Concession Building Specs

The City of St. Marys is building a bathroom and storage building in Riverside Park. The building will be finished with a thin veneer 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 project completion is the June 1, 2018. (if a later date is required by the contractor, pleaser specify as City will consider later date if price is lower)

The project is separated into steps to be completed by contractors and by City utility crews. The City is requesting a bid for the building, with the exception of the electrical, which will be installed by City Utility Crews. The bids shall include the following:

- General Contracting of the concrete, concrete block walls (split faced and/or with thin veneer), plumbing, doors, siding, and roof.
- Note: City Crews will install electrical for the building. City crews will also be responsible for installing ceilings in bathroom and storage rooms, insulation, painting, finish dirt and gravel grading, and connecting the waste water drain to the City's sewer main line.

The City welcomes options and ideas that are different than what the specs require that are improvements or cost savings. 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. Rebar must extend from foundation and piers to be tied in with flatwork.

Foundation with Footings Option - 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 shall be 8" thick, 36" 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.

Foundation without Footings Option - If contractor prefers, the City will accept a 12" thick foundation wall, 36" below grade, without footings, on undisturbed or compacted soil.

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

Concrete Block Wall and Stone Package Options

Option #1: Block Walls with Thin 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. Wall Height should be approximately 8’ 8” (104”) tall.

The building is designed to have concrete block on all vertical walls. All exterior walls will have thin veneer stone, and interior walls will be smooth concrete block finish.

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 shall be a thin veneer natural limestone that is similar in style and color as other limestone buildings in town (see the armory or the other bathroom building in the park). 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. Wall Height should be approximately 8’ 8” (104”) tall.

For split face block bid, all exterior walls must have split face finish block, and interior walls must have smooth block finish (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 Package

Here are details for the plumbing bid. Contractor will need to work with the City for water supply.

- 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 (on Southeast area of building or where City Utility Supervisor approves) and City will be responsible for connecting the drain to the sewer main.

- All sink water lines will be pex plastic lines. Lines to the toilets may be pex or copper as needed due to sizing needs.
- All toilets and urinals will have motion sensing flush valves. Water supply lines can be fed to the toilets from the storage area room. As needed, a framed wall can be built in the storage area to contain the water supply lines to the toilets.
- Partitions for all toilet stalls, but not for urinals. Partitions can be gray colored metal or composite materials.
- Bathroom sinks shall be ceramic wall mount style. Faucets shall be single handle style.
- Floor drains will be installed in both baths and the utility room
- Note: The City plans (not sure when, but possibly in the next 5 to 10 years) to extend the building out on the bathroom side for a concession area. Contractor shall have a water supply and a drain pipe (3" preferred) stubbed underground extending 5 feet outside the foundation that are capped and ready for future connections of a sink in a concession area.
- During winter months City crews will use space heaters as needed to keep temperatures above freezing.
- Note: Please specify brand of fixtures as possible.

Framing, Soffit, Fascia, Roofing, Doors, Windows

Framing – Top of wall plate to be a double 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.

Siding – The siding for gables will be LP Shake siding installed with H dividers and galvanized nails, spaced at butt joints per manufacturer's specs.

Soffit and Fascia – Soffit and Fascia to be Smart Trim or similar material 6" Textured Fascia, Centervent Soffit.

Roofing – 30# felt or synthetic 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.

