OGUNQUIT
Beautiful Place by the Sea

Beach Bathhouse Project

Community Meeting January 23, 2019
Dunaway Center Auditorium
6:00 p.m.

1. Welcome & Introductions - Pat Finnigan, Town Manager

2. Project Overview: North Beach, Footbridge and Main Beach Bathhouses

3. Project Update

A. North Beach and Footbridge Beach Bathhouses

- Public Comments, Suggestions, Questions

B. Main Beach Bathhouse

- Public Comments, Suggestions, Questions

4. Next Steps

Adjourn

This meeting will be televised and streamed

OGUNQUIT BATHHOUSES
COMPARISON OF CM & GC APPROACHES

PHASE	DESIGN-BUILD CM TASKS	TRADITIONAL GC TASKS
PRECONSTRUCTION		
	ENGAGE ARCHITECT	
	ENGAGE CIVIL ENG	
	ENGAGE MEP ENGINEER	
	ESTABLISH PROGRAM	
	FACILITATE COMMITTEE MEETINGS	
	ANALYZE ALTERNATES	
	AGENCY CONSIDERATIONS	
	ESTABLISH SCHEDULE	
	ESTABLISH BUDGET	
	COMPLETE DESIGN & PREPARE BID PACKAGES	
	PERMIT SUBMITTALS	
	ADMINISTER BID PROCESS TO TRADES	
	ESTABLISH A GMP	LUMP SUM BID AFTER DESIGN DONE
CONSTRUCTION	MANAGE TRADES	MANAGE TRADES & SELF PERFORM
	OPEN BOOK COST DOCUMENTATION	CLOSED BOOK COST DOCUMENTATION
	RETURN SAVINGS	KEEP SAVINGS

OGUNQUIT BATHHOUSES- NORTH & FOOTBRIDGE
TRADE LIST GENERAL SCOPE

TRADE	SCOPE
DEMO	INTERIOR & ROOF
CAPENTER	ROOF FRAMING & SHEATHING
	FLOOD VENTS
	INSTALL DOORS & WINDOWS
ROOFER	ASPHALT SHINGLES
SIDER	VINYL SIDING
CEILING	V-MATCH PVC
FLOOR	DUR-A-FLEX SEAMLESS FLOOR COVERING
PAINTER	EPOXY WALL PAINT
PARTITIONS	PHENOLIC TOILET PARTITIONS
BATHROOM ACCESSORIES	INSTALL(PURCASE BY CM)
PLUMBER	FIXTURES,PIPING
	EXTERIOR FOOTWASH
	HOSE BIB
MECHANICAL	GRAVITY VENT
ELECTRICAL	LIGHTING INSTALL (PURCHASE BY CM)
	POWER TO DRYERS/RECEPTACLES
	PANEL RELOCATION-NORTH ONLY
GENERAL CONTRACTOR	ALL OR SOME

OGUNQUIT BATHHOUSES
SUB/GC QUALIFICATIONS TO BID

ITEM	REQUIREMENT
INSURANCE	CGL- $1M PER OCC; $2M AGG
	AUTO- $1M
	WORKMENS COMP- $500K IF YOU HAVE EMPLOYEES.
	WC WAIVER ACCEPTED IF SOLE PROPRIETOR
	UMBRELLA- $2.0 M; IF CONTRACT OVER 150K THEN $5M
	ADD INSURED- OWNER & CM; PRIMARY & NON-CONTRIBUTORY FOR ONGOING & COMPLETED OPERATIONS
	WAIVER OF SUBROGATION
SAFETY	COMPLY WITH OSHA
	ACKNOWLEDGE & COMPLY WITH DAI JOBSITE SAFETY RULES
PAYMENTS	MONTHLY INVOICING, NET 30 PAYMENT, 10% RETAINAGE
	WAIVER OF LIEN REQUIRED WITH EACH PAYMENT
	SUPPLIER LIST OF PAYMENTS DUE WITH EACH INVOICE
CONTRACT	AIA 401- 2017- BETWEEN CONTRACTOR & SUBCONTRACTOR
QUALIFICATIONS	AT LEAST 5 YEARS OF EXPERIENCE IN THE TRADE

