



# Paradise Recreation & Park District

Agenda Prepared: 3/21/2024  
Agenda Posted: 3/21/2024  
Prior to: 5:00 pm

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## NOTICE OF BOARD OF DIRECTORS COMMITTEE MEETING

**Committee:** Recreation & Park Committee (*Bellefeuille/Anderson*)

**Date:** Tuesday, March 26, 2024

**Time:** 1:00 p.m.

**Location:** Terry Ashe Recreation Center, Room A

Notice:

The public may listen to this meeting via computer or telephone. The public may submit comments prior to the meeting via email to [bodclerk@prpd.com](mailto:bodclerk@prpd.com) before 1:00 p.m. on the day of the meeting and they will be read into the record.

\*\*\*\*\*

**AGENDA:**

The Committee will meet to:

1. Aquatic Park Rebuild
2. Property Donations

[https://paradisepspd.sharepoint.com/sites/BODMeeting/Shared Documents/\\_Committee.Rec.Park/2024/RPC.24.0326/RPC\\_24.0326.Agenda.docx](https://paradisepspd.sharepoint.com/sites/BODMeeting/Shared Documents/_Committee.Rec.Park/2024/RPC.24.0326/RPC_24.0326.Agenda.docx)

**Staff Report****March 26, 2024**

DATE: 3/20/2024  
TO: Recreation and Park Committee  
FROM: Dan Efseaff, District Manager  
SUBJECT: Aquatic Center Rebuild

**Report in Brief**

The District has reengaged with Romtec Inc. to update the design build quote for the Aquatic Recreation Center. They will be repositioning the building and doing a quote for essentially the rebuilding of the center with some identified additions that the District will request (and pay for separately). We would like to set this up as a Design-Build (to expedite the process and not have to go back and forth between design and construction teams). It would still be under the cooperative purchasing arrangement through the JPA Source Well.

**Recommendation:** Give staff direction.

**Attachments:**

- A. Budgetary Proposal

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3/20/2024



# Preliminary Scope of Supply and Services

## Building Supply and Installation

Project: Paradise Aquatics Center  
Location: Paradise, CA  
Date: 3/8/2024



## OVERVIEW

The following is a detailed scope of products and services that will be included as part of the Romtec building package and installation services. Romtec's proposal includes the supply and installation of the specified building kits as defined herein (with exclusions noted below).

Romtec's proposal is for the installation of the Romtec building as defined herein.

See Section 3 below for the scope of supply and services supplied by others that are not supplied by Romtec.

## KEY ASSUMPTIONS

Romtec's Installation Quote is based on the following:

1. **Building Construction Timeline.** Romtec's estimated installation time is 2-3 months. Romtec's proposal is based on the requirement that the building site(s) be fully prepared and ready for Romtec to begin construction by **TBD**. This proposal is also based on the following milestone dates:
  - a. Purchase Order executed no later than **TBD (within 30 days after quote)**
  - b. Any relevant Romtec submittal document(s) approved no later than **TBD (within 45 days after purchase)**
  - c. Notice to Proceed on Production no later than **TBD (within 90 days after purchase)**
  - d. Site preparation and relevant Permits completed and delivered to Romtec for review/approval no later than **TBD (within 60 days after plans)**
  - e. Romtec site delivery/mobilization to begin no later than **TBD (typically 12-16 weeks after NTP)**

*Note: Any changes to this schedule caused by others or outside of Romtec's control will result in price changes.*

2. **Installation assumes one mobilization.** If Romtec is required to demobilize and remobilize for any reason outside of Romtec's control, it will result in a change order and schedule adjustment.
3. Work Hours are Monday through Saturday 7:00am – 7:00pm.
4. The Romtec Proposal requires a walk through and sign off upon completion of the Installation of the Romtec Building Package. In other words, once Romtec has completed the installation work, the general contractor, owner, and/or their representatives must inspect and confirm the completed installation within a reasonable time.
5. The jobsite is semi-truck accessible.
  1. Freight quotes are valid for 30 days only, after which the price is subject to change without notice.
  2. 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.
6. **Union workers NOT required for Romtec's Installation Scope.**
  1. Prevailing Wage not required

