

Harbor Area Review Board

Meeting Agenda

October 25, 2011

6:00 P.M.

- 1. Call to Order; Roll Call**
- 2. Invocation and Pledge of Allegiance**
- 3. Consent Agenda**
 - A. Approval of Agenda Format
 - B. Approval of Minutes
- 4. Old Applications**

None
- 5. New Business**
 - A. Review and comment on proposals for Harbor Bath House project.
- 6. Other Business**
 - A. None.
- 7. Announcements**
- 8. Adjourn**



DRAFT
Harbor Area Review Board
Regular Meeting
Town Hall
March 24, 2011
6:00 p.m.

At 6:02 p.m. in the Town Hall, Chairman Ralph Orzo, having established a quorum, called to order the Harbor Area Review Board (HARB) Meeting. In attendance were Board members Russ Dunton, Laurie Klingel, Dennis McCoy and Joan Natali. Board members Steve Bennett and Steve Michel were not in attendance. Also present were Town Planner Tom Bonadeo, Harbor Master Smitty Dize and Town Clerk Libby Hume. There were no members of the public in attendance.

Ralph Orzo offered the invocation and led the Pledge of Allegiance.

CONSENT AGENDA

The agenda format was approved by unanimous consent.

The Board members reviewed the minutes for the February 17, 2011 Regular Meeting. On page 2, Russ Dunton clarified his comments stating that the Historic District Review Board no longer reviewed colors since the property owners could repaint the house / building at any time without a permit.

Motion made by Russ Dunton, seconded by Laurie Klingel to accept the minutes for the February 17, 2011 Regular Meeting as amended. The motion was approved by majority vote with Joan Natali abstaining since she was not in attendance at that meeting.

OLD APPLICATIONS

There was no Old Business to review.

NEW BUSINESS

Overview of the Building Rendering

The Board members reviewed the color rendering of the Bath House buildings. Tom Bonadeo stated that the building would be wood frame with fiber cement board siding. The treated wood siding, beams and columns in the rendering would be treated with the same clear coating as used on the existing docks, decking and exposed wood surfaces. The trim boards would be painted white and there would be brick masonry along the foundation. The rendering did not show this, but the standing seam metal roof could be painted and a recommendation could be added that it be painted vs. remaining a shiny galvanized metal roof. The Board could also recommend colors for the Hardi siding. Tom Bonadeo added that the modifications made at the last meeting recommending divided light windows were not reflected in this rendering.

There was some discussion regarding the roof color and Ralph Orzo asked Smitty Dize if he had a preference. Smitty Dize stated that he preferred a light color, such as gray or taupe, to help with the heat of the summer. Russ Dunton stated that a gray roof would go well with any color. Laurie Klingel added that she liked the rendering and the buildings look good for a coastal community.

Joan Natali mentioned that a metal roof would also withstand higher wind speeds. Russ Dunton added that metal roofs could withstand approximately 160 MPH vs. the highest rated shingles which could withstand approximately 130 MPH.

Overview of L-1, C-04, C-04A

Tom Bonadeo informed the Board that the next four (4) sheets showed the layouts of the landscaping, utilities and drainage and the marina road and parking. Some of the items noted in these plans were additives and not included in the procurement at this time. The Town Harbor was self-sustaining and no tax money was used in the operations. At this time, the Town was concentrating on the income producing aspects of the project such as the boat slips, and the bath houses were an amenity for transient boaters. Tom Bonadeo continued and gave an overview regarding the Landscape Plan (#L-1), the Base Bid – Layout and Utility, Grading and Drainage Plan (#C-04) and Additive Bid Item 2 – Marina Road and Parking – Layout and Grading Plan (#C-04A).

Tom Bonadeo explained that most of the Landscape Plan (#L-1) was an additive. There was a triangular area which was included in the base bid. The Board reviewed the various plants. Laurie Klingel stated that the plant selection was fairly good but expressed her concern regarding several of the plants as follows: i) The White Fringe Tree was a woodland tree and would not do well in this area. She was unsure whether this was a typographical error and was intended to be the Chinese Fringe Tree which would do much better in the area; and ii) Oleanders were not very durable and not salt tolerant. Possibly a plant from the holly family would be better suited. Laurie Klingel stated that she would provide a few substitute selections for the oleander. Much discussion followed regarding the plantings in the bio-retention beds and whether there would be standing water in these areas. Tom Bonadeo stated that the trees were being planted for water uptake and there would not be standing water. Laurie Klingel stated that the proposed trees were large trees that had two (2) leaf drops each year – in the summer and fall. The Board members were in agreement regarding the concern of deciduous and flowering trees being planted in such close proximity to the boat slips and felt that evergreens would be better suited. Laurie Klingel suggested that ornamental grasses could be planted in this area but was not sure they would satisfy the water uptake requirement. Tom Bonadeo added that the bio-retention areas were a bid additive and stated that he would make a notation to revisit the landscaping plan for the additives prior to putting the project out to bid. Smitty Dize stated that he would ask Tom Langley from Langley & McDonald if the bio-retention beds could be done without any plantings. If so, the plantings could be done later.

Tom Bonadeo stated that the parking design and circle would have to be modified to allow fire trucks to turn around in the area. The restaurant pad needed to accommodate a restaurant of approximately 80 seats which would require about 80 parking spaces.

The Board went on to review #C-04, the Base Bid – Layout and Utility and Grading and Drainage plans and Tom Bonadeo informed the Board that an 8" water line was being installed in the current phase which would accommodate the needs for all future build-out at the Harbor. The land would be graded to slope towards the bio-retention areas to the water for drainage. As a side note, Tom Bonadeo recommended the Board research pervious concrete on the Internet.

Steve Michel, who was out of town and unable to attend this evening's meeting, submitted some comments via email. Tom Bonadeo stated that the first three (3) items regarded trees and the concerns had already been discussed by the Board. Item 4 regarded the benches and trash receptacles by the bio-retention areas and would not be included in this bid. Item 5 regarded the installation of the new water line and drainage which have been discussed as well.

Tom Bonadeo reviewed his notes and summarized the discussion as follows: i) a light color painted standing seam metal roof was recommended for the bath houses; ii) the bath house windows were okay but divided lights in the windows were recommended with either divided pane windows or a grid installed to divide the light; iii) Hardi siding was okay and the color scheme as shown on the color rendering was okay; iv) the treated wood siding, beams and columns were okay as were the white-painted trim boards; v) the White Fringe Tree should be replaced with the Chinese Fringe

Tree; vi) the oleanders should be replaced and Laurie Klingel would provide the names of several substitute plants; and vii) Suggestion that the planting plan for the future bio-retention area be brought back to the Board for review prior to the planting design for the next phase was completed.

OTHER BUSINESS

Smitty Dize stated that he would like to get the information for the next phase so the Board could begin their review.

There was much discussion regarding the planned restaurant at the Harbor.

Tom Bonadeo stated that the construction of the docks look great and recommended the Board members go to the Harbor to see the progress.

ANNOUNCEMENTS

Smitty Dize announced that the Blessing of the Fleet festivities would begin on April 8th.

Motion made by Laurie Klingel, seconded by Dennis McCoy and unanimously approved to adjourn the Harbor Area Review Board meeting.

DRAFT

Chairman Ralph Orzo

Town Clerk

DRAFT

Harbor Area Review Board Staff Report

From: Tom Bonadeo
Date: October 25, 2011
Item: Review of Harbor Bath House Proposals
Attachments: Drawings and Plans from 5 Proposers

Redevelopment Plan Specifics

The original design that the Harbor Area Review Board (HARB) studied was bid with the original package and the price came in well over budget. A Request for Proposal (RFP) has been issued for the project using the "design build" procurement method prescribed in the State Code. This process is slightly different in that we are not asking for prices to build a specific building but we have asked proposers to submit building designs (5) so that we can work with a contractor to design the building and then build it.

Discussion

We have received five such proposals based on a list of requirements. The requirements included the quantity of showers, toilets, and sinks, interior finishes, etc., and compliance with the Cape Charles Harbor Master Plan and Design Guidelines.

We have five different building proposals and the committee would like the HARB input as to how they could be improved to better meet the guidelines and budget constraints. The final selection will be the design that best meets the requirements of the Town and best meets the budget.

We have the opportunity to modify each design during this negotiation period. The Town Plan for Redevelopment of our Harbor area has already been approved. This review is architectural and landscape of the building.

Please use the attached sheet to provide input to the committee.

Recommendation

Review each proposal and score each proposal in required areas.

Design-Build Proposal Review

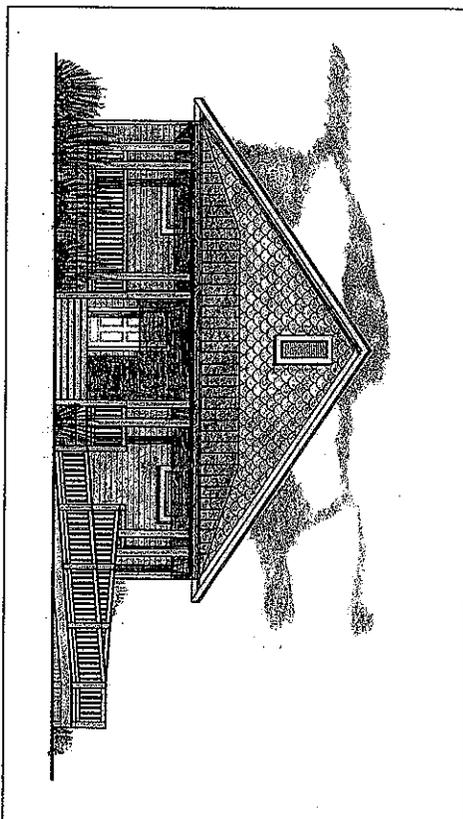
The packages from each vendor are "proposals" and as such probably do not contain all the items we would like nor do they necessarily contain all the requirements of the Town Guidelines. By rating each of the following areas we can combine this information into the proposals prior to selection of one as the design for the bath house. Use a score of 0-5 with 5 being the best or most complete.

1. Use of architectural details. Score_____
2. Window openings. Score_____
3. Roof shapes. Score_____
4. Porches, columns to balance the proportions of the facades into a pleasant and cohesive composition. Score_____
5. Adherence to the landscape requirements of the Guidelines. Score_____
6. Overall look of the building. Score_____

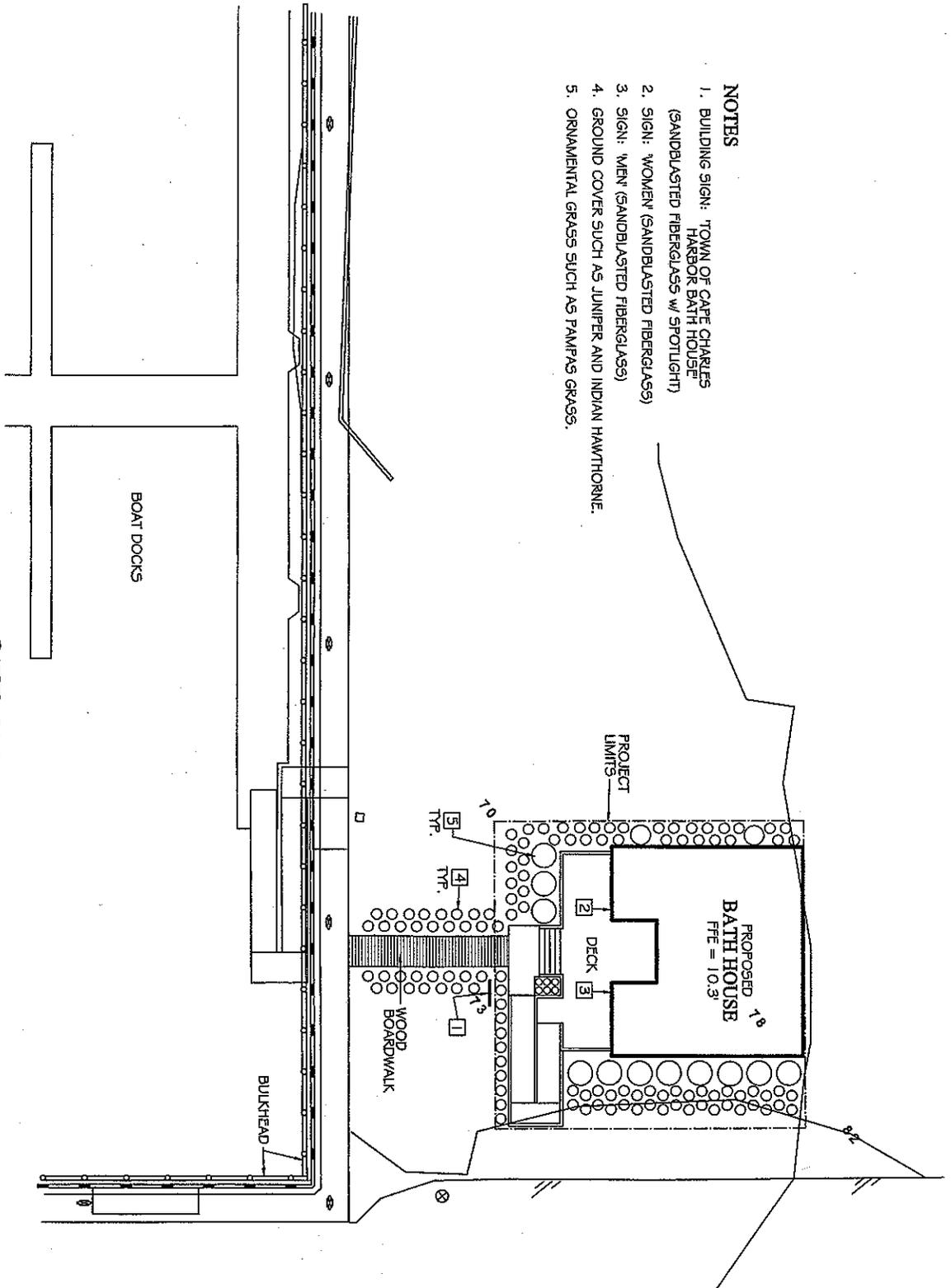
A PROPOSAL FOR
**TOWN OF CAPE CHARLES
BATH HOUSE**
CAPE CHARLES, VIRGINIA

EDMOND P. VIRGILI, R.A.
ARCHITECT
VIRGINIA BEACH, VIRGINIA

A. R. CHESSON CONSTRUCTION CO., INC.
GENERAL CONTRACTORS
ELIZABETH CITY, NORTH CAROLINA



- NOTES**
1. BUILDING SIGN: TOWN OF CAPE CHARLES HARBOR BATH HOUSE (SANDBLASTED FIBERGLASS w/ SPOTLIGHT)
 2. SIGN: WOMEN (SANDBLASTED FIBERGLASS)
 3. SIGN: MEN (SANDBLASTED FIBERGLASS)
 4. GROUND COVER SUCH AS JUNIPER AND INDIAN HAWTHORNE.
 5. ORNAMENTAL GRASS SUCH AS PAMPAS GRASS.



