AGENDA
CITY OF STURGEON BAY
WATERFRONT DESIGN REVIEW BOARD
Tuesday, September 2, 2014
12:00 Noon
Community Room, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.

2. Adoption of agenda.

3. Approval of minutes from July 7, 2014.

4. Consideration of: Restroom facilities at Martin Park, 207 S. 3rd Avenue.

5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

WDRB members:
Bill Galligan: Chair
Eric Paulsen
James Goodwin
Dennis Statz
Shelly Kerwin

08/29/14
11:30 a.m.
CN

WATERFRONT DESIGN REVIEW BOARD
Monday, July 7, 2014

The Waterfront Design Review Board meeting was called to order at 12:04 p.m. by Chairperson William Galligan in the Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members William Galligan, Dennis Statz, Shelly Kerwin, James Goodwin, and Eric Paulsen were present. Also present were Peter Moede, owner of CenterPointe Yacht Services, Scott Smet, Smet Construction, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Goodwin, seconded by Mr. Statz to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 14, 2014.
4. Consideration of: Enclosure of existing pavilion building for CenterPointe Yacht Services, 77 S. 1st Avenue.
5. Consideration of: Signage for Bayview Business Properties LLC, 253 N. 1st Avenue.
6. Adjourn.

Carried.

Approval of minutes from February 14, 2014: Moved by Mr. Statz, seconded by Mr. Paulsen to approve the minutes from February 14, 2014. Carried.

Consideration of: Enclosure of existing pavilion building for CenterPointe Yacht Services, 77 S. 1st Avenue: Peter Moede stated that CenterPointe Yacht Services has an existing pavilion building with canvas drop curtains that they would like to permanently enclose with flush insulated metal panels. There would also be accent panels installed on the north and west sides.

Board members questioned why the accent panels were not shown on the south side of the building. Mr. Moede responded the south side is the location of a 40' garage door. But, accent panels can certainly be added. Depending on cost, glass may be installed on the corners of the building instead of accent panels, as well as a possible glass garage door facing the water. There is no accent lighting planned at this time. He would like to have this completed by September when winter storage begins and is looking for conceptual approval at this time.

Board members agreed they needed more information on type of material, colors, and if accent panels would be used or glass installed on the corners of the building.

Moved by Mr. Paulsen, seconded by Mr. Statz to issue a certificate of appropriateness approving the request in concept and defer to the chairman for final details including materials and color. All ayes. Carried.

Consideration of: Signage for Bayview Business Properties LLC, 253 N. 1st Avenue: Mr. Olejniczak stated that Bayview Business Properties would like to replace their 5' x 8' existing tenant sign. The two-sided sign would run perpendicular to the street.

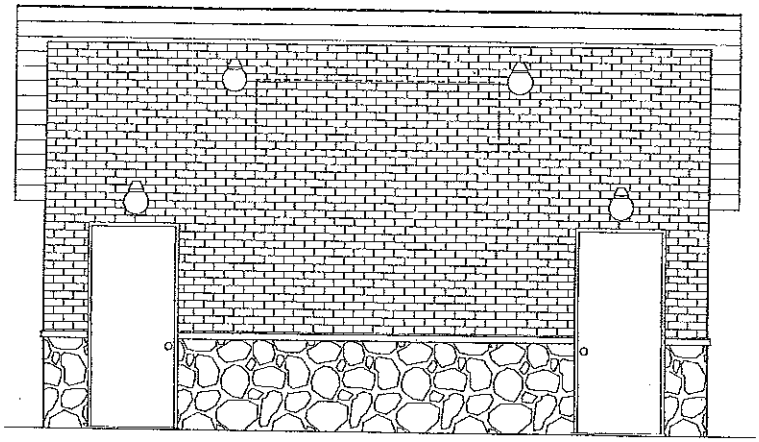
After a short discussion, it was moved by Mr. Goodwin, seconded by Mr. Paulsen to issue a certificate of appropriateness as presented. All ayes. Carried.

Adjourn: Moved by Mr. Paulsen, seconded by Ms. Kerwin to adjourn. Carried. Meeting adjourned at 12:20 p.m.

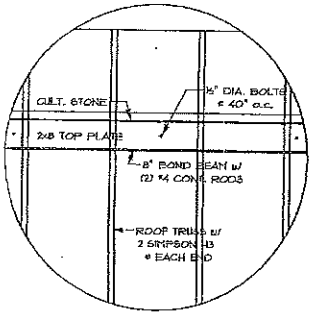
Respectfully submitted,

Cheryl Nault

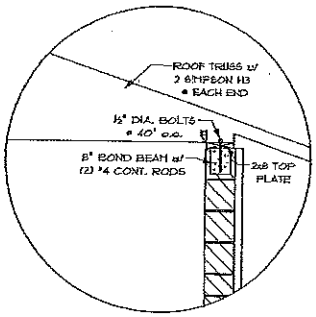
Cheryl Nault
Community Development Secretary



