY

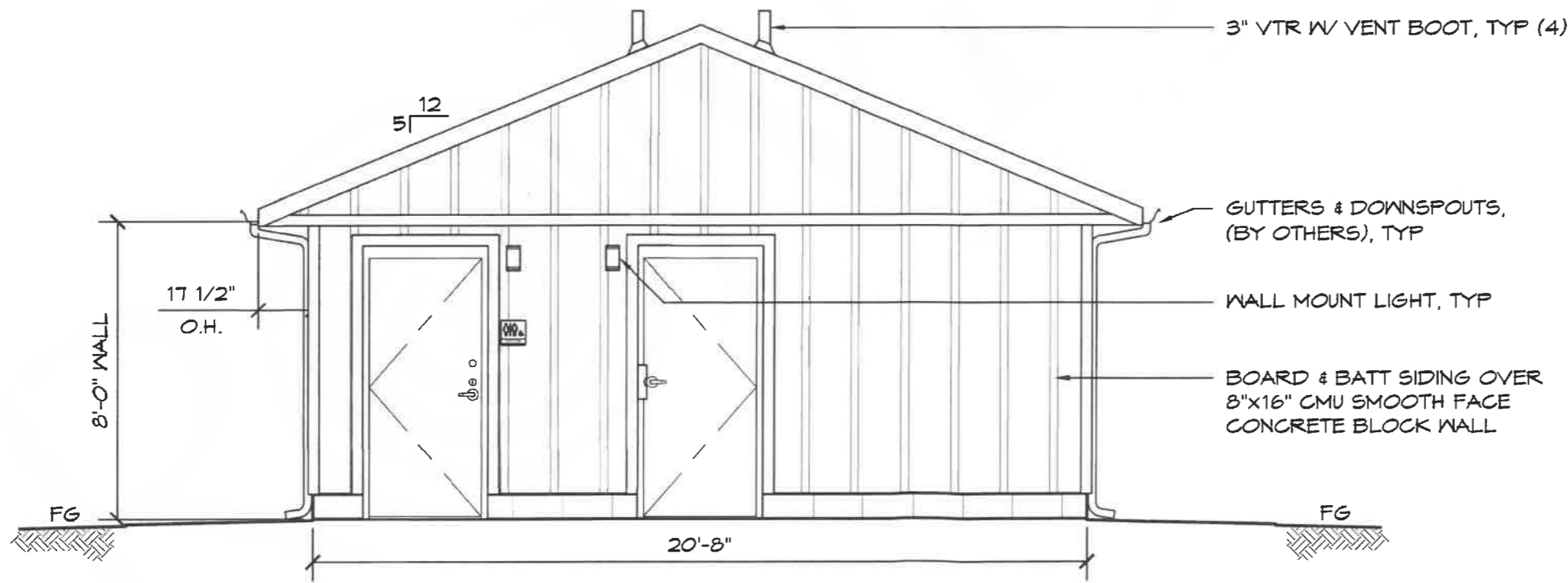
DRAWN BY: JS

SHEET NO.

**01**



**A** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



**D** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"

**ROMTEC**

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**PRELIMINARY**

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PROJECT:  
**HBH CONSULTING ENGINEERS  
ROCKAWAY BEACH WAYSIDE PARK  
ROCKAWAY BEACH, OREGON**

SHEET TITLE: ELEVATION VIEW

PROJECT#: 1994

DATE: 3/8/23


REVISIONS

REV.	DATE:	BY

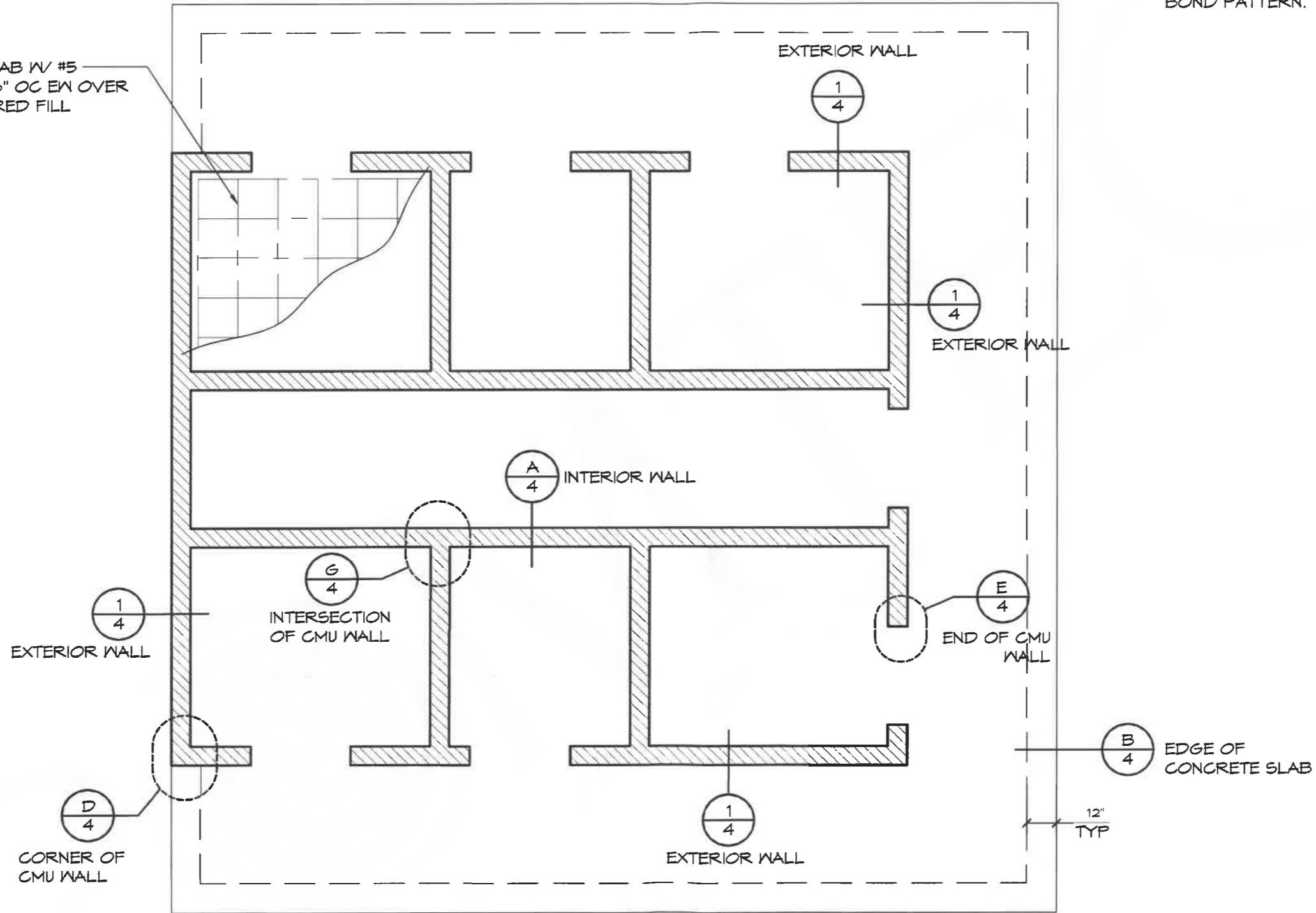
DRAWN BY: JS

SHEET NO. 02

# WALL TYPE SCHEDULE

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

5" CONC SLAB W/ #5 REBAR @ 16" OC EW OVER 6" ENGINEERED FILL



**1** EXAMPLE FOUNDATION  
SCALE: 1/4" = 1'-0"

**ROMTEC**

18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
(541) 496-3511 FAX (541) 496-0803

**PRELIMINARY**

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PROJECT:  
**HBH CONSULTING ENGINEERS  
ROCKAWAY BEACH WAYSIDE PARK  
ROCKAWAY BEACH, OREGON**

SHEET TITLE: BID DOC DETAILS

PROJECT#: 1994

DATE: 3/8/23

REVISIONS

REV. DATE: BY

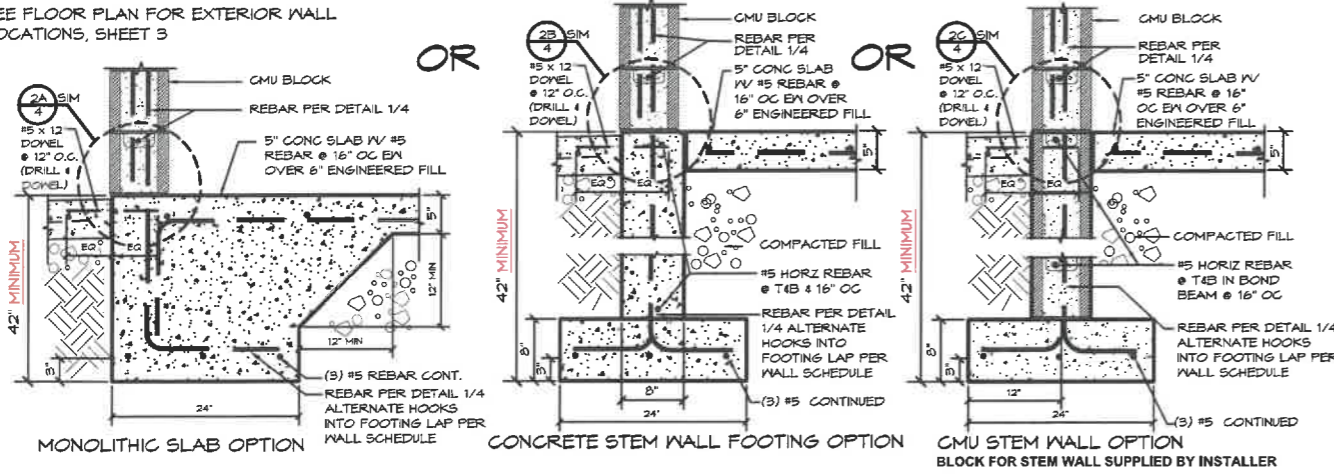
DRAWN BY: JS

SHEET NO.

**03**

EXTERIOR WALL FOUNDATIONS - CHOOSE ONE OF THE FOLLOWING

SEE FLOOR PLAN FOR EXTERIOR WALL LOCATIONS, SHEET 3



EXTERIOR WALL FOUNDATION DETAIL OPTIONS

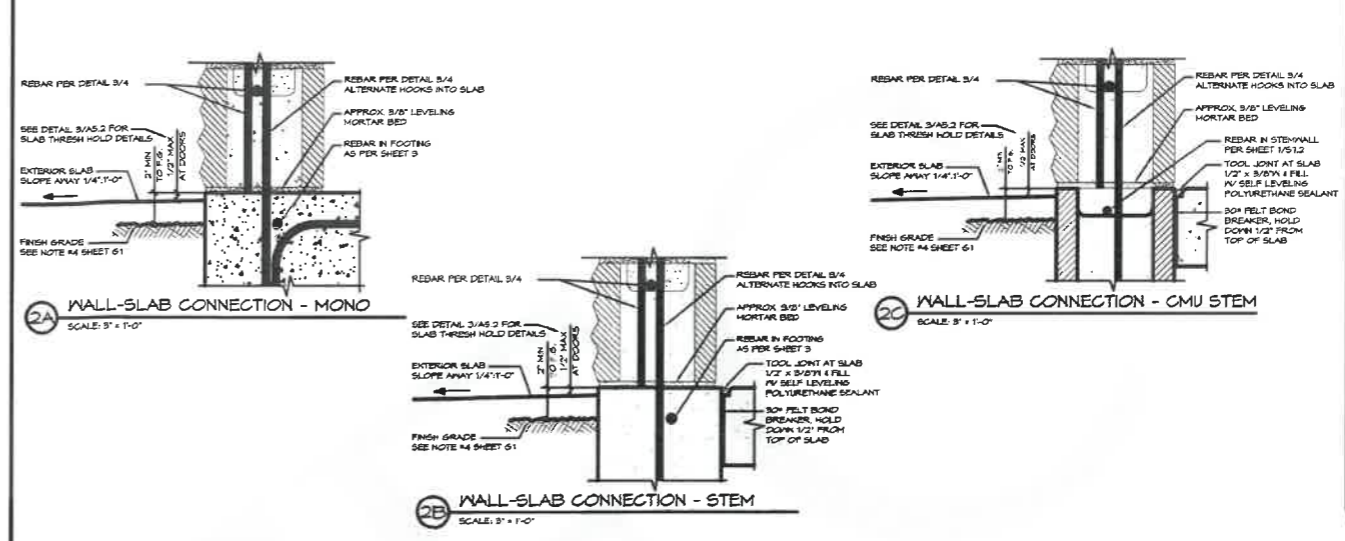
SCALE: 1" = 1'-0"

GENERAL NOTES:

- \* WHEN USING EITHER STEM WALL OPTION RECESS STEM WALL THE THICKNESS OF SLAB AT DOOR THRESHOLD
- \* PRIVACY WALLS SHALL HAVE A 30" WIDE X 12" DEEP FOOTING (IF APPLICABLE)
- \* CMU STEM WALL OPTION, CMU BLOCK IS BY INSTALLER
- \* VERTICAL REBAR IN SLAB/STEM WALL TO MATCH VERTICAL WALL REINFORCEMENT LAP PER WALL SCHEDULE

FOUNDATION DESIGN SHOWN HERE IS PRELIMINARY AND SUBJECT TO CHANGE. FINAL FOUNDATION DESIGN TO BE DETERMINED DURING THE FORTHCOMING FULL DESIGN PHASE FOR THE BUILDING. ANY INCREASED COSTS OR TIME NEEDED TO CONSTRUCT THE FINAL FOUNDATION DESIGN IS BETWEEN THE END OWNER AND THE BUILDING INSTALLER

EXTERIOR WALL FOUNDATIONS - PER DETAIL 1

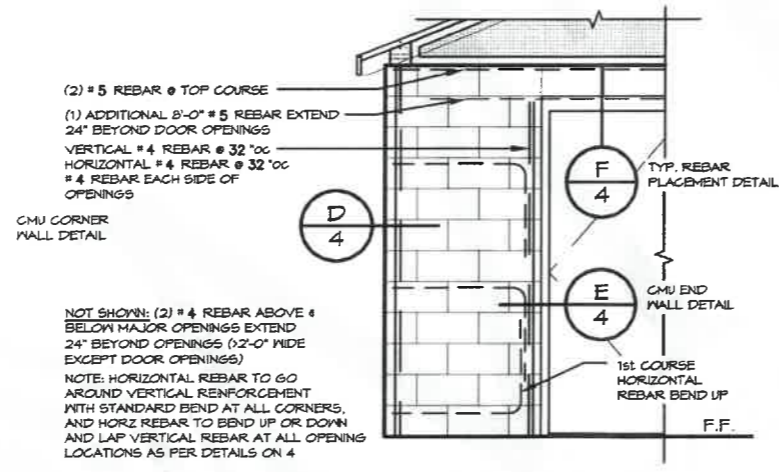


WALL-SLAB CONNECTION - MONO

WALL-SLAB CONNECTION - CMU STEM

SCALE: 3" = 1'-0"

SCALE: 3" = 1'-0"



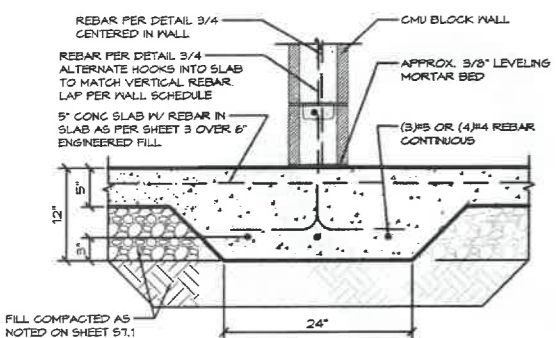
CMU REBAR LAYOUT DETAIL

SCALE: 1" = 1'-0"

