

PROPOSAL - PARK CONCESSION RESTROOM

SECTION 13 34 23 - PRE-ENGINEERED CONCESSION RESTROOM BUILDING

Specification Date: 5/26/2017

PART 1: GENERAL

1.1 SUMMARY

- A. The work shall include furnishing the sealed architectural, structural, mechanical, and electrical plan sets as well as the structural, mechanical, and electrical building components as a complete, pre-designed packaged concession building as shown on drawings and as specified herein.

1.2 SCOPE

- A. Packaged concession building and all associated design and engineering, with all listed components supplied by Romtec, Inc., hereafter designated as the **building supplier**. The **building supplier** shall be a single source design, engineering, and manufacturer who shall supply the packaged concession building and meet all the following scope requirements.
- B. The contractor is responsible for building installation, hereafter designated as the **building installer**. **Building installer** work will generally include: site preparation and grading, excavations for structures, backfill and/or structural backfill, foundation and pad construction, and building construction.

*Note: Romtec Inc. does not serve as the **building installer**. Romtec Inc. is only the packaged concession **building supplier**.*

- C. The packaged concession building should be the latest standard product of a **building supplier** regularly engaged and having at least ten (10) years of experience in packaged concession building engineering, design, supply, and construction.
- D. The **building supplier** must meet or exceed the product specification which was prepared using the Romtec Inc. building as a guide and example.
- E. Alternate **building suppliers** shall demonstrate that they have designed, engineered, produced, delivered, and constructed at minimum ten (10) other functioning site built

concession buildings of similar type. Project completion date and a reference contact from the owner of each project must be provided.

- F. Alternate **building suppliers** must also disclose all instances of any prior municipal or landscape architect's rejection of the same or similar product as an "or equal" to the specified basis of design building package.
- G. Contractors wanting to propose an "or equal" **building supplier** other than Romtec Inc. are required to submit a complete submittal package with full sealed plan sets, calculations, and all pre-engineered structural items, ten (10) calendar days prior to the bid opening date. Any products proposed as "or equal" that are not as specified must be specifically listed and accompanied by the manufacturer's data sheets for review. This will be approved or denied prior to the bid opening. Incomplete submittals will be rejected and returned to the bidder.
- H. The building and its concrete footings, foundation, and slab are to be engineered by the **building supplier** to meet site specific conditions including wind and snow loading, local frost depth, and ground conditions.
- I. Footings are to be dug by the **building installer** and poured on site to meet local code for permanent structures. A prefabricated, modular mat placed on compacted base is not an accepted equal to a site specific, site poured, engineered foundation.
- J. Typical fasteners such as nails, staples, and screws shall be supplied by **building installer**. Atypical fasteners shall be supplied by **building supplier**.
- K. Building is to be designed and constructed on site to meet local codes and approvals for permanent structures. Any building that is temporary, permanently relocatable, prefabricated modular, an offsite constructed product, or pre-cast is not an accepted equal to permanent, on site, conventional construction.
- L. No outside entity approval will override the local building authority's codes and inspections. Seals meant for modular homes and production plant certifications will not be allowed in lieu of sealed plans from a licensed engineer and conventional inspection during construction.
- M. 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.

- N. Building sidings, treatments, and roofing are to be as specified. Precast buildings with painted textures are not to be considered architecturally equivalent.
- O. Within three (3) weeks of contract award, the **building supplier** shall submit the packaged concession building preliminary Scope of Supply and Design Submittal (SSDS), including the plan set drawings with all footings, foundations, slab, and structural details.
- P. The SSDS is reviewed by the necessary parties and returned to the **building supplier** with any revisions to the contractual language, product data sheets, and/or plan set drawings. The drawings shall be of sufficient detail for the engineer(s) to review for conformity to the contract.
- Q. One full round of SSDS revisions are to be provided by the **building supplier** in the design and engineering services before additional fees apply.
- R. The **building supplier** shall submit complete, code compliant building plans including plans, elevations, sections, and details, under seal of a National Kitchen and Bathroom Association (NKBA) certified technical designer.
- S. The **building supplier** shall submit complete structural calculations meeting code loads, design loads, and seismic design under seal of a professional Engineer with current license in the state where construction will occur.
- T. Once submittal approval is received, three (3) wet stamped sets of plans and structural calculations shall be issued. Any additional plan sets and structural calculations can be obtained for a fee.
- U. The **building supplier** does not provide a final site plan.
- V. The reviewing authority reserves the right to review or reject all submittals at their sole discretion.
- W. All work and materials shall comply with the latest industry building codes and regulations for the state where construction will occur.
- X. Americans with Disabilities Act Accessibility Guidelines (ADAAG) will be followed in design, manufacture, and construction.
- Y. The specific supplier is indicated for each item. **Building supplier, building installer, and owner supplied** components are listed as such. Products not listed as **building supplier** or **building installer** supplied, are to be **owner supplied**.