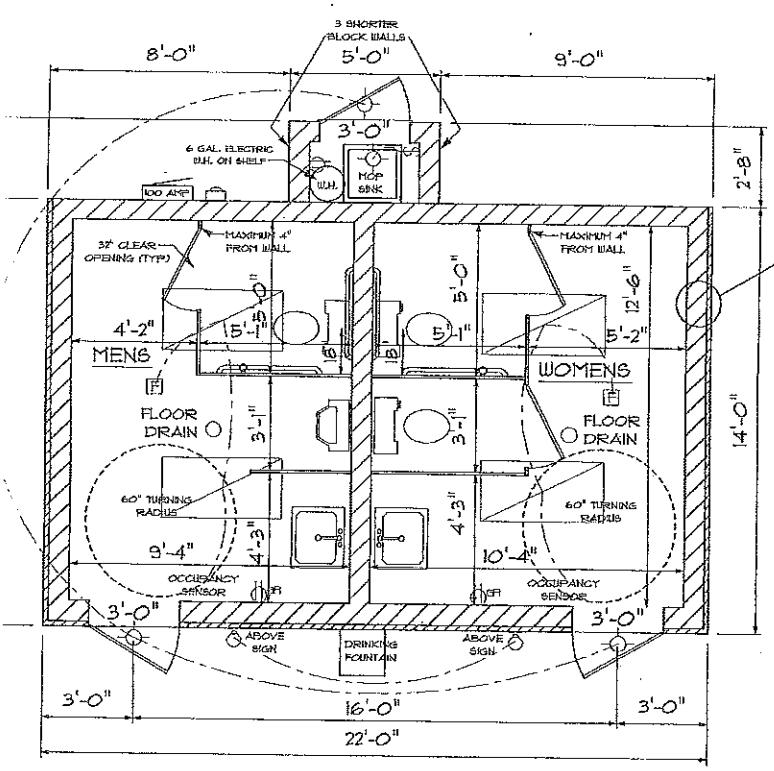
FRONT ELEVATION

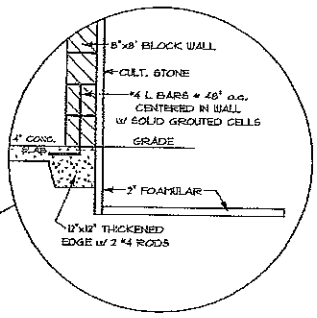


WALL TOP VIEW



TOP OF WALL
SIDE VIEW





BOTTOM OF WALL
SIDE VIEW

THICKENED EDGE SLAB w/ 2" FOAMULAR 18" DOWN & 48" OUT FROM BUILDING

DOOR OPENINGS TO HAVE ANGLE IRON LINTEL w/ BOND BEAM ABOVE & BOTH SIDES OF OPENING TO BE FILLED

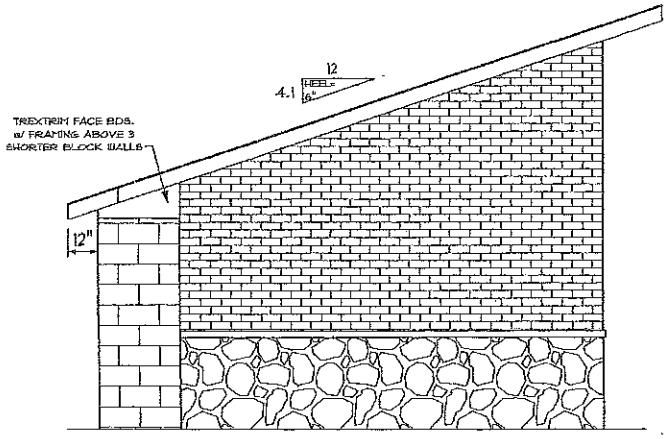
FIRST FLOOR PLAN

321 SQ.FT.TOTAL

8'-1½" TALL CEILING (8' TALL BLOCK WALLS w/ 2x8 TR. PLATE ABOVE)

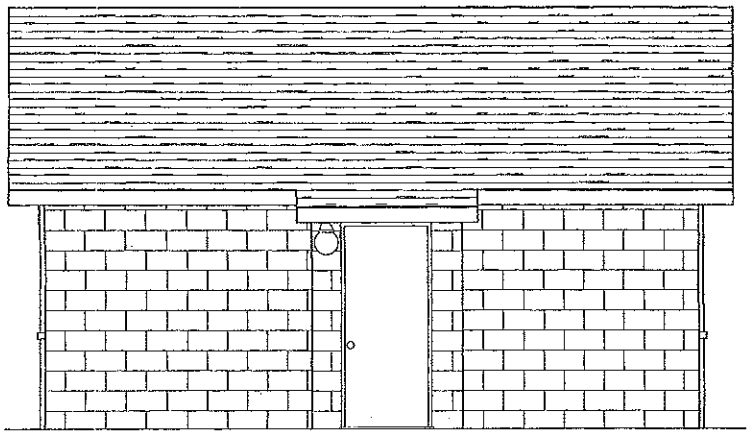
NAME: MARTIN PARK BATH
LOCATION: STURGEON BAY
DATE: 8-13-14 REV: 8-22-14
DRAWN BY: PORTSIDE BUILDERS
JOB NO: 650437
SCALE: 1/4" = 1'0"
PAGE 1 OF 1

PORTSIDE BUILDERS, INC.

