

RESOLUTION NO. 043-2025

Approving an Agreement with UBC Precast for the Purchase and Installation of a Precast Restroom Building at a Township Park Facility

Be it Resolved by the Board of Trustees of Olmsted Township, Cuyahoga County, State of Ohio, that:

WHEREAS, the Board of Trustees of Olmsted Township issued a Request for Proposals for the purchase and installation of a precast restroom building to serve the needs of the Township's public park facilities; and

WHEREAS, UBC Precast, an Idaho corporation, submitted a responsive proposal to the Township in response to said RFP; and

WHEREAS, the Township has reviewed and determined that the proposal submitted by UBC Precast best meets the specifications and requirements of the project; and

WHEREAS, an Agreement has been prepared and reviewed by Township officials for the provision and installation of the precast restroom building, at a total contract price not to exceed Ninety-Two Thousand Four Hundred Forty Dollars (\$92,440.00); and

WHEREAS, a copy of the Agreement, including scope, specifications, terms of performance, and insurance requirements, is attached hereto and incorporated herein as *Exhibit A*.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Olmsted Township, County of Cuyahoga, State of Ohio, that:

SECTION 1. The Board of Trustees hereby approves the Agreement with UBC Precast for the purchase and installation of a precast restroom building, as set forth in *Exhibit A*.


SECTION 2. The Board of Trustees authorizes the Township Administrator to execute the Agreement and any related documents necessary to carry out the intent of this Resolution.

SECTION 3. The Township Fiscal Officer is hereby authorized and directed to certify and appropriate funds in the amount of \$92,440.00 for the purpose of executing said Agreement.

BE IT FURTHER RESOLVED, that it is hereby found and determined that all formal actions of this Board of Township Trustees concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were conducted in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted the 9th day of May, 2025

Attest: 
Township Fiscal Officer


Township Trustees

AGREEMENT FOR THE PURCHASE AND INSTALLATION OF A PRECAST RESTROOM BUILDING

This Agreement ("Agreement") is made and entered into as of the 9th day of May, 2025 (the "Effective Date"), by and between:

Olmsted Township, a political subdivision of the State of Ohio, located at 7900 Fitch Road, Olmsted Township, Ohio 44138 (hereinafter referred to as the "Township"),

and

UBC Precast, an Idaho corporation with its principal place of business located at 464 West Highway 26, Blackfoot, Idaho 83221, by and through its General Manager, Mr. Greg Hoskins (hereinafter referred to as the "Contractor").

RECITALS

WHEREAS, the Township issued a Request for Proposals ("RFP") for the procurement and installation of a precast restroom building to serve the needs of the Township's public park facilities;

WHEREAS, the Contractor submitted a responsive and responsible proposal in response to the RFP, dated [Insert Date];

WHEREAS, the Township has reviewed and accepted the Contractor's proposal and now desires to engage the Contractor to furnish and install the precast restroom building, in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and intending to be legally bound hereby, the parties agree as follows:

ARTICLE I – SCOPE OF WORK

1.01 The Contractor shall furnish all labor, materials, equipment, supervision, permitting, delivery, and installation services necessary for the complete procurement and installation of one (1) precast restroom building ("Restroom Building") in accordance with the specifications outlined in the Township's RFP and the Contractor's proposal, both of which are hereby incorporated by reference and made a part of this Agreement.

1.02 The Restroom Building shall be installed at a location in Olmsted Township, Ohio, as designated by the Township in writing prior to installation.

1.03 The Restroom Building shall conform to the following specifications:

- **Dimensions:** 12'-0" x 14'-0" x 10'-0", or substantially similar;
- **Roof:** 5" thick gable, steel-reinforced precast concrete, 3" overhang with ½" drip edge, cedar shake simulation;

- **Floor:** 9" thick, steel-reinforced precast concrete slab with Ashford Formula sealer;
- **Walls:** 4" thick, steel-reinforced, UL 752 Level 4 bullet-resistant, simulated barnwood finish with Behr Concrete Stain 800 (color selected by Township);
- **Interior:** Block filler/primer and two coats of acrylic semi-gloss epoxy, with Tex-Cote Sacrificial Graffiti Guard System (or equal);
- **Doors/Hardware:** Three (3) commercial-grade steel doors, ADA-compliant hardware, painted with Glidden Fortis 350;
- **Performance Criteria:** 5000 psi at 28 days; wind load ≥ 130 mph; floor load ≥ 250 psf; roof load ≥ 60 psf; 1-hour fire resistance rating;
- **Accessibility Compliance:** Full compliance with the 2010 ADA Standards and California Title 24 Accessibility Standards;
- **Signage:** ADA-compliant restroom signage included.

1.04 Optional Features (as selected by the Township and included in the price):

- Solar Lighting Package
- Stainless Steel ADA-compliant Plumbing Fixtures
- Two (2) Solar Ventilation Fan Kits
- Two (2) Room Wastebaskets
- Custom Color Finish (no additional charge)
- Crane and Unloading Services (included)

1.05 The Contractor shall submit stamped drawings and calculations prepared by a licensed Ohio Professional Engineer, and shall ensure compliance with all applicable federal, state, and local building codes.