SITE PLAN
1" = 20'

PRELIMINARY

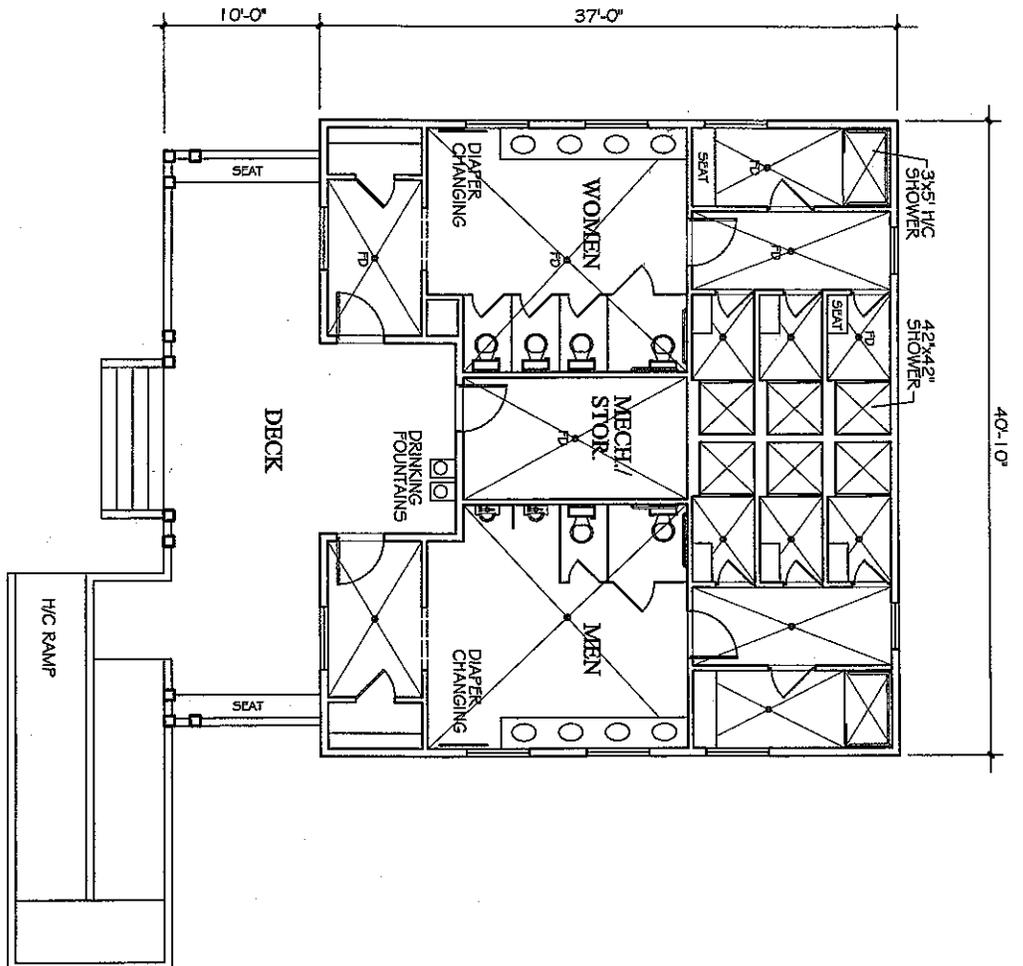
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**TOWN OF CAPE CHARLES
BATH HOUSE**
CAPE CHARLES, VIRGINIA

EDMOND P. VIRGILI, R.A.
ARCHITECT
2100 BRANFOLK AVE
VIRGINIA BEACH, VIRGINIA 23461

FILE 1109
DATE 180C
SHEET

C1




FLOOR PLAN
 1/8" = 1'-0"

1,405 SF (HEATED)

PRELIMINARY

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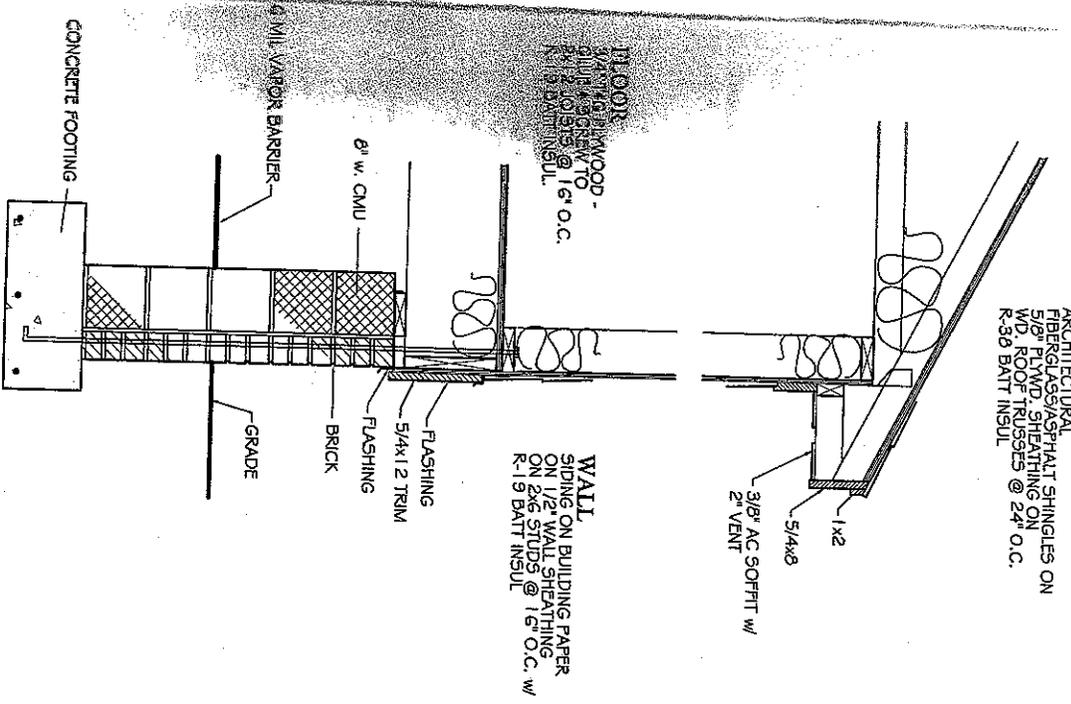
TOWN OF CAPE CHARLES
BATH HOUSE
 CAPE CHARLES, VIRGINIA

EDMOND P. VIRGILI, R.A.
 ARCHITECT
 720 NORFOLK AVE.
 VIRGINIA BEACH, VIRGINIA 23461

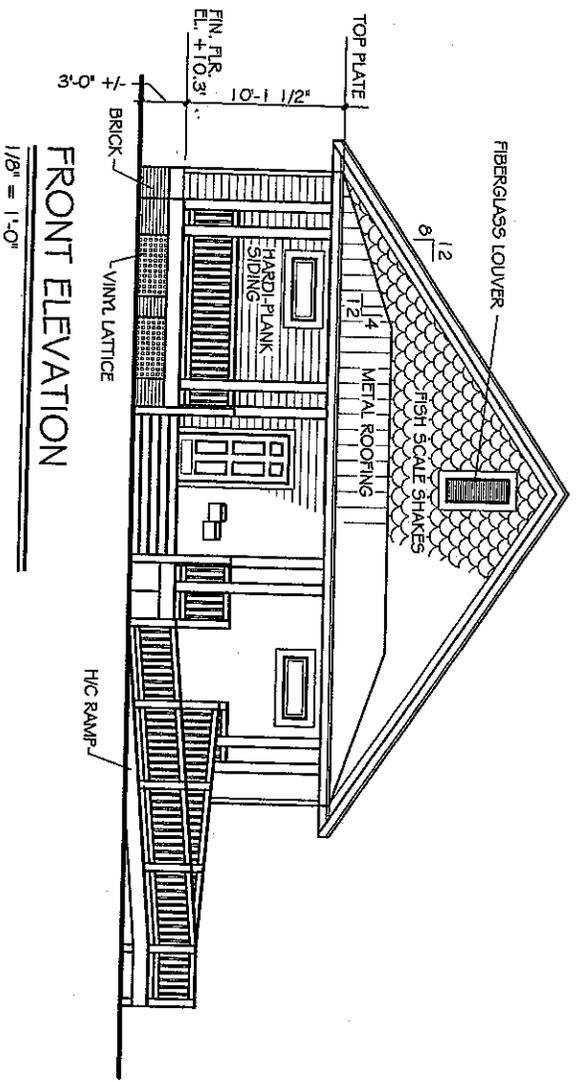
FILE 11B
 DATE 18 OCT
 SHEET
A1

NO.	DATE	REVISIONS

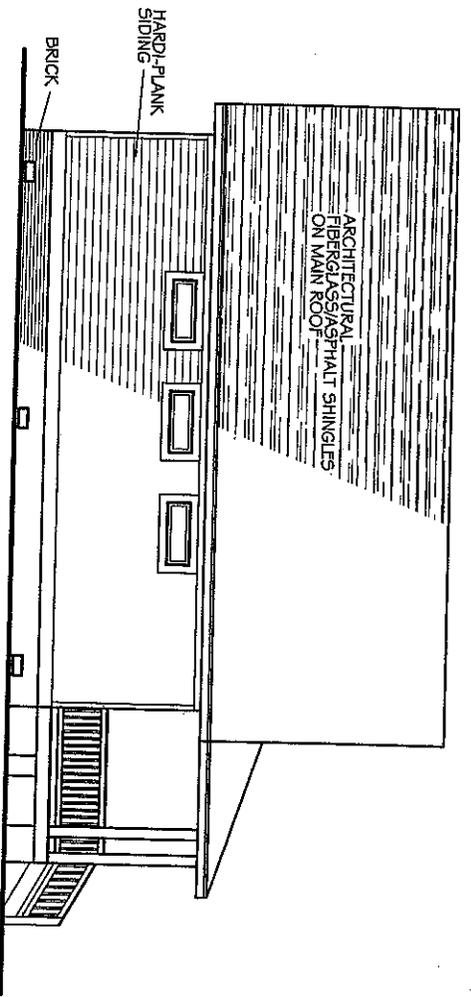
ROOF
 ARCHITECTURAL
 FIBERGLASS/ASPHALT SHINGLES ON
 5/8" PLYM. SHEATHING ON
 WD. ROOF TRUSSES @ 24" O.C.
 R-30 BATT INSUL



TYP. WALL SECTION
 3/4" = 1'-0"



FRONT ELEVATION
 1/8" = 1'-0"



SIDE ELEVATION
 1/8" = 1'-0"

PRELIMINARY

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**TOWN OF CAPE CHARLES
 BATH HOUSE
 CAPE CHARLES, VIRGINIA**

EDMOND P. VIRGILI, R.A.
 ARCHITECT
 720 NORFOLK AVE.
 VIRGINIA BEACH, VIRGINIA 23451

NO.	DATE	REVISIONS

FILE 1108
 DATE 10 OCT 11
 SHEET
A 2



A. R. CHESSON
CONSTRUCTION CO., INC.

Town of Cape Charles Bath-House Design Build Project

Cape Charles, VA

Dated: 10/18/11

Proposal based on site drawings by Langley and McDonald Inc., Building/Site drawings by Ed Virgili, and Design Package provided by Town of Cape Charles

Design work provided and included in base bid:

- Planning and designs include the following, to be furnished as sealed drawings:
 - Architectural Design
 - Building Code Summary
 - Structural, Plumbing Mechanical & Electrical Engineering Designs
 - Site Plan, including Landscaping Design

Building Scope of Work

- Construct a bathhouse containing a facility for men and women, and a mechanical space between the two facilities, Total of 1,919 SF - 1500 SF Enclosed Building Area, Plus 419 SF +/- Deck Area
- Construction based on the following
 - Building Plans by Edmond P. Virgili, R.A. Architect
 - Specifications provided by the Town of Cape Charles
 - Cape Charles Harbor Area Conceptual Master Plan and Design Guidelines

Site work

- Mobilize and Strip Site
- Sanitary Sewer Service including 50 feet of 1-1/2" PVC to 1 Pump Station and 20 feet of 4" PVC from cleanout at building to pump station
- Water Service including 80 feet of 2" water line to 3" meter and box
- General Grading, Temporary and Final Seeding
- Landscaping
- Wood Framed Walkway approx. 35 feet to existing floating gang slip decked with 2"x6"

Basic Building Specifications

- Continuous footing with 8" CMU foundation including continuous CMU around exterior and 8" CMU piers on interior foundation and around deck area, raising building floor to 3' above grade (An alternate for providing a pile foundation with vinyl lattice work in lieu of CMU foundation will be given at the end of this proposal, as well as a raised slab option that would include concrete at deck area, stairs and ramps)
- Brick veneer around foundation of building except at deck and ramp area, which will be covered with vinyl lattice

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Wood framing including

- 2x6 Exterior Stud Walls
- 2x4 Interior Stud Walls
- 2x12 Floor Joists
- Engineered Roof Truss System
- Insulation including
- R-11 batts in interior walls
- R-19 batts in exterior walls and in floor joist spacing
- R-38 batts in ceiling truss joist spacing
- Cementitious lap siding, trim, and soffit for exterior skin of building
- Roofing including
- Asphalt/Fiberglass 30 year architectural shingles on building
- Standing Seam Metal on porch area

- Decks and ramps to be wood framed with 2"x6" pressure treated decking and picketed rails around perimeter of porch and handicap ramp
- Exterior windows to be Anderson or equal meeting DP 50 standards
- Restroom signage for building and sandblasted exterior building site sign

Interior Finishes

- Walls and ceilings to be covered with 5/8" moisture resistant gypsum
- Walls and ceilings to be painted with semi-gloss paint with low VOC
- All doors to be FRP with commercial PDD locksets or equal
- Countertops to be solid surfact Corian or equal ADA
- 12"x12" ceramic tile on all floors and up to 60" high on all walls
- Toilet accessories as required by ADA and as shown on drawings
- Toilet partitions to be solid plastic or solid phenolic to reduce corrosion. Solid phenolic Partitions will also be used at each shower entry.

Plumbing Package

Women's Gang Restroom

- (4) white commodes (one wheelchair accessible)
- (4) fiberglass showers Sterling Model 62060103 or equal (one wheelchair accessible)
- (4) white drop in lavatories (one wheelchair accessible)
- On demand tankless water heater Rheinal or equal
- All fixtures shall be water saving and shower heads shall be 2 gpm or less
- Interior piping to be PEX and a Manifold System, Vega MXBD24-2 or equal
- Provide and install floor drains in each room

Men's Gang Restroom

- (2) white urinals (one ADA accessible)
- (2) white commodes (one wheelchair accessible)
- (4) fiberglass showers Sterling Model 62060103 or equal (one wheelchair accessible)
- (4) white drop in lavatories (one wheelchair accessible)
- On demand tankless water heater Rheinal or equal
- All fixtures shall be water saving and shower heads shall be 2 gpm or less.
- Interior piping to be PEX and a Manifold System, Vega MXBD24-2 or equal
- Provide and install floor drains in each room

HVAC PACKAGE

- (1) 5 ton High Efficiency Heat Pump and all related ductwork
- Provide and Install venting for each shower with auto shut off or timers.

FIRE SPRINKLER SYSTEM

- N/A Not included

FIRE ALARM SYSTEM

- N/A Not included

ELECTRICAL PACKAGE

- (1) 3 phase 120/208 200 amp service to 5 feet out.
- (2) Red recessed cans on the deck.
- (10) 2"x4" fluorescent lights in the bath common area.
- (10) Shower recessed fluorescent lights with damp location lens.
- (6) wall sensors for lighting location.
- (5) GFI receptacles
- (1) sewer pump circuit
- (4) exhaust fans with timers 120 volt 20 amp single phase
- Wiring for (1) 5 ton split unit.