REBAR	MIN. LAP	BEND DIAMETER
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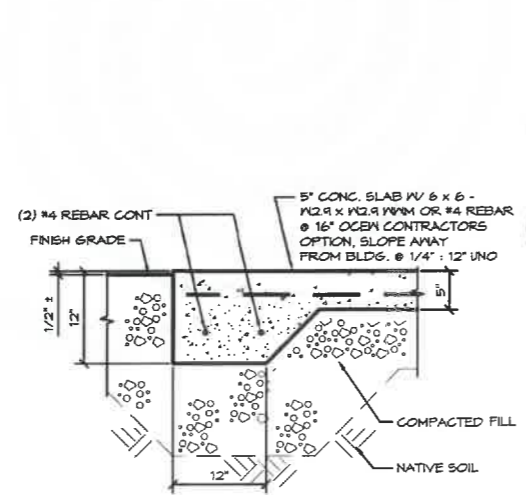
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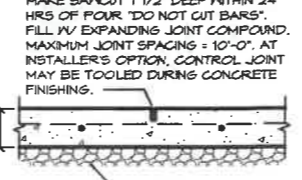
THICKENED SLAB AT INTERIOR WALL

SCALE: 2" = 1'-0"



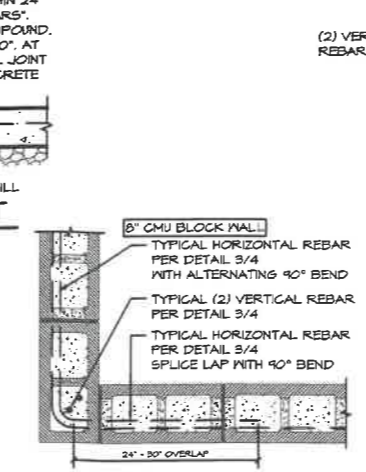
EDGE OF CONG. WALKWAY

SCALE: 2" = 1'-0"



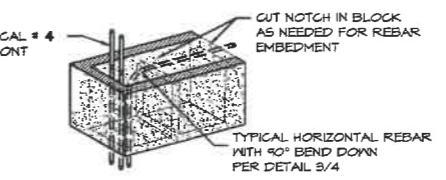
SAWCUT JOINT

SCALE: 2" = 1'-0"



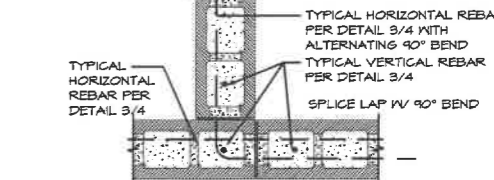
MORTAR JOINT CMU CORNER DETAIL

SCALE: 2" = 1'-0"



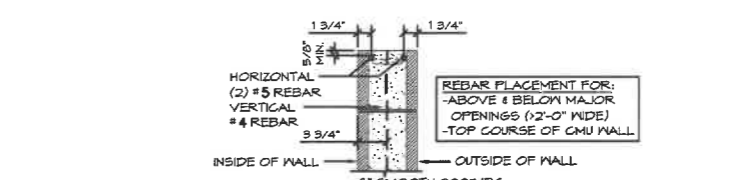
MORTAR JOINT CMU WALL END DETAIL

SCALE: 2" = 1'-0"



8" TO 8" MORTAR JOINT CMU INTERSECTION DETAIL

SCALE: 2" = 1'-0"



8" CMU REBAR PLACEMENT

SCALE: 2" = 1'-0"

**ROMTEC**  
 18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
 (541) 496-3541 FAX (541) 496-0803  
**PRELIMINARY**

PROJECT: **HBH CONSULTING ENGINEERS**  
**ROCKAWAY BEACH WAYSIDE PARK**  
**ROCKAWAY BEACH, OREGON**  
 SHEET TITLE: **BID DOC DETAILS**  
 PROJECT#: **1994**  
 DATE: **3/8/23**  
 REVISIONS  
 REV. DATE BY  
 DRAWN BY: **JS**  
 SHEET NO. **04**

**RESOLUTION NO 23-994**

**A RESOLUTION APPROVING PROPOSALS FROM ROMTEC FOR  
PROCUREMENT OF ANCHOR STREET PARK & WAYISDE PARK  
RESTROOM BUILDINGS**

**WHEREAS**, Rockaway Beach Code Chapter 30.11 designates the City Council of the City of Rockaway Beach as the Local Contract Review Board; and

**WHEREAS**, the City has received proposals from Romtec for the Rockaway Beach Anchor Street Park and Wayside Park restroom buildings; and

**WHEREAS**, the City Council wishes to procure the Romtec restroom buildings through Keystone Purchasing Network.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Rockaway Beach City Council hereby approves the proposals from Romtec for the Anchor Street Park restroom building, attached as Exhibit A, and the Wayside Park restroom building, attached as Exhibit B.

APPROVED AND ADOPTED BY THE CITY COUNCIL, AND EFFECTIVE THE 14th DAY OF JUNE 2023.

APPROVED

ATTEST

---

Charles McNeilly, Mayor

---

Luke Shepard, City Manager



# Preliminary Scope of Supply and Services

**Building Supply Only**

Project:	Rockaway Beach Anchor Street Park
Customer:	City of Rockaway Beach
Location:	Rockaway Beach, OR
Date:	5/30/2023

## Contents

1. Process – Start to Finish
2. Romtec Scope of Materials Supply
3. Delivery, Storage, and Handling
4. Warranty and Limitations
5. Scope of Supply and Services by Others

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 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. Romtec Scope of Materials Supply

### A. Structure

1. Romtec's proposal includes the specific color selections noted below. Deviation from these may result in a price increase.
2. The following building package structural items will be supplied by Romtec.
  - a. Concrete Masonry Units - CMU
    - i. Exterior walls will be constructed of smooth-face, mortar joint, concrete masonry units (concrete blocks).
    - ii. Block color will be **gray**.
  - b. Exterior finish shall be fiber cement lap siding.
  - c. Sanitary tile cove base on interior walls.
  - d. Polycarbonate window above each restroom door.
    - i. Steel frames are powder coated **black** with undercoating.
  - e. Doors, frames and hardware
    - i. Special-Lite FRP doors/frames (*color TBD by **owner** from manufactures standard color chart*).
    - ii. Stainless steel, ball bearing hinges.
    - iii. Heavy duty door closers.
    - iv. Doors to have stainless steel kick plates and aluminum thresholds and sweeps.
    - v. Grade 2, lever lock with latch guard located on the mechanical room.
    - vi. Restroom doors to have interconnected locks with occupancy indicator and one-way deadbolt lock.
    - vii. Restroom doors to have magnetic locking system.
  - f. Roofing materials
    - i. Glulam beams
    - ii. SIP panels with 1x6 tongue and groove ceiling finish.
    - iii. Cantilever roof extension for restroom covered entry.
    - iv. Roofing will be Fabral, 26-gauge, Horizon 16 standing seam roof panels.  
*Note: Roofing color shall be selected by the **owner** from the manufactures standard color chart.*

### B. Plumbing Fixtures and Accessories

1. The following items relative to the fixtures will be supplied by Romtec:
  - a. Floor mount, stainless steel toilets with manual lever flush valves.
  - b. Wall mount, stainless steel sinks with single, chrome push faucets.
  - c. Wall mount, stainless steel grab bars.
  - d. Wall mount, stainless steel 2-roll toilet paper dispensers.
  - e. Wall mount, stainless steel automatic soap dispensers.

### C. Electrical Fixtures

1. The following electrical fixtures will be supplied by Romtec:
  - a. Exterior lighting
    - i. Wall cylinder, LED downlight fixtures.
    - ii. Lights controlled by photocell.
  - b. Interior lighting
    - i. 48" ceiling mount LED light fixtures.
    - ii. Light controlled by motion sensor.
  - c. Surface mount, wall heater located in the mechanical room for freeze protection only.
  - d. Mechanical exhaust package with inline fans and mechanical heated intake air.
  - e. Wall mount, white hand dryers with 15-second dry time.
  - f. Main breaker panel sized for the building components.
    - i. 100 amp, single-phase, indoor.

## 3. 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.

## 4. 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. 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.
2. 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.
3. Most HVAC equipment manufacturers (heat pumps, air conditioners, heaters, etc.) require installation by a factory certified technician to engage their warranty. The installer will need to demonstrate installation was completed per manufacturer requirements to make a valid warranty claim for HVAC equipment.

## Section 2 – Installer Scope (by others)

### 5. 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 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 floor and CMU block exterior.
- e. Masonry (concrete) grout and rebar

- f. The **installer** may be required to notch CMU block for bond beams, cut full blocks to create half blocks and grind blocks for fixture mounting purposes.  
*Note: Romtec is not responsible for any cost or installation delays associated with this CMU block modification work.*
  - g. Sealant for all exposed wood.
  - h. Typical fasteners such as nails, staples, and screws, and any other fasteners not included in product packaging.
  - i. Fiber cement siding arrives primed to be painted on-site by **installer**.
  - j. Gutters and downspouts are supplied and installed by **installer**.
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 will be by the **installer**.
  - b. All water and sewer piping and floor drains within the building footprint are provided by the **installer**.
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 will be by the installer.
  - b. All switches and outlets that are not included with electrical products are provided by the **installer**.
  - 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 others.

### 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 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 will be by the **contractor**.
  - b. All water and sewer piping, drains, and valves external of the building footprint are provided by the **contractor**.
- 3. Electrical  
The following electrical components will be provided by the **contractor**.
  - a. Incoming electrical utilities to with 10' of the building exterior are provided by the **contractor**.
  - b. Electrical meter base and meter are provided by the **contractor**.
- 4. Other materials, equipment, and services  
The following materials, equipment, and services are provided by the **contractor**.
 

<ul style="list-style-type: none"> <li>a. Site grading and/or asphalt paving</li> <li>b. Masonry pavers</li> <li>c. Branch circuit breakers</li> <li>d. Fire alarm &amp; fire suppression equipment</li> <li>e. Gutters and downspouts</li> <li>f. Lighting equipment not attached to the building</li> </ul>	<ul style="list-style-type: none"> <li>g. Backflow check valves &amp; drain valves</li> <li>h. Freeze protection</li> <li>i. Landscaping</li> <li>j. Special inspection services</li> <li>k. Permits and fees</li> <li>l. Site plans</li> <li>m. Geotechnical reports</li> </ul>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**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 and maintain these manuals until delivered to the owner.

**E. Romtec General Exceptions/Exclusions**

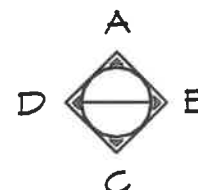
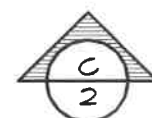
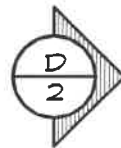
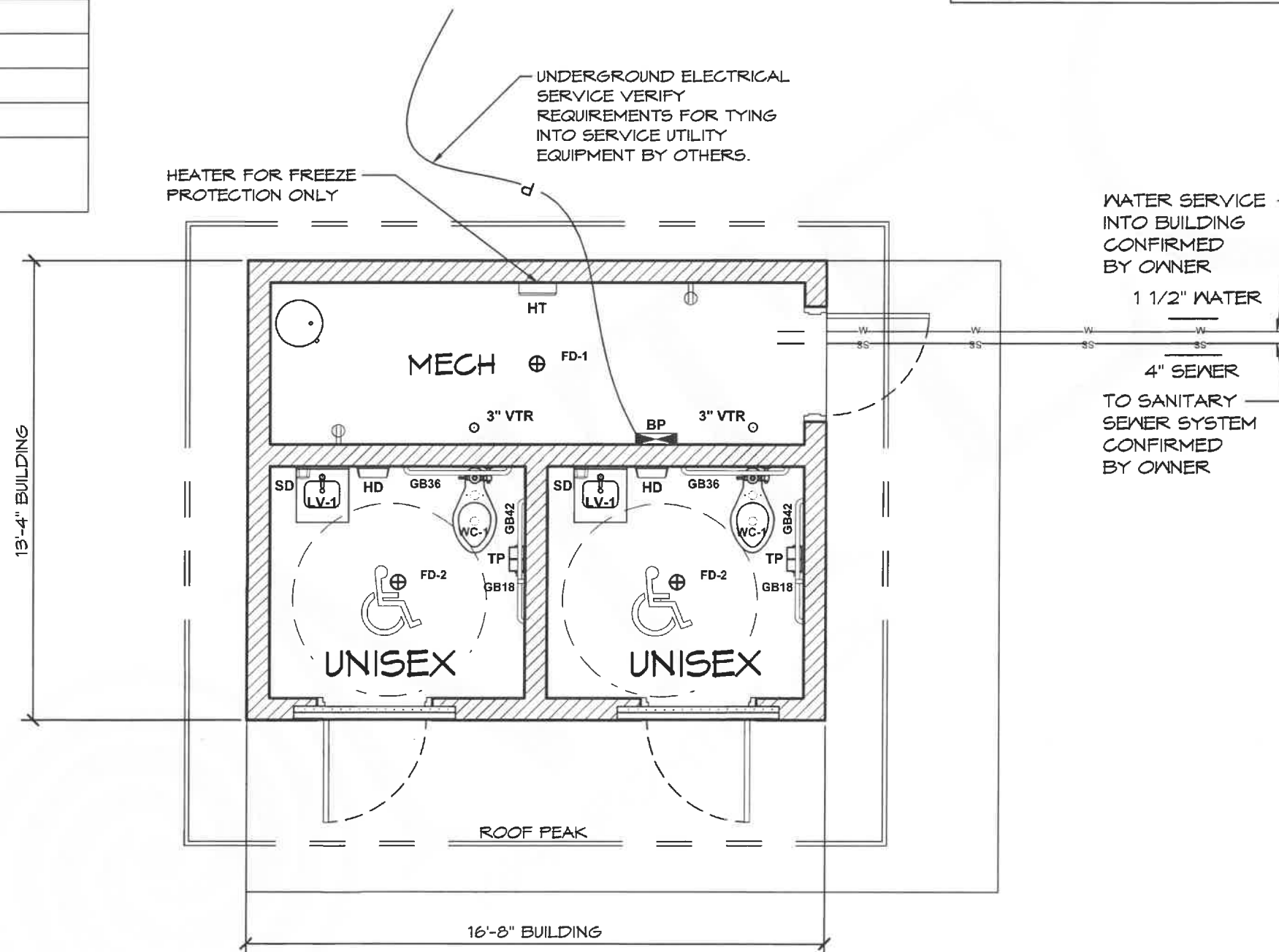
The following are items that Romtec does not provide as part of its standard products and services.

1. Site visits by Romtec staff are not included in the proposal.  
*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 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. 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 make equivalent or better substitutions at any time for any components that are not specifically required to match an exact brand/model.
6. 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."
7. Any CMU block plan(s) provided by Romtec are only accurate if Romtec supplies the CMU block.
8. 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.*

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	RIDGE WINDOW	2
	EXTERIOR WALL LIGHTS	3
	INTERIOR CEILING LIGHTS	3
	FLOOR DRAIN	3
	ELECTRICAL OUTLET	2
	18"x18" LOUVERED DOOR VENT	2
	ROMTEC VENTILATION PACKAGE; 4 INLINE FANS	1

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



**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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**  
18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
(541) 466-3541 FAX (541) 496-0803

**PRELIMINARY**

© 2023 ROMTEC, INC. ALL RIGHTS RESERVED. THESE PLANS AND DRAWINGS MAY NOT BE REPRODUCED, ADAPTED OR FURTHER DISTRIBUTED, AND NO BUILDINGS MAY BE CONSTRUCTED FROM THESE PLANS, WITHOUT THE WRITTEN PERMISSION OF ROMTEC, INC.