2. Compliance with Davis Bacon Act not required

**This scope letter will be superseded by the Romtec Scope of Supply, Design and Installation Submittal to be provided to the customer after receipt of contract.**

## 1. Romtec Scope of Supply

### 1. Engineering Services

Romtec will provide engineering services per the following process outline. Romtec will provide the full Scope of Supply, Design, and Installation Submittal (SSDIS) after receipt of a signed purchase order.

1. Romtec provides the full Scope of Supply, Design, and Installation Submittal package (SSDIS)
  - a. Romtec provides the SSDIS in Romtec's standard electronic submittal format.
  - b. The SSDIS will include the building plan view and elevation drawings, product data sheets, and further details of the Romtec building. The SSDIS supersedes this preliminary scope letter.
2. Customer reviews and comments on the SSDIS
  - a. At this time, the SSDIS should also be provided for review and comment by any other relevant entities, such as an end owner, installer, electrician, utility company, etc.
  - b. The SSDIS 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.
  - c. Customer will have 45 days from purchase order date to approve the SSDIS.
3. Customer Approves the SSDIS and releases Romtec to begin production
  - a. The customer approves the SSDIS and releases Romtec to begin production by signing the Submittal Approval and Notice to Proceed on Production forms included in the SSDIS. Romtec cannot begin production without a signed NTP form.
  - b. The customer's approval of the SSDIS is approval of the general building layout and relevant products/ materials. Romtec will provide sealed plans only AFTER the SSDIS is approved.
  - c. 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.
4. Romtec provides the Full Sealed Plan Set
  - a. After the customer has approved the SSDIS, Romtec will provide the customer with the Full Sealed Plan Set for review by the local building department (or relevant permitting authority).
  - b. 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.
  - c. Romtec's standard plan size is 11"x17".
5. The local building department reviews and comments on the Romtec plans
  - a. Romtec will revise and resubmit the Full Sealed Plan Set per comments from the local building department (or relevant permitting authority).
  - b. 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.
6. The local building department approves the revised Romtec plans
  - a. Romtec will provide up to two (2) sets of the final, approved, for-construction plans.
  - b. Romtec will complete production/manufacturing of the building package per the final approved plans.
7. Romtec delivers the completed building package and mobilizes for installation
  - a. 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 Romtec installer.
  - b. Romtec Installer completes installation.

- c. Romtec's warranty period begins.

## 2. Structure

*The Romtec building package has been quoted with the specific product colors noted below. Changes to these color selections may result in a price increase. Customer to select colors from each manufacturer's specified color chart for block, roofing, steel finishes, etc.*

The following items relative to the building structure will be supplied by Romtec.

1. Concrete Masonry Units - CMU
  - a. Exterior walls will be constructed of smooth-face, mortar joint, concrete masonry units (concrete blocks).
  - b. Block color will be **gray**.
2. Exterior CMU block privacy screens located in front of restroom doors.
3. Exterior walls to be insulated and finished with stucco.
4. Interior Restroom wall finish shall be latex epoxy paint in **SW6140 Moderate White**.
5. Interior of remainder walls to be finished with stucco.
6. Interior floor finish will be sealed concrete.
7. Doors, frames and hardware.
  - a. Doors and frames to be powder coated (**color TBD**).
  - b. Stainless steel, ball bearing hinges.
  - c. Heavy duty door closers.
  - d. Doors to have stainless steel kick plates.
  - e. 18" door louvers for restroom doors.
  - f. Grade 2, lever locks with latch guard.
  - g. Restroom doors to have interconnected lock with occupancy indicator and one-way deadbolt lock.
  - h. Custom metal gates in front of restroom doors.
8. Roll-up utility door located on the meeting room.
9. Roofing materials
  - a. Pre-engineered wood truss roof system with ceiling insulation.
  - b. Painted gypsum board ceiling finish.
  - c. Gutters and downspouts.
  - d. Roofing shall be Fabral, 26-gauge, Horizon 16 standing seam roof panels.