EXCLUSIONS

- Telephone / Data systems and wiring
- Fire Sprinkler Systems
- Fire Alarm Systems
- Electrical work outside of 5' from building
- Power company connection fees
- Furniture and fixtures other than those specifically listed above
- Permit fees, tap fees, impact fees, or HRSD fees
- Any items not specifically listed above

HAS TO BE FOR DESIGN AND CONSTRUCTION
Price in sealed Cost Proposal Envelope

ALTERNATES TO BE CONSIDERED BY OWNER:

ALTERNATE #1: Replace Continuous Concrete and Block Foundation with Pile Foundation with Vinyl Lattice around exterior of building. (Price in sealed Cost Proposal Envelope)

ALTERNATE #2: Replace wood subfloor system with raised slab on grade, this includes concrete utility ramp and deck area instead of wood. (Price in sealed Cost Proposal Envelope)

THIS PROPOSAL IS FOR BUDGETARY CONSIDERATION AND IS NOT INTENDED TO REPLACE A FORMAL CONTRACT. WE RESPECTFULLY SUBMIT THIS BUDGET PROPOSAL FOR YOUR REVIEW ON THIS, THE 18TH DAY OF OCTOBER, 2011. THIS BUDGET PROPOSAL WILL BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

SIGNED:


A. R. CHESSON CONSTRUCTION CO., INC.

ED POWELL
REGIONAL VICE PRESIDENT

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VIA design architects, pc



Town of Cape Charles
2 Plum Street
Cape Charles, Virginia, 23310

12 October 2011

Re: Request for Proposals - September 15, 2011
Bath House Design-Build Project

Dear Selection Committee Members:

It is an honor to present to you the design build proposal of VIA design Architects and E.T. Gresham Company for the upcoming Bath House project in the Town of Cape Charles.

As indicated in the response to the RFQ, over the past 20 years, VIA design has become synonymous with waterfront planning and development throughout eastern Virginia and North Carolina. We have exhibited the ability to include sustainability features into economically feasible, durable design while maintaining the character and charm of each community. E.T. Gresham Company, a General Contractor for over 95 years, has become known for its many projects in the region focusing on 'high quality, limited use facilities.' When presented the opportunity for these two firms to partner, both realized there would be a quality product as a result of vision, experience, and solutions finding ability to meet the requirements of the community.

The following proposal addresses the technical requirements of the proposal as requested in the instructions to offerors. The drawings are schematic in nature, and are intended to illustrate the concepts and design intent of the project. Once you have selected our team for the project, we will incorporate any comments from the Town of Cape Charles and develop the final construction documents for the project.

The drawings and specifications following illustrate the following responses to the design criteria set forth by the Town of Cape Charles:

- A. The design has been evaluated using the Town of Cape Charles Harbor Area Master Plan and Design Guidelines. Our team has carefully considered the masterplan and future development of the site in the development of this concept. The bathhouse structure has been divided into two buildings to break down the scale to a more appropriate size based on the existing context and plans for future development of the marketplace to the West of our site. The buildings are intended to create a gateway entry to Marina and this future development.
- B. The design illustrates sensitivity to the scale and vernacular of the harbor area and incorporates coastal detailing and materials consistent with the guidelines while promoting longevity and durability. Consideration has been given to forms which celebrate the working waterfront history of the Town of Cape Charles and the significance of the Marina to the Town.
- C. Our team has made considerable efforts to design a building that is durable, affordable and energy efficient. In lieu of the wood framing indicated in the RFP, our design team has proposed CMU construction. This allows for a more durable product and a building with reduced long term maintenance requirements. The state of Virginia has discontinued the construction of wood bathhouses and outbuildings for this same reasons, and we do not feel it is in the best interest of the town to pursue wood framing for this building. Furthermore, we have incorporated SIPS roof panels into the design for construction cost/time savings as well as improved insulation values and a consistent envelope. Finally, the design team has incorporated a clerestory light tower to reduce the need for interior lighting and the energy cost associated with this. This could also function as natural ventilation, should the Town decide to remove the requirement for conditioning the spaces.
- D. A mixture of CMU walls with wood truss and SIPS panel roof framing allows for a reasonable bearing height for the structural walls, while allowing the structure to be exposed to the underside of the finished roof panels. This allows for a lofty feeling interior space without the structural implications of tall walls to add volume.



VIA design architects, pc

All exterior materials are high-integrity and pre-finished where available to reduce the life-cycle cost of the structure.

E. Through our demonstrated expertise in waterfront design and construction, history of performance and successful projects on the Eastern Shore, our team combines the best mixture of proven track record and understanding of the goals of the Town of Cape Charles. We strive to continue an ongoing relationship with the Town of Cape Charles and hope to continue to serve you as our client. VIA design has been involved in the masterplanning efforts and previous project to complete the marina portion of the development and is well aware of all the issues surrounding this project.

G. The schedule for completion is as follows:

Design: 4 weeks

Review and Approvals: 4 weeks

Construction: 4 months (120 days)

Total schedule from Notice to Proceed: 6 months.

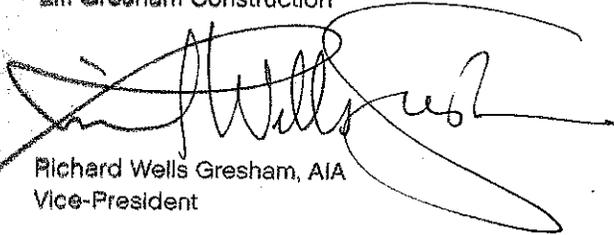
Once again, we appreciate this opportunity and look forward to working together on this project.

Very Truly Yours,
VIA design architects, pc

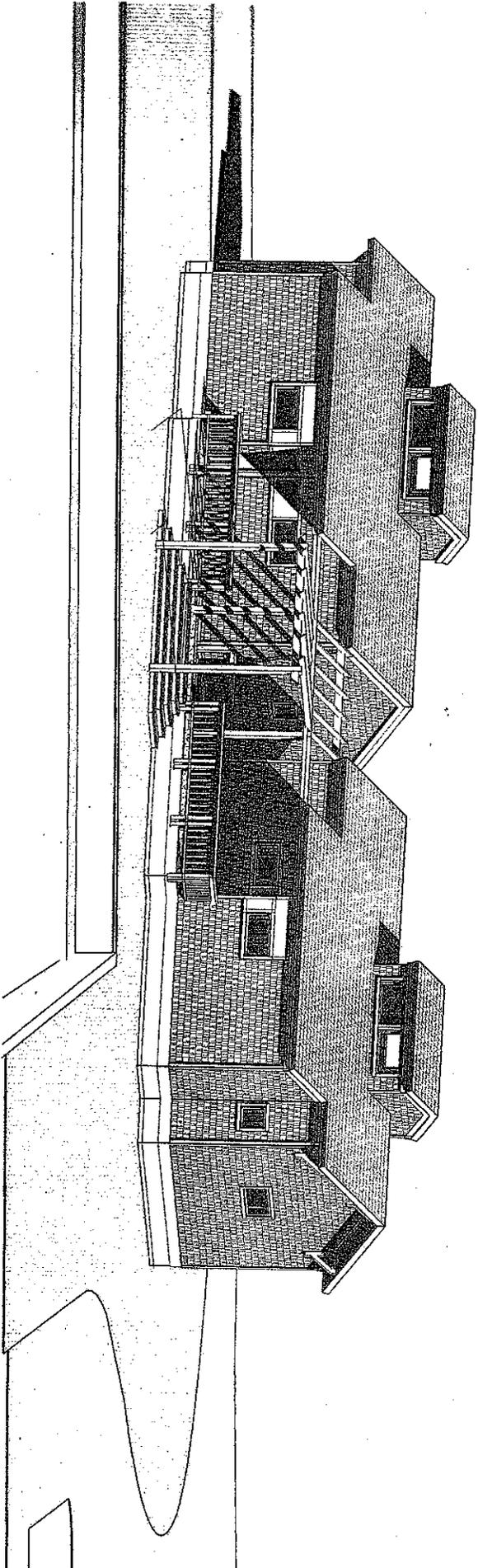


Donna M. Phaneuf, AIA
President

E.T. Gresham Construction

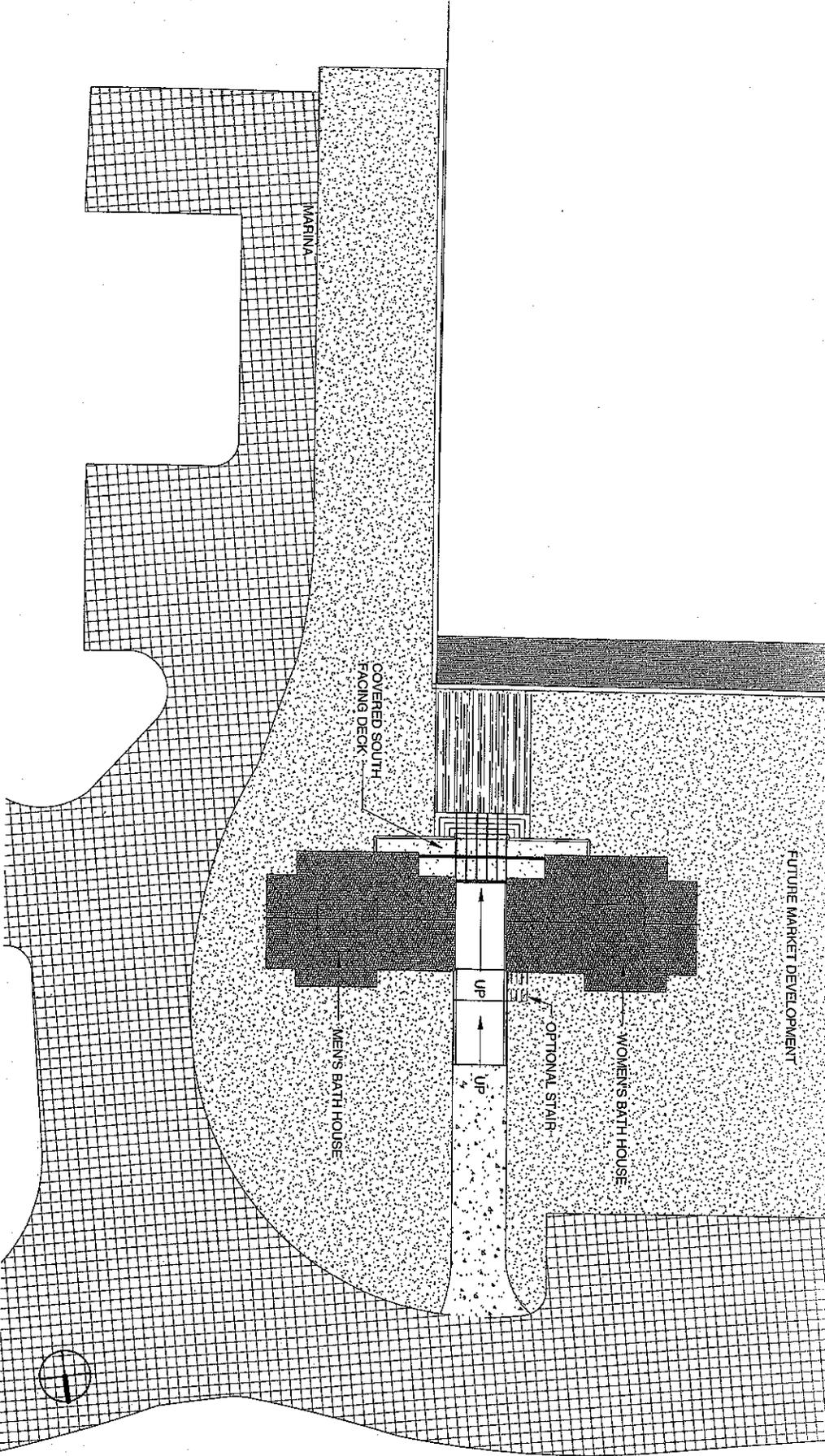


Richard Wells Gresham, AIA
Vice-President



Town of Cape Charles
Request for Proposal
Bath House Design-Build Project
October 18, 2011

Cape Charles
Bath House
Project Address



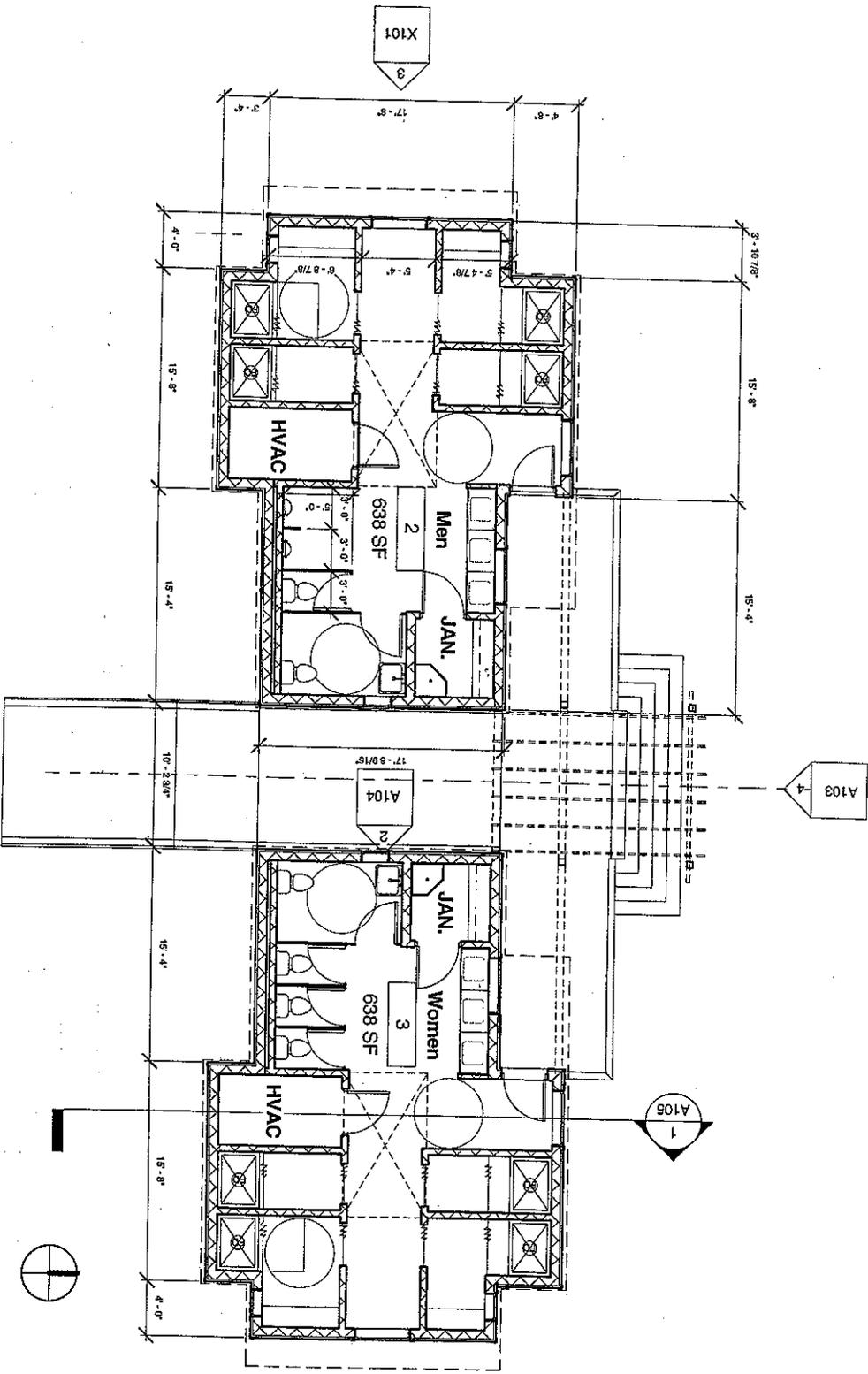
10.04.2011 A101: SITE PLAN

VIA design architects, pc

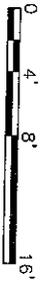


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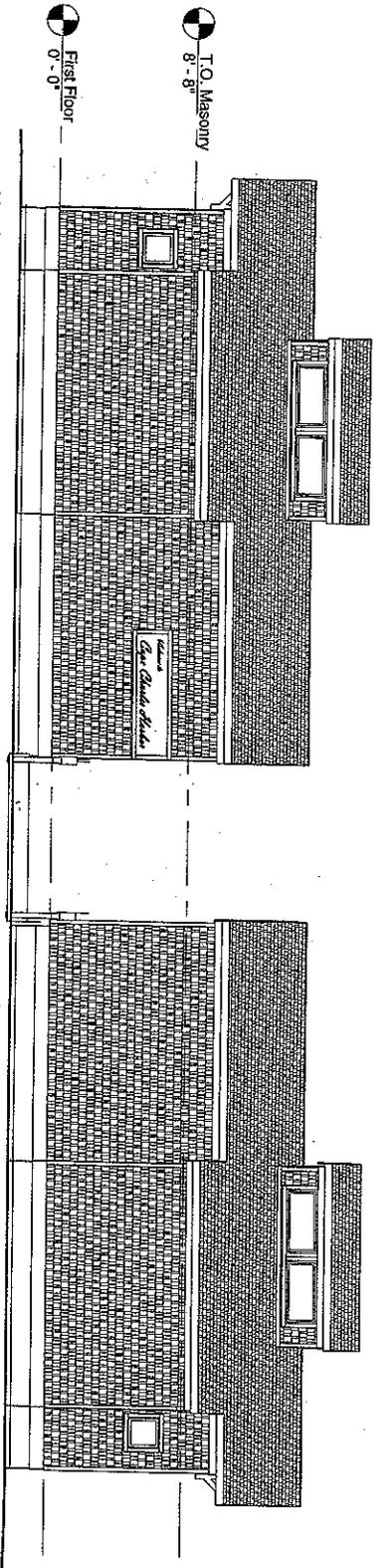
Cape Charles
Bath House
 Project Address