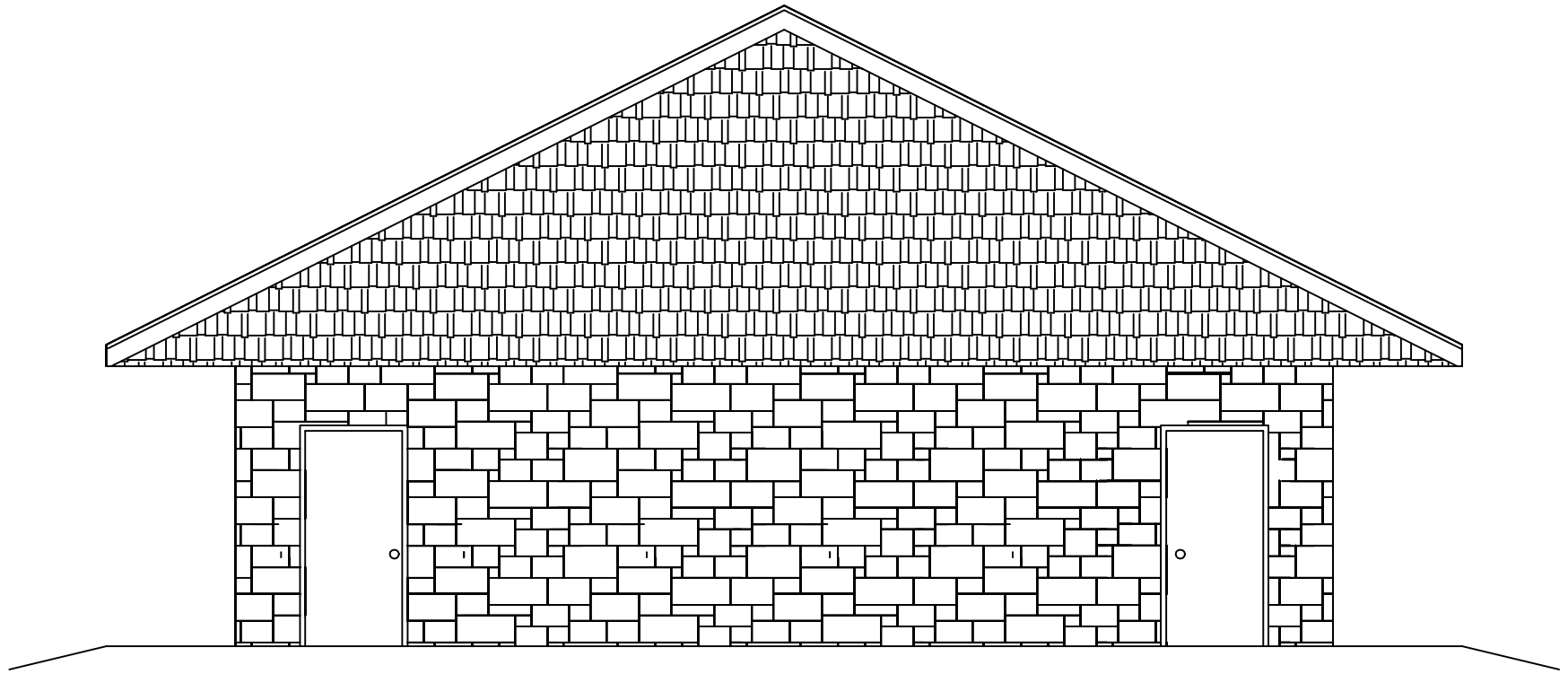
(NOTE: This item provided and installed by the City) Interior Ceilings - Ceilings shall be 7/16" OSB in the storage area. Ceilings in the bathrooms and concession area will be ½" finished plywood with Poplar batten strips at seams. City will provide, install, and paint ceilings.

Floors - City will seal concrete floors.

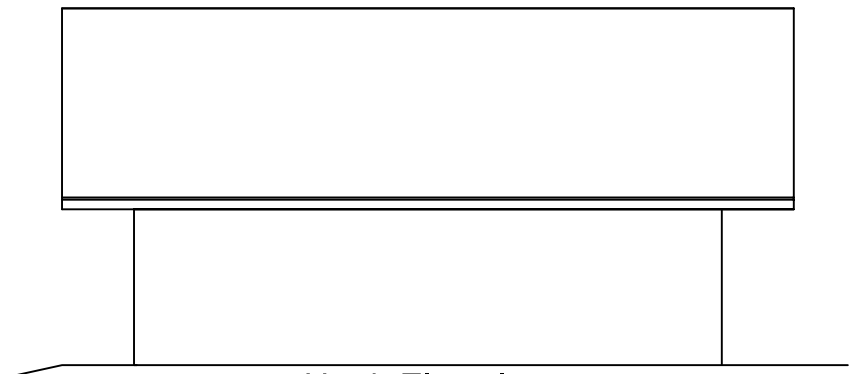
Doors – Doors are to be 18 gauge galvanized hollow metal doors with 16 gauge hollow metal frames. Masonry anchors will be used to anchor doors. All doors to have Lever style locksets with a figure 8 best core. Wall bumpers inside, smoke gasket included. Medium Duty

Commercial Closer on bath doors. Garage door shall be a manual operating garage door with slide lock.