ARTICLE II – PROJECT SCHEDULE

2.01 The Contractor shall complete delivery, installation, and final acceptance of the Restroom Building on or before **September 30, 2025**, unless otherwise extended in writing by the Township.

2.02 The anticipated project timeline is as follows:

- Submittals: within 14 days of contract execution
- Casting and Fabrication: 60 days
- Assembly: 30 days
- Delivery and Installation: 30 days
- Finishing and Final Inspection: as required

2.03 The Contractor shall coordinate closely with the Township and provide regular weekly updates regarding delivery timing and readiness for installation.

ARTICLE III – COMPENSATION

3.01 The Township agrees to pay the Contractor a total, not-to-exceed amount of **Ninety-Two Thousand Four Hundred Forty Dollars (\$92,440.00)**, itemized as follows:

Description	Amount
Base Unit (Prescott Model with Chase Vault Toilet)	\$87,140.00
Solar Lighting Package	\$1,300.00
Stainless Plumbing Fixtures	\$2,900.00
Solar Vent Fan Kits (Qty 2)	\$1,900.00
Room Wastebaskets (Qty 2)	\$300.00
Custom Color Finish	Included
Crane & Unloading Services	Included

3.02 Price includes all materials, freight, labor, engineering documents, permits, insurance, and taxes (if applicable).

3.03 Payment shall be due within **thirty (30) days** following the Township's receipt of a proper invoice and confirmation that all work and delivery obligations have been met to the Township's satisfaction. Invoices shall be submitted to:

Fiscal Office, Olmsted Township
7900 Fitch Road
Olmsted Township, OH 44138

3.04 Pricing is valid for thirty (30) days from the Effective Date and is subject to written modification thereafter.

ARTICLE IV – CONTRACTOR RESPONSIBILITIES

The Contractor shall:

- Secure all permits and inspections at its own cost;
- Coordinate all required inspections with the Township;
- Submit proof of appropriate insurance as required under Article VI;
- Provide warranties as detailed in Article VIII;
- Ensure delivery and installation meet all local, state, and federal regulations.

ARTICLE V – TOWNSHIP RESPONSIBILITIES

The Township shall:

- Prepare the installation site, including excavation and compacted gravel pad;
- Ensure suitable access to the site for all delivery and installation equipment;
- Coordinate inspection services with its Building Department.

ARTICLE VI – INSURANCE REQUIREMENTS

The Contractor shall procure and maintain, at its own expense, the following insurance coverages:

- Commercial General Liability
- Workers' Compensation Insurance (in accordance with Ohio law)
- Vehicle Liability (for delivery vehicles)

The Township shall be named as a Certificate Holder on all applicable insurance certificates. Certificates of Insurance shall be submitted to the Township prior to commencement of work.

ARTICLE VII – PERMITS AND INSPECTIONS

The Contractor shall be solely responsible for obtaining all necessary permits and for scheduling all required inspections with the Township. All permit fees shall be deemed included in the Contract Price.

ARTICLE VIII – WARRANTIES

The Contractor shall provide the following warranties:

- **Concrete Building Components:** Five (5) years against structural defects;
- **Installed Equipment and Fixtures:** Two (2) years, excluding wear and tear, misuse, or lack of maintenance;
- **Overall Structure and Workmanship:** One (1) year from the date of final acceptance.

All warranties shall commence on the date of final Township acceptance.

ARTICLE IX – RISK OF LOSS AND DAMAGE

Until final acceptance by the Township, risk of loss, theft, or damage to the Restroom Building, its components, or installation shall remain solely with the Contractor.

ARTICLE X – CHANGE ORDERS

No changes to the scope, schedule, or price shall be binding unless memorialized in a written Change Order signed by both parties. Unauthorized work or modifications shall be performed at the Contractor's sole risk and expense.

ARTICLE XI – GENERAL PROVISIONS

11.01 Entire Agreement: This Agreement, together with any referenced attachments, constitutes the entire understanding between the parties and supersedes all prior negotiations, communications, and representations.

11.02 Governing Law: This Agreement shall be governed and construed in accordance with the laws of the State of Ohio. Any legal disputes shall be resolved in the courts of competent jurisdiction located in Cuyahoga County, Ohio.

11.03 Authority to Execute: Each person executing this Agreement on behalf of a party represents and warrants that he or she has full authority to bind such party to the terms and conditions of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

OLMSTED TOWNSHIP

By: 

Name: Riley Altan Thomas Cole Lisa Zver

Title: Trustee Trustee Trustee

Date: 5-9-2025 5/9/25 5/9/2025

UBC PRECAST

By: 

Name: Greg Hoskins

Title: General Manager

Date: 05/12/2025

Law Director Review and Approval

This will certify that I have reviewed the Agreement between the Olmsted Township Board of Trustees (for Olmsted Township), an Ohio political subdivision, and UBC Precast, an Idaho corporation. The subject Agreement sets forth the terms and conditions for the purchase of labor, materials, and other services by the Township for a precast Restroom Building. Upon review, the Agreement conforms to all applicable legal requirements as to form, is reasonable in its substance and scope, and preserves all otherwise-applicable rights and privileges of Olmsted Township and its Board.