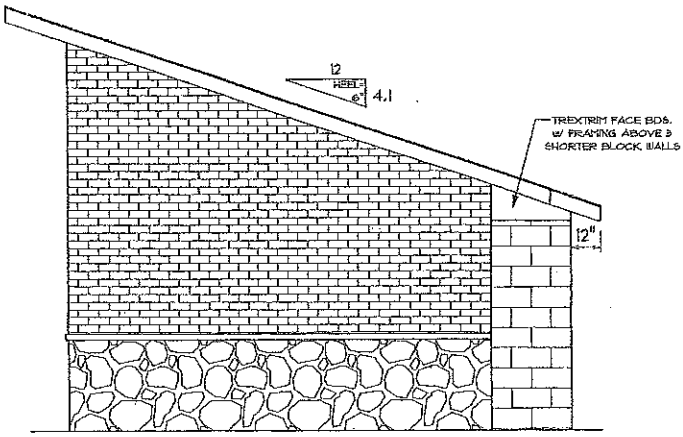


LEFT SIDE ELEVATION

ROOF NOTES:
24" OVERHANGS @ EAVES
12" OVERHANGS @ GABLES
(UNLESS OTHERWISE NOTED)



BACK ELEVATION



RIGHT SIDE ELEVATION

Construction Specifications

Date: 6/13/2014

Customer Information: Name: City of Sturgeon Bay C/O Bob Bordeau
Address: 835 North 14th Ave. Sturgeon Bay Wi. 54235

Billing Information: Name: Same as Above

Telephone No's.: Chad Shefchik Work 920-493-1039
Email: cshefchik@sturgeonbaywi.org

Job Location: Martin Park Public Bathrooms at the Corner of Oregon Street and South 3rd Ave.

Any item referred to in the specifications with an allowance figure signifies that the amount of the allowance is included in the final contract price. Should the Owner purchase items for a particular allowance and be under what is allowed, a credit will be issued to the Owner on a change order. At that same time if the Owner should spend more than the allowance, a charge will be assessed to the Owner on a change order. All change order(s) will be billed on the next available draw.

All work is to be done to conform to state and local code requirements. All subcontractors have certificates of insurance on file with general contractor showing workmen's compensation and liability coverage. All subcontractors work for and are the responsibility of the general contractor.

The general contractor is to provide the following insurance: general liability insurance and workmen's compensation insurance in full until completion or date of closing. Proof of such insurance will be provided through a certificate of insurance to the Owner.

All specifications to follow include supplying the products, materials and the labor to produce, construct, and/or install in a good workmanship manner standard to the industry, unless otherwise specified.

- Local Building Permits for construction: to be By Owner
- Description of permit: to include all required building permits and inspection fees for the city of Sturgeon Bay
- State Approved Drawings and State Building Permit are not required
- Surveying costs to be By Owner to expose the lot lines
- Winter expenses: are not included based on the construction starting on September 1st 2014 and completed by November 1st 2014
- Temporary power (power for construction until date of building completion or closing, whichever is earliest) is to be By Owner
- Dumpster and hauling away of construction debris is included

- Portable toilet during construction is included
- NOTE: Contractor to take efforts to protect Owners existing sidewalks, driveways and landscaping
- NOTE: Shrinkage cracking is a common inherent part of the drying process. Cracking should be expected and is warranted per National Association of Home Builders Residential Construction Performance Guidelines

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Excavation, Lot Preparation and Site Improvements

The Contractor reserves the right upon excavation to charge the Owner expenses incurred for additional excavating, providing additional stone fill, removal of excess ground and additional concrete due to excess depth of black dirt.

Grade level shall be established by the Contractor based on existing conditions

Seeding, sodding and landscaping shall be By Owner

- Stripping of topsoil, if any, excavation, back filling with rough final grading with existing topsoil is included, no extra topsoil is included
- 12" of clean stone fill for under the building is included
- Lot clearing (cutting, stumping and brush removal) is to be By Owner if required
- Driveway is: not included
- Cut curb at street is: not included
- City sewer and water lines is: included with tying into the existing sewer and water laterals per the attached site plan, also included is and city sewer and water hookup fees
- Gas line is: not included
- Erosion control: is included with a breaker run tracking pad and silt fence on the low side of the new building is included

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Concrete Flatwork

- Building Concrete floor to have 4" smooth troweled concrete with an 11" x 11" thickened edge with 2 rows of rods in the thickened edge over clear stone base and wire mesh or steel reinforcing rods through out the slab
- Exterior concrete to be: Not included
- 2" Styrofoam insulation from the top of the slab 18" down and 4' out from the slab at the 18" down. Styrofoam to be covered with ground per the attached detail

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Framing and Construction Materials

NOTE: All specified dimensional lumber, plywood, underlayments, OSB's etc., are industry standard nominal sizes. All factory finished materials to be standard colors unless otherwise specified

- 2 x 6 treated top plates installed over sill seal
- Roof construction: Truss @ 24" O.C. per plan, including:
  - Flat bottom cords
  - 24" overhangs at the top and bottom eves and 12" overhangs at the gables

- Roof sheathing to be 15/32" OSB with H-clips between trusses
- 15# felt paper

- Roofing: CertainTeed 'Landmark, 240 lb. shingles with limited lifetime warranty
- Roof flashing to be aluminum gutter apron and style D-edge

- Soffit and facia to be: prefinished aluminum in standard colors
  - 6" aluminum fascia
  - 16" aluminum soffit panels with center vent panels on the 24" eves
  - 16" aluminum soffit panels with solid panels on 12" gables

- 3 Exterior Doors and Frames to be: Hollow Metal
  - Welded SU-534, 16 gauge
  - Thresholds and weather stripping
  - Norton, aluminum door closers
  - Dead bolts on the 2 bathroom doors with push and pull plates
  - Corbin keyed entry lever on utility room

All framing, soffit, roofing and finish labor for installation of specified materials is included.