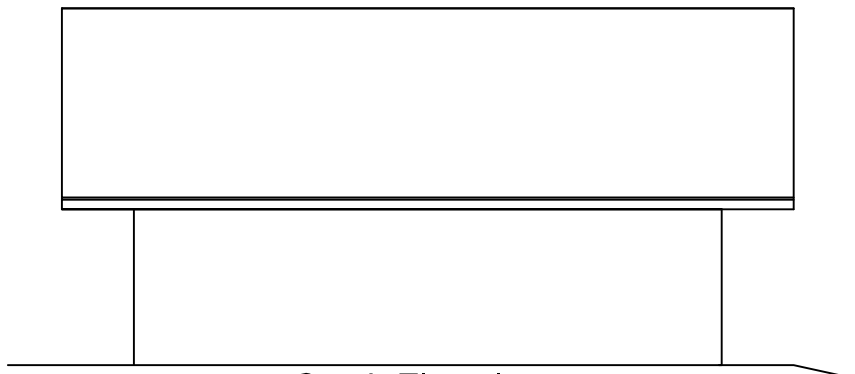
(NOTE: This item provided and installed by the City) Electric – City will provide and install all electrical.



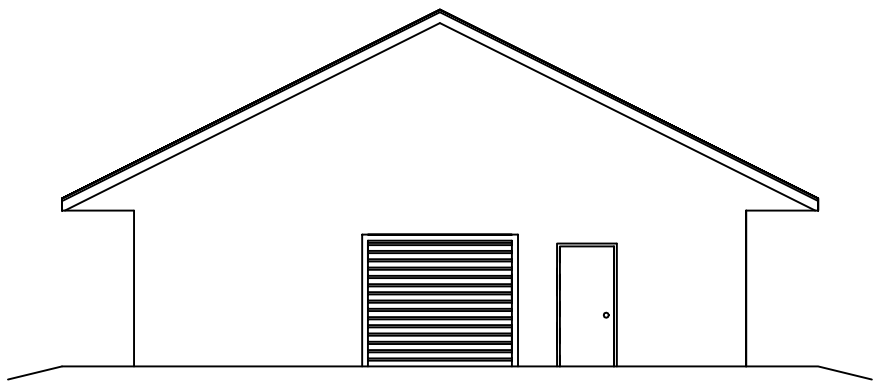
West Elevation



North Elevation



South Elevation



East Elevation

PROJECT: St. Marys City Park - Concession Stand