PROJECT: **HBH CONSULTING ENGINEERS**  
**ROCKAWAY BEACH ANCHOR STREET PARK (RESTROOM)**  
**ROCKAWAY BEACH, OREGON**

PROJECT#: **1995A**

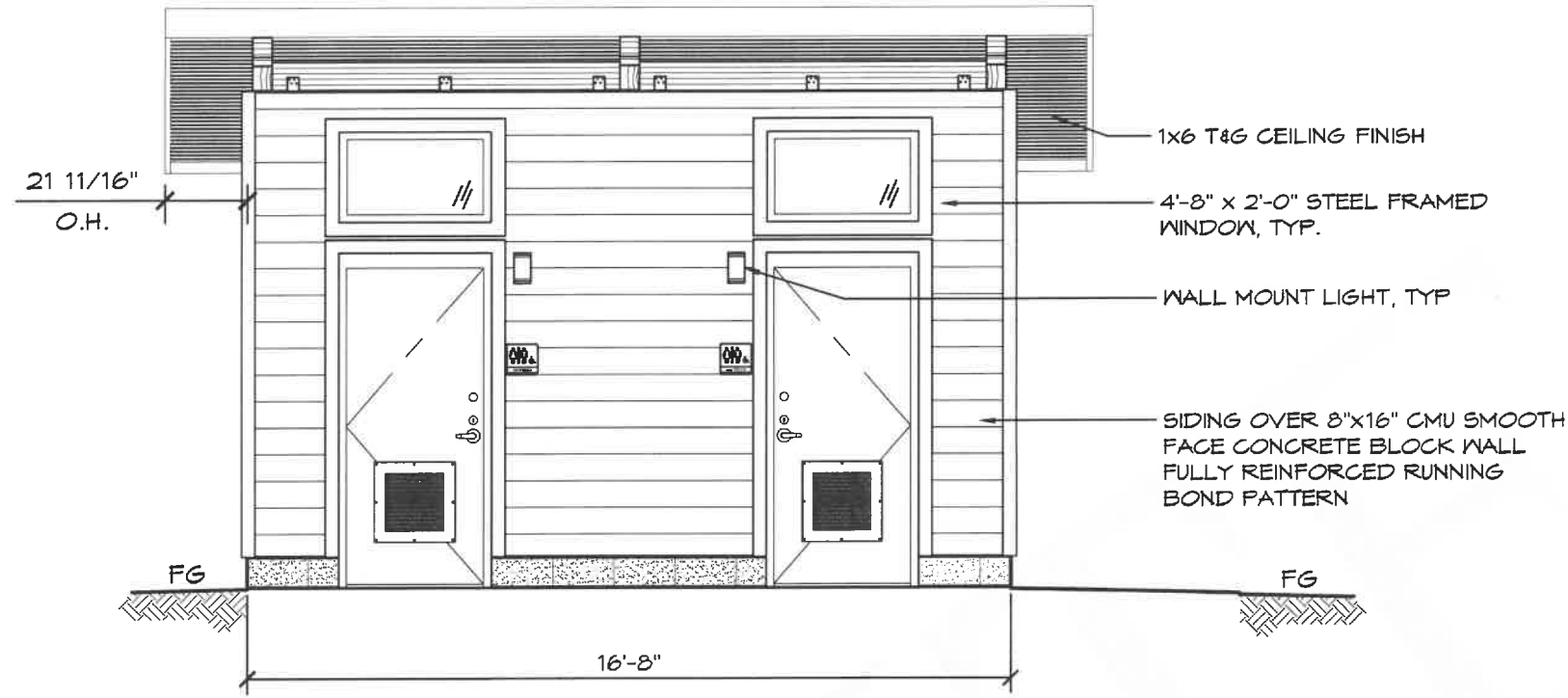
DATE: **3/17/2023**

REVISIONS

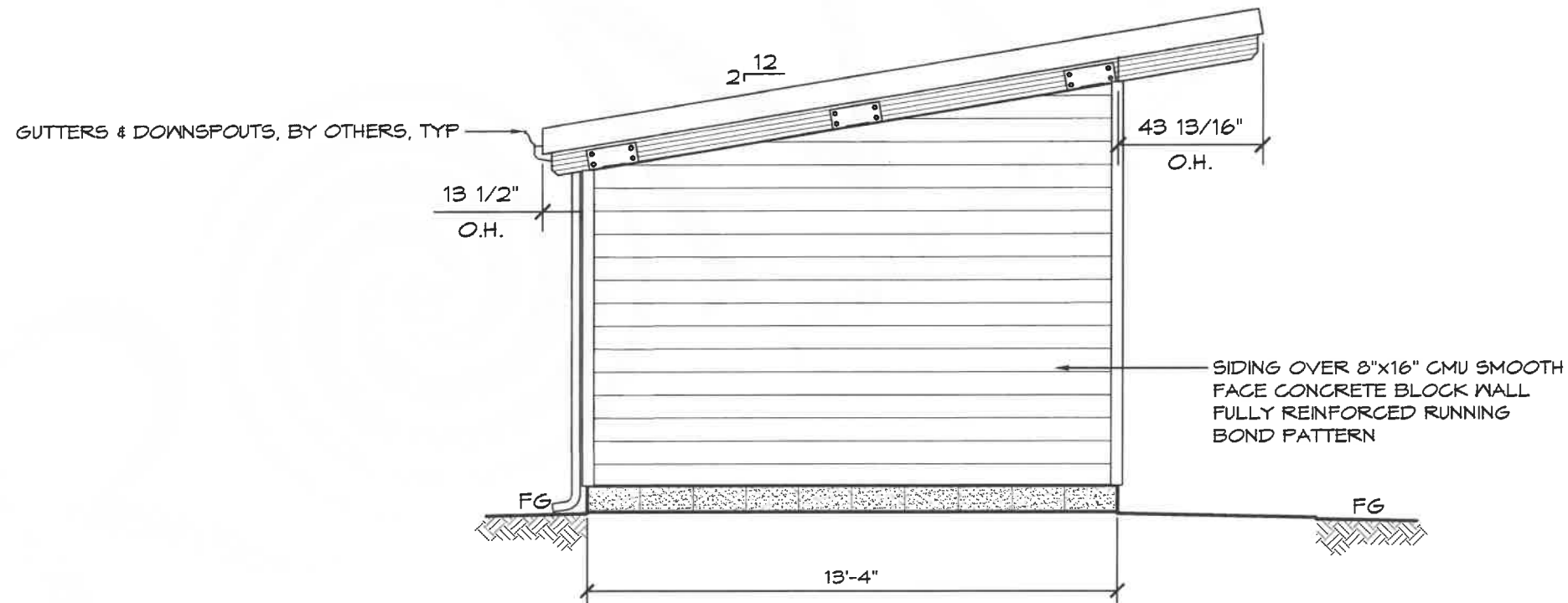
REV.	DATE	BY

DRAWN BY: **CR / JRM**

SHEET NO. **01**



**C** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



**D** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"

**ROMTEC**  
18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
(541) 496-3541 FAX (541) 496-0803  
**PRELIMINARY**

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PROJECT:  
**HBH CONSULTING ENGINEERS**  
**ROCKAWAY BEACH ANCHOR STREET PARK (RESTROOM)**  
**ROCKAWAY BEACH, OREGON**

PROJECT#:  
**1995A**

DATE:  
**3/17/2023**

REVISIONS


REV.	DATE:	BY

DRAWN BY:  
**CR / JRM**

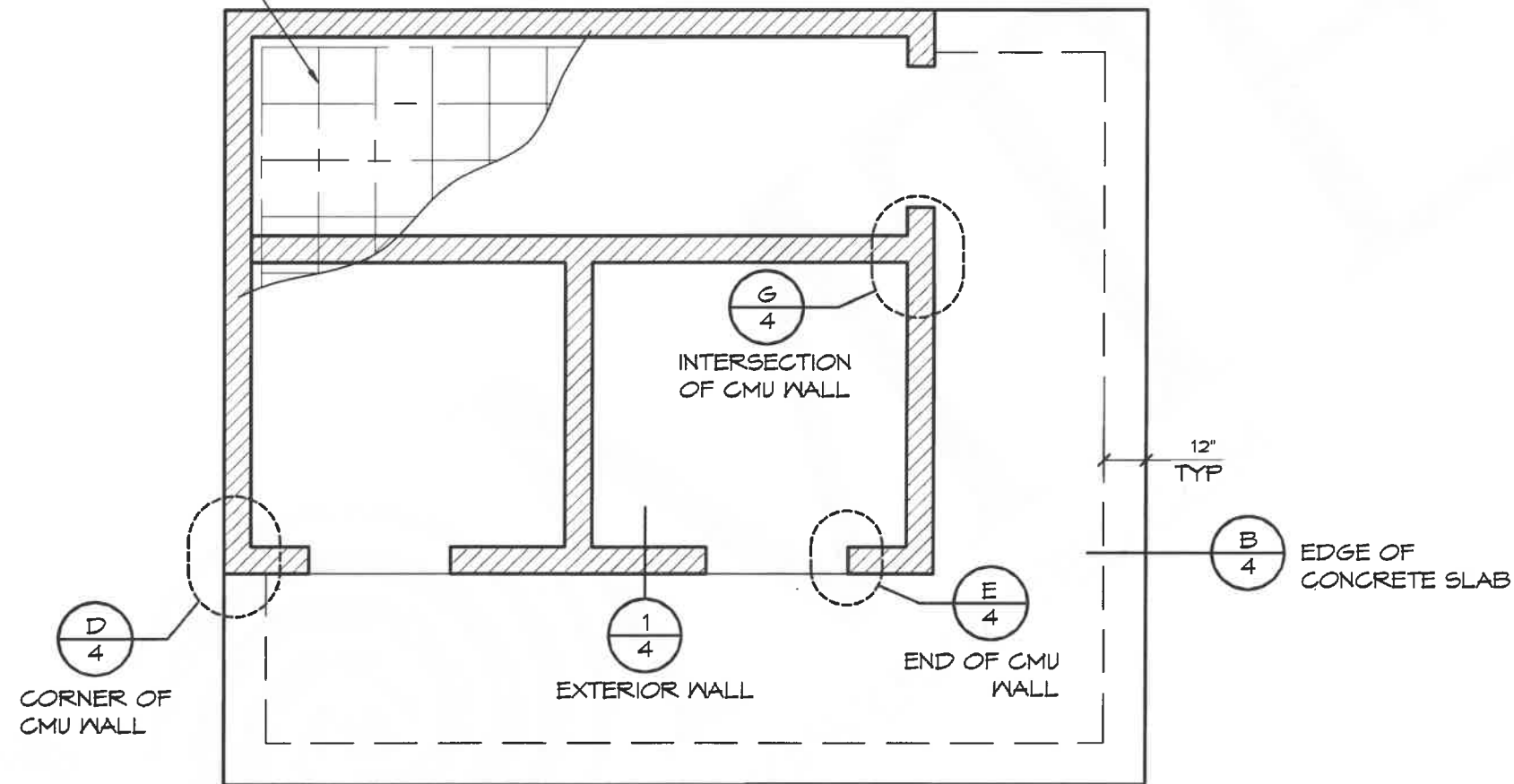
SHEET NO.

SHEET TITLE: ELEVATION VIEW

### WALL TYPE SCHEDULE

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

5" CONC SLAB W/ #5 REBAR @ 16" OC EW OVER 6" ENGINEERED FILL



**1** EXAMPLE FOUNDATION  
SCALE: 1/4" = 1'-0"

**ROMTEC**  
18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
(541) 486-3541 FAX (541) 486-0803

**PRELIMINARY**

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PROJECT: HBH CONSULTING ENGINEERS  
ROCKAWAY BEACH ANCHOR STREET PARK (RESTROOM)  
ROCKAWAY BEACH, OREGON  
SHEET TITLE: BID DOC DETAILS