Attest: s/James F. Mathews

James F. Mathews

Olmsted Township Law Director

May 9, 2025

Date

Certificate of Resources

The undersigned hereby certifies that the amount required to meet the obligation of the foregoing Agreement, order or obligation has been lawfully appropriated for such purpose and is in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrances.

Attest: *Brian W. Gillette*

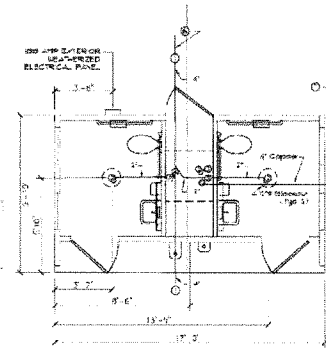
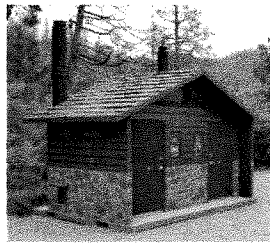
Brian Gillette

Olmsted Township Fiscal Officer

5/9/2025

Date

Quote Package #: UBC 0042825



UBC Model Prescott with Chase Restroom, simulated barnwood walls, simulated cedar shake roof, or as specified below. Note, photo is example only, finishes & colors are as per specifications.

UBC Prescott with Chase: Order Form: Olmsted Township

Price Per Unit

Base Price Shipping to Olmsted Township Included

\$ 87,140.00

Building Items

Check

Chase Options Yes Chase				Included
Optional Wall Texture-choose one: Stone, Wood, or Custom Texture			X	\$
Optional Roof Texture Ribbed Metal or Cedar Shake Look			X	Included
Optional Solar Lights	Qty: 1		X	\$ 1,300.00
Ohio Stamped Drawings	Qty: 1		X	Included
Room Wastebasket (each)	Qty: 2	150.00	X	\$ 300.00
Hand Sanitizer Dispenser (each)	Qty: 2			
Baby Changing Table (each)	Qty: 2			
Optional Stainless Steel Fixtures, risers, grab bars, paper holders	Qty: 2	1,450.00	X	\$ 2,900.00
Optional Standard Electrical Service	Qty: 1	5,390.00	X	\$ 5,390.00
Solar Fan Kit (per room)	Qty: 2	950.00	X	\$ 1,900.00
Deadbolt Lock w/Thumb turn	Qty: 3		X	Included
Privacy Latch ADA Handle	Qty: 3		X	Included
Custom Color Please Write in Color from Davis Chart			X	Included
Crane to unload & set Building	Qty.1		X	Included
TOTAL COST PER UNIT				\$
Other Options				
One Color: Yes/No	Color Selection:			
Two-Tone Color:	Wall - Top Section/Bottom Section (circle one)			
	Roof - Top Section/Bottom Section (circle one)			
Signage:	(Circle all that apply)			
	Men			
	Women			
	Unisex	Unisex		Included
	ADA Accessible			
Louver Location:	(Circle Preferences)			
	Right Side			
	Left Side			
	Door			
	Rear XXX			

PAYMENT TERMS: 50% Upon Order, 40% Upon Assembly, 10% Upon delivery, or as negotiated.

FREIGHT: F.O.B. Olmsted Township Location.

TAXES: Excluded, ADD IF APPLICABLE.

EXCLUSIONS: Permits, taxes, or any license fees,

DELIVERY: As laid out in schedule above to be determined. ARO, Approval of any Submittals, & Color Selections.

This estimate is in effect for 30 days or as required by the Owner .

This unit is 100% Precast Construction. Durable and Warrantied for 5 years on concrete components, 2 years on equipment. (Some limits apply).

Thank you,

Greg Hoskins

Greg Hoskins

UBC Precast

464 West Highway 26

Blackfoot, ID 83221

ph: 208-681-2665

fx: 208-785-4807

ubcprecast@msn.com

web site: www.ubcprecast.com

- Optional: See Pricing. Solar Lighting Package: Includes 1 solar panel, 1 heavy-duty battery, 2 interior lights, 1 exterior light, wire, conduit, and labor.
- Optional: See Pricing. Plumbing Package: Include two ADA stainless steel riser toilet seats, six stainless steel grab bars, two toilet paper dispensers, and other restroom fixtures.

Pricing Information Above.

The vendor's proposal should include pricing for the following:

- Precast Building (12'-0" x 14'-0" x 10'-0") or similar size
- Solar Lighting Package
- Crane and Operator for Installation
- Waste Vaults and Plumbing Package
- Shipping Costs to Olmsted Township, OH
- Permits, Registration and Stamped Drawings as required by the Olmsted Township Building Department, upon award.

Exclusions

- Site work of any kind this will be done by Olmsted Township in coordination with the selected vendor
- Sales taxes
- Any other items not specifically mentioned in the quote

Additional Considerations

- Warranty: 1-year warranty on the building, and the manufacturer's warranty for all other items.

Timeline

Bathroom must be fully installed and in operation by September 30th, 2025.