*Note: Roofing color shall be selected by the **owner** from the manufacturer's standard color chart.*

## 3. Restroom and Plumbing Fixtures

The following fixtures will be supplied by Romtec:

1. Floor mount, stainless steel toilets with low flow, manual lever chrome dual flush valves.
2. Wall mount, stainless steel sinks with single push button faucets.
3. Surface mount, 18" x 36" stainless steel mirrors.
4. Wall mount, stainless steel 2-roll toilet paper dispensers.
5. Wall mount, stainless steel napkin disposal.
6. Wall mount, stainless steel paper towel dispensers.
7. Wall mount, stainless steel seat cover dispensers.
8. Wall mount, stainless steel, automatic soap dispensers.
9. Surface mount, diaper deck in each restroom.
10. Mop sink with faucet, holder and guard located in the mechanical room.
11. Surface mount, stainless steel, bi-level drinking fountain with bottle filler.

## 4. Electrical Fixtures

The following electrical fixtures will be supplied by Romtec:

1. Exterior lighting
  - a. Wall cylinder, LED downlight light fixtures.
  - b. Controlled by photocell.
2. Interior lighting
  - a. 48" ceiling mount LED light fixtures.

- b. Recessed LED can light fixtures located in the meeting and office area.
- c. Controlled by motion sensor and switches.
- 3. Electric tank, 50-gallon water heater.
- 4. Mini split cooling-heating, multi-indoor unit.
- 5. Mechanical exhaust package with inline fans.
- 6. Main breaker panel sized for the building components.
  - a. 200 amp, single-phase, indoor.

## 2. Romtec Fabrication and Installation

The following are included in the fabrication and installation services for all buildings provided by Romtec:

- i. Foundation and Under-slab
  - 1. Equipment for excavation of foundation and slab.
  - 2. Installation of forming material for foundation and slab.
  - 3. Installation of Romtec underground utilities, including connection to the site plumbing and electrical utilities within 10' of the building (plumbing and electrical)
  - 4. Backfill of Romtec underground utilities.
  - 5. Placement of rebar.
  - 6. Pouring of foundation slab.
- ii. Masonry Walls
  - 1. Installation of CMU block
  - 2. Placement of door frames, windows, and vents within CMU walls (if applicable)
  - 3. Placement of J-bolts or Glulam Brackets as applicable
- iii. Roof Structure
  - 1. Carpenters' installation of roof framing
  - 2. Installation of roofing underlayment
  - 3. Installation of roofing system
- iv. Interior Finish
  - 1. Painting of interior walls
  - 2. Placement of cove base tile (if applicable)
  - 3. Sealing of all exposed wood
- v. Rough-In Plumbing/Electrical
  - 1. Installation of drain and vent lines
  - 2. Installation of water lines
  - 3. Installation of main breaker panel(s)
- vi. Doors and Hardware
  - 1. Installation of Doors and hardware
- vii. Installation of Finish Plumbing and Electrical
  - 1. Installation of plumbing fixtures
  - 2. Installation of electrical fixtures
- viii. Installation of all other applicable building kit components and fixtures that are supplied by Romtec (e.g. (if applicable), partitions, dispensers, ADA equipment, mirrors, diaper decks, etc.)
- ix. Completion of all applicable building inspections related to Romtec's installation
- x. Demonstration of full function and operation per approved designs and data sheets

## 3. Owner Responsibilities (By Others)

### 1. Site Preparation (All Structures)

#### 1. Building Pad

The general contractor will be responsible for preparing the site and building pad prior to Romtec's arrival for installation work. The building pad must be level and compacted to within 6" of the finish floor elevation before Romtec arrives. The pad must be prepared per the requirements of any available geotechnical report.