HVAC

- Ventilation System for Seasonal Restroom facility
  - 2 – Broan ceiling mounted ventilators with ceiling grilles and exhaust ducting to the exterior tied to the light sensors and also to have an over ride switch so they can be run manually
  - 1 – Screened air intake louver and 2 passive make up air runs to ceiling grilles, 1 in each restroom
  - 2 – motorized outside air intake dampers with 24 volt transformers and control wiring to interlock damper operation with restroom ventilator
  - Start up and check system operation

Plumbing

Plumbing fixtures to be all white fixtures unless specified:

- Plumbing fixtures to be: White
- Plumbing faucets and accessories to be: Polished Chrome

Men's Bathroom:

- 1 – Mansfield 137-170, elongated, ADA height with insuliner tank
- 1 - Church 295-SSC-000 elongated toilet seat
- 1 – Mansfield 410 ADA compliant wall hung urinal
- 1 – Sloan Royal 110 urinal flush ometer valve
- 1 – Mansfield 2018 HSNB-4, ADA compliance wall hung lave
- 1 – Delta 401-DST, single handle lave faucet
- 1 – Sioux Chief 832-36PNR floor drain
- 1 – 1-1/2" x 42" stainless steel grab bar
- 1 – 1-1/2" x 36" stainless steel grab bar
- 1 – 1-1/2" x 18" stainless steel grab bar

Women's Bathroom:

- 2 – Mansfield 137-170, elongated, ADA height with insuliner tank
- 2 - Church 295-SSC-000 elongated toilet seat
- 1 – Mansfield 2018 HSNB-4, ADA compliance wall hung lave
- 1 – Delta 401-DST, single handle lave faucet
- 1 – Sioux Chief 832-36PNR floor drain
- 1 – 1-1/2" x 42" stainless steel grab bar
- 1 – 1-1/2" x 36" stainless steel grab bar
- 1 – 1-1/2" x 18" stainless steel grab bar

Mechanicals

- 1 hose bib connection below the Elkay EDFP214C ADA compliant non refrigerated wall mount stainless steel water bubbler
- 1 – Sioux Chief flush floor clean out
- 1 – Mustee #17 laundry sink in white
- Laundry sink faucet: Delta, 4153-AR, pull out head faucet
- 1 - 6 gallon electric water heater
- Set up the water lines to be able to be blown out for the winter including the main water line
- Soap, paper towel dispensers and toilet paper holders to be By Owner

Electrical

- All electrical wiring will be done in accordance with local codes using standard devices
- Electrical contractor is to tie into the Owners existing electrical panel by the band stand to set up a temporary power source for construction
- Wiring specifications to include 100 AMP lockable exterior breaker box,
- Electrical contactor is to run a large enough underground wire from the existing exterior panel by the band stand to the new building for the 100 AMP lockable exterior sub panel per the attached site plan
- 2 – GFI outlets, 1 per bathroom
- Supply and wire the 2 exhaust fans tied to the light sensors and also to have an over ride switch so they can be run manually
- Supply and install 4 – 2x4 fluorescent surface mount light fixtures (4 bulb T8)
- Supply and install occupancy sensors for the light fixtures
- Utility room, 1 switch, 1 ceiling light and 1 general outlet
- Wire the 6 gallon electric water heater
- Supply, wire and install 2 outside goose neck lights # GN4LED13NAC11B for the sign on a separate breaker

- Supply, wire and install 3 outside Jelly Jar RABVX100DG 100 watt vapor proof glass fixtures for over the 3 exterior bathroom and utility room doors on a separate breaker

NOTE: Electrical is to include all equipment listed above and the hanging of the light fixtures. Additionally, all electrical wiring necessary for all electrical components as identified in this contract

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Exterior Masonry Block, Brick and Stone

- Exterior masonry walls to be:
- 8" block walls around complete exterior of the building by 8' tall with vertical rods 4' on center with bond beam on top, poured in concrete
- 8" block walls for the utility room
- 8" block wall divider between women and men's bathrooms
- Standard gray mortar
- Exterior block walls to be filled with foam block filler insulation
- Exterior masonry brick and stone to be:
- Thin cut brick per plan
- Cultured Stone per plan at 6.70 per square foot for the stone allowance
- Standard gray mortar with standard size joints
- 2-1/4" cut stone cap per plan
- Back wall and 3 wall at utility room to be standard gray block

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Insulation

- R-30 fiberglass batts with 4 mil visqueen vapor barrier and proper vents between each truss

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Interior Wall Finish

- Supply and install gypsum blue board for the ceiling
  - Interior ceiling framing 24" O.C. to be covered with ½" high density gypsum board

- Thin Coat Plaster with a texture for the ceiling
  - Interior ceiling gypsum board is covered with a thin coat plaster system
  - Texture to be: medium or light skip texture

- Plaster touch-up to be one time within the first year after completion

Painting and Staining

- Painting of interior plaster for the bathroom ceilings
  - All interior plaster to receive one coat of primer and one coat of standard color egg shell paint
  - All ceilings to be the one same color of paint
  - Painting of the 3 exterior doors and frames to receive one coat of primer and one coat of finish paint
  - Paint all interior block walls and exposed exterior block walls