Submission Requirements

Interested vendors are requested to submit the following:

- Detailed proposal, including the pricing breakdown and scope of work as outlined in this RFP.
- Estimated timeline for delivery and installation.
- Proof of required licenses and insurance. Insurance rider provided upon award.
- A warranty statement for the products and services.
- References for similar projects completed

We trust that the above information as well as the attached information is sufficient to establish UBC Precast ability to perform.

- b. Questions or challenges to the ADA interpretation are quickly solved using our access to the 2010 ADA Standards Manual for Accessible Design put out by the U.S. Department of Justice. This source provides the actual ADA Regulations and Technical Assistance Material for any questions or challenges which cannot be readily answered by experienced UBC personnel.
 - c. UBC Precast has been involved in Precast Concrete production of various Precast buildings and utility buildings for the past 32 years. UBC Precast is a pioneer in the industry of Precast Concrete Buildings and was awarded a U.S. patent for its work in the Precast Industry in 1989. UBC has worked closely with USDA Forest Service, Park Service, BLM, U.S. Army Corps of Engineers, National Atmospheric and Oceanic Administration, and other Governmental entities in the development of desirable and functional models of Precast Concrete Buildings. UBC has provided and installed hundreds of units throughout the contiguous United States, Alaska, and Canada. We have installed our buildings in the most remote locations such as Hells Canyon of the Snake River, to Canyonlands National Park. The examples contained in the reference section of this bid are a cross section of our more recent installations. You may see additional examples and list of customers on our brochures and web site at www.ubcprecast.com.
 - d. These methods ensure that UBC buildings meet and exceed the most stringent standards.
4. Construction Schedule and Completion Date: To be determined.
- a. P.O Date: _____. It is assumed that a Contract would be awarded on or _____.
 - b. Submittal Process 14 days. This process will provide color selections, finishes desired, as well as submittal of all equipment, fixtures, and hardware used on the Restroom.
 - c. Casting of the unit.60 days.
 - d. Assembly of the Restroom, 30 days. Delivery 30 days. finishes, and touch up of the unit.
 - e. Final Inspection.

Additional Specifications as per the Olmsted Township RFP:

Scope of Work

The awarded vendor will be responsible for providing the following building specifications and features:

Building Specifications:

- Precast Building (12'-0" x 14'-0" x 10'-0") or similar size. UBC Prescott w Chase.
- Roof: 5" Gable Steel Reinforced, Precast Roof
- Floor: 9" Thick Steel Reinforced, Precast Floor (foundation by others)
- Walls: 4" Steel Reinforced, Precast Walls
- Assembly Materials: Painted Steel Welded brackets, caulk, and grout for assembly and sealing
- Design Documentation: OH P.E. Stamped Drawings and Calculations
- Exterior Walls: UL 752 Level 4 bullet-resistant exterior walls (test method rating)
- Concrete Mix Design: 5,000 psi at 28 days
- Wind Load: 130 mph or Greater
- Floor Load: 250 psf or Greater
- Roof Load Capacity: 60 psf or Greater
- Fire Resistance: Standard 1-hour fire rating
- Doors: Three 3'-0" x 6'-8" x 1 3/4" steel doors with standard hardware, and a color to match the owner's selection
- Roof Design: 3" overhang with 1/2" drip edge, Cedar Shake, stained one color
- Exterior Finish Options: Brick, split block, barn board, or ashlar, stained one color

Additional Features:

- A. (3) 3'-0" X 6'-8" restroom entry doors . All doors to be Hollow Metal: Door construction for the of ANSI A250.8-1998. (Commonly referred to as SDI-100). or equal. Note (2) doors and frames in the Double Aspen.
- B. Frames Steel as above) cast into the walls. Note the Double units have 3 doors, and 3 frames as well as two of the items C through F below.
- C. (3) B562P 626 finish Dead Bolts. D-100 Heavy duty Falcon Commercial Grade or Equal or as specified.
- D. (3) Falcon Commercial Grade ADA Lever Lock, Entry Doors. Or as specified.
(3) Ives adjustable brush type Door Sweep.
- E. (2) Stanley spring hinges for door Closer or Equal

Concrete Notes and Specifications:

- A. All vertical walls shall receive (2) 6 inch weld plates one in the top third and one in the bottom third of the walls.
- B. Hollow Metal frames to be cast into the panels.
- C. Exterior Finish to be "Barnwood" in color of choice, as requested . Roof ribbed metal look or Cedar Shake Look.
- D. All Concrete shall be 5000 psi at 28 days strength. 7 day, 14 day, and 28 days compression strength test shall be available.
- E. Air content 4-6 %
- F. Slump 4-6 inches maximum.
- G. Concrete shall be discharged before 90 minutes.
- H. Concrete color as selected by the Owner. Standard is light Brown.