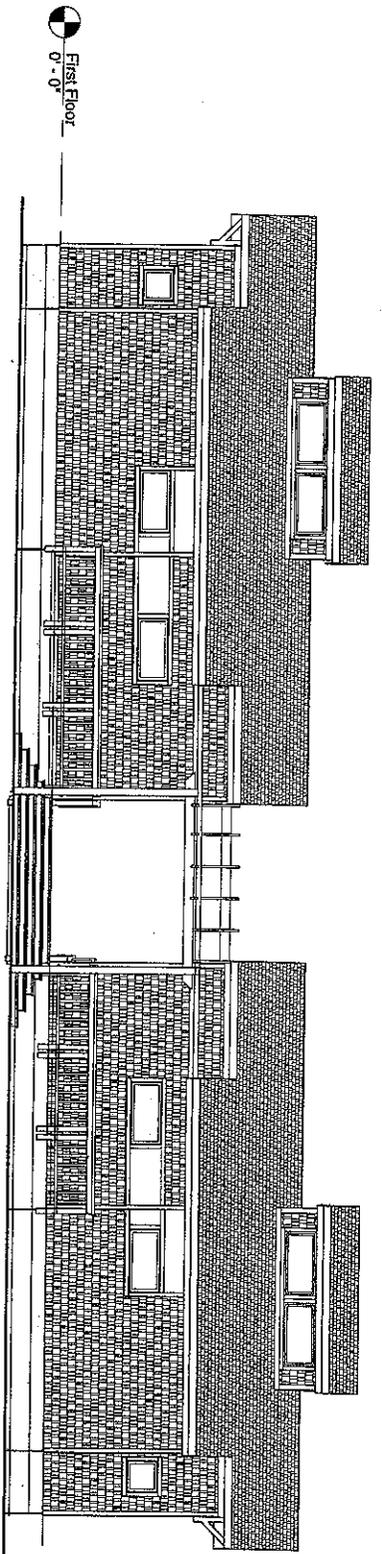
10.04.2011 A102-FLOOR PLAN



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 www.viadesignarchitects.com



③ North Elevation
1/8" = 1'-0"



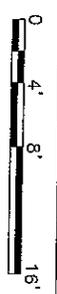
④ South Elevation
1/8" = 1'-0"

Cape Charles

Bath House

Project Address

10.04.2011 A103: ELEVATIONS

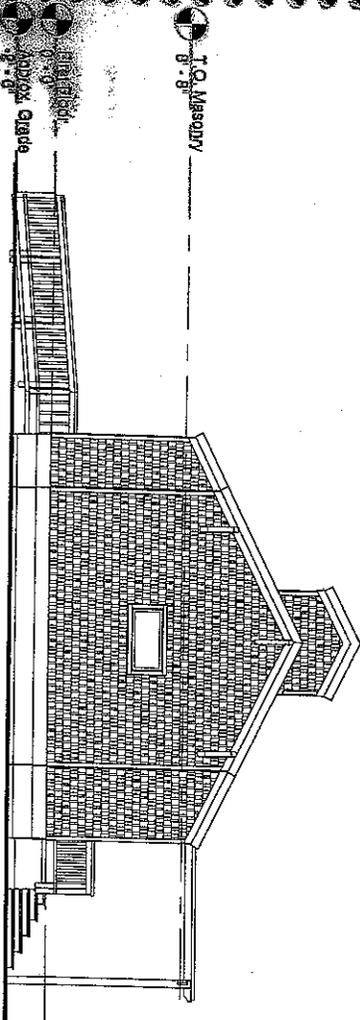


VIA design architects, pc

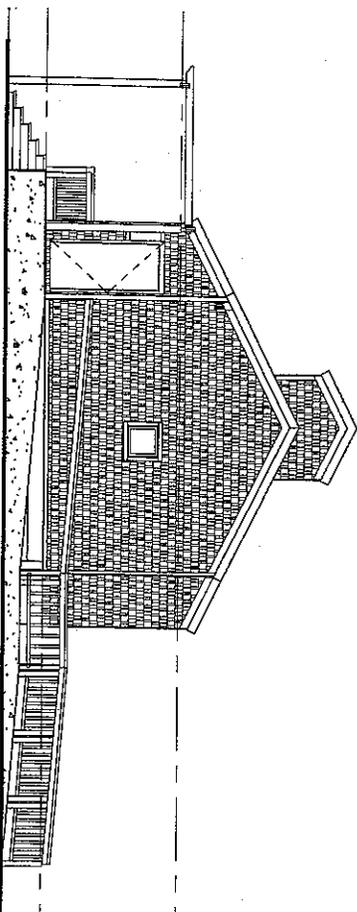
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 www.viadesignarchitects.com



1 West Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



T.O. Masonry
8'-8"

Window Grade

Cape Charles
Bath House
Project Address

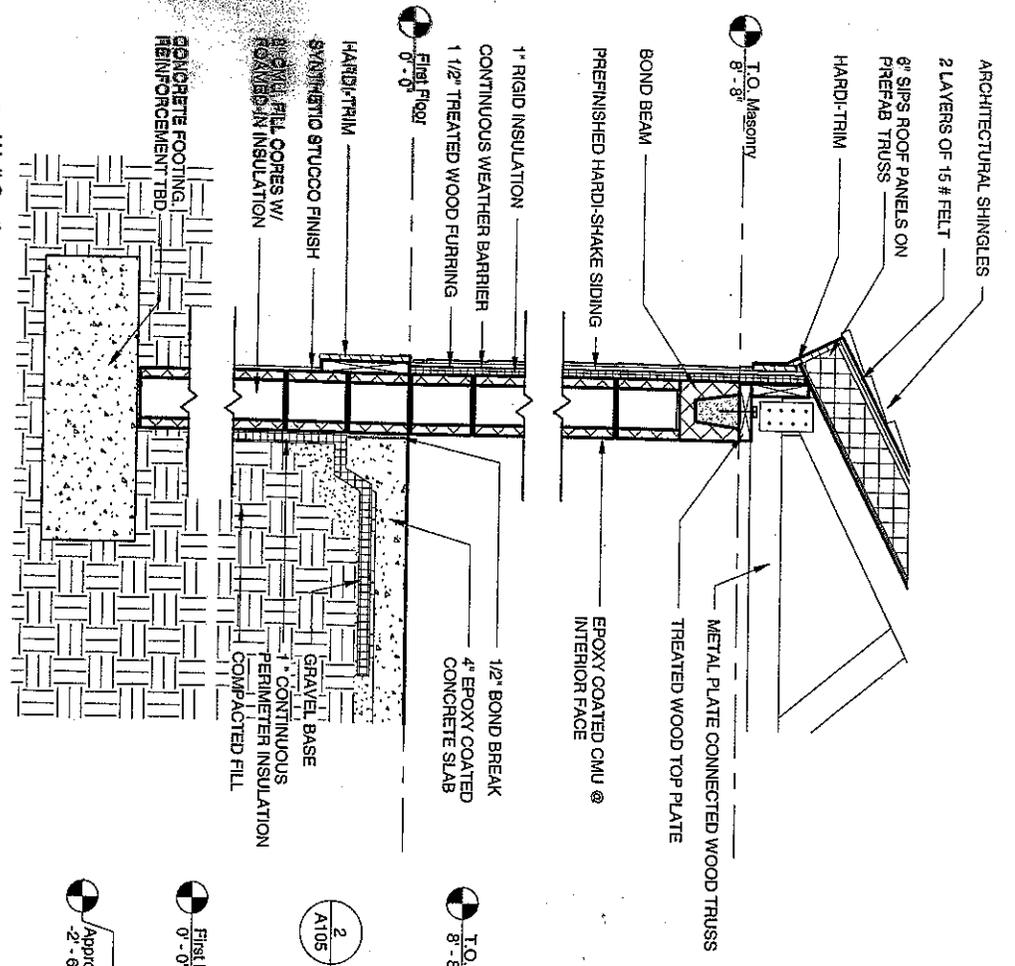
10.04.2011 A104: ELEVATIONS



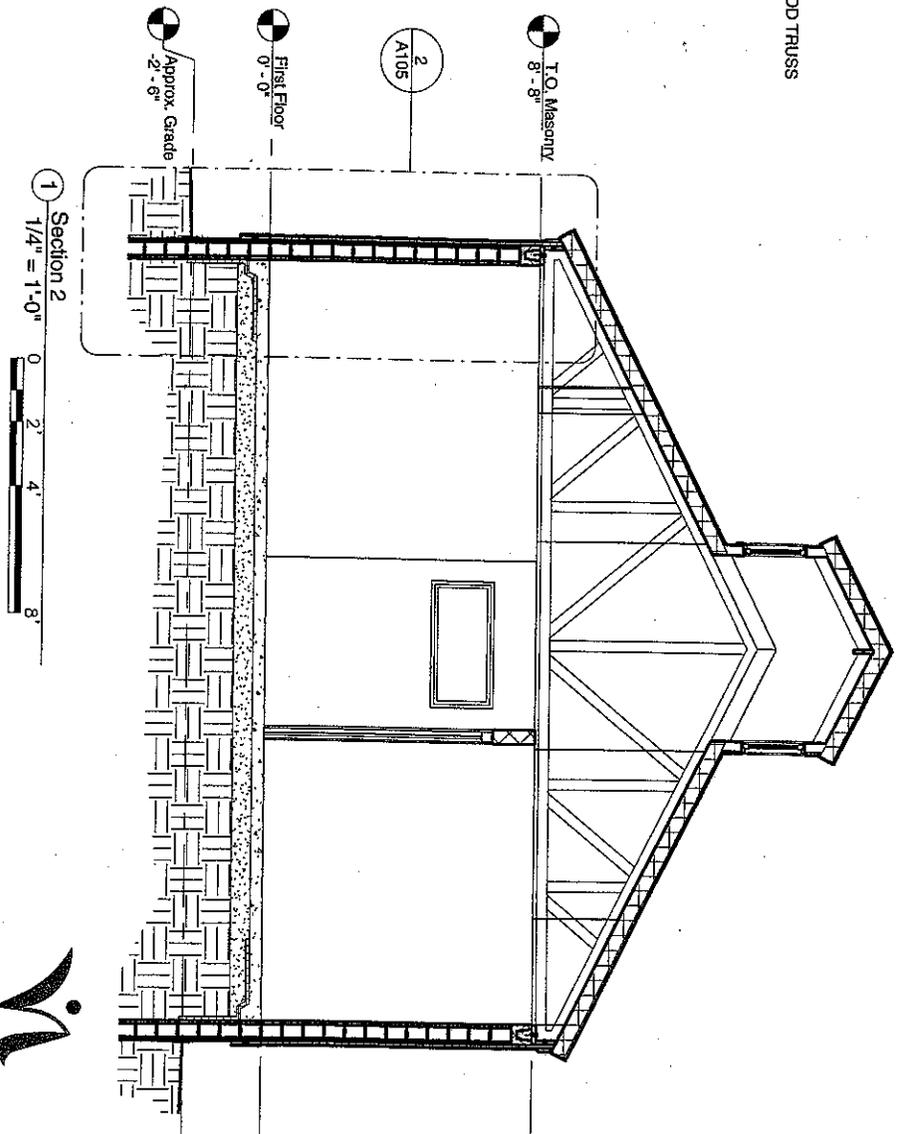
VIA design architects, pc



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2 Wall Section
 3/4" = 1'-0"



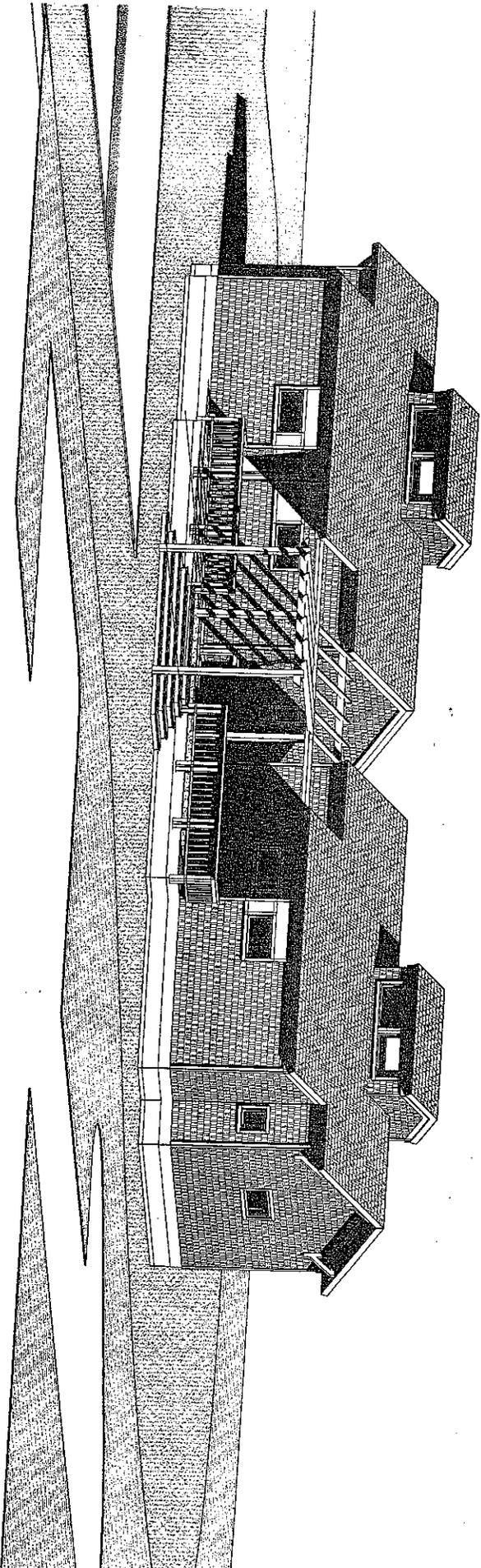
1 Section 2
 1/4" = 1'-0"

Cape Charles
Bath House
 Project Address

10.04.2011 A105: SECTIONS



VIA design architects, pc
 150 RANDOLPH STREET
 NORFOLK, VIRGINIA 23510
 757.627.1489 FAX 627.1692
 www.viadesignarchitects.com