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Toilet Partitions

- Partitions to be: Painted metal per plan
- 3 – toilets partitions per plan
- 1 – urinal screen per plan

Finished Floors

- 2 bathroom concrete floors to be painted with 1 coat of epoxy paint
- Utility room floor to be standard concrete

Mirrors

- Mirrors above vanities to be: ¼" polished edge mirrors in continuous J channels on top and bottom
  - Two bathrooms: 42" x 36" in each bathroom

Gutters & Downspouts

- Gutters to be: 5" U-shaped continuous aluminum at all roof eaves
- Downspouts to be: 2" x 3" downspouts (standard colors & sizes)

Miscellaneous

- Final interior cleaning before move-in is included
- Final ¼" scale drawings to be By Owner
- Coordination of on site improvements
- One-year warranty against defects in workmanship and materials provided per this proposal.
- No prevailing wages are required
- This will be a tax exempt building project

Total Price (62,514.00) SIXTY TWO THOUSAND FIVE HUNDRED FOURTEEN DOLLARS AND 00/100 —

Company Name PORTSIDE BUILDERS INC.

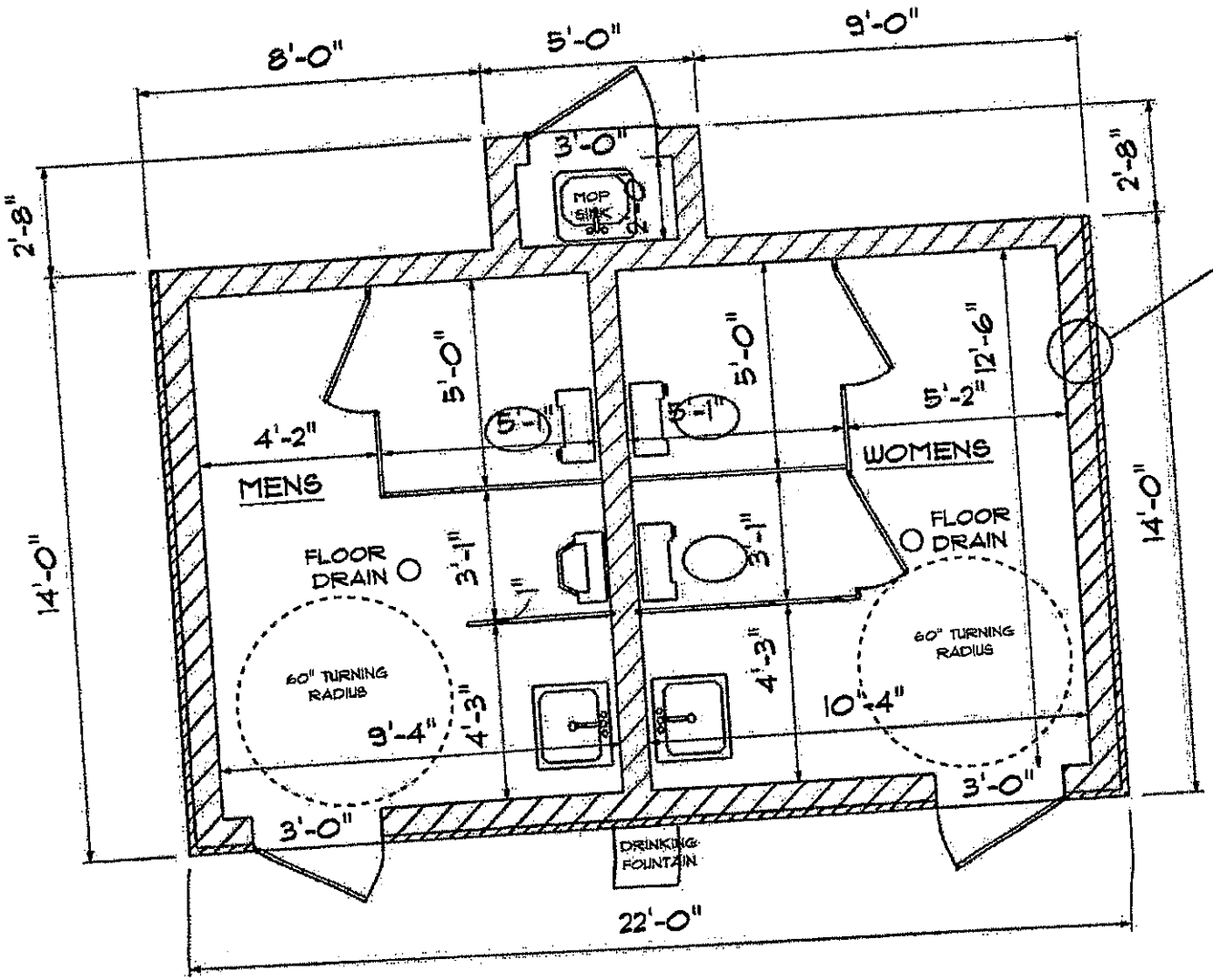
Signature [signature]

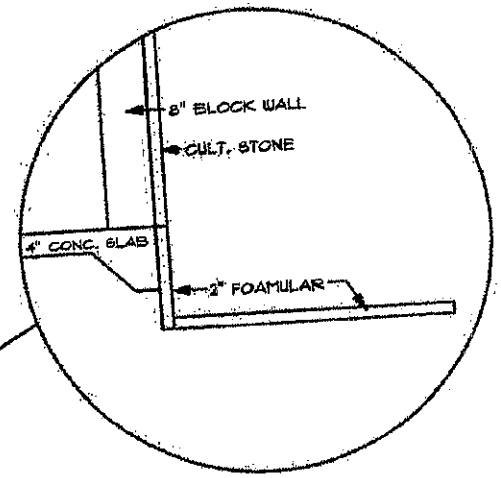
PAUL G. SHEFCHIK.