1.3 SUBMITTAL DOCUMENTATION

The following sections shall be included in the *building supplier*'s Scope of Supply and Design Submittal. Incomplete submittals will be rejected and returned to the bidder.

- A. INTRODUCTION
- B. BUILDING SUPPLIER PRODUCTS & SERVICES
- C. PRODUCTS & SERVICES NOT SUPPLIED BY BUILDING SUPPLIER
- D. WARRANTY & LIMITATIONS
- E. PROJECT DESIGN

1.4 WARRANTY

- A. The building and all its associated components shall be warranted against defects in materials and workmanship for a period of not less than one (1) year from date of final acceptance.

1.5 MAINTENANCE

- A. The *building supplier* does not supply maintenance for the packaged concession building.

PART 2: PRODUCTS

2.1 APPROVED MANUFACTURERS

- A. Romtec, Inc.,
18240 North Bank Rd. Roseburg, OR. 97470
Tel: 541-496-3541; Fax: 541-496-0803; Email: romtec1@romtec.com
Web: www.Romtec.com
- B. Requests for substitutions will be considered in accordance with provisions of Section 1.

2.2 BUILDING DESCRIPTION

- A. Refer to plans for quantities, dimensions, locations, and installation methods for the materials and items described in this section. The **building supplier** reserves the right to make substitutions of equivalent materials and items without notice.
- B. Building dimensions shall match what is indicated on drawings.

2.3 CAST IN-PLACE CONCRETE

- A. All equipment, labor, trades and materials shall be supplied by **building installer**.
 - 1. Includes all materials and labor for foundations/footings, interior slabs, exterior/entry slabs, and sidewalks.
- B. Engineered fill shall be ¾” minus crushed aggregate around footings, foundations, and slabs as required.
- C. Slab vapor barrier shall be 6-mil continuous plastic under the concrete slab.
- D. The foundation shall be installed as designed with all cast in-place concrete poured to dimensions specified in final plans.
 - 1. Footings will be built to 24” depth.
 - 2. Minimum compressive strength of 3000 psi at 28 days, 4+/-1” slump, with max ¾” aggregate, cured in accordance with ACI 308.
 - 3. Slabs shall have a fine broom finish with joints required in flat work as shown on plans.
 - 4. Steel rebar shall be installed as specified in final plans.
- E. Concrete slab sealer shall be a water-based transparent curing, sealing and dust proofing compound with two (2) coats to be applied per manufacturer’s instructions.
- F. Refer to drawings for sidewalks and entry slabs.
 - 1. Minimum concrete compressive strength of 2500 psi at 28 days.
 - 2. Remesh or rebar reinforcement shall be used in sidewalks.
 - 3. All sidewalks shall be finished with a fine broom with control joints installed per local code.

2.4 WALLS

A. Concrete Masonry Units (CMU) shall be supplied by **building supplier**.

1. Walls shall be constructed of 8"W x 16"L x 8"H split-face mortar joint concrete masonry units (concrete blocks).
2. Blocks shall be manufactured to ASTM C90 designation for load bearing concrete masonry units.

*Note: **Building installer** may be required to notch CMU block for bond beams and cut whole blocks to make half blocks. Romtec is not responsible for any cost or construction delays associated with this work.*

3. Block color shall be Gray.
4. Interior wall finish in restrooms shall be latex epoxy paint supplied by **building installer**.