*Note: Any site grading or removal and replacement of fill materials for the building pad must be completed prior to Romtec's arrival. Romtec's installation services do not include excavation beyond what is necessary for forming and pouring the concrete footings and slab.*

2. **Soil Disposal**  
Romtec is not disposing of any soils from the site.
3. **Surveying and Staking**  
Romtec is not responsible for any site surveying or staking. Any required surveying and staking related to Romtec's work area must be completed prior to Romtec's arrival onsite.

## 2. Utilities (All Structures)

### 1. Site Utilities

Romtec is excluding the supply and installation of all incoming utilities. Utilities must be in place and available prior to Romtec's arrival onsite. **All utilities must be brought within 10' of the building pad prior to Romtec's arrival.** If the utilities are not in place and ready to use prior to Romtec's arrival, there will be additional charges for any required remobilization.

*Note: Romtec has assumed that the site utility sizing matches what is shown on the Romtec plans. Any changes to the site utility sizing must be communicated to Romtec as soon as possible.*

### 2. Electrical Transformers

Romtec is excluding the supply and installation of any required electrical transformers. Any required electrical transformers must be supplied and installed by others. If the electrical transformers are required for Romtec to perform installation work, they must be installed and functioning prior to Romtec's arrival for installation work.

### 3. Electrical Junction Box

Romtec is excluding the supply of the electrical junction box associated with the Romtec building(s). The junction box must be installed and ready for Romtec's use prior to Romtec's arrival onsite.

### 4. Other Electrical

Romtec is excluding the supply and installation of any electrical items not shown on the Romtec supplied panel.

### 5. Water Line Drain Valves and Sewer Line Back Flow Check Valves

Romtec is excluding the supply and installation of any required water line drain valves and/or sewer line backflow check valves.

## 3. Site Concrete and Landscaping (All Structures)

### 1. Sidewalks and Sidewalk Approaches

Romtec is excluding the supply and installation of all sidewalks and sidewalk approaches.

### 2. Landscaping

Romtec is excluding the supply and installation of any landscaping.

## 4. General Exceptions/Exclusions

1. Unless otherwise stated, Romtec is not proposing to meet any Buy America standard for materials.
2. The following items will be supplied by **others** if applicable:
  1. All Permits related to construction and installation of Romtec Building
  2. Bonding (unless otherwise stated)



3. Storm water and/or pollution prevention plans
  4. Erosion control plans
  5. Site specific safety plans
  6. Site specific protection plans
  7. Tree protection plans
  8. Site preparation per geotechnical report
  9. Backfill required for all structures
  10. Licensees except for the City Business License
  11. Special inspection services
  12. Rock excavation
  13. Demolition of existing structures
  14. Removal of excavated materials
  15. Site grading or asphalt paving
  16. Masonry pavers
  17. Booster pumps &/or pressure reducing valves
  18. Backflow check valves
  19. Fire alarm & fire suppression equipment
  20. Irrigation Equipment
  21. Gutters and downspouts
  22. Lighting equipment not attached to the building
  23. Electrical transformer(s)
  24. Electrical junction box(es)
  25. Landscaping
  26. Plumbing freeze protection
  27. Site plans
  28. Sidewalks
  29. Construction mock-ups
  30. Construction fencing
3. 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.
  4. 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."
  5. 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 acceptance of the terms and conditions of the Romtec quote proposal, which may be attached here or provided separately.*

## 4. Warranty and Limitations

### 1. 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>

### 2. 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.

## 5. Budgetary Pricing

The complete turnkey pre-engineered building package as defined in the drawings and Scope of Supply and Services Document:

**DISCLAIMER:** The Budgetary Estimate is for budgetary purposes only and does not include local taxes. Romtec will not accept any purchase orders based on the budgetary proposal.