FIRST FLOOR PLAN

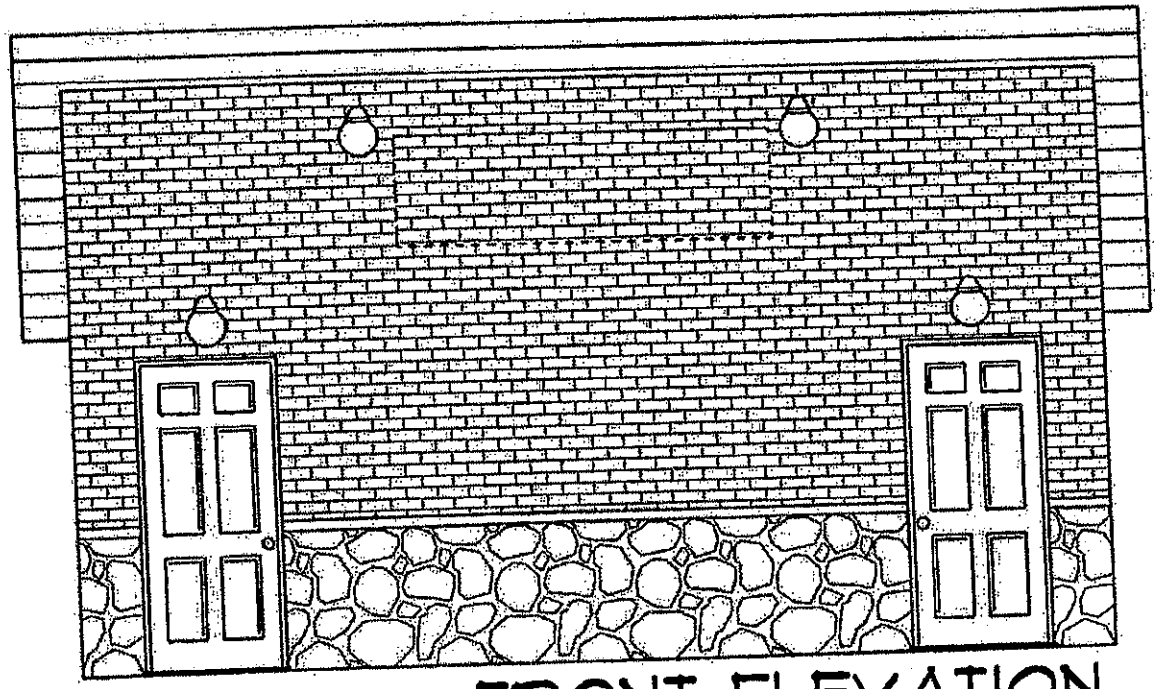
321 SQ.FT.TOTAL

SCALE: 1/4" = 1'-0"