PROJECT#: 1995A

DATE: 3/17/2023

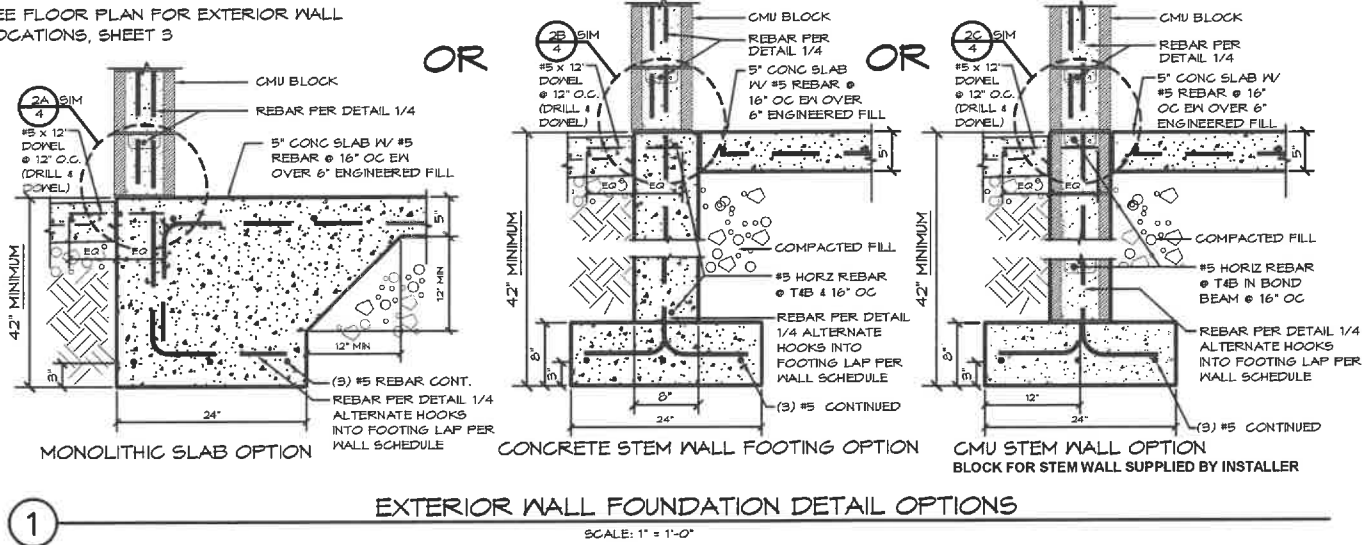
REV.	DATE	BY

DRAWN BY: CR / JRM

SHEET NO. 03

EXTERIOR WALL FOUNDATIONS - CHOOSE ONE OF THE FOLLOWING

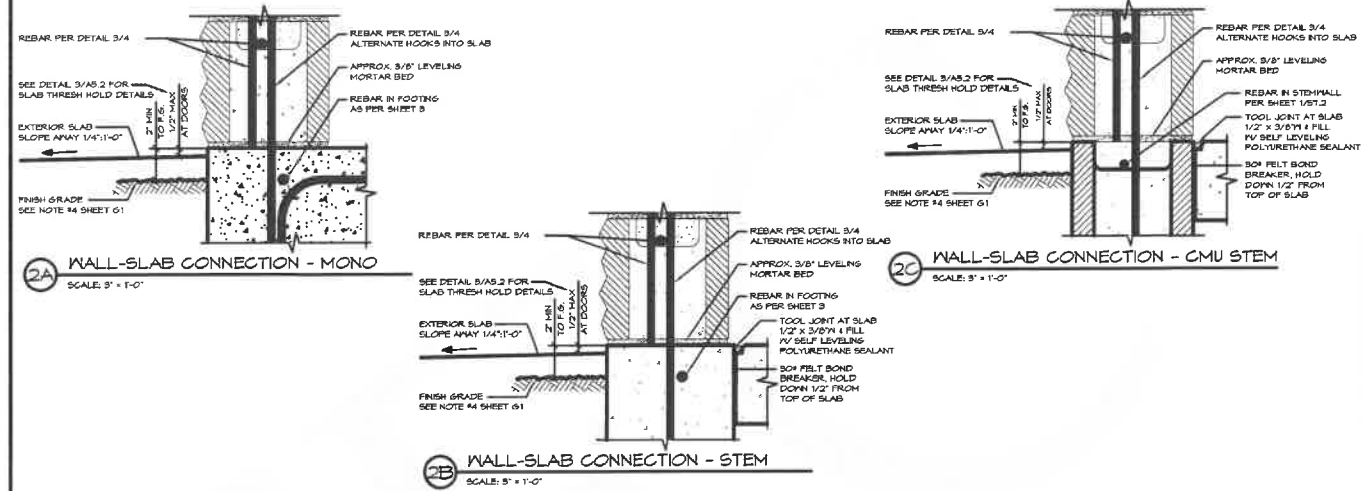
SEE FLOOR PLAN FOR EXTERIOR WALL LOCATIONS, SHEET 3



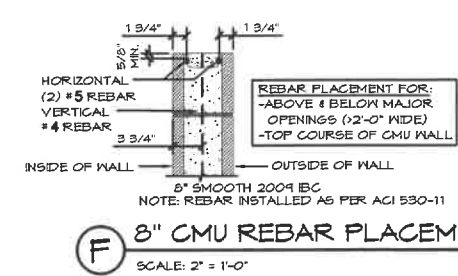
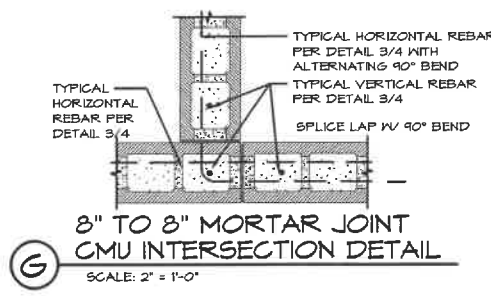
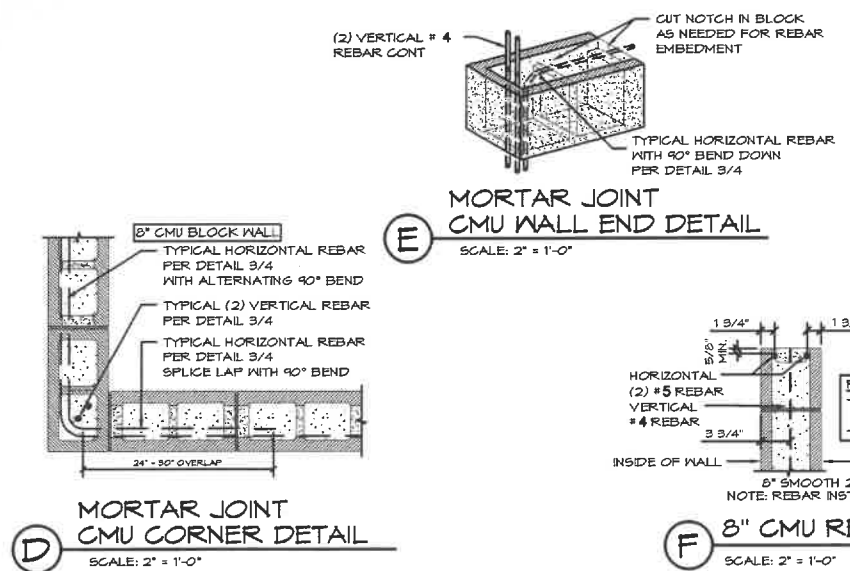
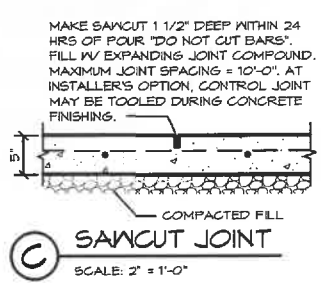
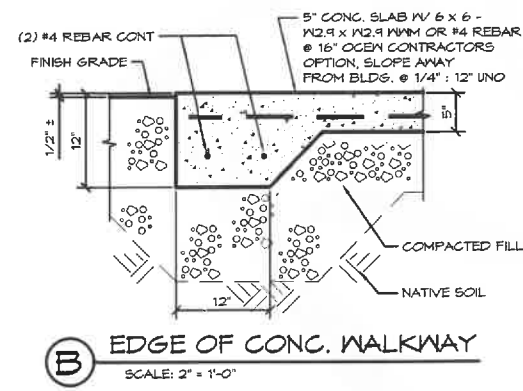
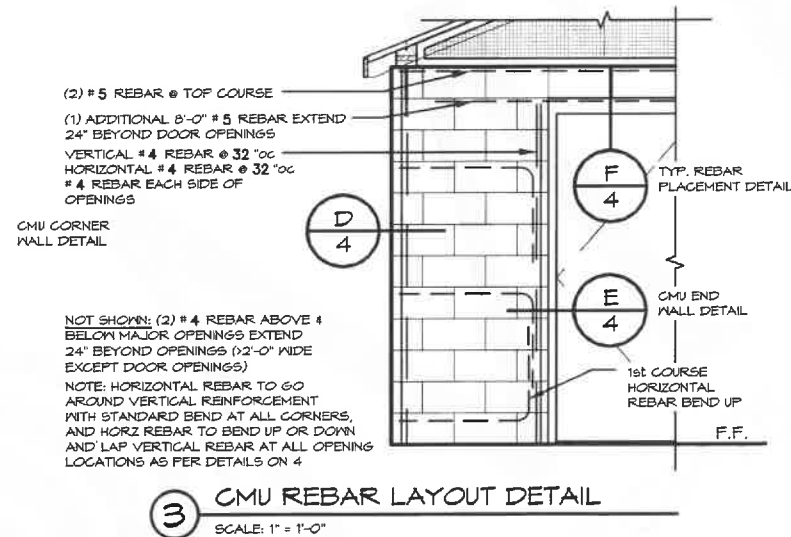
- GENERAL NOTES:**
- WHEN USING EITHER STEM WALL OPTION RECESS STEM WALL THE THICKNESS OF SLAB AT DOOR THRESHOLD
  - PRIVACY WALLS SHALL HAVE A 30" WIDE x 12" DEEP FOOTING (IF APPLICABLE)
  - CMU STEM WALL OPTION, CMU BLOCK IS BY INSTALLER
  - VERTICAL REBAR IN SLAB/STEM WALL TO MATCH VERTICAL WALL REINFORCEMENT LAP PER WALL SCHEDULE

FOUNDATION DESIGN SHOWN HERE IS PRELIMINARY AND SUBJECT TO CHANGE. FINAL FOUNDATION DESIGN TO BE DETERMINED DURING THE FORTHCOMING FULL DESIGN PHASE FOR THE BUILDING. ANY INCREASED COSTS OR TIME NEEDED TO CONSTRUCT THE FINAL FOUNDATION DESIGN IS BETWEEN THE END OWNER AND THE BUILDING INSTALLER

EXTERIOR WALL FOUNDATIONS - PER DETAIL 1



**ROMTEC**  
 18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
 (541) 486-3541 FAX (541) 486-0803  
**PRELIMINARY**



PROJECT: 1995A  
 DATE: 3/17/2023  
 REVISIONS  
 REV. DATE BY  
 DRAWN BY: CR / JRM  
 SHEET NO. 04





18240 North Bank Rd.  
Roseburg, OR 97470  
P: 541-496-3541  
F: 541-496-0803  
E: service@romtec.com

Date
5/30/2023

**PROPOSAL/PO #081721-RMT**  
**Rockaway Beach Anchor Street Park**

Customer: City of Rockaway Beach  
Luke Shepard  
PO Box 5  
Rockaway Beach, OR 97136



Quantity	Building Proposal Description	Extended Price
1	Romtec Restroom (2061 w/Options) - "Design & Supply ONLY" per Preliminary Romtec Drawings and Scope of Supply & Services dated 5/30/2023	\$ 121,038.02

<b>Sourcewell DISCOUNT: Available only to members of Sourcewell.</b>	<b>9.00%</b>	<b>\$ (10,893.43)</b>
<b>Estimated Freight/Packaging to: Rockaway Beach, OR</b>		<b>\$ 5,406.75</b>
<b>ROMTEC INC. PURCHASE ORDER TOTAL</b>		<b>\$ 115,551.34</b>

- \*Due to recent market volatility and inflation rates, the proposal pricing is valid for thirty (30) days from the proposal date. If the Customer has not returned a signed Purchase Order within thirty (30) days of the proposal date, Romtec, Inc. reserves the right to update the price to reflect cost changes.
- \*This pricing is based on the understanding that Romtec, Inc. will be released for production within ninety (90) days. If, for any reason, Romtec, Inc. has not received Submittal Approval and Notice to Proceed with Production within ninety (90) days of the Purchase Order date, Romtec, Inc. reserves the right to update the Purchase Order price to reflect inflationary cost changes.
- \*Sales or use Tax is not included in the above price. Sales or use taxes may be required for your project depending on Nexus requirements.
- \*Romtec charges 2.75% of total contract value for the bonding rate (if required). Unless specifically stated in the above quote, this amount is not included in the total amount shown, and may be applicable at the time of invoice.
- \*This proposal includes the design & engineering by Romtec Inc. to produce a complete plan set that will meet the architectural and engineering code required in your state. In some cases local code may vary from typical state requirements and may result in a change in price that could not have been anticipated at time of quote.
- \*All freight estimates listed above are F.O.B. Roseburg, OR. Freight prepaid and added. Delivery will be in accordance with a mutually agreed upon timeline as stated in the Romtec Inc. Notice to Proceed on Production document.
- \*Non-Agency orders must be placed on Romtec Inc. purchase order forms.
- \*Shipping prices are estimates only and are subject to change without notice.
- \*Quote based on standard design averages, including: roof snowload of 25psf, IBC Seismic Design Category: C, Design Wind Speed: 115 MPH, Allowable Soil Bearing: 1500 psf, Occupancy Type: U, Construction: VB.
- \*Unless included with this quote, a payment schedule and terms will be established after the signed Purchase Order is received. Romtec Inc. generally requires a deposit payment upon receipt of the signed Submittal Approval & Notice to Proceed on Production document. Any deposit amount will be defined with the forthcoming payment schedule.

- \*Design Services include Romtec providing one(1) initial unsealed plan set on 11x17 format and one (1) sealed revision in response to reviewing authority comments (excluding Romtec Trads and Originals; Romtec Trads and Originals do not include sealed plans. Sealing of plans for Trads and Original models is only available upon request and may result in additional fees). In any additional revisions, if sealing or changing in plan set size are requested or required, an additional design service will be charged.
- \*The pricing defined in this proposal is contingent upon the customer signing this form and agreeing to the Romtec terms and conditions defined in this proposal. Any modifications to the terms and conditions defined herein may result in a price increase.

\*Romtec's standard insurance coverage document is available upon request. Unless otherwise specifically noted herein, Romtec's standard insurance coverage is accepted by Customer and considered sufficient coverage for all work related to this purchase order. Customer agrees to pay any costs related to additional insurance requirements not specifically noted in this order.

**\*The above prices, Terms & Conditions are satisfactory and are hereby accepted. Romtec Inc. is authorized to begin work on the Scope of Supply and Design Submittal document, which the customer will review prior to approval and Notice to Proceed on Production. Additionally, the customer will complete and return the Customer & Project Information request as expeditiously as possible so that payment terms, and bonding requirements (if applicable) can be established. The customer understands that by accepting this proposal they are issuing a Purchase Order for the project detailed above, but that production will not begin and delivery or installation dates cannot be established until the customer has granted design approval and notice to proceed on production.**

---

Customer/Owner Authorized Signature

Date

Romtec Inc. Authorized Signature

Date

---

Customer/Owner Printed Name

---

Romtec Inc. Printed Name

---

Customer/Owner Company



## Proposal Terms & Conditions

Romtec, Inc. (ROMTEC) will provide the scope of supply as listed on the purchase order related hereto in accordance with the following terms and conditions:

### Terms of Payment

Romtec offers terms upon approved payment bond and credit approval by Romtec's accounting department (to be determined at the time the Purchase Order is finalized and executed). Payments may be by check or wire transfer, Visa, MasterCard, Discover or American Express (a separate fee will be charged for payments exceeding \$20,000 made by credit card and for all COD deliveries). Romtec may agree to accept COD payment by bank certified funds or cashier's check if a carrier selected by Romtec ships materials.

### Credit Terms

Upon execution of the Purchase Order agreement, if Customer is not pre-paying 100% of the contract value, Customer shall provide a completed credit application (subject to Romtec's approval) and, if applicable, evidence of payment bond securing Customer's obligation to pay the balance of the purchase price in full. Credit terms are conditional and may be modified subsequently at Romtec's discretion if new information or conditions warrant such modification.

### Payment Terms

To be established by Romtec's accounting department after receipt of Customer's credit application.

### Deviation From Payment

Time is of the essence with respect to Customer's payment of the purchase price, and timely payment shall not be delayed or excused for any reason. Payment agreement between Customer and other parties, or failure by other parties to pay Customer or perform any agreement with Customer shall not result in delay of payment to ROMTEC. ROMTEC does not accept partial payments, any offsets, and/or retainage against the Purchase Order price. Should Customer not act according to the terms of payment for any reason, the terms granted will be revoked and any remaining goods or services not yet delivered are subject to pre-payment terms whereby payment, in full, is due 10 days prior to delivery. Any amounts not paid when due shall bear interest at the rate of 15 percent per annum or the highest lawful rate applicable, if such rate is less than 15 percent, from the date payment was due. For accounts that are 15 days or more past due, ROMTEC will withhold all warranty service until the account is fully paid and in good standing. This does not in any way toll the warranty period.

### Tax

Unless otherwise indicated on the ROMTEC quote or purchase order, any sales, use, consumption, value added or other goods/services based tax imposed by a state; county/local or other agency with jurisdictional authority is excluded from this order. Customer is responsible for remitting any taxes that are applicable.

### Change Orders

All Change Orders must be signed by the Customer. Prices stated herein are valid for 30 days from the purchase order date, or two weeks from the purchase order date if unsigned, at which time ROMTEC may adjust its price if cost factors warrant. A change order will apply (charges will vary depending on the circumstances) for the following design/engineering events: (i) incurred costs related to ROMTEC making more than two revisions of plan documents in response to review comments, (ii) incurred costs of "resealing" plan documents, and (iii) incurred costs of changing plan set sizing from the standard 11" x 17" format. Additionally, any modifications (for any reason) to ROMTEC's Scope of Supply & Design Submittal, prior to formal approval, may result in a price adjustment. Any modification to ROMTEC's Scope of Supply & Design Submittal requested or required by Customer for any reason after formal submittal approval shall be performed by ROMTEC at Customer's expense, as follows: (i) Customer shall submit a written description of the modifications to ROMTEC; (ii) within 14 days of receipt of Customer's description, ROMTEC shall provide to Customer a written price quote for the modifications requested; (iii) Customer shall pay the Change Order Invoice to ROMTEC in accordance with payment terms.

### Delay of Project

Should progress of the project be delayed so that ROMTEC cannot produce and deliver the goods within six months from the date the purchase order is signed, Customer agrees to reimburse ROMTEC for all design and administrative expenses related to the completion of the Scope of Supply & Design Submittal as compensation for design services rendered. Customer also agrees to immediately pay any expenses related to any Customer authorized procurement or production of items. Additionally, Customer agrees to accept cost increases that may occur during the time the project is delayed.