*Existing Building Replacement - **\$950,000-\$1,000,000***

City of Paradise Upgrades - **\$150,000-\$300,000**

# Staff Report

March 26, 2024



DATE: 3/20/2024  
 TO: Recreation and Park Committee  
 FROM: Sarah Hoffman, Administrative Assistant III  
 SUBJECT: Property Donations

## Summary

The District has been offered donations of 3 properties. Those properties are as listed:

- Knauff- 0 Clark Road (below industrial complex), lower Paradise (055-190-023-000)- 20 acres.
- Schott- 0 Honey Run Road (between Skyway and Honey Run, lower Paradise; (051-230-059-000)- 41 acres.
- Reed- Bennett Road, South Paradise, best access off Beverly Glen Road (055-201-025-000)- 9 acres.

**Recommendation:** Review properties, current status, and provide direction.

### 1. Fiscal Impact

All the properties are being donated. The only expenses will be for the due diligence for the properties and long term up keep and management.

### 2. Permits and Environmental Review

Staff will review due diligence steps on the properties.

### Attachments:

- A. Knauff Property Briefing
- B. Schott Property Briefing
- C. Reed Property Briefing

[https://paradisepprd.sharepoint.com/sites/BODMeeting/Shared Documents/\\_Committee.Rec.Park/2024/RPC.24.0326/BOD.Property.Donations.Report\\_22.1229.docx](https://paradisepprd.sharepoint.com/sites/BODMeeting/Shared Documents/_Committee.Rec.Park/2024/RPC.24.0326/BOD.Property.Donations.Report_22.1229.docx)  
 3/21/2024

# Memo



Date: 5/9/2023  
 To: PRPD Board of Directors  
 From: Sunny Quigley, Administrative Assistant II; Dan Efseaff, District Manager  
 CC:  
 Subject: **Knauff Property Briefing**

**Locations** 0 Clark Road (below industrial complex), lower Paradise.

**Size** 61 acres (total)

**APNs** 055-190-023-000: 20 acres (Paradise)

**Owner** Ron Knauff

**Jurisdiction** Paradise

**Zone** Parcel -023 (Paradise): IS & AR3

**General Plan** Parcel -023 (Paradise):

**Improvements** None

**Easements** TBD

**Topography** Parcel -023: Level / gradual slope at Clark Road, steeper on eastern portion including the Clear Creek drainage. Landowner believes Clear Creek Falls is on this parcel. Adjacent to public lands.