Cape Charles

Bath House

Project Address

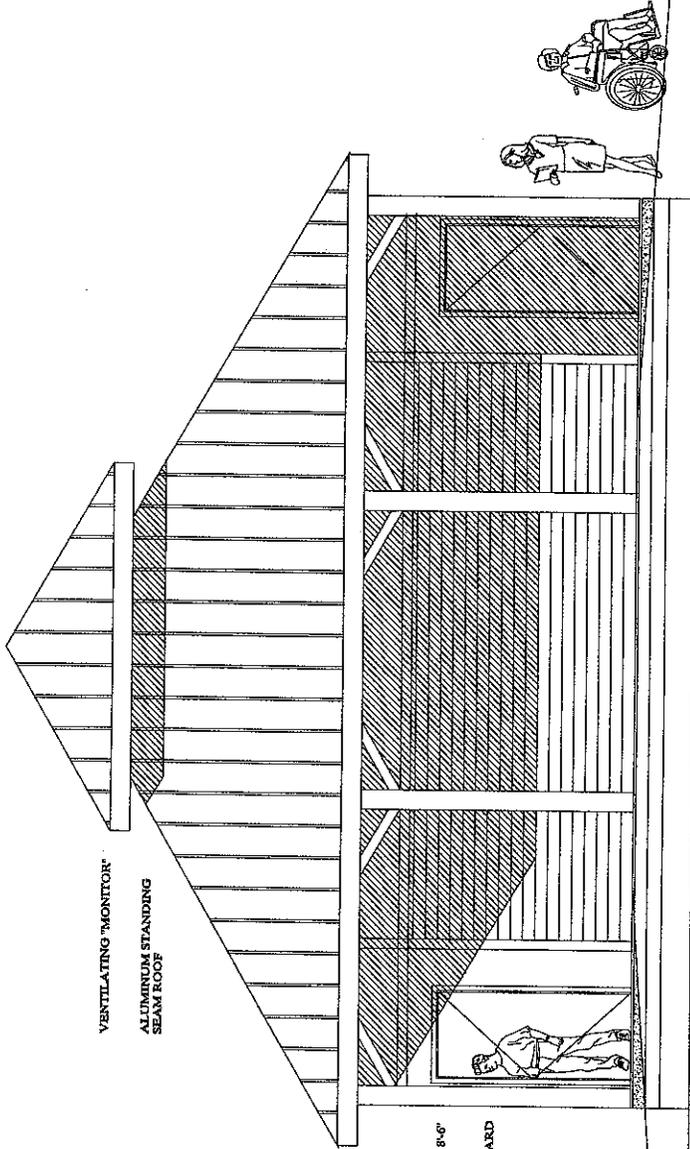
10.04.2011 A106: RENDERED SOUTH ELEVATION



VIA design architects, pc

150 RANDOLPH STREET
NORFOLK, VIRGINIA 23510
757.627.1489 FAX 627.1692

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VENTILATING "MONITOR"
ALUMINUM STANDING SEAM ROOF

FF ELEV. 0'
RAISE GRADE AROUND PORCH TO 8"
FULL FRONT PORCH
EXTERIOR-HARDI PLANK CLAPBOARD AND PANEL



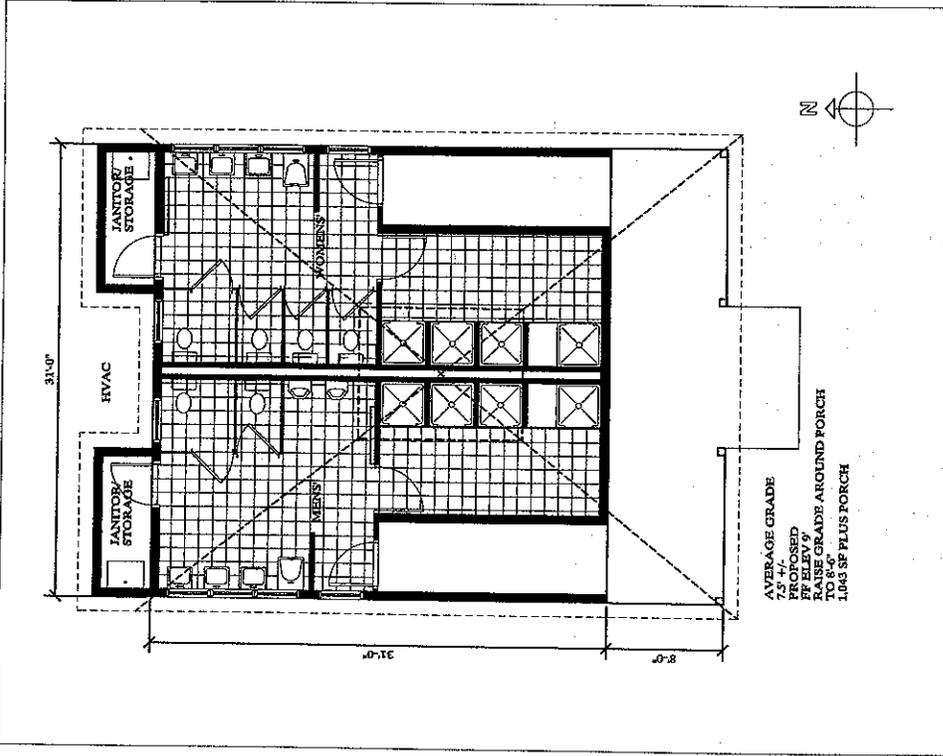
A SOUTH (FRONT) ELEVATION



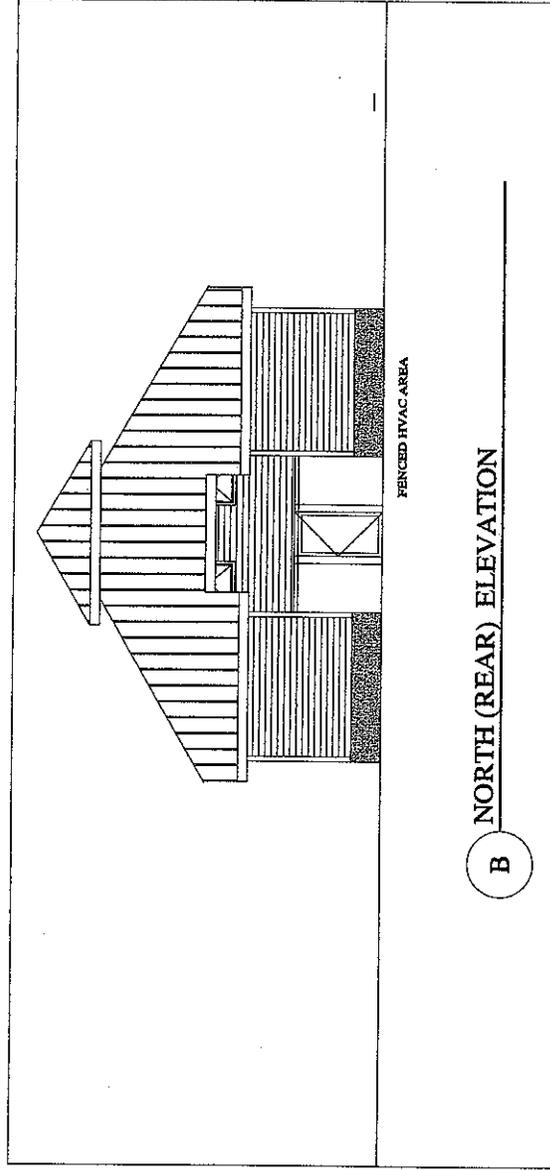
PARHAM
403 TAZEWELL, CAPE CHARLES, VIRGINIA 28110-9217
757.331.8113 • 1800@parhamarch.com
LEON FULLER PARHAM, ARCHITECT, R.A., NCARB

TOWN OF CAPE CHARLES
BATH HOUSE ELEVATION DESIGN SKETCH

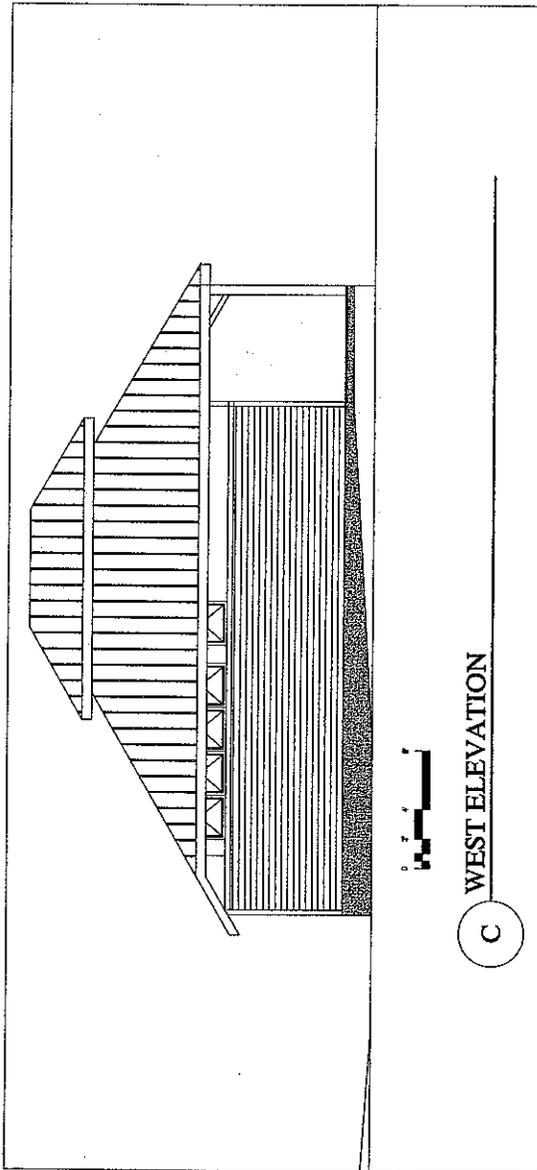
LP	10/18/11	SK-1
RFP	1/2" = 1'	



FLOOR PLAN



B NORTH (REAR) ELEVATION

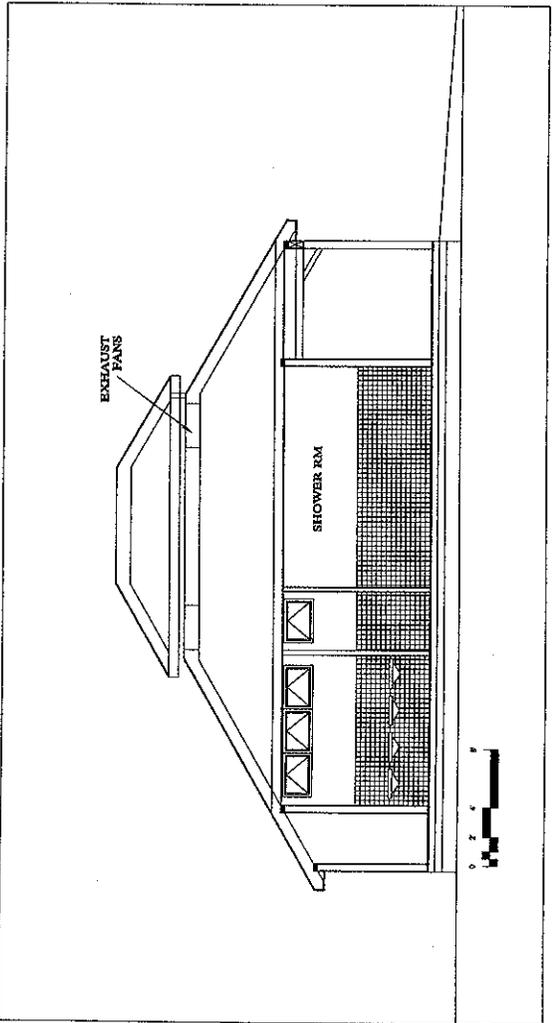
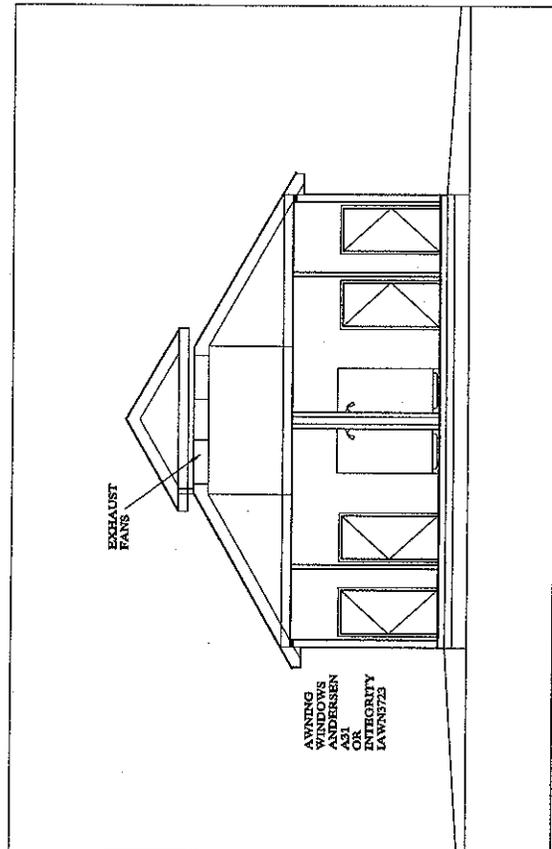
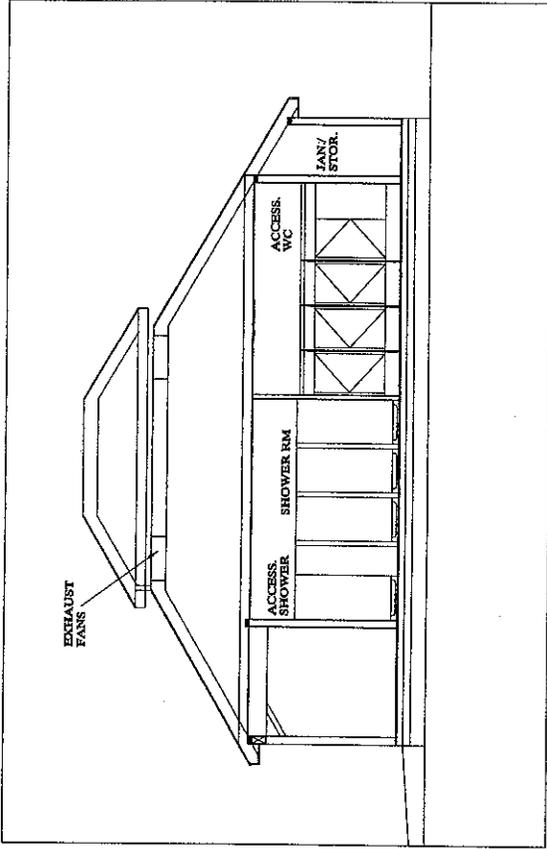


C WEST ELEVATION

TOWN OF CAPE CHARLES
 BATH HOUSE PLAN & ELEVATIONS DESIGN SKETCH

PARHAM
 403 TAZEWELL, CAPE CHARLES, VIRGINIA 23310-3217
 757.531.9193 • HOS@parham.com
 LEON FULLER PARHAM, ARCHITECT, R. A., NCARB