### **Terms of Delivery**

ROMTEC will not be liable for any delay in the performance of orders or contracts, or in the delivery or shipment of goods, or for any damages suffered by the Customer by reason of such delay, when such delay is beyond ROMTEC's control. Romtec is liable for delivery delays or for risk of loss or damage only while goods are in Romtec's possession. Unless otherwise stated herein, all goods are shipped FOB Roseburg, Oregon (FCA Roseburg, Oregon, for international orders). If goods are at any time shipped by, delivered to, or in the possession of others, the following delivery and handling terms apply:

- (1) All ROMTEC materials, whether palletized or separated from a pallet, must be handled per the instructions detailed in the ROMTEC Scope of Supply & Design Submittal with respect to the specified model of ROMTEC restroom facility or component.
- (2) All material received from, but not manufactured by ROMTEC must be handled per the specific handling instructions of the manufacturer of the material.
- (3) PROPER HANDLING EQUIPMENT, ITS SUPPLY AND OPERATION ARE STRICTLY THE RESPONSIBILITY OF THE CUSTOMER.

### **Description of Products and Warranty**

ROMTEC's Scope of Supply & Design Submittal document (provided subsequent to this order) contains and defines ROMTEC's complete offering of its products and services (as applicable). The Scope of Supply & Design Submittal also defines ROMTEC's Limited One Year Warranty. Warranty terms available prior to the submission of the Scope of Supply & Design Submittal upon request.

### **Terms of Shipment & Delivery**

Unless otherwise specified on the purchase order, ROMTEC may ship goods pursuant to an order at any time after the goods are completed and ready for shipment. Further, unless payment has been made in advance, if a carrier holding a ROMTEC shipment ordered by a Customer is ready to deliver the goods to the Customer, the Customer agrees to accept the goods at the carrier's earliest possible delivery date and time.

### **Store & Invoice**

If Customer delays shipment, regardless of the reason for delay, ROMTEC is permitted to invoice and the Customer agrees to pay ROMTEC under the agreed payment terms, using the date the order was ready for shipment as the invoice date (if prepayment or COD terms apply, payment is due within 7 days from the time of delay). Once the order is invoiced, the materials shall become property of the Customer. Further, ROMTEC may at its sole discretion invoice the Customer for a minimum of \$450 per month for on-site storage. Deliveries that are delayed by the Customer may be canceled by ROMTEC and the goods returned to ROMTEC at ROMTEC's discretion. Any costs or other issues arising from the Customer's act in delaying receipt of ROMTEC's shipments are the complete responsibility of the Customer. The Customer agrees to pay for the complete shipping cost if ROMTEC elects to allow the goods to be returned to ROMTEC or delivered to another Buyer.

### **Cancellation**

Mutual acceptance of the purchase order indicates notice for ROMTEC to proceed with the provision of design services required in completing its Scope of Supply & Design Submittal. Should Customer cancel its purchase order prior, the following fee schedule will take effect:

1. Cancellation after Purchase Order but prior to Submittal Approval: 30% of total contract value due
2. Cancellation after Purchase Order and Submittal Approval but prior to Notice to Proceed on Production: 75% of total contract value due
3. Cancellation after Purchase Order, Submittal Approval, AND Notice to Proceed on Production: 100% of total contract value due

In addition, Customer shall reimburse all expenses related to any Customer authorized procurement or production of items prior to approval of the Scope of Supply & Design Submittal. ROMTEC requires that Customer indicate approval of its supply offering by executing the approval signature page of the Scope of Supply & Design Submittal document and/or a formal Notice to Proceed on Production. Upon granting ROMTEC approval of its Scope of Supply Design Submittal and Notice to Proceed on Production of the building kit package(s), the Customer is waiving any rights to cancel its purchase order. ROMTEC does not accept returns or exchanges.

### **Contract Documents**

Together with this Purchase Order, the following constitute the "Contract Documents" and the entire contract between the parties, either written or oral: (i) ROMTEC's Scope of Supply & Design Submittal, and (ii) Change Order form (if applicable).

### **Legal Proceedings**

If Customer fails to pay any amount when due, and ROMTEC incurs any expenses in pursuit of collection, Customer agrees to pay the reasonable attorney fees and other costs of such collection, regardless of whether litigation is actually commenced.

In any dispute involving the interpretation or enforcement of this agreement or involving issues related to bankruptcy (whether or not such issues relate to the terms of this agreement), the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney fees, paralegal fees, costs, disbursements, and other expenses incurred by the prevailing party in the dispute, including those arising before and during any trial, arbitration, bankruptcy, or other proceeding, and in any appeal or review thereof. In addition, the amount recoverable by the prevailing party shall include an amount estimated as the fees, costs, disbursements, and other expenses that will be reasonably incurred in collecting a monetary judgment or award, or otherwise enforcing any order, judgment, award, or decree entered in the proceeding.

This agreement shall be interpreted and enforced according to the laws of the state of Oregon. The parties irrevocably submit and consent to the jurisdiction of the circuit courts of the State of Oregon for Douglas County with respect to litigation regarding any dispute, claim or other matter related to this contract.

**Controlling Provisions**

The terms and conditions of this Purchase Order shall supersede and control any provisions, terms, and conditions contained on any confirmation order, Purchase Order, or other writing the Customer may give or receive, and the rights of the parties shall be governed exclusively by the provisions, terms, and conditions hereof.

**Binding Effect**

This Purchase Order agreement shall be effective and in force only when signed by Customer and also signed by ROMTEC. ROMTEC must consent to any assignment of this Purchase Order agreement in writing. Subject to any restrictions upon assignment, this Purchase Order agreement shall be binding on and inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties.

**Notice**

All notices required by this Purchase Order agreement shall be in writing addressed to the party to whom the notice is directed at the address of that party set forth in this Purchase Order agreement and shall be deemed to have been given for all purposes upon receipt when personally delivered; one day after being sent, when sent by recognized overnight courier service; two days after deposit in United States mail, postage prepaid, registered or certified mail; or on the date transmitted by facsimile. Any party may designate a different mailing address or a different person for all future notices by notice given in accordance with this paragraph.

**Modification**

No modification of this Purchase Order agreement shall be valid unless it is in writing and is signed by all of the parties.

**Interpretation**

The paragraph headings are for the convenience of the reader only and are not intended to act as a limitation on the scope or meaning of the paragraphs themselves. All parties agree that they have had sufficient opportunity to negotiate these terms and have them reviewed by their counsel of choice. The parties agree that no legal interpretation of these terms should be construed against the drafting party.

**Severability**

The invalidity of any term or provision of this agreement shall not affect the validity of any other provision.

**Waiver**

Waiver of any party of strict performance of any provision of this Purchase Order agreement shall not be a waiver of or prejudice any party's right to require strict performance of the same provision in the future or of any other provision.

**Force Majeure**

Neither party will be liable for any delay or failure in the performance of any obligation under this Agreement or for any loss or damage (including indirect or consequential damage) to the extent that such nonperformance, delay, loss, or damage results from any contingency that is beyond the control of such party, provided such contingency is not caused by the fault or negligence of such party. A contingency for the purposes of this Agreement includes Acts of God, fires, floods, earthquakes, explosions, storms, wars, hostilities, blockades, public disorders, pandemic or other public health emergency, quarantine restrictions, embargoes, strikes, other labor disturbances or down time, unavailability of electronic communication lines or equipment, and compliance with any law, order or control of, or insistence by any governmental or military authority.

**Counterparts**

This Purchase Order agreement may be executed in multiple counterparts, each of which shall constitute one agreement, even though all parties do not sign the same counterpart.



18240 NORTH BANK ROAD  
 ROSEBURG, OR 97470  
 Phone: 541/496-3541  
 Fax: 541/496-0803

**PRELIMINARY INFORMATION**

Romtec uses info provided on this form to create customer accounts in Romtec's accounting system. Please fill out the form as completely as possible. Some info may be inapplicable. For example, if Romtec's customer and the overall Project Owner are the same entity, feel free to respond "same as above" in the Project Owner field. Similarly, if Romtec's customer and the Project Prime Contractor are the same entity, feel free to write "same as above" in the Project Prime Contractor field. If the project is not bonded, please write "No bond" in the Project Bond Information field.

**Customer/Contractor Information**

Company Name: \_\_\_\_\_ Year Established: \_\_\_\_\_

Billing Address: \_\_\_\_\_ Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

Accounts Payable: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Project Information**

Job: \_\_\_\_\_ Government Agency: \_\_\_\_\_

Agency Contract Officer: \_\_\_\_\_ Telephone: \_\_\_\_\_

Job Contact: \_\_\_\_\_ Telephone: \_\_\_\_\_

Job Site Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Project Prime Contractor**

Company Name: \_\_\_\_\_ Year Established: \_\_\_\_\_

Billing Address: \_\_\_\_\_ Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Project Owner**

Company Name: \_\_\_\_\_ Year Established: \_\_\_\_\_

Billing Address: \_\_\_\_\_ Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Project Bond Information**

Insurance Agency: \_\_\_\_\_ Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Agents Name: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Bonding Company: \_\_\_\_\_ Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Bond No: \_\_\_\_\_ Underwriter: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

## Romtec - Standard Schedule of Values - Monthly Billing

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE
001	Delivery of Design Submittal (SSDS)	15%
002	Delivery of Sealed Plan Set (Production and Delivery of Building Authorized)	15%
003	Manufacturing at Romtec facilities (monthly progress)	50%
004	Ready to Ship (manufacturing and packaging complete)	10%
005	Delivered	10%
006	Freight	TBD
007	Sales Tax	TBD
<b>GRAND TOTALS</b>		<b>100%</b>

Notes:

- This standard Schedule of Values is contingent upon an approved customer credit application.
- Romtec will invoice monthly for work completed related to all payment milestones above.
- All payments are due NET 30 of invoice date.
- Romtec does not accept partial payments nor any offsets/retainage.
- Payment obligations are not contingent upon customer receipt of payment from any external entity nor per the terms of any external agreement.
- Any failure to meet payment obligations may void these terms and grants Romtec the right to require new terms, including the right to require prepayment of all remaining milestones.
- At the time the customer formally authorizes Romtec to proceed with production and delivery, Romtec will confirm the delivery date with the customer. Note that Romtec does NOT have capacity for long term storage of completed goods, and the customer must accept delivery no later than the agreed date. If necessary, the customer must arrange for storage of delivered goods at a different location. Regardless of any customer caused delay of delivery, Romtec will invoice for completed goods that are ready to ship.

Please sign to acknowledge acceptance of this schedule of values:

Signature

Date



# Preliminary Scope of Supply and Services

**Building Supply Only**

Project:	Rockaway Beach Wayside Park
Customer:	City of Rockaway Beach
Location:	Rockaway Beach, OR
Date:	5/30/2023

## Contents

1. Process – Start to Finish
2. Romtec Scope of Materials Supply
3. Delivery, Storage, and Handling
4. Warranty and Limitations
5. Scope of Supply and Services by Others



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 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. Romtec Scope of Materials Supply

### A. Structure

1. Romtec's proposal includes the specific color selections noted below. Deviation from these may result in a price increase.
2. The following building package structural items will be supplied by Romtec.
  - a. Concrete Masonry Units - CMU
    - i. Exterior walls will be constructed of smooth-face, mortar joint, concrete masonry units (concrete blocks).
    - ii. Block color will be **gray**.
  - b. Exterior finish shall be fiber cement board and batten siding.
  - c. Sanitary tile cove base on interior walls.
  - d. Doors, frames and hardware
    - i. Special-Lite FRP doors/frames in the standard black **color**.
    - ii. Stainless steel, ball bearing hinges.
    - iii. Heavy duty door closers.
    - iv. Doors to have stainless steel kick plates and aluminum thresholds and sweeps.
    - v. Grade 2, lever lock with latch guard located on the mechanical room.
    - vi. Restroom doors to have interconnected locks with occupancy indicator and one-way deadbolt lock.
    - vii. Restroom doors to have magnetic locking system.
  - e. Roofing materials
    - i. Pre-engineered wood truss roof system.
    - ii. Roofing will be Fabral, 26-gauge, Horizon 16 standing seam roof panels.  
*Note: Roofing color shall be selected by the **owner** from the manufactures standard color chart.*

### B. Plumbing Fixtures and Accessories

1. The following items relative to the fixtures will be supplied by Romtec:
  - a. Floor mount, stainless steel toilets with manual lever flush valves.
  - b. Wall mount, stainless steel sinks with single, chrome push faucets.
  - c. Wall mount, stainless steel grab bars.
  - d. Wall mount, stainless steel 2-roll toilet paper dispensers.
  - e. Wall mount, stainless steel automatic soap dispensers.
  - f. Surface mount, diaper deck located in the family restroom only.

### C. Electrical Fixtures

1. The following electrical fixtures will be supplied by Romtec:
  - a. Exterior lighting
    - i. Wall cylinder, LED downlight fixtures.
    - ii. Lights controlled by photocell.
  - b. Interior lighting
    - i. 48" ceiling mount LED light fixtures.
    - ii. Light controlled by motion sensor.
  - c. Surface mount, wall heater located in the mechanical room for freeze protection only.
  - d. Mechanical exhaust package with inline fans and mechanical heated intake air.
  - e. Wall mount, white hand dryers with 15-second dry time.
  - f. Main breaker panel sized for the building components.
    - i. 200 amp, single-phase, indoor.

## 3. 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.

## 4. 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. 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.
2. 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.
3. Most HVAC equipment manufacturers (heat pumps, air conditioners, heaters, etc.) require installation by a factory certified technician to engage their warranty. The installer will need to demonstrate installation was completed per manufacturer requirements to make a valid warranty claim for HVAC equipment.

## Section 2 – Installer Scope (by others)

## 5. 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 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 floor and CMU block exterior.
- e. Masonry (concrete) grout and rebar
- f. The **installer** may be required to notch CMU block for bond beams, cut full blocks to create half blocks and grind blocks for fixture mounting purposes.

*Note: Romtec is not responsible for any cost or installation delays associated with this CMU block modification work.*

- g. Sealant for all exposed wood.
  - h. Typical fasteners such as nails, staples, and screws, and any other fasteners not included in product packaging.
  - i. Fiber cement siding arrives primed to be painted on-site by **installer**.
  - j. Gutters and downspouts are supplied and installed by **installer**.
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 will be by the **installer**.
  - b. All water and sewer piping and floor drains within the building footprint are provided by the **installer**.
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 will be by the installer.
  - b. All switches and outlets that are not included with electrical products are provided by the **installer**.
  - 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 others.

### 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 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 will be by the **contractor**.
  - b. All water and sewer piping, drains, and valves external of the building footprint are provided by the **contractor**.
- 3. Electrical  
The following electrical components will be provided by the **contractor**.
  - a. Incoming electrical utilities to with 10' of the building exterior are provided by the **contractor**.
  - b. Electrical meter base and meter are provided by the **contractor**.
- 4. Other materials, equipment, and services  
The following materials, equipment, and services are provided by the **contractor**.
 

<ul style="list-style-type: none"> <li>a. Site grading and/or asphalt paving</li> <li>b. Masonry pavers</li> <li>c. Branch circuit breakers</li> <li>d. Fire alarm &amp; fire suppression equipment</li> <li>e. Gutters and downspouts</li> <li>f. Lighting equipment not attached to the building</li> <li>g. Backflow check valves &amp; drain valves</li> </ul>	<ul style="list-style-type: none"> <li>h. Freeze protection</li> <li>i. Landscaping</li> <li>j. Special inspection services</li> <li>k. Permits and fees</li> <li>l. Site plans</li> <li>m. Geotechnical reports</li> </ul>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**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 and maintain these manuals until delivered 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 are not included in the proposal.  
*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 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. 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 make equivalent or better substitutions at any time for any components that are not specifically required to match an exact brand/model.
6. 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."
7. Any CMU block plan(s) provided by Romtec are only accurate if Romtec supplies the CMU block.
8. 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.