Plumbing Notes and specifications:

- A. (2) ADA toilet riser and lid.
- B. ADA Grab Bars 2 per side.
- C. (2) Vent 12 inch pipe as per the SST criteria.
- D. Solar Vent fan package is an option:

Painting Specifications:

- A. Exterior barnwood textured walls: Behr Concrete Stain 800. Color as selected by the Owner.
- B. Anti-Graffiti coating Tex-Cote Sacrificial Graffiti Guard System, or equal.
- C. Metal doors and Frames : (2) coats Glidden Fortis 350 semi gloss 100% acrylic Paint.
- D. Interior Walls: one coat Block filler or primer Bloxfil 4000, two coats Tru-Glaze WB 4406 Acrylic Semi-gloss Epoxy.
- E. Floors: Ashford formula concrete sealer.

Electrical Notes and Specifications:

- A. No electrical on Prescott with Chase.
- B. Solar Vent Package is available as an option.
- C. Solar LED light package is available as an option.

Evaluation Criteria:

1. UBC Precast Experience: Please reference the past experience sheet containing projects, names, phone numbers and addresses of similar projects. (provided upon request).
2. Methods proposed to insure the building fit into the appearance and layout of the facility:
 - a. UBC Precast is experienced in creating a facility which will fit into the layout of the project by maintaining the colors, finishes, and top quality building which will deliver many years of low maintenance service.
 - b. UBC has inspected the facilities currently being used at the and will provide a unit which conforms to the aesthetics and use of the buildings already in use at other projects.
 - c. UBC will establish the finishes and layout of the work by working closely with the Owner, Public Works Engineers and Park personnel.
 - d. UBC Precast will provide to the Owner an exhaustive submittal package prior to fabrication of the building. This will ensure that the restroom will fit into the appearance and layout of the Park.
3. Methods Proposed to ensure the Restrooms are ADA accessible:
 - a. UBC representatives have been invited to, and have attended Federal Government workshops on ADA standards. Thereby ensuring ADA compliance to the newest most up to date standards. (UBC and its products also comply with the more stringent ADA California Title 24 Standards.



464 West Hwy. 26
Blackfoot, ID 83221
(208) 681-2665
Fax: (208) 785-4807

PRECAST CONCRETE PRODUCTS

PRECAST CONCRETE / GENERAL CONSTRUCTION

April 29, 2025

Olmsted Township

Attention: Gary Yelenosky, Administrator

7900 Fitch Road

Olmsted, Ohio 44138

RFP: Purchase of Precast Restroom Building. Quote: (1)

Prescott with Chase Model. Building delivered and set at the location in Olmsted Township.

Our estimate for the above is as follows:

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
UBC Prescott w Chase	Prescott w Chase Double	\$ 87,140.00
Optional Solar Lights		\$ 1,300.00
Optional Stainless (risers, grab bars, paper holders)		\$ 2,900.00
Optional Solar Vent Fans		\$ 1,900.00
Optional Standard Electrical package with service panel, lights, interior & exterior, and 2 fans.		\$ 5,390.00
Optional Finishes. (see attached sheet)		

Includes:

UBC Precast Building Model Prescott with Chase Vault Toilet delivered and set. . Specifications as per Standard UBC Specifications and Drawings as well as items outlined in Olmsted Township RFP shown below. Building to be Set on site in prepared Excavation and backfill by others. Compacted Gravel Pad provided by others. Access to the site for trucks and crane to be provided by Owner.

GENERAL ITEMS:

- A. Finishes, (interior and exterior) as desired Specifications. Barnwood exterior walls with Ribbed Metal roofs finish or Cedar Shake look.
- B. Precast Concrete floor, walls, and roof..
- C. UBC Model Prescott with Chase. Note: brochure and drawings are not meant to be restrictive. Floor Plans and major components and finishes to be as requested in the Owner. Please see website for options.
- D. Solar light package is optional cost:

Doors and Hardware:

UBC Precast

464 W. Hwy 26, Blackfoot, ID 83221. Ph 208-681-2665 Fx 208-785-4807

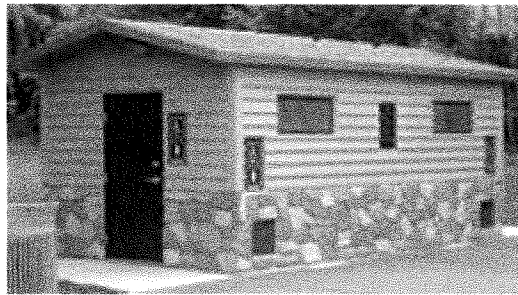
Various Models & Finishes

Features:

- Rock Boarder in Choice of Rock Styles
- Lap Siding or Board & Bat Upper Walls
- Windows and Doors as Per Customer Specifications

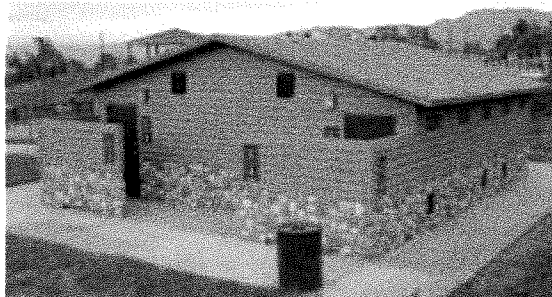
Note: Models and Finishes are Examples Only and are not meant to be restrictive.