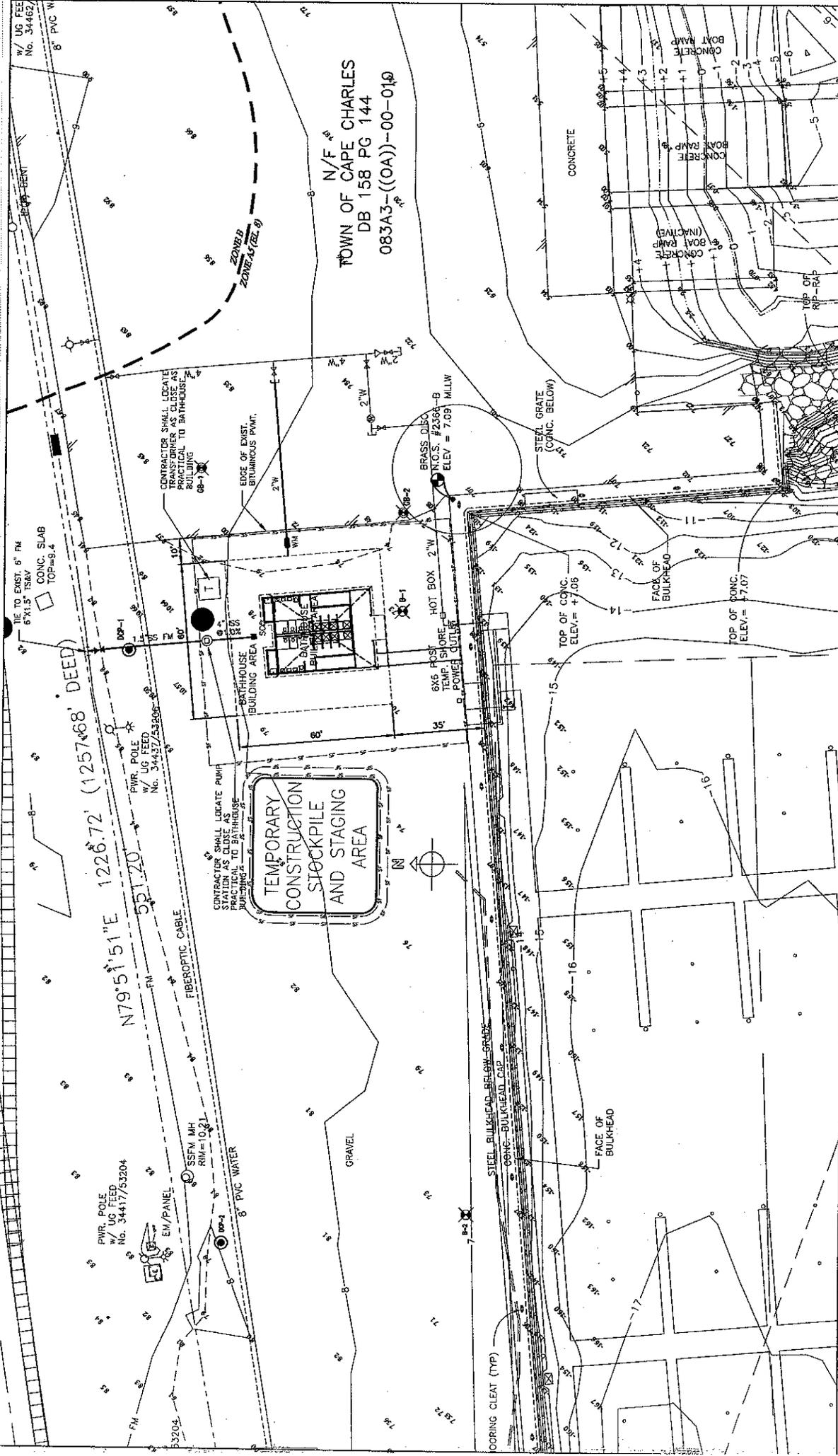
LP	10/18/11	SK-2
RFP	1/4" = 1'	



PARHAM
 405 FAZELWELL, CAPE CHARLES VIRGINIA 23110-5217
 757.381.8133 FAX 757.381.8134
 LEON FULLER PARHAM, ARCHITECT, R.A., NCARB

TOWN OF CAPE CHARLES
 BATH HOUSE INTERIOR ELEVATION DESIGN SKETCH

LP	10/18/11	SK-3
RFP	1/4" = 1'	

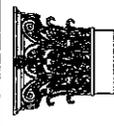


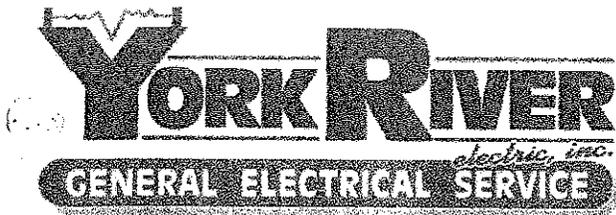
N/F CAPE CHARLES
 DB 158 PG 144
 083A3-((0A))-00-010

LP	10/18/11	SK-4
RFP	1/16"=1'	

TOWN OF CAPE CHARLES
 BATH HOUSE SITE PLAN DESIGN SKETCH

PARHAM
 405 FAZLWELL, CAPE CHARLES VIRGINIA 23310-0217
 757.331.5133
 LEON FULLER PARHAM, ARCHITECT, R.A., NCARB





108 Production Drive • Yorktown, Virginia 23693 • Phone (757) 369-3673 • Fax (757) 369-3680

October 18, 2011

Tom Bonadeo
Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310

RE: Request for Proposal (RFP)
Bath House Design-Build Project

Dear Mr. Bonadeo,

We are pleased to forward for your consideration the following Design and Construction Schedule for the above referenced project.

In preparing this proposal we have adhered to the Cape Charles Harbor Area Conceptual Master Plan and Design Guidelines and the Cape Charles Harbor Area Design Standards. We have strived to make use of energy efficient products, materials and building techniques. We believe you will find the design to esthetically pleasing with a creative use of building materials as requested in the Design Guide. We have presented a design that shows our understanding of the total project scope while striving to keep costs within budget.

In this binder, you will find our proposed design followed by our proposed Project Schedule. The technical specifications for equipment and materials can be found on the drawing sheets.

In order to maintain the visual and esthetic impact of this design but keeping the budget in mind, we suggest the following deductive measures:

- Using Architectural Shingles rather than a standing seam metal roof.
- Use stained concrete floor rather than 12x12 ceramic tile.
- A simpler roof design without the copula.
- Using vinyl siding with rough hewn texture.
- Eliminating the breezeway between the buildings which would reduce the footprint and total square footage of the roof.
- Construct the buildings as one building which would reduce the plumbing, electrical and mechanical costs.
- Further changes to the layout of the plumbing fixtures could reduce cost even further.

All of these alternatives could be made without losing the charm and distinctive appearance of the design.

If you should have any questions or concerns regarding this proposal, please do not hesitate to call our office. We thank you for the opportunity to provide this quotation and look forward to working with you in the near future.

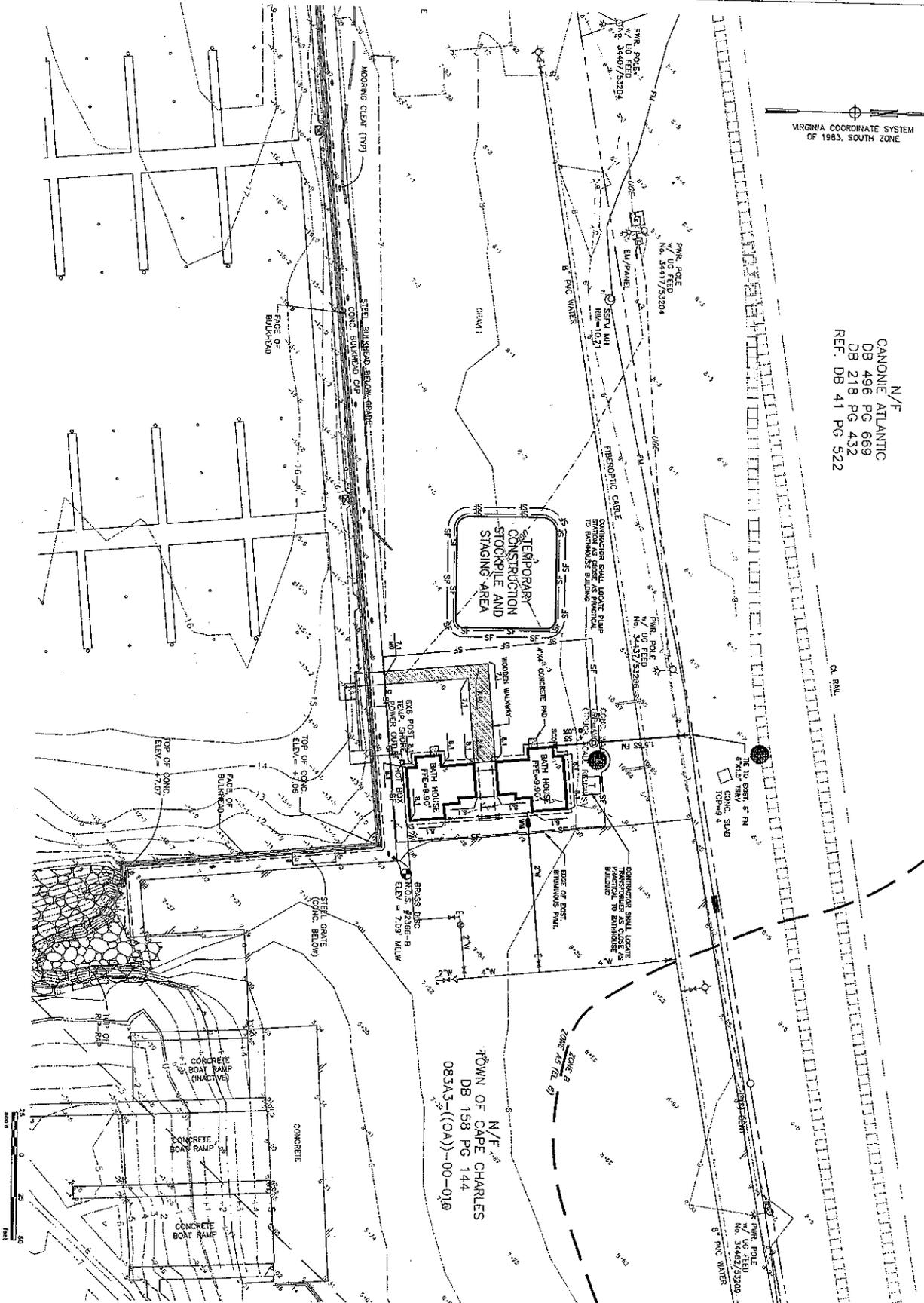
Sincerely,

Catherine McQuade

SWAM# 6298
Virginia License # 2701029847A

VIRGINIA COORDINATE SYSTEM
OF 1983, SOUTH ZONE

N/F
CANONIC ATLANTIC
DB 496 PG 669
DB 218 PG 432
REF. DB 41 PG 522



TOWN OF CAPE CHARLES
DB 158 PG 144
083A3-((0A))-00-010

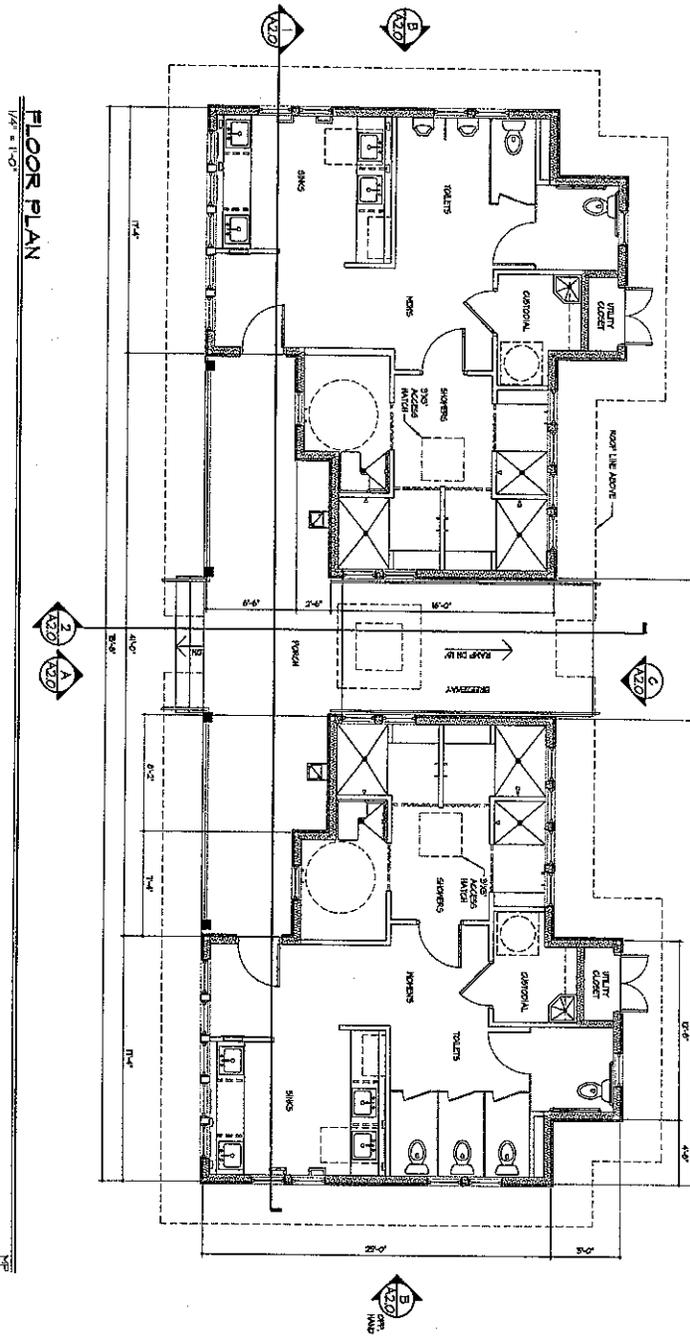
TOWN OF CAPE CHARLES
BATH HOUSE AT TOWN HARBOR

CAPE CHARLES, VIRGINIA

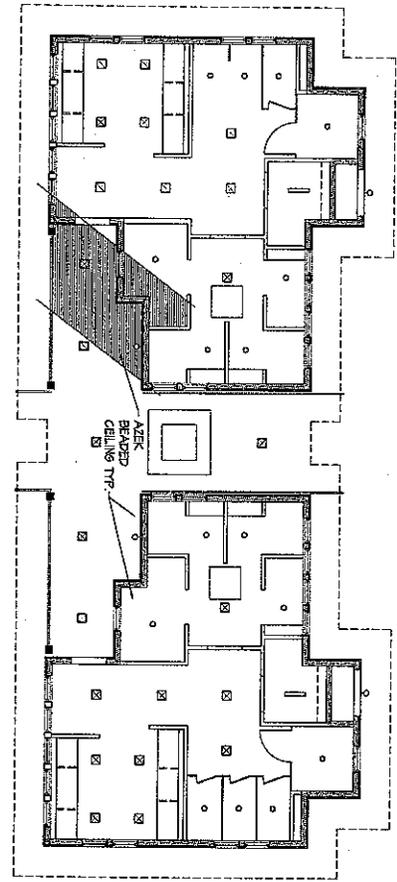
PROGRESS
PRINT
NOT FOR
CONSTRUCTION
10-11-2011

PROJECT P1-078
DATE 10-11-2011
REVISIONS
C10
SITE PLAN

JPH HARVEY
ARCHITECTS
22 E. Main St.
Norfolk, Virginia 23502-2505
PHILIP HARVEY ARCHITECTS, P.C.
10000 COMPTON ROAD
FARMERSVILLE, VIRGINIA 23041



FLOOR PLAN
1/4" = 1'-0"



REFLECTED CEILING PLAN
3/16" = 1'-0"