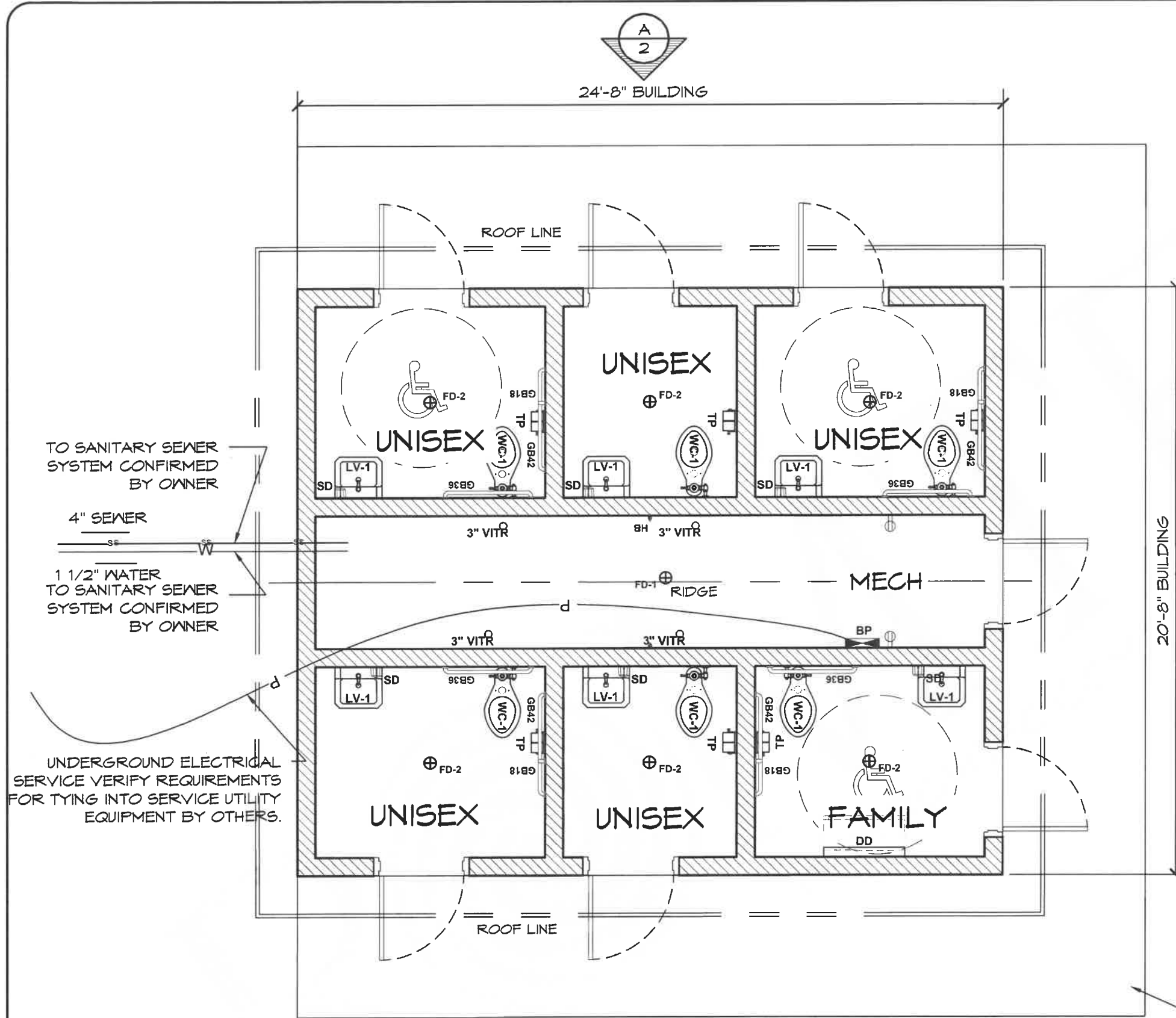
*Note: Romtec's scope of work is based on customer acceptance of the terms and conditions of the Romtec quote proposal, which may be attached here or provided separately.*

### WALL TYPE SCHEDULE

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

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**  
 18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
 (541) 496-3541 FAX (541) 496-0803  
**PRELIMINARY**



TO SANITARY SEWER SYSTEM CONFIRMED BY OWNER

4" SEWER

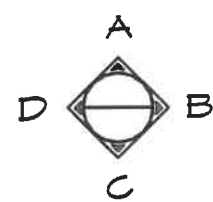
1 1/2" WATER TO SANITARY SEWER SYSTEM CONFIRMED BY OWNER

UNDERGROUND ELECTRICAL SERVICE VERIFY REQUIREMENTS FOR TYING INTO SERVICE UTILITY EQUIPMENT BY OTHERS.

20'-8" BUILDING

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	EXTERIOR WALL LIGHTS	7
	INTERIOR CEILING LIGHTS	8
⊕ FD	FLOOR DRAIN	7
⊕	ELECTRICAL OUTLET	2

**1 FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



CONCRETE WALK BY INSTALLER

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PROJECT: **HBH CONSULTING ENGINEERS  
 ROCKAWAY BEACH WAYSIDE PARK  
 ROCKAWAY BEACH, OREGON**

PROJECT#: **1994**

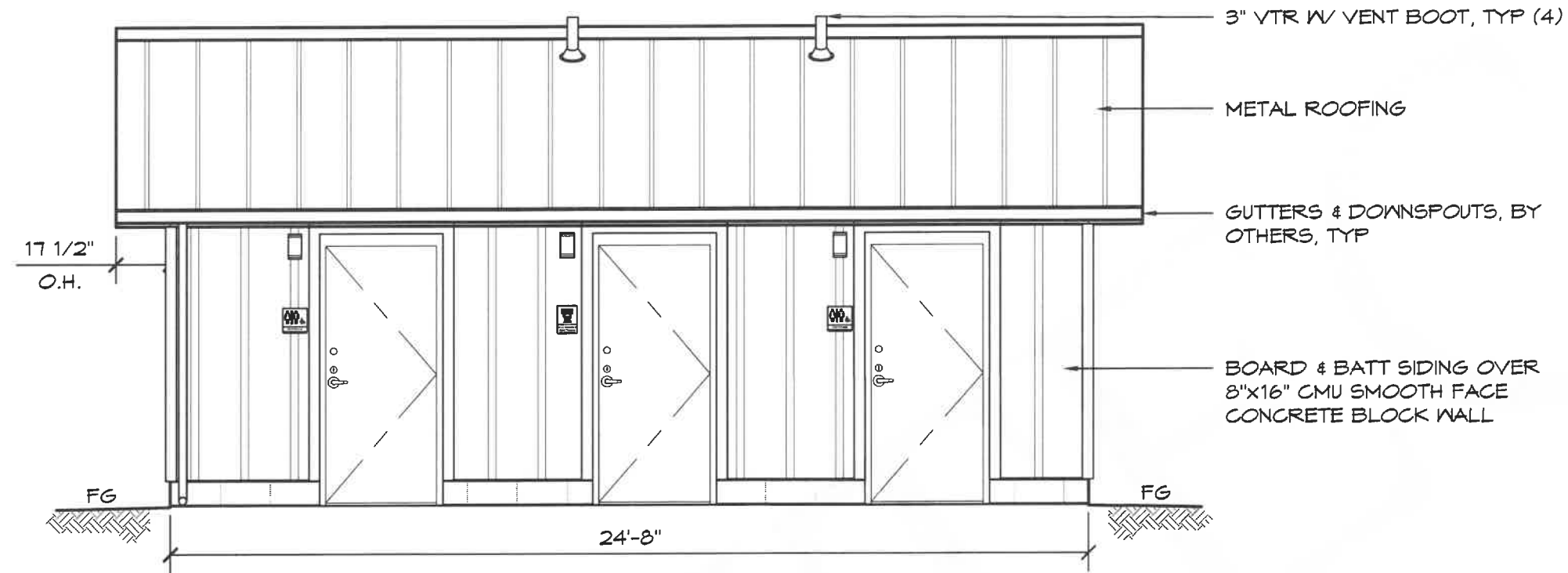
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REVISIONS

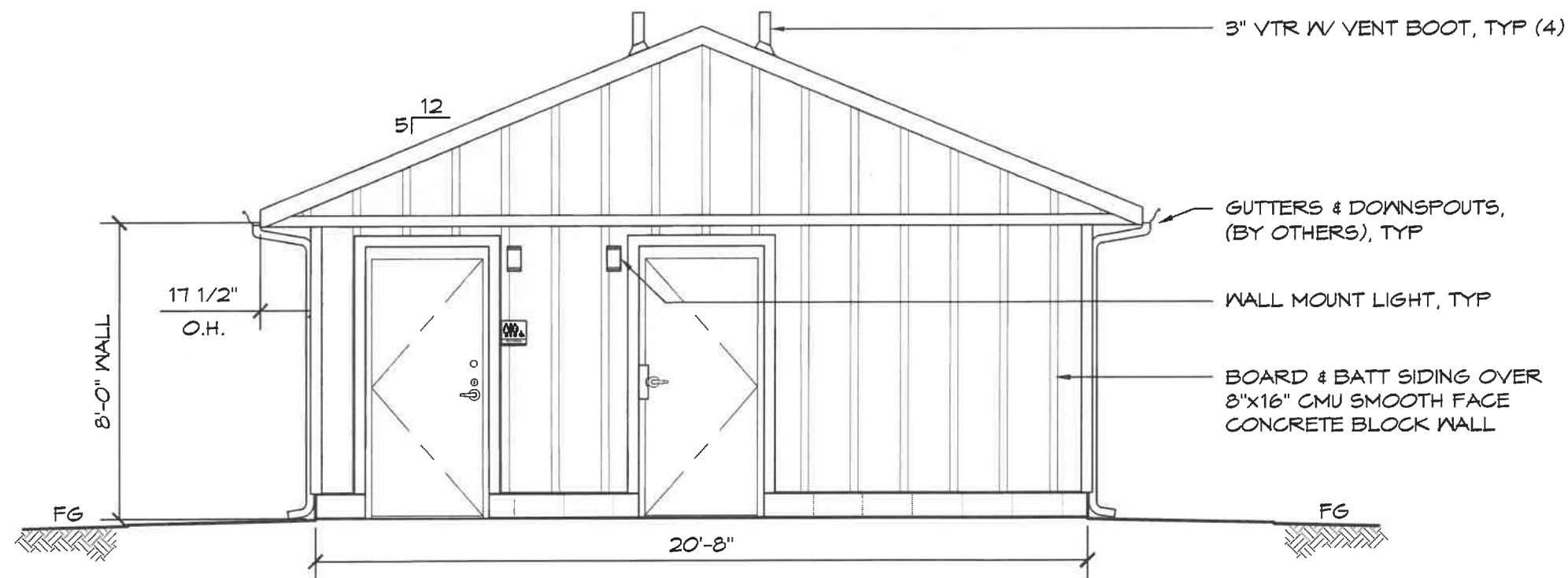
REV.	DATE	BY

DRAWN BY: **JS**

SHEET NO. **01**



**A** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



**D** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"

**ROMTEC**  
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(541) 486-3541 FAX (541) 496-0803  
**PRELIMINARY**

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PROJECT:  
**HBH CONSULTING ENGINEERS  
ROCKAWAY BEACH WAYSIDE PARK  
ROCKAWAY BEACH, OREGON**

PROJECT#:  
1994

DATE:  
3/8/23

REVISIONS

REV. DATE BY


DRAWN BY:  
JS

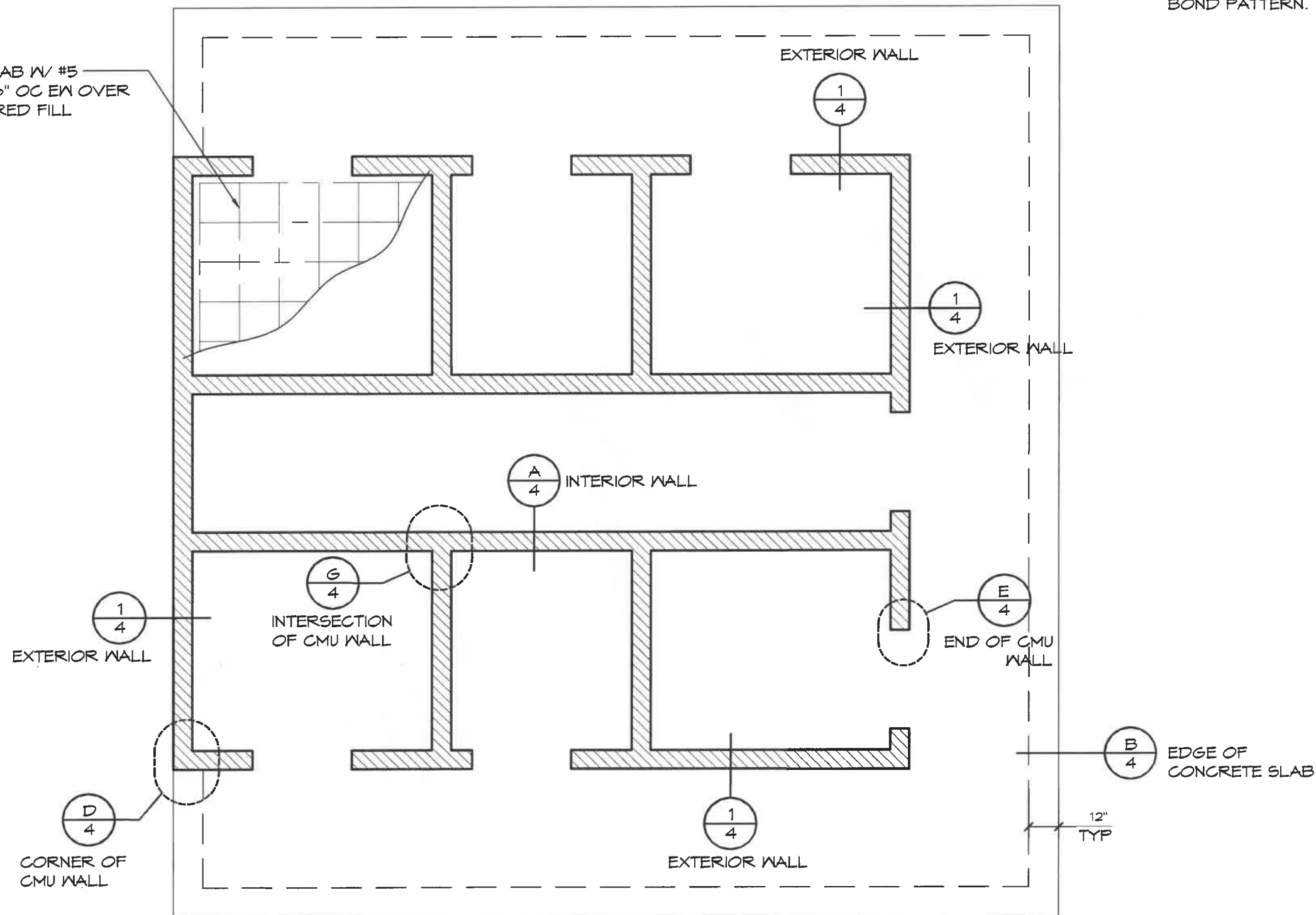
SHEET NO.