**Condition** Burned over in Camp Fire; undeveloped.

**Transaction** Donations to District

**Appraisal** TBD

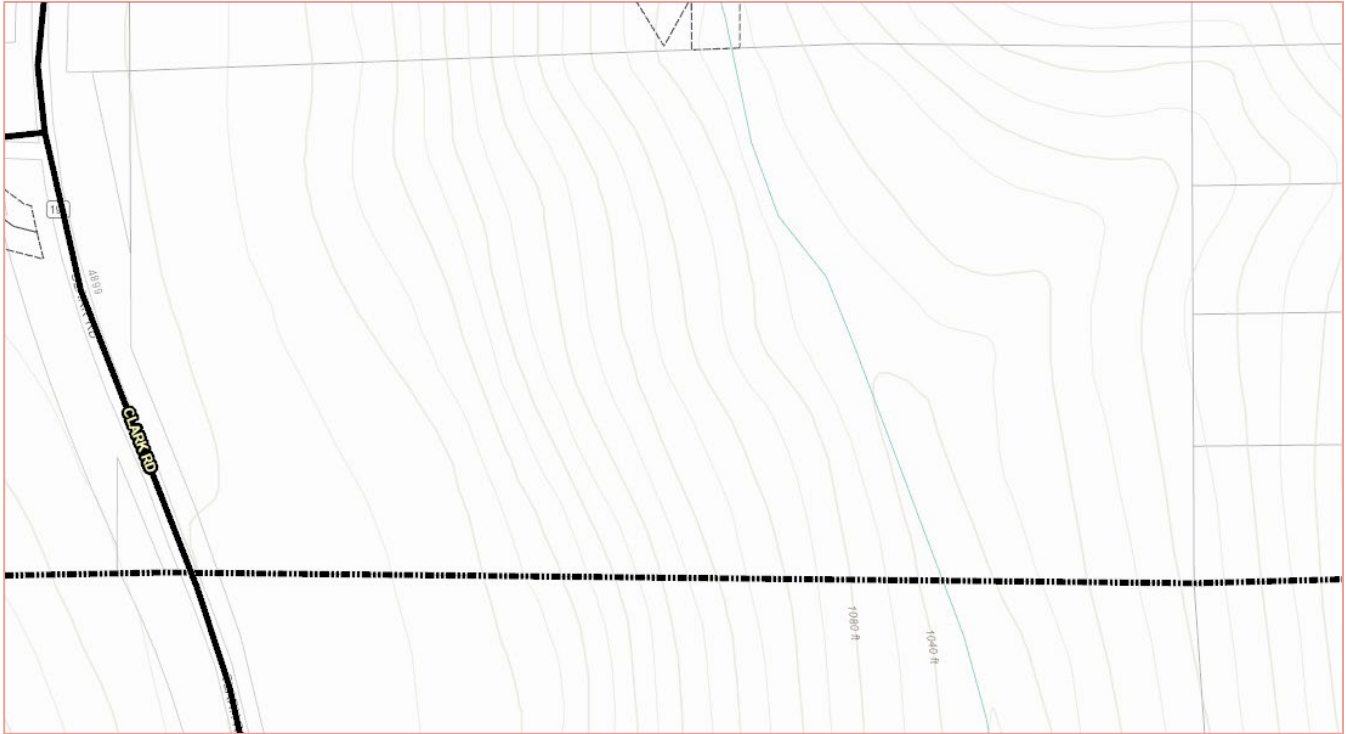
**Title Report** TBD

**Phase 1 Environmental Report** TBD

## **Land Survey**

Mr. Ron Knauff of Coldwell Banker, contacted PRPD looking to donate properties. District Manager Efseaff toured the properties with Mr. Knauff. Letter of Intent has been signed.