- LIGHTING LEGEND**
- LINEAR RECESS HALOGEN TRACK LIGHTING - DOWNWARD AND UPWARD
 - LINEAR RECESS HALOGEN TRACK LIGHTING - DOWNWARD AND UPWARD
 - LINEAR RECESS HALOGEN TRACK LIGHTING - DOWNWARD AND UPWARD
 - NPS DOWN LIGHT WITH LENS
 - SERVICE MOUNTED FLUORESCENCE WITH LENS

TOWN OF CAPE CHARLES
BATH HOUSE AT TOWN HARBOR
 CAPE CHARLES, VIRGINIA

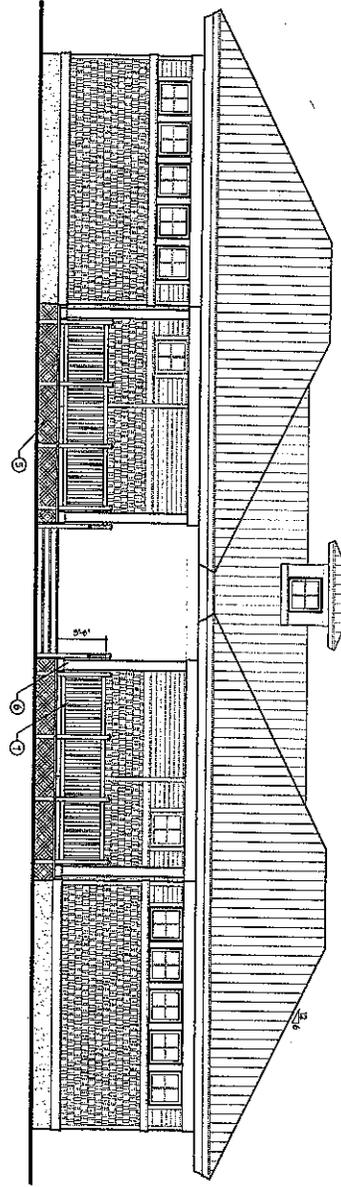
LYALL DESIGN ARCHITECTS

PROJECT: 281180
 DATE: 10-12-2011

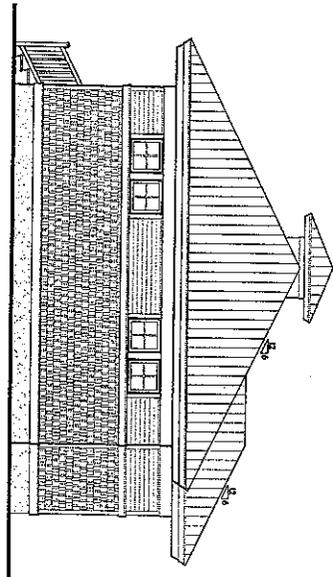
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 NOT FOR CONSTRUCTION
 10-12-2011

A1.0

FLOOR PLAN
 REFLECTED CEILING PLAN

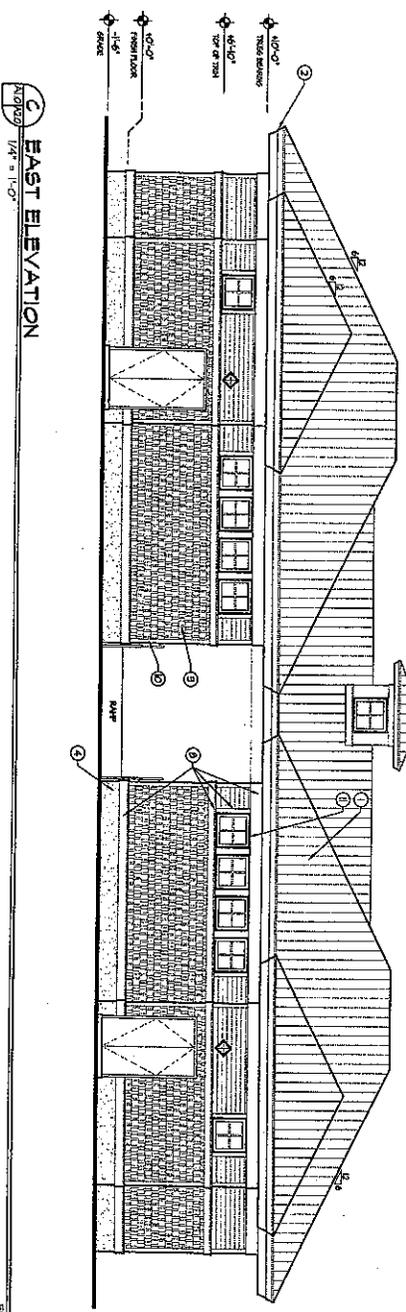


A WEST ELEVATION
 1/4" = 1'-0"



B SOUTH ELEVATION
 1/4" = 1'-0"

- TYPICAL EXTERIOR MATERIAL/FINISH NOTES**
- 1 GALVALUME STANDING SEAM ROOFING
 - 2 PECKED/CHISEL WHITE ALUMINUM FINISH
 - 3 VINYL SIDING
 - 4 PAINTED OAK FLOORING
 - 5 LANTIERE SLOPE
 - 6 ASER OR HERRINGBONE GULLISH
 - 7 VINYL WALLBIE SYSTEM
 - 8 ASER SINK
 - 9 VINYL OR HERRINGBONE SIDING
 - 10 ASER CUSTOM BOARDS
 - 11 VINYL CLAD SIDING



C EAST ELEVATION
 1/4" = 1'-0"

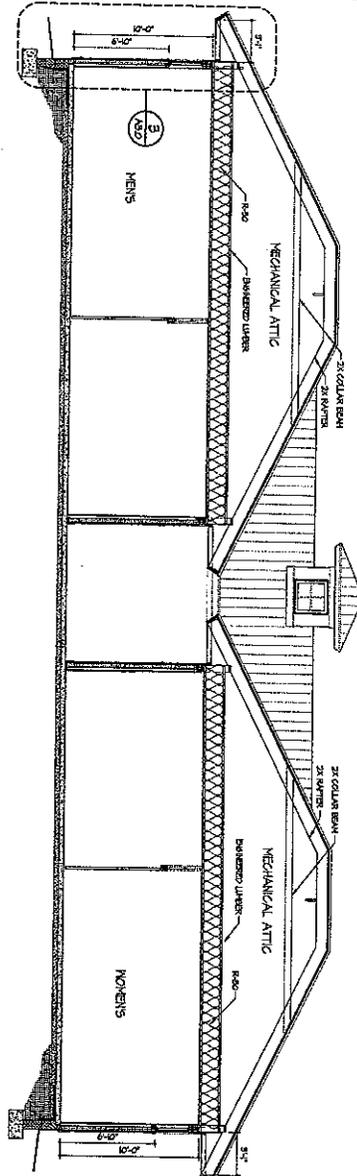
TOWN OF CAPE CHARLES
BATH HOUSE AT TOWN HARBOR
 CAPE CHARLES, VIRGINIA

LYALL DESIGN ARCHITECTS
 28 BROAD STREET CENTER
 NORFOLK, VIRGINIA 23510
 757/244-1400 FAX 757/244-1411

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 NOT FOR CONSTRUCTION
 10-12-2011

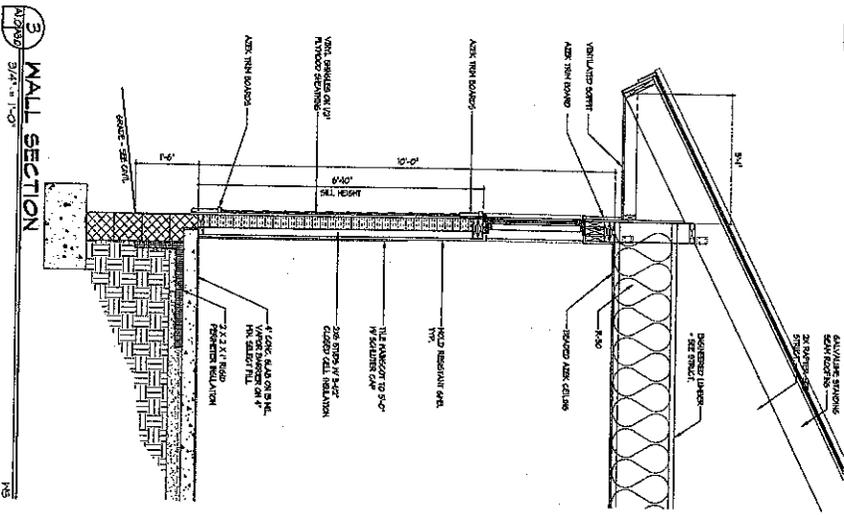
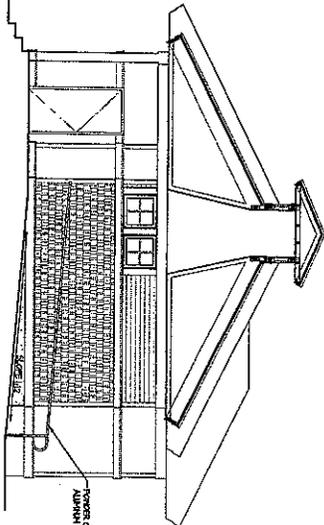
PROJECT 2011 BB
 DATE 10-12-2011
 REVISIONS

A2.0
 ELEVATIONS

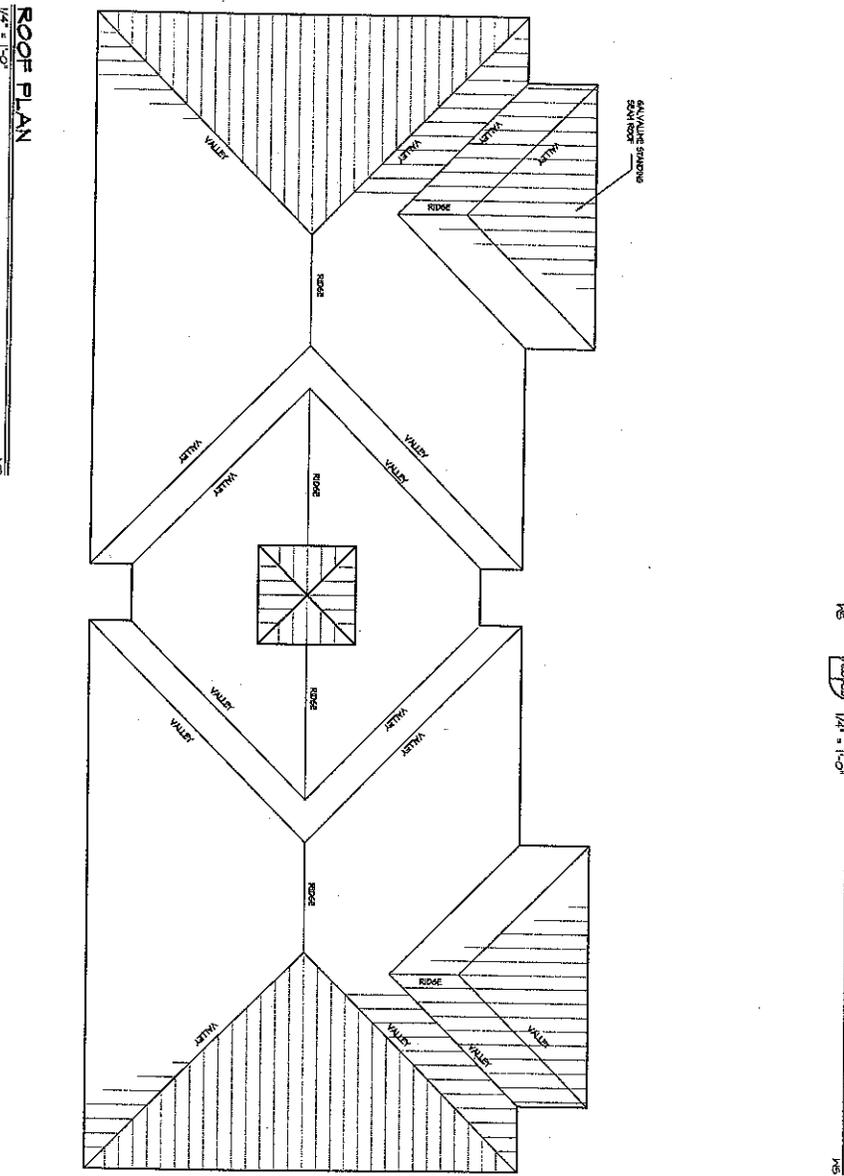


1 BUILDING SECTION
 1/8" = 1'-0"

2 SECTION THRU BREZZENAWY
 1/8" = 1'-0"



3 WALL SECTION
 3/4" = 1'-0"



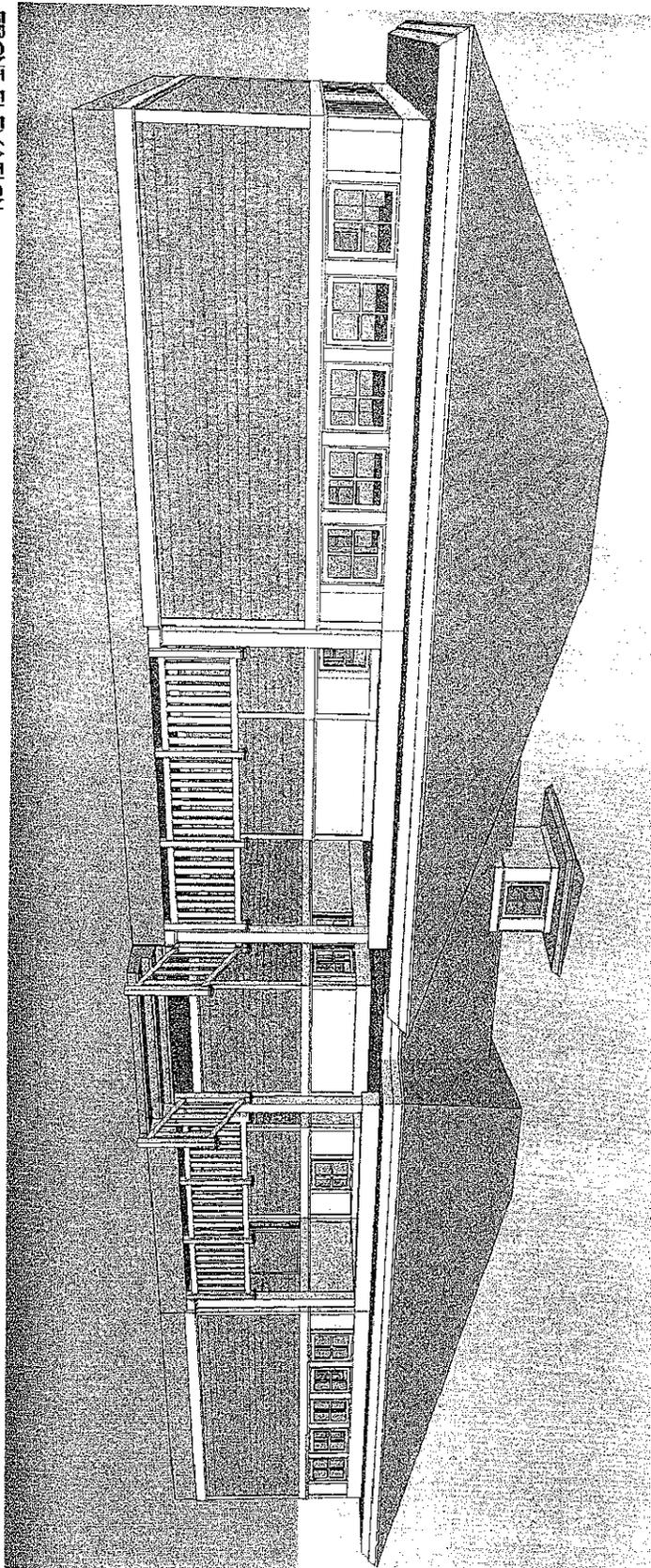
ROOF PLAN
 1/4" = 1'-0"