**02**

### WALL TYPE SCHEDULE

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

5" CONC SLAB W/ #5 REBAR @ 16" OC EW OVER 6" ENGINEERED FILL



**1** EXAMPLE FOUNDATION  
SCALE: 1/4" = 1'-0"

**ROMTEC**  
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**PRELIMINARY**

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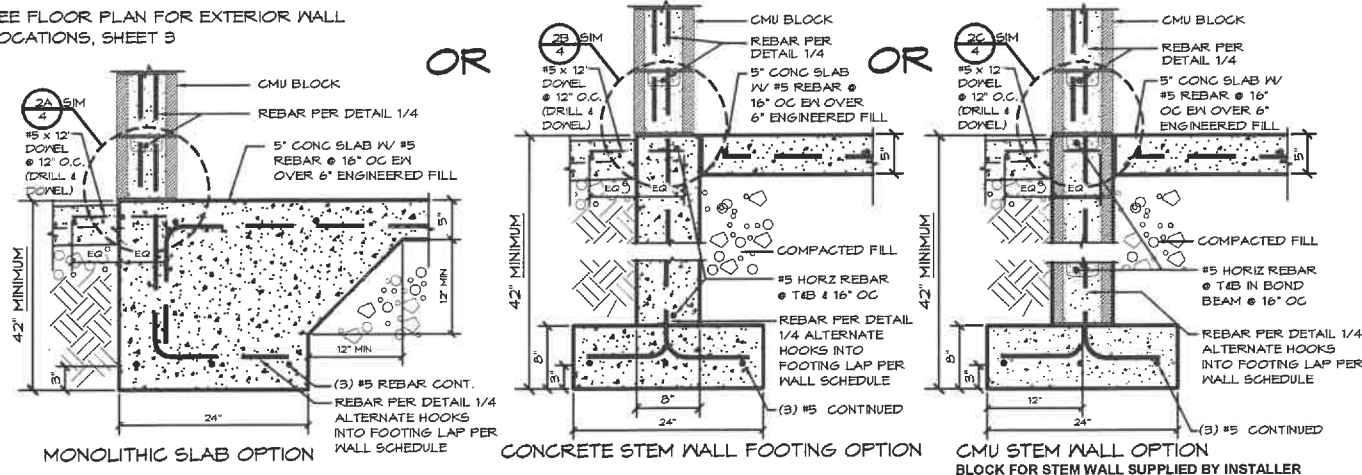
PROJECT:	HBH CONSULTING ENGINEERS ROCKAWAY BEACH WAYSIDE PARK ROCKAWAY BEACH, OREGON		
PROJECT#:	1994		
DATE:	3/8/23		
REVISIONS			
REV.	DATE:	BY	
DRAWN BY: JS			

SHEET NO. **03**



EXTERIOR WALL FOUNDATIONS - CHOOSE ONE OF THE FOLLOWING

SEE FLOOR PLAN FOR EXTERIOR WALL LOCATIONS, SHEET 3



EXTERIOR WALL FOUNDATION DETAIL OPTIONS

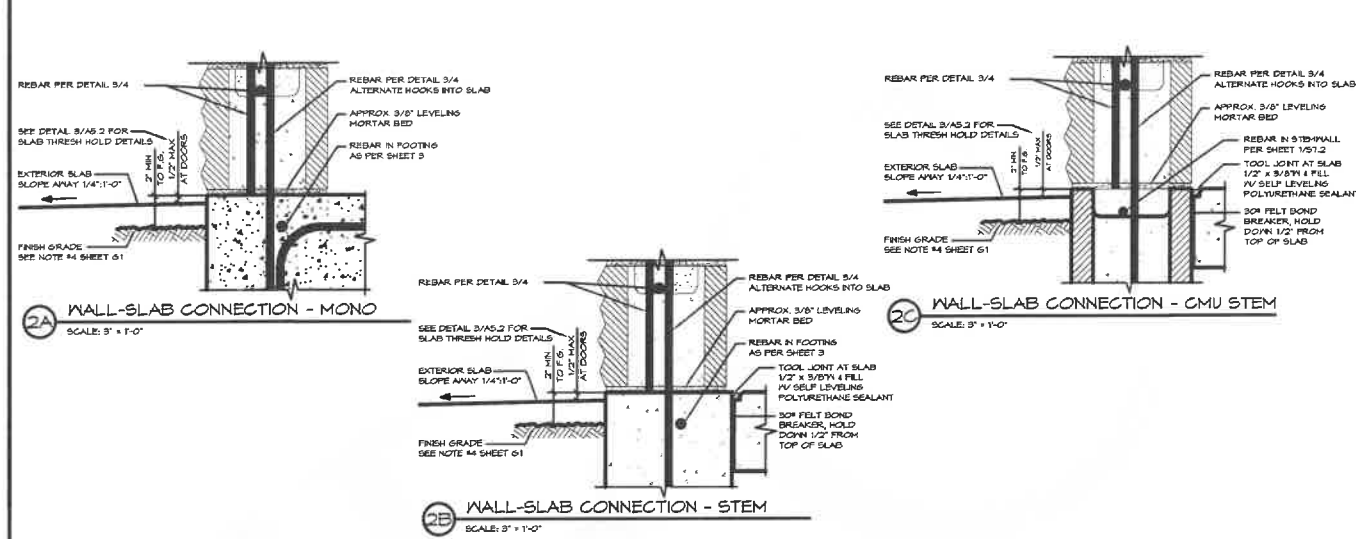
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GENERAL NOTES:

- \* WHEN USING EITHER STEM WALL OPTION RECESS STEM WALL THE THICKNESS OF SLAB AT DOOR THRESHOLD
- \* PRIVACY WALLS SHALL HAVE A 30" WIDE x 12" DEEP FOOTING (IF APPLICABLE)
- \* CMU STEM WALL OPTION, CMU BLOCK IS BY INSTALLER
- \* VERTICAL REBAR IN SLAB/STEM WALL TO MATCH VERTICAL WALL REINFORCEMENT LAP PER WALL SCHEDULE

FOUNDATION DESIGN SHOWN HERE IS PRELIMINARY AND SUBJECT TO CHANGE. FINAL FOUNDATION DESIGN TO BE DETERMINED DURING THE FORTHCOMING FULL DESIGN PHASE FOR THE BUILDING. ANY INCREASED COSTS OR TIME NEEDED TO CONSTRUCT THE FINAL FOUNDATION DESIGN IS BETWEEN THE END OWNER AND THE BUILDING INSTALLER

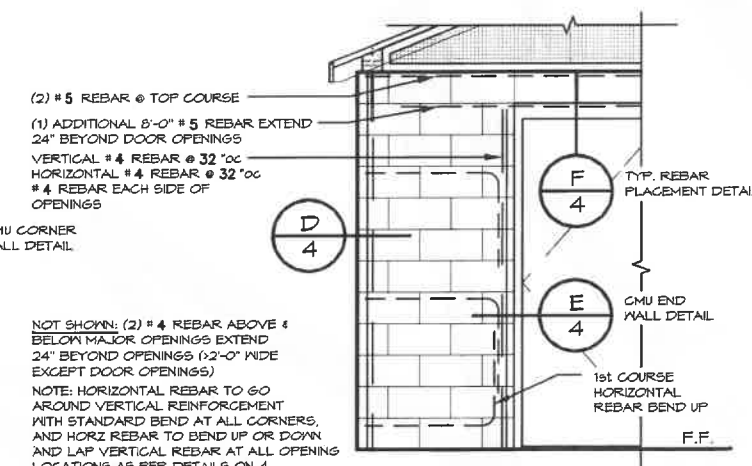
EXTERIOR WALL FOUNDATIONS - PER DETAIL 1



GENERAL NOTES:

- \* WHEN USING EITHER STEM WALL OPTION RECESS STEM WALL THE THICKNESS OF SLAB AT DOOR THRESHOLD
- \* PRIVACY WALLS SHALL HAVE A 30" WIDE x 12" DEEP FOOTING (IF APPLICABLE)
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- \* VERTICAL REBAR IN SLAB/STEM WALL TO MATCH VERTICAL WALL REINFORCEMENT LAP PER WALL SCHEDULE

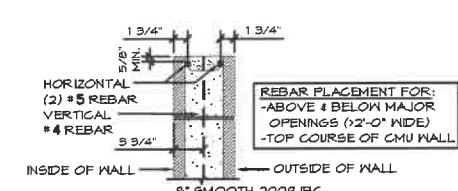
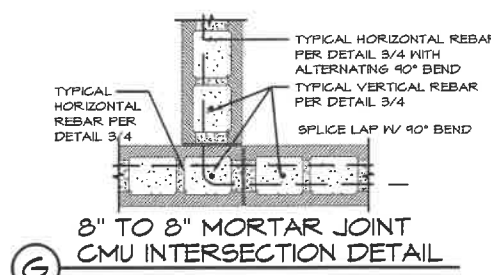
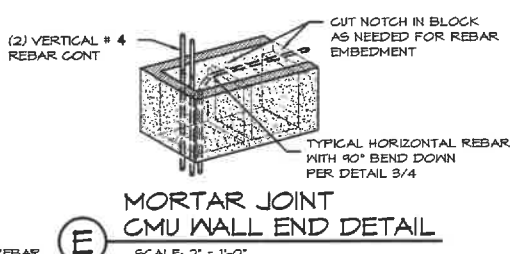
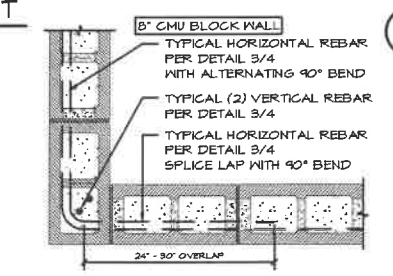
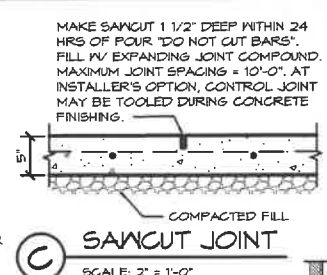
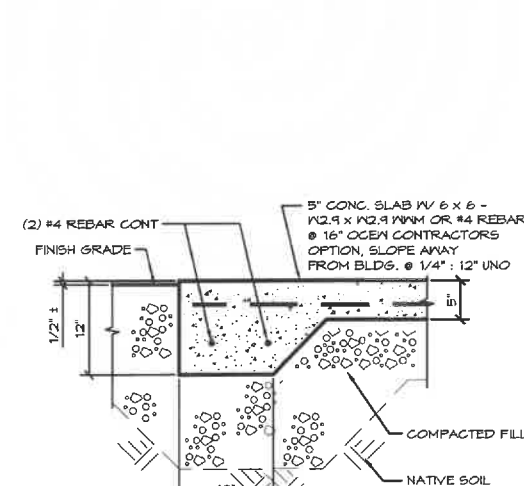
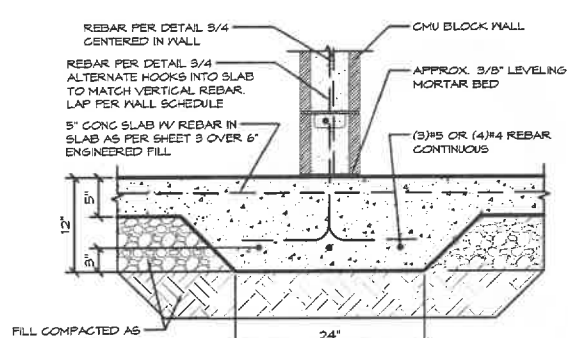
FOUNDATION DESIGN SHOWN HERE IS PRELIMINARY AND SUBJECT TO CHANGE. FINAL FOUNDATION DESIGN TO BE DETERMINED DURING THE FORTHCOMING FULL DESIGN PHASE FOR THE BUILDING. ANY INCREASED COSTS OR TIME NEEDED TO CONSTRUCT THE FINAL FOUNDATION DESIGN IS BETWEEN THE END OWNER AND THE BUILDING INSTALLER



REBAR	MIN. LAP	BEND DIAMETER
#4	24"	3" MIN.
#5	30"	3-3/4" MIN.

**CMU REBAR NOTES:**  
 - BENDS: MIN. INSIDE BEND DIAMETER SHALL BE NOT LESS THAN 6d AS PER ACI 308-08 SECTION 1.15.6  
 - SPLICES: LAP SPLICES ARE PERMITTED AS PER ACI 308-08 SECTION 2.1.9.1

**PIPES INSTALLED THROUGH CMU WALL NOTES:**  
 - SUPPLY: THE FIXTURE SUPPLY LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE AND THE PORTION OF PIPE LOCATED IN CMU WALL SHALL BE WRAPPED WITH 10MIL BLACK TAPE  
 - WASTE PIPE: THE FIXTURE WASTE LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE



**F 8" CMU REBAR PLACEMENT**  
 SCALE: 2" = 1'-0"

**ROMTEC**  
 18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
 (541) 486-3541 FAX (541) 486-0803  
**PRELIMINARY**

PROJECT: **HBH CONSULTING ENGINEERS**  
**ROCKAWAY BEACH WAYSIDE PARK**  
**ROCKAWAY BEACH, OREGON**  
 SHEET TITLE: **BID DOC DETAILS**

PROJECT#: **1994**  
 DATE: **3/8/23**  
 REVISIONS

REV.	DATE	BY

DRAWN BY: **JS**  
 SHEET NO. **04**



18240 North Bank Rd.  
 Roseburg, OR 97470  
 P: 541-496-3541  
 F: 541-496-0803  
 E: service@romtec.com

Date

5/30/2023

**PROPOSAL/PO #081721-RMT**  
**Rockaway Beach Wayside Park**

Customer: City of Rockaway Beach  
 Luke Shepard  
 PO Box 5  
 Rockaway Beach, OR 97136



Quantity	Building Proposal Description	Extended Price
1	Romtec Restroom (2098 w/Options) - "Design & Supply ONLY" per Preliminary Romtec Drawings and Scope of Supply & Services dated 5/30/2023	\$ 230,181.11

<b>Sourcewell DISCOUNT: Available only to members of Sourcewell.</b>	<b>9.00%</b>	<b>\$ (20,716.31)</b>
<b>Estimated Freight/Packaging to: Rockaway Beach, OR</b>		<b>\$ 5,807.25</b>
<b>ROMTEC INC. PURCHASE ORDER TOTAL</b>		<b>\$ 215,272.05</b>

- \*Due to recent market volatility and inflation rates, the proposal pricing is valid for thirty (30) days from the proposal date. If the Customer has not returned a signed Purchase Order within thirty (30) days of the proposal date, Romtec, Inc. reserves the right to update the price to reflect cost changes.
- \*This pricing is based on the understanding that Romtec, Inc. will be released for production within ninety (90) days. If, for any reason, Romtec, Inc. has not received Submittal Approval and Notice to Proceed with Production within ninety (90) days of the Purchase Order date, Romtec, Inc. reserves the right to update the Purchase Order price to reflect inflationary cost changes.
- \*Sales or use Tax is not included in the above price. Sales or use taxes may be required for your project depending on Nexus requirements.
- \*Romtec charges 2.75% of total contract value for the bonding rate (if required). Unless specifically stated in the above quote, this amount is not included in the total amount shown, and may be applicable at the time of invoice.
- \*This proposal includes the design & engineering by Romtec Inc. to produce a complete plan set that will meet the architectural and engineering code required in your state. In some cases local code may vary from typical state requirements and may result in a change in price that could not have been anticipated at time of quote.
- \*All freight estimates listed above are F.O.B. Roseburg, OR. Freight prepaid and added. Delivery will be in accordance with a mutually agreed upon timeline as stated in the Romtec Inc. Notice to Proceed on Production document.
- \*Non-Agency orders must be placed on Romtec Inc. purchase order forms.
- \*Shipping prices are estimates only and are subject to change without notice.
- \*Quote based on standard design averages, including: roof snowload of 25psf, IBC Seismic Design Category: C, Design Wind Speed: 115 MPH, Allowable Soil Bearing: 1500 psf, Occupancy Type: U, Construction: VB.
- \*Unless included with this quote, a payment schedule and terms will be established after the signed Purchase Order is received. Romtec Inc. generally requires a deposit payment upon receipt of the signed Submittal Approval & Notice to Proceed on Production document. Any deposit amount will be defined with the forthcoming payment schedule.