055-190-023-000 Clark Road Topo



# Memo

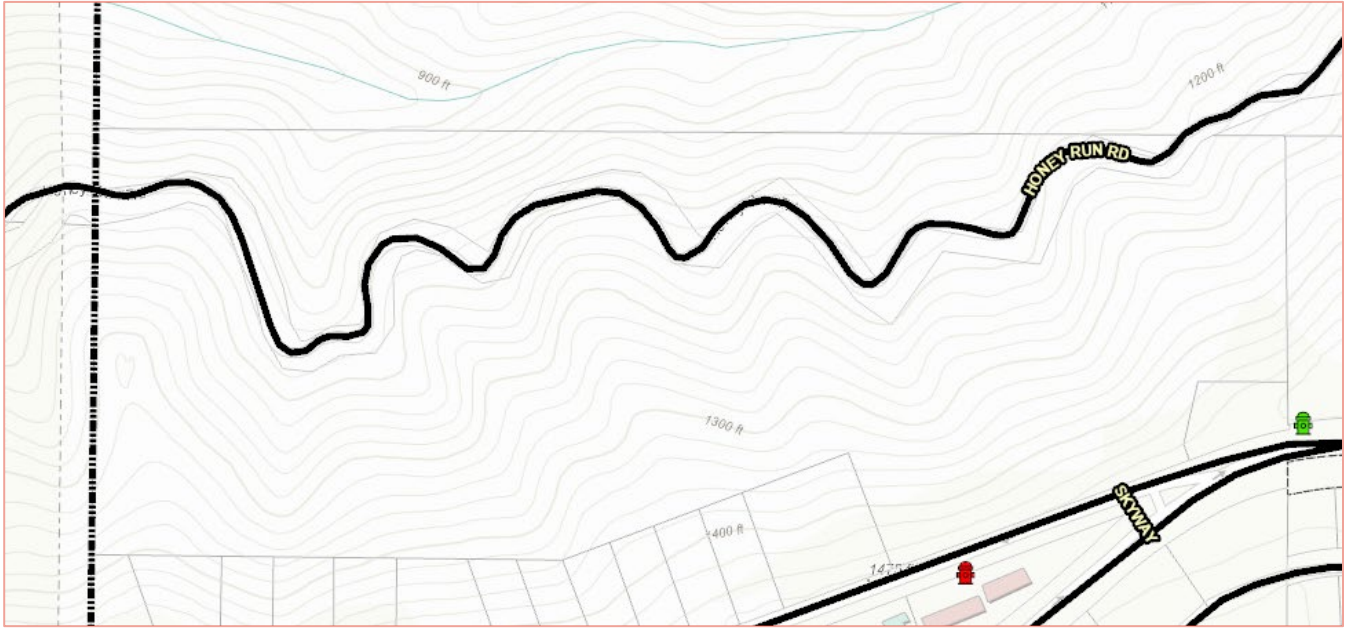


Date: 5/9/2023  
 To: PRPD Board of Directors  
 From: Sunny Quigley, Administrative Assistant II; Dan Efseaff, District Manager  
 CC:  
 Subject: **Schott / Knauff Properties Briefing**

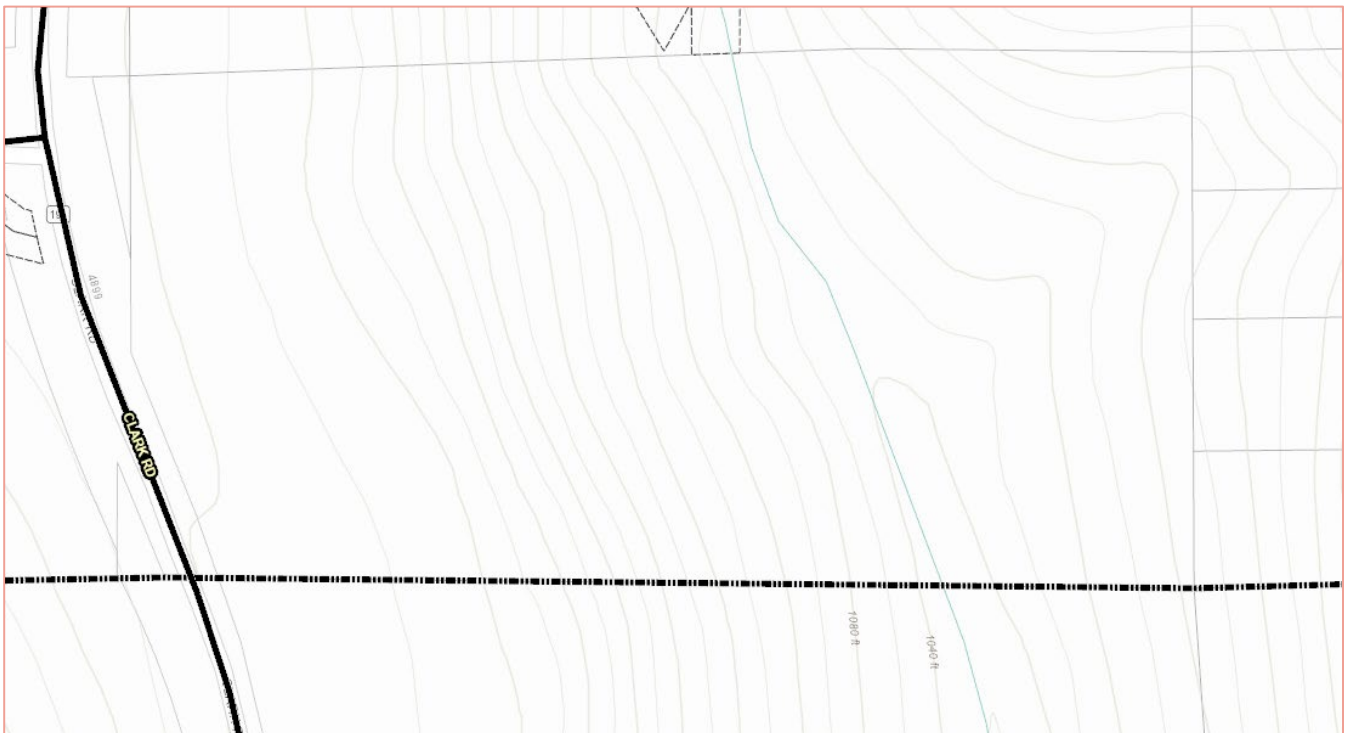
<b><u>Locations</u></b>	0 Honey Run Road (between Skyway and Honey Run, lower Paradise); 0 Clark Road (below industrial complex), lower Paradise.
<b><u>Size</u></b>	61 acres (total)
<b><u>APNs</u></b>	051-230-059-000: 41 acres (Paradise) 055-190-023-000: 20 acres (Paradise)
<b><u>Owner</u></b>	David Schott Revocable Inter Vivos Trust <i>et.al.</i>
<b><u>Jurisdiction</u></b>	Paradise
<b><u>Zone</u></b>	Parcel -059 (Paradise): RC Parcel -023 (Paradise): IS & AR3
<b><u>General Plan</u></b>	Parcel -059 (Paradise): Parcel -023 (Paradise):
<b><u>Improvements</u></b>	None
<b><u>Easements</u></b>	TBD
<b><u>Topography</u></b>	Parcel -059: Steep downward slope from Skyway towards Honey Run Road and the Butte Creek drainage. Parcel -023: Level / gradual slope at Clark Road, steeper on eastern portion including the Clear Creek drainage. Landowner believes Clear Creek Falls is on this parcel. Adjacent to public lands.
<b><u>Condition</u></b>	Burned over in Camp Fire; both undeveloped.
<b><u>Transaction</u></b>	Donations to District
<b><u>Appraisal</u></b>	TBD
<b><u>Title Report</u></b>	TBD
<b><u>Phase 1 Environmental Report</u></b>	TBD
<b><u>Land Survey</u></b>	