TOWN OF CAPE CHARLES
BATH HOUSE AT TOWN HARBOR
 CAPE CHARLES, VIRGINIA

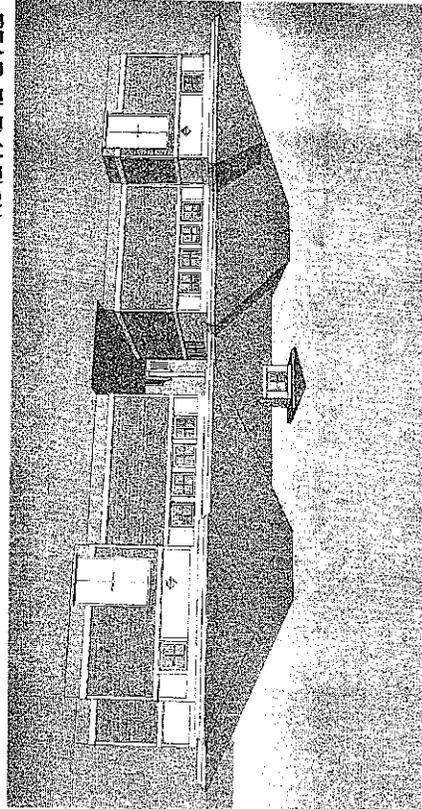
A3.0
 SECTIONS

L'YALL DESIGN ARCHITECTS
 201 SOUTH BRIDGE STREET
 NORFOLK, VIRGINIA 23510
 TEL: 757.640.1234 FAX: 757.640.1235
 WWW.LYALLDESIGNARCHITECTS.COM

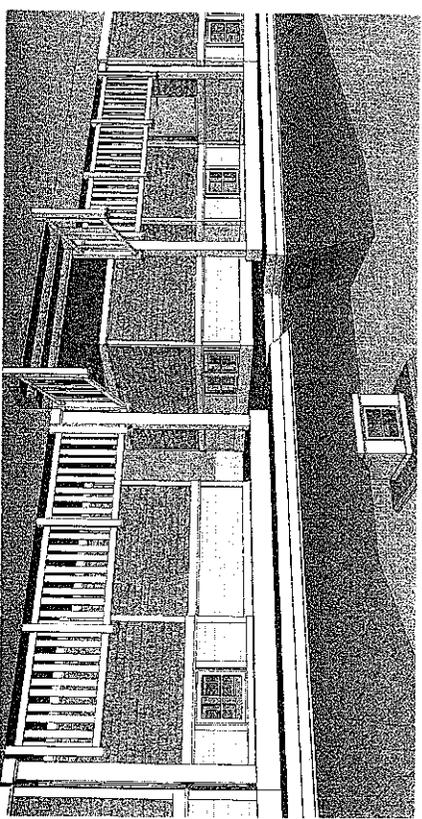
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FRONT ELEVATION



REAR ELEVATION



FRONT APPROACH

LYALL DESIGN
ARCHITECTS



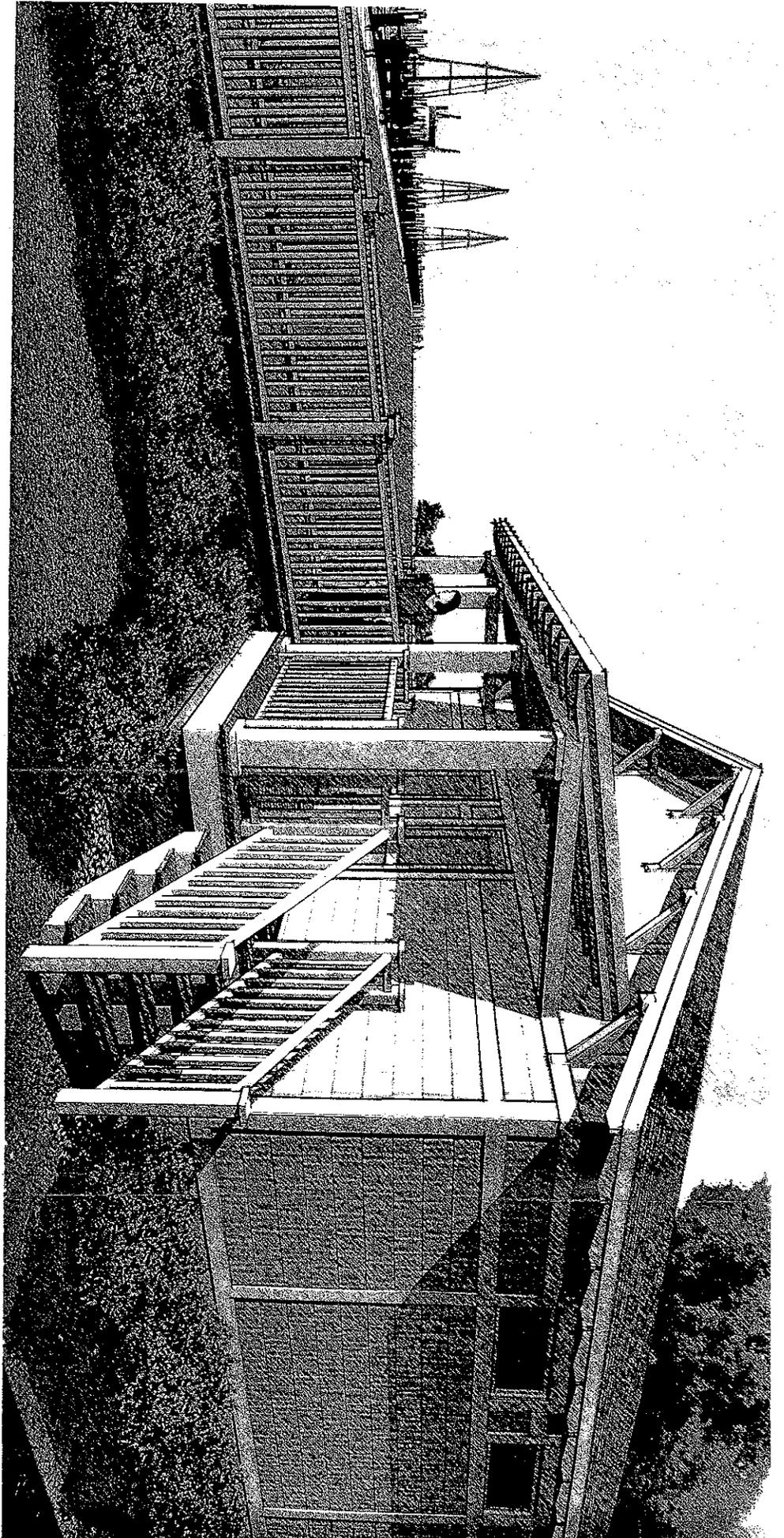
100 W. BAYLOR STREET
NORFOLK, VIRGINIA 23510
757.622.1000 FAX 757.233.2444
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 10-12-2011

TOWN OF CAPE CHARLES
BATH HOUSE AT TOWN HARBOR
 CAPE CHARLES, VIRGINIA

PROJECT 2611180
 DATE 10-12-2011
 REVISIONS
 ▲
 ▲
 ▲
 ▲
A4.0
 CONCEPTUAL REVISIONS

TECHNICAL SPECIFICATIONS & FEATURES PROPOSED

1. The cost proposal is based upon the Request for Proposal dated September 15, 2011, the contract design documents included in this proposal, and this Technical Proposal.
2. The sitework portion of this facility proposal shall include water and sewer, sand fill under the building, and pavement patch as noted per the site plan sheet C-04 by Langley & McDonald dated 09/14/11.
3. The concrete wall and pier footings shall be earth formed and shall utilize 3000 psi material.
4. The masonry foundation wall shall consist of colored split face block, utilizing one of the standard color selections available from the manufacturer.
5. The Main Roof shall consist of CertainTeed architectural grade shingles over a 15# felt underlayment. The Porch Roof shall consist of a snap lock metal standing seam roof over a synthetic metal roof underlayment.
6. All interior and exterior doors and frames shall be by Pioneer.
7. The ceramic floor and wall tile shall be selected from materials with an installed price allowance of \$12.00 per square foot.
8. Our proposal includes millwork in the following areas:
 - Solid surface Toilet Room counters.
 - Solid surface bench in the handicapped shower area for both Men's and Women's showers.
9. All painted walls shall receive latex eggshell paint in a color selected by the Owner. All hollow metal door frames shall receive latex semigloss paint in a color selected by the Owner.
10. An allowance for interior signage in the amount of \$500.00 is included in this proposal.
11. The toilet accessory package includes Excel hand dryers, Bradley grab bars and mirrors, and Koala baby changing stations.
12. The toilet partitions shall be floor mounted solid plastic units by Accurate.
13. The plumbing portion of this project includes the following:
 - A hot water recirculation system.
 - Interior hose bibs in each Toilet Room.
 - One exterior frost proof hose bibb.
 - One 2" mainline backflow preventer.
 - Drain / Waste / Vent piping shall be Schedule 40 PVC.
 - Water piping shall be Type L copper inside to 5' outside at which point it shall change to Schedule 40 PVC to the water valve.
 - Water pipe insulation shall be 1/2" wall fiberglass.
14. The Heating, Ventilation, and Air Conditioning system includes one new five ton heat pump split system, sheet metal ductwork with exterior insulation, and supply and exhaust grilles as required. Exhaust fans are also included as required.
15. The electrical system shall include the following items:
 - A 200 amp three phase electrical service
 - Four each moisture resistant ceiling fans
 - Two fluorescent exterior wall fixtures with emergency egress feature
 - Ten each 4' fluorescent enclosed wet location fixtures
 - Seven each 4' fluorescent enclosed wet location fixtures with emergency ballasts
 - Occupancy sensors - five each
 - Eight GFI receptacles
 - Heat pump power wiring
 - Exhaust fan connections
 - Hand dryer connections
16. Davis Bacon wage rates are based upon General Decision Number: VA100174 03/11/2011 VA174.
17. The following items are specifically excluded from this proposal:
 - Millwork other than as specified in this proposal.
 - Roof gutters and downspouts
 - Dominion Power underground fees, service transformer and concrete pad, or transformer primary conduit and wire.
 - Electrical power consumption as required for construction.
 - Telecommunications wiring, devices, or equipment.
 - New landscape planting.
 - Any County or City permit fees or bonds including but not limited to building permit fees, water or sewer tap fees, stormwater management fees, and erosion and sediment control fees.
 - Civil engineering design services.
 - Any items not shown or delineated on the drawings or added by note in this proposal.

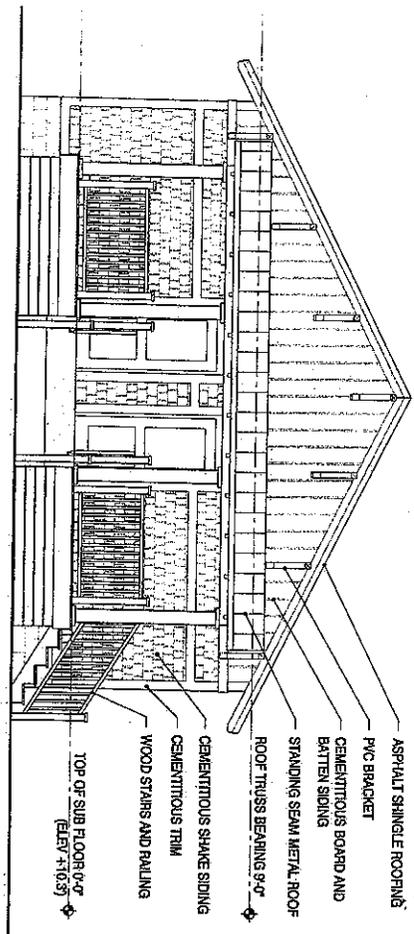


CAPE CHARLES BATH HOUSE
CAPE CHARLES VIRGINIA

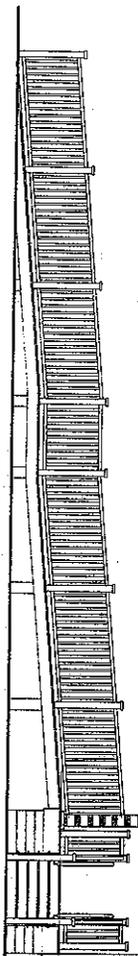
SUSSEX

ARCHITECTS

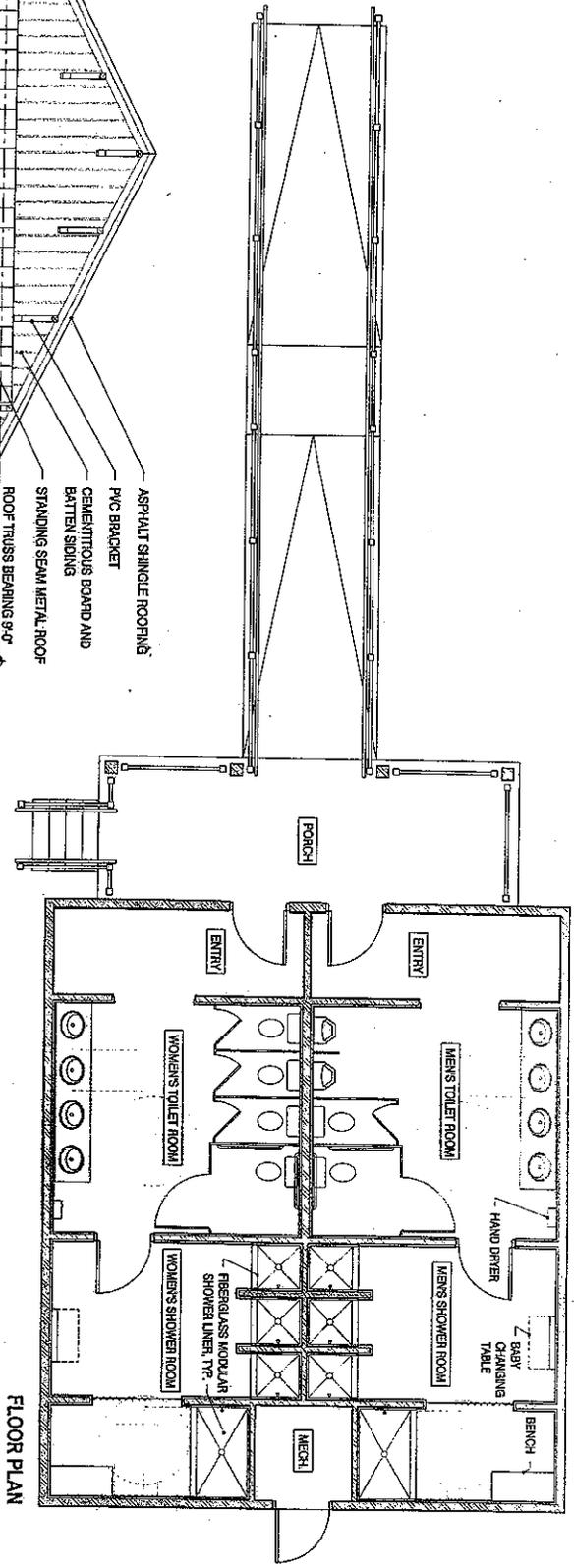
BBB
ARCHITECT
INTERIOR DESIGN



WEST ELEVATION



SOUTH ELEVATION



FLOOR PLAN

ROOF TRUSS BEARING 8'-0"
TOP OF SUB FLOOR 0'-0" (ELEV +1.03)

CAPE CHARLES BATH HOUSE
CAPE CHARLES VIRGINIA