B. Masonry (concrete) grout shall be supplied by **building installer**.

1. Grout shall have a minimum compressive strength of 2500 psi at 28 days, 9+/-1" slump, with max 1/2" aggregate.
2. Fine or coarse grout may be used in accordance with 2009 UBC.
3. All CMU must be fully grouted and may not be wetted.

C. Rebar in walls shall be supplied by **building installer**.

1. All walls have # 4 and # 5 rebar, see plans for spacing.
2. All rebar used in building must meet ASTM A615 manufacturing standards and is to be placed per plans.

D. Door system components shall be supplied by **building supplier**.

1. Door shall be Steelcraft® SZ-18 door with polystyrene core, 18-gauge galvanized A-60 steel, and primed finish.
2. Door frame shall be pre-welded Steelcraft® 3-Sided flush frame, 16-gauge galvanized A-60 steel, and primed finish.
3. Doors and frames shall be painted on-site by the **building installer**.
4. Masonry door clips (3/16" dia.) for door frame shall be fitted between the doorframe and concrete blocks to bond frame to wall. Door clips allow full internal grouting of the frame during installation.

5. Door locks shall be ADA compliant, cylinder deadbolt with stainless steel pull plate and handle.
 6. Hinges shall meet ANSI A5112 with non-removable pin and two ball bearings.
 7. Door closer shall have double heat treated steel tempered springs, and a triple heat treated steel spindle.
 8. Door louvers shall be 18" x 18".
- E. Wire weave gable vents shall be supplied by **building supplier**.
1. Vents shall include pre-assembled wood frame, 1" square lock joint wire weave mesh (10-gauge), and integral insect screen.
 2. Wood frames shall be painted on-site by **building installer**.
- F. Aluminum roll-up concession window with stainless steel counter shall be supplied by **building supplier**.
- G. Phenolic restroom partitions shall be supplied by **building supplier**.
1. Partition color shall be black.

2.5 ROOFING

- A. Roof shall be supplied by **building supplier** except where noted.
1. Glulam beams shall be 24F-V4 and architectural grade.
 2. Tongue & groove decking shall be 2x6 V-edge deck boards, select deck Douglas fir.
- B. Architectural Composition roofing shall have a 5-5/8 in. exposure and a nominal size of 13-1/4 in. x 39-3/8 in.
1. Roofing color shall be selected from manufacturers standard color chart.
- C. Timber truss and post roof extension materials.
- D. Sealant for all exposed wood shall be supplied by **building installer**.

2.6 PLUMBING

- A. Plumbing rough-in, installation and trim shall be supplied by **building installer**.
1. All underground water service and sewer drain(s) from building to be as specified in final site plan.
 2. All floor drains shall be as shown on final building plans.

3. Building water shutoff valve, drain, and all rough piping shall be as shown on final building plans. Final location to be set onsite.
 4. Minimum water pressure at toilet and urinal flush valves shall be 50 psi. with minimum pipe sizing as per 2009 Uniform Plumbing Code Section 610.
 5. Install the supplied fixtures and all other plumbing supplies as specified in final plans.
 6. Plumbing pipe shall be wrapped for freeze protection by **building installer**.
- B. Floor drain shall be supplied by **building installer**.
 - C. Water line drain valve shall be supplied by **building installer**.
 - D. Sewer line backflow check valve shall be supplied by **building installer**.
 - E. Concession hand wash sink and faucet shall be supplied by **building supplier**.
 - F. Stainless steel 3-bay sink and faucet shall be supplied by **building supplier**.
 - G. Utility sink with faucet shall be supplied by **building supplier**.
 - H. Concrete non-refrigerated drinking fountain shall be supplied by **building supplier**.
 1. Wall mounted drinking fountain constructed of 18-gauge, type 304, stainless steel polished to a satin finish mounted in brown concrete aggregate with vandal resistant push-button, non-squirt bubbler, flow regulator that provides constant stream from 20 to 105 psi water pressure.