A representative for the David Schott Trust, Mr. Ron Knauff of Coldwell Banker, contacted PRPD looking to donate 2 properties. District Manager Efseaff toured both properties with Mr. Knauff. Letters of Intent have been produced and are waiting to be signed.

051-230-059-000 Honey Run Road Topo



055-190-023-000 Clark Road Topo







# Memo



Date: 7/6/2022  
 To: District Manager & BOD  
 From:  
 CC:  
 Subject: **Reed Property Briefing**

<b><u>Location</u></b>	Bennett Road, South Paradise, best access off Beverly Glen Road
<b><u>Size</u></b>	9 acres (total)
<b><u>APNs</u></b>	055-201-025
<b><u>Owners</u></b>	<b>Randall Reed &amp; Linda Davis-Reed</b>
<b><u>Jurisdiction</u></b>	Paradise
<b><u>Zone</u></b>	AR-3, Agricultural Residential
<b><u>General Plan</u></b>	Agricultural Residential
<b><u>Improvements</u></b>	None
<b><u>Easements</u></b>	TBD
<b><u>Topography</u></b>	Gentle to moderate slope towards creek on property, approximately 80 feet elevation change.
<b><u>Condition</u></b>	No outstanding cleanup or hazards.
<b><u>Transaction</u></b>	Donation to District
<b><u>Appraisal</u></b>	TBD
<b><u>Title Report</u></b>	TBD
<b><u>Phase 1 Environmental Report</u></b>	TBD
<b><u>Land Survey</u></b>	TBD

Vacant residential land in South Paradise, with no previous structures. Creek (seasonal?) running through East-southeast part of property, vehicle access on the Northwest corner of lot.

