

Concession Building Specs

The City of St. Marys is building a bathroom and concession stand building in Riverside Park. The building will be finished with a limestone or a split face block to match (as close as possible) other historical buildings in St. Marys (see the Armory at 5th and Palmer for a reference of stone look and color).

The timeline for this project is the Fall to Winter of 2017.

The project is separated into steps to be completed by contractors awarded with bid approval, by volunteers, and by City utility crews. The City is requesting separate or combined bids for the concrete, the concrete block walls (split face or with stone veneer), and the plumbing. Details for the other parts of the project are included for reference.

The City welcomes options and ideas that are different than what the specs require. However, we ask that the project is bid as requested and additional options be included as an addition or deduction from the requested bid.

Concrete Bid Package

Footings and foundation walls are required under all exterior walls, all concrete block walls, and all bearing walls.

Footings – All Footings will bear on undisturbed soil or compacted soil. 16" x 8" Footings below all walls. Footings will have 4 – ½" Rebar continuous.

Foundation Walls - Concrete foundation walls shall be 8" thick, 48" tall (including footing), with ½" rebar horizontal 18" on center, and ½" rebar vertical every 18" tied into footings and bent into slab. Backfill must be compacted.

NOTE: If contractor is quoting block and full veneer limestone, a 12" thick foundation wall must be used in order to include a 4" stone ledge.

Footings and Foundation for pillars supporting overhang may be either a continuation of the other footings and foundations, or a separate footing and foundation. If separate, footings must be 8" thick and 3' x 3' wide with ½" rebar every 8". Foundation shall be a 12" square or round with 4 - ½" re-bar in foundation and also tied into slab and footing).

Flatwork – All Flatwork will be 5" Thick Concrete over compacted fill, 4,000 psi, with 6x6 W.W.M. Smooth finish inside. Any exterior concrete will have a slight broom finish

Wall to Slab connection – All wall will have rebar stubbed above the slab a minimum of 24". The rebar will be tied to the rebar in the footings. There will be a keyway in all wall to slab connections.

Concrete Block Wall and Stone Bid Package Options

Option #1: Block Walls with Thin or Full Limestone Veneer

Concrete Block shall be 8" x 16" x 8" nominal size block. Cores filled with mortar and ½" re-rod every 4' o.c. at all corners and openings. Bond Beam above all openings and above the top course. Durawall metal wall reinforcement continuous every other course, wall reinforcement to lap 16". Mortar bed to be 3/8" between all sides of the block.

The building is designed to have concrete block on part of the walls and then use wood framing on others. Contractors may submit a bid to build all the walls with concrete block if they prefer not to integrate two wall materials with the stone facade. If all walls are concrete block, all exterior finish on walls shall be stone (no lap siding as shown in drawing).

Please clarify materials and details as necessary on these aspects of the Concrete Block:

- Type of block
- Type of masonry cement/mortar
- Masonry Hook and Wire
- Beams over doors and any reinforcements used
- Steps to prepare for the thin stone veneer

Stone Facade - The stone facade may be a thin veneer natural limestone or a full veneer natural limestone. Contractor must supply installation details for connecting stone to the building walls.

Option #2: Split Face Finished Block Walls

Split Face Finish Concrete Block shall be 8" x 16" x 8" nominal size block. Cores filled with mortar and ½" re-rod every 4' o.c. at all corners and openings. Bond Beam above all openings. Durawall metal wall reinforcement continuous every other course, wall reinforcement to lap 16". Mortar bed to be 3/8" between all sides of the block.

For split face block bid, contractor must include all walls in the bid because no framed walls will be used. Interior walls shall be smooth concrete block (not split face). All exterior walls shall be split face block (no lap siding as shown in drawing).

Please clarify materials and details as necessary on these aspects of the Concrete Block:

- Type and color (as close to natural limestone as possible) of block
- Type of masonry cement/mortar
- Masonry Hook and Wire
- Beams over doors and any reinforcements used

Plumbing Bid Package

All plumbing to drain to a positive outfall. The City has a sewer main located to the Southeast of the building location. Contractor will need to stub out of foundation with drain pipe and City will be responsible for connecting the drain to the sewer main. All water lines will be pex plastic lines. All toilets and urinals will have motion sensing flush valves. Sinks shall be wall mount style. Faucets shall be motion sensor activated. The electric water heater will be a 40 gallon unit capacity. Floor drains will be installed in both baths, and the kitchen area.

Framing (if necessary) - Installed with Volunteer help - No Bid Needed

Framing – Top of wall plate to be 2x8 treated with a sill sealer foam between block and plate. Roof System to be Engineered Roof trusses 24” o.c. 2x6 subfascia for eave and gable overhangs. All wood framed walls have treated plates, 2x6 16” o.c. with 3/4” osb exterior. And Tyvek on exterior of wall. All framing will be installed to comply with contractor’s requirements for the application of the thin stone veneer.

Other Construction Details - Installed with Volunteer help - No Bid Required

Siding – The siding for gables will be LP Lap siding installed with H dividers and galvanized nails, spaced at butt joints, windows and doors per manufacturer recommendations.

Soffit and Fascia – Soffit and Fascia to be Aluminum 6” Textured Colored Fascia, Centervent Soffit, F channel frieze mould, and ODE drip edge.

Roofing – 30# felt with 30 year architectural shingles installed per manufacturer’s instructions. Roof to be vented with a continuous Ridge vent, capped with a cap shingle.

Insulation - The concession area will be insulated with regular batt insulation or spray foam insulation.

Doors – Doors are to be galvanized hollow metal doors with hollow metal frames. Masonry anchors will be used to anchor doors. All doors to have Lever style locksets with a figure 8 best core. Wall bumpers inside, smoke gasket included. Medium Duty Commercial Closer on bath doors as well as kitchen door.

Windows – The serving windows will be single glazed tempered glass with aluminum rails and keyed locks.

Electric – A 200 amp panel will be installed to service the building with multiple gfi circuits in the kitchen area. One circuit per bathroom. 2 ceiling fixtures with lights over mirrors in both

bathrooms with exhaust fans. Three ceiling fixtures in the storage area. 2 light fixtures in the kitchen as well as ventilation for the range.

Interior Finish

Floor

Walls

Ceiling

Kitchen

Sealed Conc.

Painted Concrete

Painted Drywall

Baths

Sealed Conc.

Painted Concrete

Painted Drywall

Storage

Sealed Conc.

OSB Primed

OSB/Block Primed

Covered Roof Area

Sealed Conc.

N/A

T&G Pine Finished