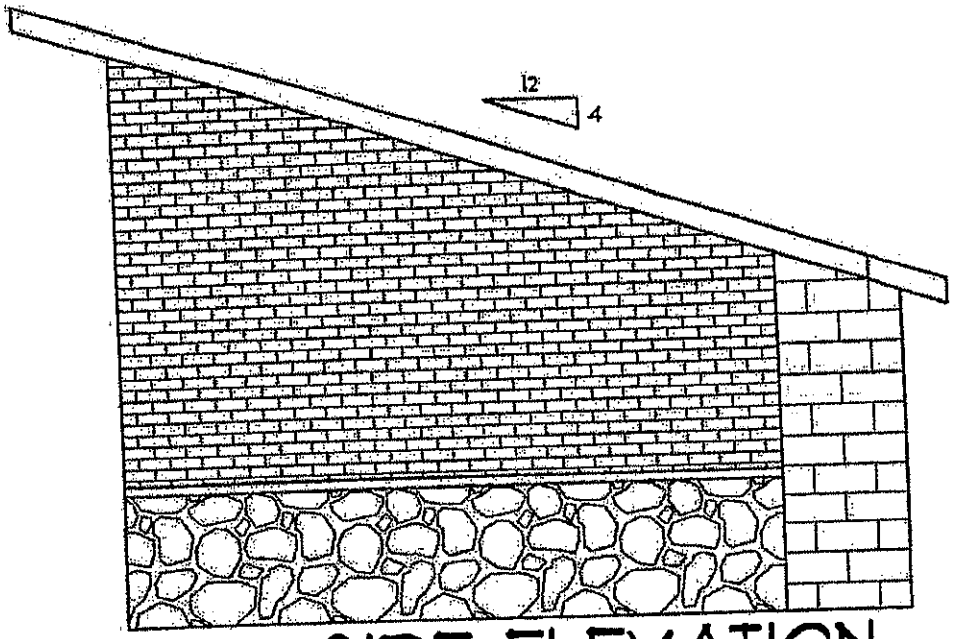


THICKENED EDGE SLAB w/ 2" FOAMULAR 18" DOWN & 48" OUT FROM BUILDING

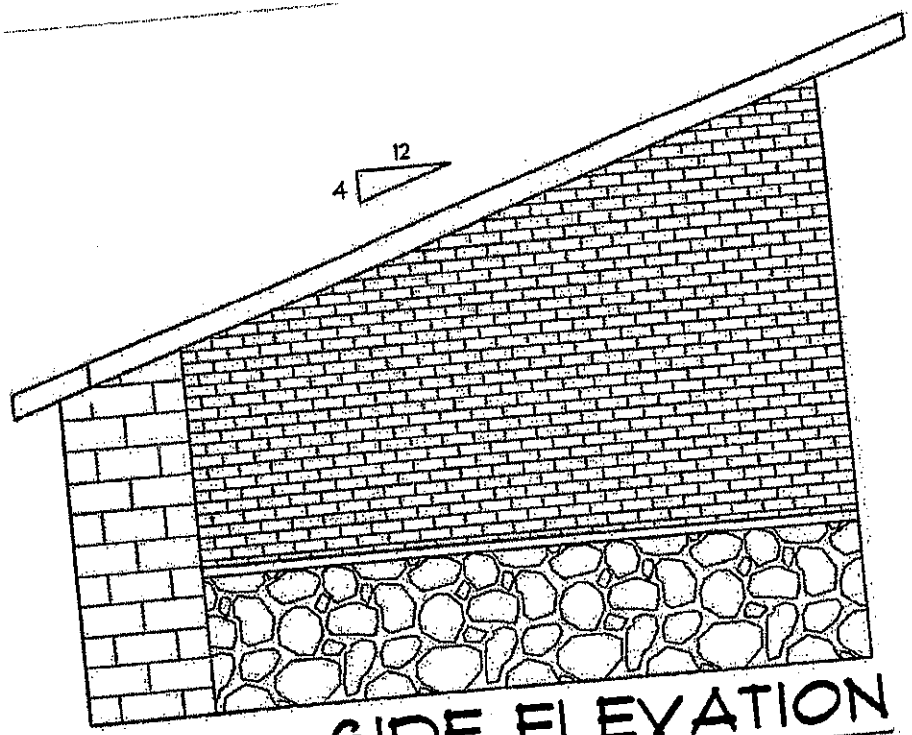


FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION



SIDE ELEVATION

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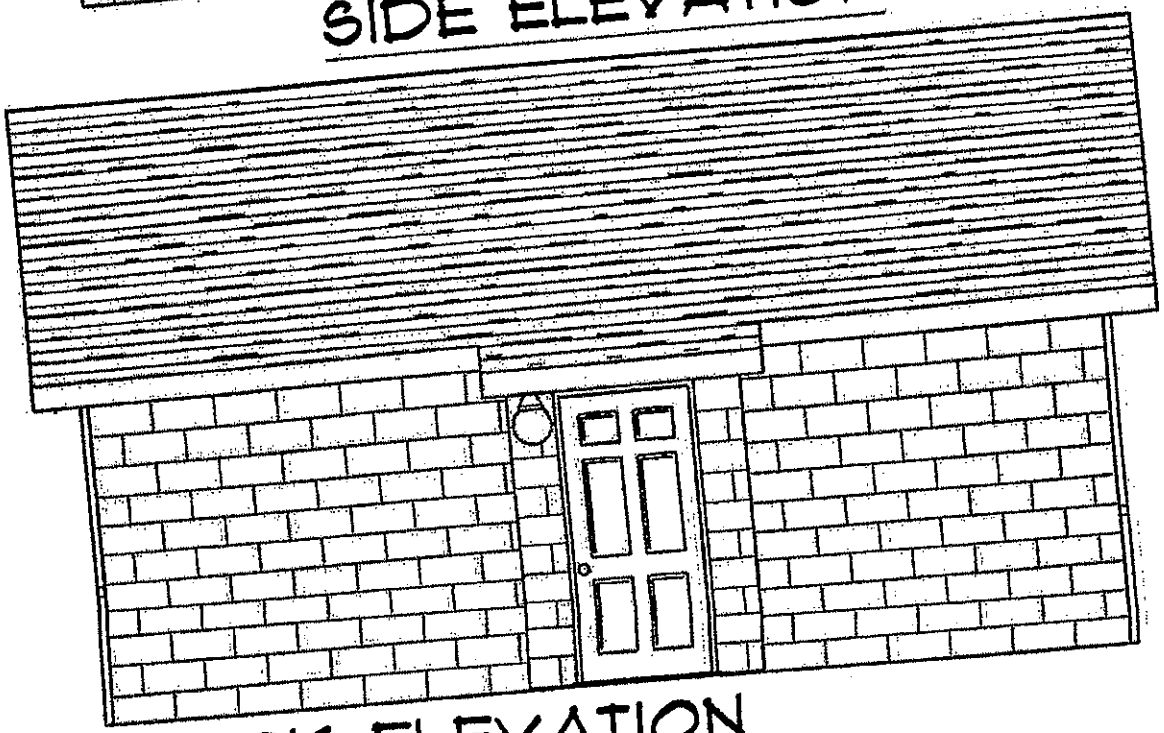


BACK ELEVATION

FORM OF PROPOSAL/BID FORM

The undersigned proposes to furnish the following equipment meeting or exceeding the requirements of the attached minimum specifications.