2.7 RESTROOM FIXTURES

- A. Restroom fixtures shall be supplied by **building supplier**.
- B. Toilets shall be floor mount and white vitreous china.
 1. Flush valve shall be a chrome manual lever with ADA compliant metal oscillating non-hold-open handle.
- C. Urinal shall be top supply, bottom discharge and white vitreous china.
 1. Flush valve shall be a chrome manual lever with ADA compliant metal oscillating non-hold-open handle.
- D. Lavatory shall be 19 in. x 17 in. white vitreous china, wall hung with anti-splash rim and concealed front overflow.
 1. Faucet shall be pivot action lever style handle.
- E. Grab bars shall be stainless steel.

- F. Toilet paper dispenser shall be white painted steel with two roll capacity.
- G. Soap dispenser shall be able to dispense thin liquid soaps, synthetic detergents and vegetable oil soaps. Capacity: 24 oz. liquid soap

2.8 ELECTRICAL

- A. Electrical rough-in, installation and trim shall be supplied by **building installer**.
 - 1. All underground and/or overhead service to building shall be as specified in the final site plan.
 - 2. Electric meter base and all rough wiring, switches, plugs and circuit breakers shall be as shown on final plans. The **building supplier** does not supply the meter base and meter.
 - 3. **Building installer** is responsible for all necessary wire, connectors, grounding, conduit etc. to install the components and meet national and local code. The installation of these components shall comply with all state and/or local codes.
- B. Light fixtures shall be supplied by **building supplier**.
 - 1. Exterior and interior wall mounted, light fixtures shall have a durable polycarbonate housing and high-impact polycarbonate refractor.
 - 2. Ceiling mount lights shall be 48" fluorescent light fixtures.
- C. Instant hot water heater for concession room only shall be supplied by **building supplier**.
- D. FastAir hand dryers shall be supplied by **building supplier**.
- E. Main breaker panel shall be supplied by **building supplier**.
 - 1. Breaker Panel shall be 100 Amp, single-phase and rain tight.
*Note: This panel has been sized to accept only the loads of the **building supplier** electrical fixture package. The **building supplier** has the right to modify the main breaker panel to be most efficient based on any changes.*

2.9 OTHER MATERIALS & EQUIPMENT

- A. Unless otherwise specified, the following products and materials are NOT supplied by Romtec.
 - 1. All items not listed in Romtec Products.

2. Any item listed as supplied by “installer”, “contractor”, “owner”, or “others”.
- B. Unless specified in the plans or submittals, Romtec does not supply the following:
1. Building installation
 2. Asphalt paving
 3. Masonry pavers
 4. Sidewalks
 5. Landscaping
 6. Site grading
 7. Cast-in-place concrete foundations, footings, interior slabs and exterior/entry slabs
 8. Concrete slab sealer
 9. Mortar
 10. Concrete grout
 11. Rebar
 12. Latex epoxy paint
 13. Caulk for siding
 14. Plumbing rough in, installation and trim
 15. Electrical rough in, installation and trim
 16. Drain valves and backflow check valves
 17. Branch circuit breakers
 18. Switches & outlets
 19. Fluorescent tubes for light fixtures
 20. Wall hangers for toilets
 21. Typical fasteners; for example roofing nails, staples, etc.
 22. Fasteners not included in product packaging
 23. Irrigation Equipment
 24. Gutters and downspouts
 25. Fire alarm and fire suppression equipment
 26. Lighting equipment not attached to the building
 27. Clear coat finish for all decking, glulam beams, posts, and extensions
 28. All other items indicated on final plans or required by building codes which are not specifically stated as supplied by Romtec.

PART 3: EXECUTION

3.1 SPECIAL INSPECTION

- A. If required, special inspection shall be ***owner supplied***.
- B. If special inspection is required per the building department or other regulatory agencies, then the ***building supplier*** can assist but NOT provide this service.

3.2 INSTALLATION

- A. All components to be installed according to the plan sets and/or manufacturer's instructions.

3.3 OPERATION & MAINTENANCE MANUALS

- A. Upon installation, do not throw away the Operations & Maintenance manuals that are provided by some manufacturers in their packaging. Requests for additional copies from the ***building supplier*** will result in subsequent charges.