Price for this Finish on Prescott with Chase: \$2,500.00



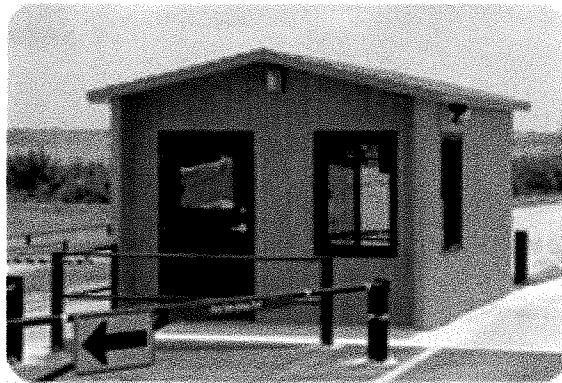
Mountain Man Model: Hill Country Flagstone

Price for this Finish on Prescott with Chase: \$2,500.00



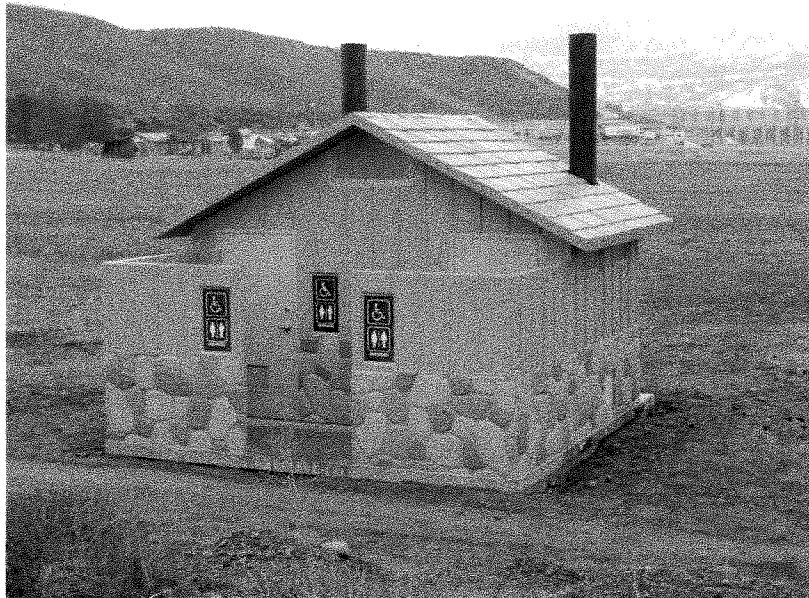
Butte Model: River Rock wainscott with lap siding upper.

Price for this Finish on Prescott with Chase: Included in Quote

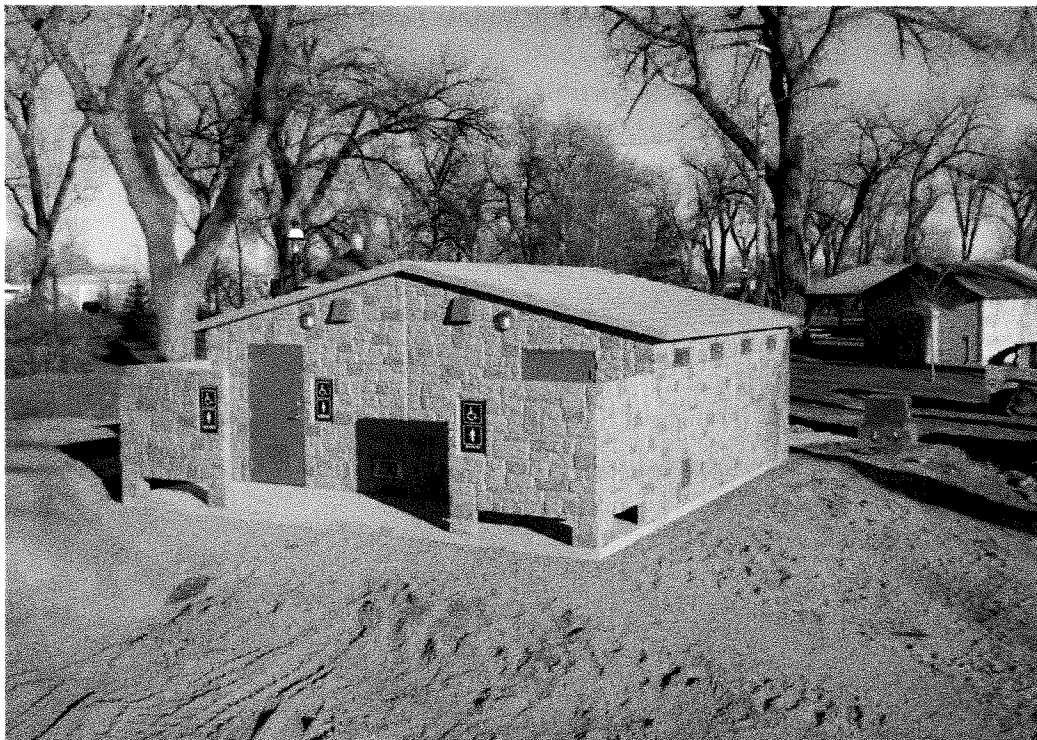


Gate House, Barnwood.