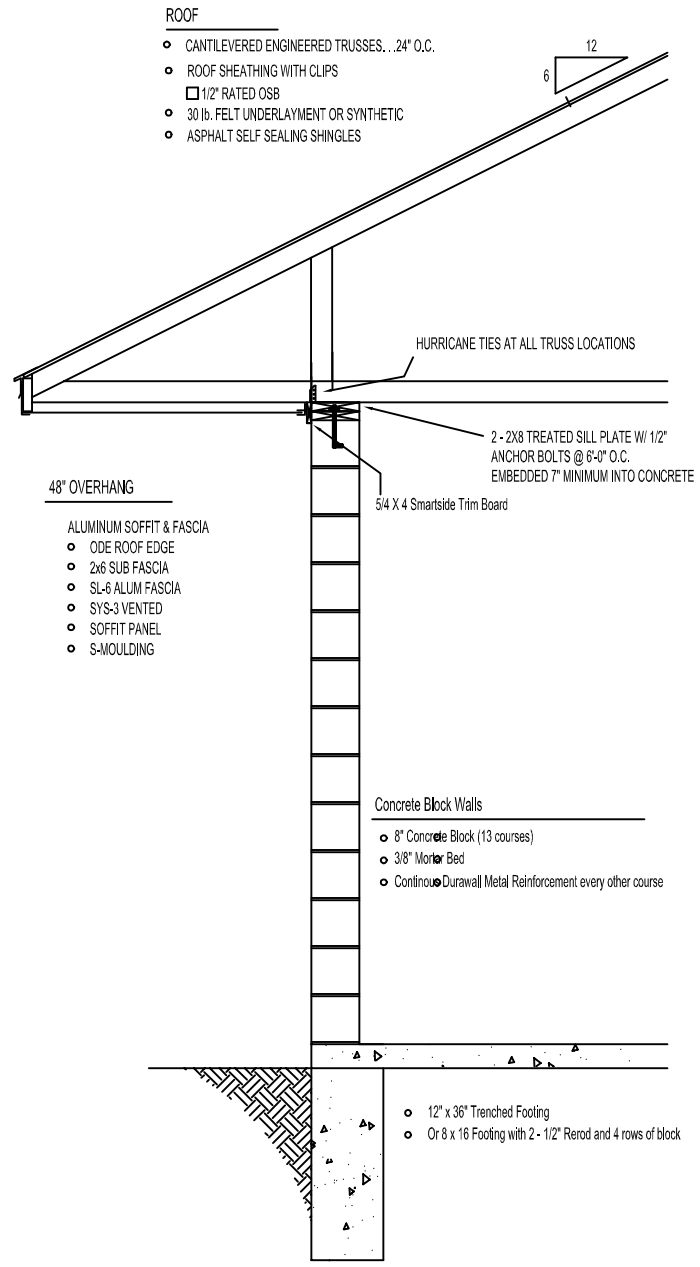
DRAWN BY: J DOROBEK

DATE: 03/21/17

REV'D: 03-07-18

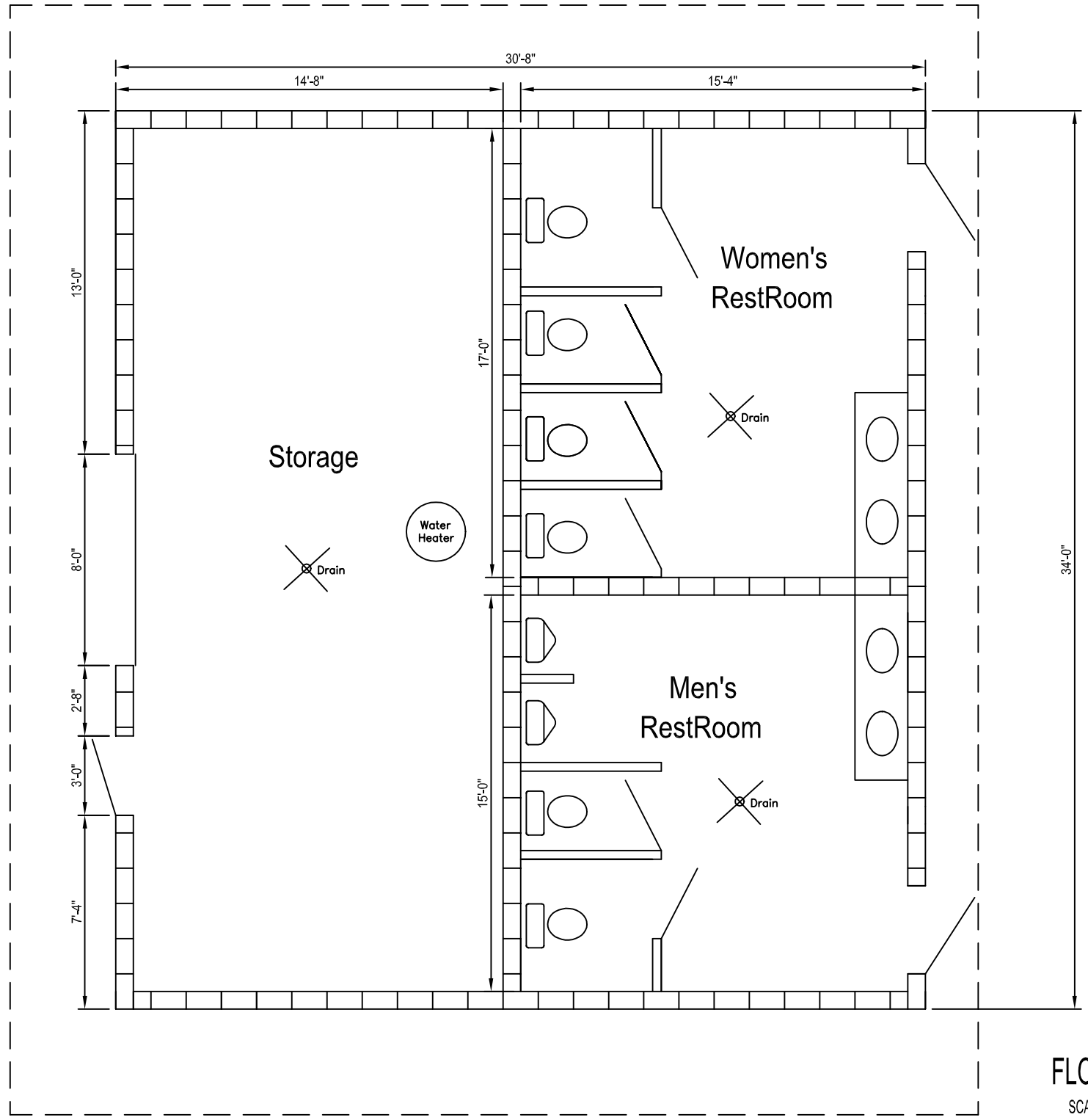
SHEET NO. A2

Preliminary Designs



WALL SECTION

SCALE 3/8" = 1'-0"



FLOOR PLAN

SCALE 3/16" = 1'-0"

PROJECT: St. Marys City Park - Concession Stand

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SHEET NO. A1