The Construction of Public Restrooms at
Martin Park, 207 S. 3rd Avenue,
Sturgeon Bay, Wisconsin

$ 62,514.00

SIXTY TWO THOUSAND FIVE HUNDRED FOURTEEN DOLLARS AND 00/100 —

Submitted By: PORTSIDE BUILDERS INC.
Print Company Name

By: [signature] PAUL G SHEFCHIK
Signature

Title: VICE PRES.

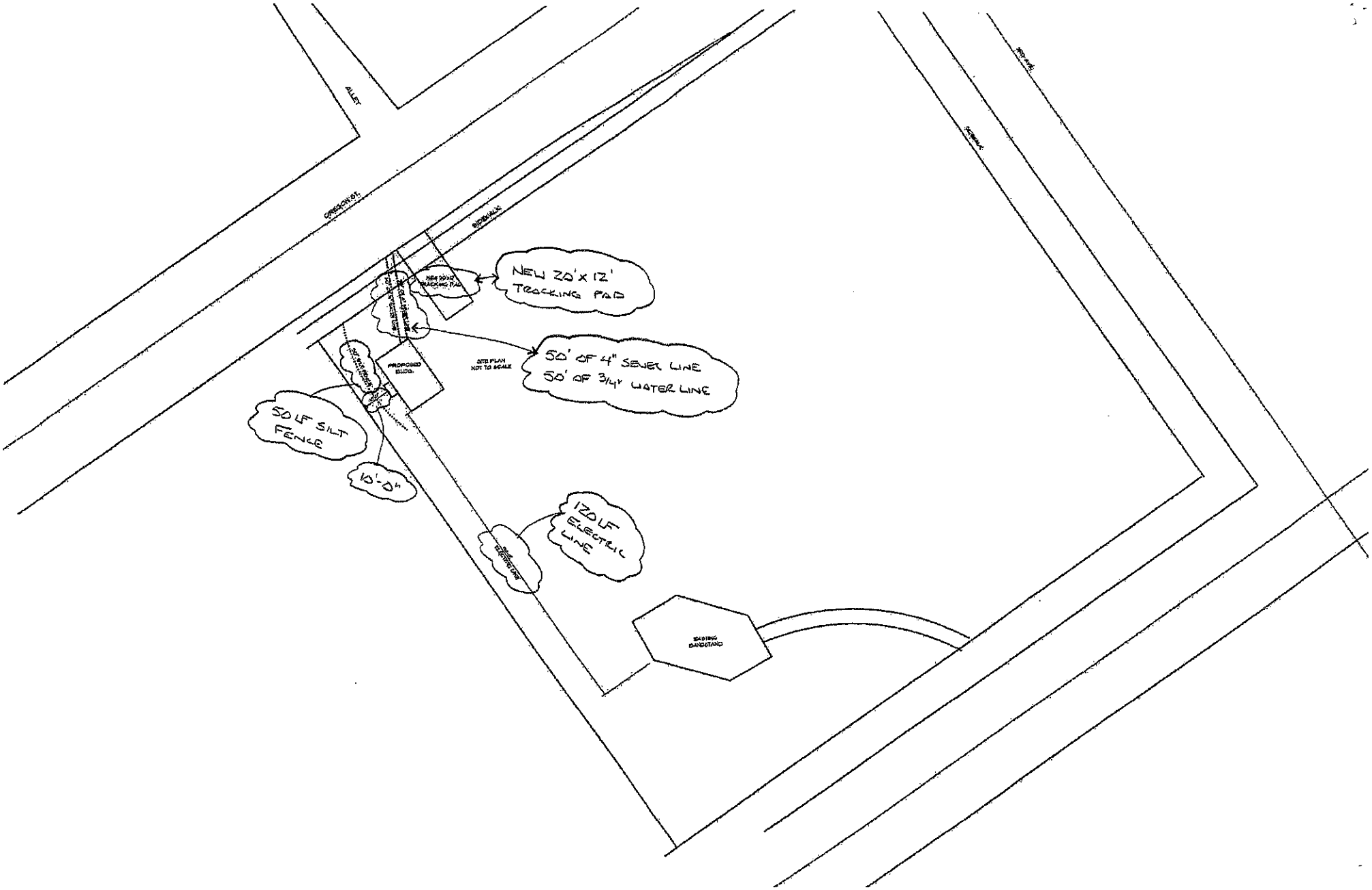
Address: 810 S. LANSING AVE.

STURGEON BAY WI 54235

Phone: 920-493-2065

Date: 6/30/2014

Bidders must return the specification checklist along with the bid form. Bids must be valid for a period of 60 days. The city reserves the right to reject any and all bids for new or used equipment or accept the bid which best serves the needs of the city


ALLEY
OREGON ST.
SIDEWALK
NEW 20'x 12' TRACKING PAD
50' OF 4" SEWER LINE
50' OF 3/4" WATER LINE
SITE PLAN NOT TO SCALE
PROPOSED BLDG.
50 LF SILT FENCE
10'-0"
120 LF ELECTRIC LINE
EXISTING BANDSTAND
SIDEWALK