Notes or Changes: List as needed below.



Prescott with Chase Model: Field Stone, Board and Batt upper wall
 Price for this finish on Prescott with Chase: \$2,500.00



Butte Model with Screens: Old Ashlar Stone with shake roof finish.
 Price for this finish on Prescott with Chase: \$2,500.00

Note: Models and Finishes are Examples Only and are not meant to be restrictive.
 Specifications and floor plan desired by customer will be adhered to.



July 11, 2023

In Reference to:

UBC Precast
Greg Hoskins
464 West Highway 26
Blackfoot, ID 83221

To Whom It May Concern:

The City of Page, AZ recently awarded a bid for a single vault toilet to UBC Precast of Blackfoot, ID; they exceeded our expectations in all areas. Greg Hoskins displayed exemplary customer service and excelled in communication. All our questions were handled in an extremely timely manner. Likewise, all of the bid paperwork was handled expertly and efficiently.

Unlike all the other companies who contacted us, UBC Precast had the shortest delivery time. Within 6 weeks of being awarded the bid, our vault toilet was delivered. Surpassing all expectations, we were astounded as other companies were promising delivery in excess of 16-18 months out.

As a Director for the City of Page, I deal with a lot of businesses, and I can honestly say that the level of competency and professional displayed by Greg Hoskins and the UBC Precast employees far exceeds the norm. I highly recommend the services and products of UBC Precast and would definitely use them again should the need arise in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynn Cormier", with a large, sweeping flourish extending from the end of the signature.

Lynn Cormier
Director of Community & Recreation Services
City of Page
(928) 645-4314
lcormier@pageaz.gov

UBC Precast / Past Performance / References / Evaluation Criteria.

UBC Precast has been involved in Precast Concrete production of various Restroom buildings and utility buildings for the past 34 years. UBC Precast is a pioneer in the industry of Precast Concrete Restroom Buildings / Hazardous Material Storage Buildings, / and Utility Communications Buildings and was awarded a U.S. patent for its work in the Precast Industry in 1989. UBC has worked closely with USDA Forest Service, and other Governmental entities in the development of desirable and functional models of Precast Concrete Buildings. We have provided and installed hundreds of units throughout the contiguous United States, Alaska, and Canada. We have installed our buildings in the most remote locations such as Hells Canyon of the Snake River, to Canyonlands National Park, as well as City and County locations across the Country. The examples below are a cross section of our more recent installations. You may see additional examples and list of customers on our brochures and web site at www.ubcprecast.com

Similar Contracts and subcontracts completed during the last three years.

1. City of Page

Provide and Install Single Vault Toilet

Lynn Cormier, Director of Community & Recreation Services 928-645-4314

697 Vista Ave

Page, AZ 86040

2. Wyoming Game & Fish

Provide and Install Single and Double Vault Toilets Various locations.

Miles Anderson miles.anderson@wyo.gov Phone: 307-367-2147 x225

P.O. Box 850

Pinedale, WY 82941

3. Bureau of Land Management: Shoshone

(2) Aspen 60 Precast Vault Toilets, Provide and Install, Remove one old Precast Toilet.

Owner: BLM

Kevin Stoddard, COR

4350 Cliffs Drive

Pocatello, ID 83204

Phone: 208-478-6388

Cell: 208-709-2393

Email: kstoddard@blm.gov

4. City of Rifle Colorado

Patrick Waller, Planning Director

202 Railroad Avenue

Rifle, CO 81650

970-665-6578

5. State of California, California State Parks

Cuyamaca State Park

Anthony Shay McGhee, Park Supervisor-Montane Sector. Cell 760-574-6539

Provide and install Double Vault Toilet.

13652 Hwy 79, Julian, CA 92036

Email: Anthony.mcghee@parks.ca.gov

6. **City of Fort Morgan, Colorado. Doak Duke Parks Superintendent.**
P.O. Box 100, Fort Morgan, CO 80701
970-768-3841 Cell. Email: doak.duke@cityoffortmorgan.com
Produce, deliver and install 2 Precast Concrete Restrooms.
7. **Bureau of Reclamation, Lower Colorado Region**
Attention: Robert J. Owen, email: rowen@usbr.gov
Office: 702-293-8506
Cell: 702-281-9316
Manufacture, delivery and installation of UBC Model "Aspen 60" to trail head at Hoover Dam.
8. **Death Valley National Park, Jim Read, Contract Specialist**
Contract Specialist, LAKE MABO
2701 Barstow Road
Barstow, CA 92311 jim_read@nps.gov
760-252-6112 (office)
Manufacture ship and install a plumbed Precast Concrete Toilet Building.
9. **Office of Military, Nevada Army National Guard**
Nevada State Purchasing
Gail Burchett 775-684-0172 (please note Gail can give a verbal reference but by policy cannot fill out any forms).
Fabricate and Deliver a UBC Hazmat 1220 to Readiness Center. (3) sumps.
Las Vegas, Nevada.
10. **Cupertino Union School District**
Supply and deliver UBC 1012 Model Hazmat Building with sump.
Rosalie Layton 408-252-3000 ext. 404 email: layton_rosalie@cusdk8.org
11. **U.S. Department of Commerce, National Oceanic and Atmospheric Administration**
(NOAA) Weather Service.
Contract type: Purchase order
Contract work: Supply and install sixteen Ultra Secure Model 2020
Communication Buildings at various
locations across the United States for use at weather sites.
Contracting Officer: Jackie Shewmaker
Central Support Center
601 East 12th Street, Room 1756
Kansas City, MO 64106
816) 426-7462 (816) 426-7530 FAX

Capability Statement /Overall Management Plan / Organizational Structure

This contract will be managed by Greg Hoskins General Manager of UBC Precast.