- \*Design Services include Romtec providing one(1) initial unsealed plan set on 11x17 format and one (1) sealed revision in response to reviewing authority comments (excluding Romtec Trads and Originals; Romtec Trads and Originals do not include sealed plans. Sealing of plans for Trads and Original models is only available upon request and may result in additional fees). In any additional revisions, if sealing or changing in plan set size are requested or required, an additional design service will be charged.
- \*The pricing defined in this proposal is contingent upon the customer signing this form and agreeing to the Romtec terms and conditions defined in this proposal. Any modifications to the terms and conditions defined herein may result in a price increase.

\*Romtec's standad insurance coverage document is available upon request. Unless otherwise specifically noted herein, Romtec's standard insurance coverage is accepted by Customer and considered sufficient coverage for all work related to this purchase order. Customer agrees to pay any costs related to additional insurance requirements not specifically noted in this order.

**\*The above prices, Terms & Conditions are satisfactory and are hereby accepted. Romtec Inc. is authorized to begin work on the Scope of Supply and Design Submittal document, which the customer will review prior to approval and Notice to Proceed on Production. Additionally, the customer will complete and return the Customer & Project Information request as expeditiously as possible so that payment terms, and bonding requirements (if applicable) can be established. The customer understands that by accepting this proposal they are issuing a Purchase Order for the project detailed above, but that production will not begin and delivery or installation dates cannot be established until the customer has granted design approval and notice to proceed on production.**

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Customer/Owner Authorized Signature	Date	Romtec Inc. Authorized Signature	Date
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Customer/Owner Printed Name	Romtec Inc. Printed Name
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Customer/Owner Company



## Proposal Terms & Conditions

Romtec, Inc. (ROMTEC) will provide the scope of supply as listed on the purchase order related hereto in accordance with the following terms and conditions:

### Terms of Payment

Romtec offers terms upon approved payment bond and credit approval by Romtec's accounting department (to be determined at the time the Purchase Order is finalized and executed). Payments may be by check or wire transfer, Visa, MasterCard, Discover or American Express (a separate fee will be charged for payments exceeding \$20,000 made by credit card and for all COD deliveries). Romtec may agree to accept COD payment by bank certified funds or cashier's check if a carrier selected by Romtec ships materials.

### Credit Terms

Upon execution of the Purchase Order agreement, if Customer is not pre-paying 100% of the contract value, Customer shall provide a completed credit application (subject to Romtec's approval) and, if applicable, evidence of payment bond securing Customer's obligation to pay the balance of the purchase price in full. Credit terms are conditional and may be modified subsequently at Romtec's discretion if new information or conditions warrant such modification.

### Payment Terms

To be established by Romtec's accounting department after receipt of Customer's credit application.

### Deviation From Payment

Time is of the essence with respect to Customer's payment of the purchase price, and timely payment shall not be delayed or excused for any reason. Payment agreement between Customer and other parties, or failure by other parties to pay Customer or perform any agreement with Customer shall not result in delay of payment to ROMTEC. ROMTEC does not accept partial payments, any offsets, and/or retainage against the Purchase Order price. Should Customer not act according to the terms of payment for any reason, the terms granted will be revoked and any remaining goods or services not yet delivered are subject to pre-payment terms whereby payment, in full, is due 10 days prior to delivery. Any amounts not paid when due shall bear interest at the rate of 15 percent per annum or the highest lawful rate applicable, if such rate is less than 15 percent, from the date payment was due. For accounts that are 15 days or more past due, ROMTEC will withhold all warranty service until the account is fully paid and in good standing. This does not in any way toll the warranty period.

### Tax

Unless otherwise indicated on the ROMTEC quote or purchase order, any sales, use, consumption, value added or other goods/services based tax imposed by a state; county/local or other agency with jurisdictional authority is excluded from this order. Customer is responsible for remitting any taxes that are applicable.

### Change Orders

All Change Orders must be signed by the Customer. Prices stated herein are valid for 30 days from the purchase order date, or two weeks from the purchase order date if unsigned, at which time ROMTEC may adjust its price if cost factors warrant. A change order will apply (charges will vary depending on the circumstances) for the following design/engineering events: (i) incurred costs related to ROMTEC making more than two revisions of plan documents in response to review comments, (ii) incurred costs of "resealing" plan documents, and (iii) incurred costs of changing plan set sizing from the standard 11" x 17" format. Additionally, any modifications (for any reason) to ROMTEC's Scope of Supply & Design Submittal, prior to formal approval, may result in a price adjustment. Any modification to ROMTEC's Scope of Supply & Design Submittal requested or required by Customer for any reason after formal submittal approval shall be performed by ROMTEC at Customer's expense, as follows: (i) Customer shall submit a written description of the modifications to ROMTEC; (ii) within 14 days of receipt of Customer's description, ROMTEC shall provide to Customer a written price quote for the modifications requested; (iii) Customer shall pay the Change Order Invoice to ROMTEC in accordance with payment terms.

### Delay of Project

Should progress of the project be delayed so that ROMTEC cannot produce and deliver the goods within six months from the date the purchase order is signed, Customer agrees to reimburse ROMTEC for all design and administrative expenses related to the completion of the Scope of Supply & Design Submittal as compensation for design services rendered. Customer also agrees to immediately pay any expenses related to any Customer authorized procurement or production of items. Additionally, Customer agrees to accept cost increases that may occur during the time the project is delayed.

**Terms of Delivery**

ROMTEC will not be liable for any delay in the performance of orders or contracts, or in the delivery or shipment of goods, or for any damages suffered by the Customer by reason of such delay, when such delay is beyond ROMTEC's control. Romtec is liable for delivery delays or for risk of loss or damage only while goods are in Romtec's possession. Unless otherwise stated herein, all goods are shipped FOB Roseburg, Oregon (FCA Roseburg, Oregon, for international orders). If goods are at any time shipped by, delivered to, or in the possession of others, the following delivery and handling terms apply:

- (1) All ROMTEC materials, whether palletized or separated from a pallet, must be handled per the instructions detailed in the ROMTEC Scope of Supply & Design Submittal with respect to the specified model of ROMTEC restroom facility or component.
- (2) All material received from, but not manufactured by ROMTEC must be handled per the specific handling instructions of the manufacturer of the material.
- (3) PROPER HANDLING EQUIPMENT, ITS SUPPLY AND OPERATION ARE STRICTLY THE RESPONSIBILITY OF THE CUSTOMER.

**Description of Products and Warranty**

ROMTEC's Scope of Supply & Design Submittal document (provided subsequent to this order) contains and defines ROMTEC's complete offering of its products and services (as applicable). The Scope of Supply & Design Submittal also defines ROMTEC's Limited One Year Warranty. Warranty terms available prior to the submission of the Scope of Supply & Design Submittal upon request.

**Terms of Shipment & Delivery**

Unless otherwise specified on the purchase order, ROMTEC may ship goods pursuant to an order at any time after the goods are completed and ready for shipment. Further, unless payment has been made in advance, if a carrier holding a ROMTEC shipment ordered by a Customer is ready to deliver the goods to the Customer, the Customer agrees to accept the goods at the carrier's earliest possible delivery date and time.

**Store & Invoice**

If Customer delays shipment, regardless of the reason for delay, ROMTEC is permitted to invoice and the Customer agrees to pay ROMTEC under the agreed payment terms, using the date the order was ready for shipment as the invoice date (if prepayment or COD terms apply, payment is due within 7 days from the time of delay). Once the order is invoiced, the materials shall become property of the Customer. Further, ROMTEC may at its sole discretion invoice the Customer for a minimum of \$450 per month for on-site storage. Deliveries that are delayed by the Customer may be canceled by ROMTEC and the goods returned to ROMTEC at ROMTEC's discretion. Any costs or other issues arising from the Customer's act in delaying receipt of ROMTEC's shipments are the complete responsibility of the Customer. The Customer agrees to pay for the complete shipping cost if ROMTEC elects to allow the goods to be returned to ROMTEC or delivered to another Buyer.

**Cancellation**

Mutual acceptance of the purchase order indicates notice for ROMTEC to proceed with the provision of design services required in completing its Scope of Supply & Design Submittal. Should Customer cancel its purchase order prior, the following fee schedule will take effect:

1. Cancellation after Purchase Order but prior to Submittal Approval: 30% of total contract value due
2. Cancellation after Purchase Order and Submittal Approval but prior to Notice to Proceed on Production: 75% of total contract value due
3. Cancellation after Purchase Order, Submittal Approval, AND Notice to Proceed on Production: 100% of total contract value due

In addition, Customer shall reimburse all expenses related to any Customer authorized procurement or production of items prior to approval of the Scope of Supply & Design Submittal. ROMTEC requires that Customer indicate approval of its supply offering by executing the approval signature page of the Scope of Supply & Design Submittal document and/or a formal Notice to Proceed on Production. Upon granting ROMTEC approval of its Scope of Supply Design Submittal and Notice to Proceed on Production of the building kit package(s), the Customer is waiving any rights to cancel its purchase order. ROMTEC does not accept returns or exchanges.

**Contract Documents**

Together with this Purchase Order, the following constitute the "Contract Documents" and the entire contract between the parties, either written or oral: (i) ROMTEC's Scope of Supply & Design Submittal, and (ii) Change Order form (if applicable).

**Legal Proceedings**

If Customer fails to pay any amount when due, and ROMTEC incurs any expenses in pursuit of collection, Customer agrees to pay the reasonable attorney fees and other costs of such collection, regardless of whether litigation is actually commenced.

In any dispute involving the interpretation or enforcement of this agreement or involving issues related to bankruptcy (whether or not such issues relate to the terms of this agreement), the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney fees, paralegal fees, costs, disbursements, and other expenses incurred by the prevailing party in the dispute, including those arising before and during any trial, arbitration, bankruptcy, or other proceeding, and in any appeal or review thereof. In addition, the amount recoverable by the prevailing party shall include an amount estimated as the fees, costs, disbursements, and other expenses that will be reasonably incurred in collecting a monetary judgment or award, or otherwise enforcing any order, judgment, award, or decree entered in the proceeding.

This agreement shall be interpreted and enforced according to the laws of the state of Oregon. The parties irrevocably submit and consent to the jurisdiction of the circuit courts of the State of Oregon for Douglas County with respect to litigation regarding any dispute, claim or other matter related to this contract.

**Controlling Provisions**

The terms and conditions of this Purchase Order shall supersede and control any provisions, terms, and conditions contained on any confirmation order, Purchase Order, or other writing the Customer may give or receive, and the rights of the parties shall be governed exclusively by the provisions, terms, and conditions hereof.

**Binding Effect**

This Purchase Order agreement shall be effective and in force only when signed by Customer and also signed by ROMTEC. ROMTEC must consent to any assignment of this Purchase Order agreement in writing. Subject to any restrictions upon assignment, this Purchase Order agreement shall be binding on and inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties.

**Notice**

All notices required by this Purchase Order agreement shall be in writing addressed to the party to whom the notice is directed at the address of that party set forth in this Purchase Order agreement and shall be deemed to have been given for all purposes upon receipt when personally delivered; one day after being sent, when sent by recognized overnight courier service; two days after deposit in United States mail, postage prepaid, registered or certified mail; or on the date transmitted by facsimile. Any party may designate a different mailing address or a different person for all future notices by notice given in accordance with this paragraph.

**Modification**

No modification of this Purchase Order agreement shall be valid unless it is in writing and is signed by all of the parties.

**Interpretation**

The paragraph headings are for the convenience of the reader only and are not intended to act as a limitation on the scope or meaning of the paragraphs themselves. All parties agree that they have had sufficient opportunity to negotiate these terms and have them reviewed by their counsel of choice. The parties agree that no legal interpretation of these terms should be construed against the drafting party.

**Severability**

The invalidity of any term or provision of this agreement shall not affect the validity of any other provision.

**Waiver**

Waiver of any party of strict performance of any provision of this Purchase Order agreement shall not be a waiver of or prejudice any party's right to require strict performance of the same provision in the future or of any other provision.

**Force Majeure**

Neither party will be liable for any delay or failure in the performance of any obligation under this Agreement or for any loss or damage (including indirect or consequential damage) to the extent that such nonperformance, delay, loss, or damage results from any contingency that is beyond the control of such party, provided such contingency is not caused by the fault or negligence of such party. A contingency for the purposes of this Agreement includes Acts of God, fires, floods, earthquakes, explosions, storms, wars, hostilities, blockades, public disorders, pandemic or other public health emergency, quarantine restrictions, embargoes, strikes, other labor disturbances or down time, unavailability of electronic communication lines or equipment, and compliance with any law, order or control of, or insistence by any governmental or military authority.

**Counterparts**

This Purchase Order agreement may be executed in multiple counterparts, each of which shall constitute one agreement, even though all parties do not sign the same counterpart.



18240 NORTH BANK ROAD  
 ROSEBURG, OR 97470  
 Phone: 541/496-3541  
 Fax: 541/496-0803

**PRELIMINARY INFORMATION**

Romtec uses info provided on this form to create customer accounts in Romtec's accounting system. Please fill out the form as completely as possible. Some info may be inapplicable. For example, if Romtec's customer and the overall Project Owner are the same entity, feel free to respond "same as above" in the Project Owner field. Similarly, if Romtec's customer and the Project Prime Contractor are the same entity, feel free to write "same as above" in the Project Prime Contractor field. If the project is not bonded, please write "No bond" in the Project Bond Information field.

**Customer/Contractor Information**

Company Name: \_\_\_\_\_ Year Established: \_\_\_\_\_  
 Billing Address: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Accounts Payable: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Project Information**

Job: \_\_\_\_\_ Government Agency: \_\_\_\_\_  
 Agency Contract Officer: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Job Contact: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Job Site Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Project Prime Contractor**

Company Name: \_\_\_\_\_ Year Established: \_\_\_\_\_  
 Billing Address: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Project Owner**

Company Name: \_\_\_\_\_ Year Established: \_\_\_\_\_  
 Billing Address: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Project Bond Information**

Insurance Agency: \_\_\_\_\_ Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Agents Name: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Bonding Company: \_\_\_\_\_ Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Bond No: \_\_\_\_\_ Underwriter: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

## Romtec - Standard Schedule of Values - Monthly Billing

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE
001	Delivery of Design Submittal (SSDS)	15%
002	Delivery of Sealed Plan Set (Production and Delivery of Building Authorized)	15%
003	Manufacturing at Romtec facilities (monthly progress)	50%
004	Ready to Ship (manufacturing and packaging complete)	10%
005	Delivered	10%
006	Freight	TBD
007	Sales Tax	TBD
<b>GRAND TOTALS</b>		<b>100%</b>

Notes:

- This standard Schedule of Values is contingent upon an approved customer credit application.
- Romtec will invoice monthly for work completed related to all payment milestones above.
- All payments are due NET 30 of invoice date.
- Romtec does not accept partial payments nor any offsets/retainage.
- Payment obligations are not contingent upon customer receipt of payment from any external entity nor per the terms of any external agreement.
- Any failure to meet payment obligations may void these terms and grants Romtec the right to require new terms, including the right to require prepayment of all remaining milestones.
- At the time the customer formally authorizes Romtec to proceed with production and delivery, Romtec will confirm the delivery date with the customer. Note that Romtec does NOT have capacity for long term storage of completed goods, and the customer must accept delivery no later than the agreed date. If necessary, the customer must arrange for storage of delivered goods at a different location. Regardless of any customer caused delay of delivery, Romtec will invoice for completed goods that are ready to ship.

Please sign to acknowledge acceptance of this schedule of values: \_\_\_\_\_

Signature

Date