Mr. Hoskins has 35 years experience in the precast concrete industry. As stated in the cover letter for this project Mr. Hoskins is a pioneer in the industry and has been awarded a patent for precast concrete toilets in 1989. UBC has Manufactured housing licenses in several Western States as required in the various States, this provides additional quality control as required by the several States, i.e. California, Idaho, Nevada, Arizona, and Colorado.

The contract will be staffed by experienced personnel who have been long term employees of UBC. From small orders to large, the number of employees will be tailored to fit the need. Bingham County has a great supply of qualified employees. UBC trains and supports its employees by participating in training programs and sending its employees to technical trade schools and trade conventions when needed.

Ability to meet delivery schedules

UBC precast has in place procedures to insure timely delivery of product orders.

Procedure includes:

1. **Receipt of Order;** Greg Hoskins writes up production sheet which Outlines particular specifications of Order. I.E. Model, color, texture, Flush or vault type unit, etc.
2. **Production Schedule;** David Scott, facility superintendent then outlines the procedure and the required production schedule sheet is filled out to meet any and all components of that schedule. Casting date, curing time, assembly, finishing, and delivery. Notification to the various customers of delivery is updated weekly to correlate this delivery with the customer. In case of problems at the sites UBC Precast strives to maintain a flexible attitude with regards to special problems.

Quality Control: Quality Control is regulated and reviewed by:

Dr. Alfonso Gonzalez, DOTECH Corp. 464 Jefferson St. Saint Charles, MO 63301

alg@dotechengineering.com

Pacific West & Associates, Chuck Ballard, P.P. Box 40140, Casper WY 82604

chuck@pacificwestassociates.com

UBC Precast has incorporated in past and present projects Quality Control as outlined in the National Precast Association guidelines, and as required by the various States where UBC holds manufacturing licensing. Independent quality assurance and control for the facility is regulated by Pacific West and Associates. **Testing by independent Engineering firm; Harper / Leavitt Engineering.**

This includes a Quality Control system, which outlines the various stages of the production of any of the Models of Precast Concrete Buildings UBC produces, this process requires a check list of items that must be acceptable before the next step of the production can take place. For example; proper forming and cleanliness of forms. Next rebar and or wire mesh placement. This is followed by installation of lifting hardware, casting of the unit, with weld plate locations installed. Next, cure time and strength of casting is established before any handling of the casting can take place. Assembling procedures, proper fit and finish, welding and inspection of welds done by certified welders on site at production facility. Finishing and paint. This is followed by final inspection and testing of all equipment before delivery.

Testing of products is achieved by local independent engineers who test concrete cylinders cast by UBC technicians, and broke at the proper 7 day 14 day, and 28 day intervals to ensure the strength of the concrete is correct. Results of tests are kept on file. Concrete is not batched on site rather delivered by a local Concrete delivery Company. Results of rebar testing is delivered by the supplier of rebar and kept on file. Any sub par strength test and the casting is rejected and not used on any project.



State of California • Natural Resources Agency

DEPARTMENT OF PARKS AND RECREATION

Gavin Newsom, Governor,

Armando Quintero, Director

Anthony McGhee Park maintenance Supervisor
Cuyamaca State Park
13652 Highway 79
Julian, Ca. 92036

4/22/2024

Reference to:

UBC Precast

464 West Highway 26

Blackfoot, ID 83221

To Whom It May Concern:

The State of California Parks and Recreation recently awarded a Purchase Order for a Double Vault Toilet to UBC Precast of Blackfoot, ID. They met and exceeded our expectations in all areas. Greg Hoskins displayed exemplary customer service and excelled in communication. Submittals were handled in an extremely timely manner. The specifications were adhered to in every area, UBC worked well with the on-site Parks Personnel for a safe and on-time installation.

UBC Precast had the shortest delivery time. The vault toilet was delivered far within the Contract time, surpassing all expectations.

I highly recommend the services and products of UBC Precast and would use them again should the need arise in the future.

Sincerely,

DocuSigned by:


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Anthony Shay McGhee

Park Maintenance Supervisor-Montane Sector
California Department of Parks & Recreation
Cuyamaca State Park 13652 Hwy 79 Julian, Ca. 92036
Email: Anthony.mcghee@parks.ca.gov
Cell: 760-574-6539
Fax: 760-765-3021

If you have, any questions feel free to contact me at Mobile 760-574-6539.

Sincerely,
Anthony Shay McGhee