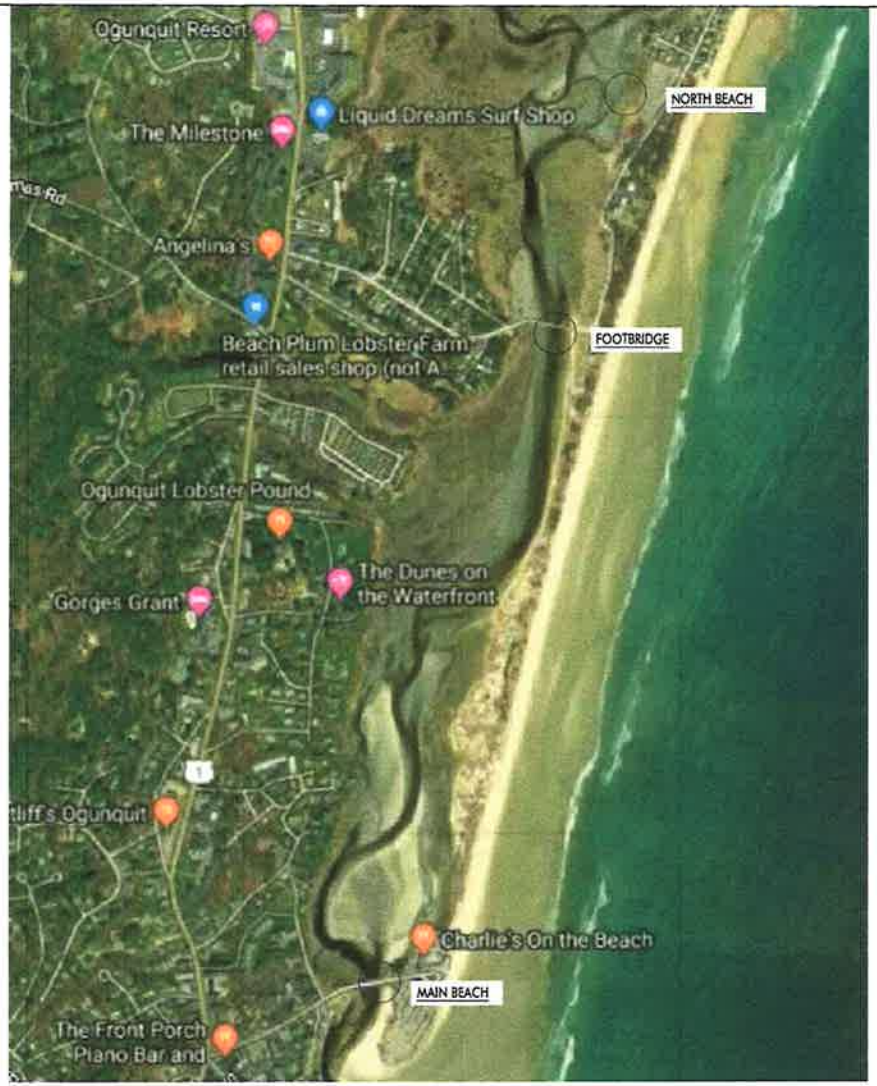
OGT BATHHOUSES

BID PROCESS

STEPS	TASKS	DETAILS
1	COMPLETE THE PLANS & SPECS FOR CONSTRUCTION	
2	ADVERTISE FOR BID	TOWN WEBSITE
		ISQFT SUB LIST
		CONSTRUCTION SUMMARY
		BLUE BOOK
3	PRE-BID SITE VISIT	
4	BID OPENING	AT TOWN HALL
5	BID EVALUATION & PREP GMP	ANALYSIS & RECOMMENDATIONS
6	APPROVAL OF GMP	BY SELECT PERSONS
7	IF NOT ACCEPTABLE-ADJUST	RESTRUCTURE/REBID
8	START CONSTRUCTION	

OGUNQUIT BATHHOUSES
SCHEDULE

STEPS	TASKS	SCHEDULE
1	COMPLETE THE PLANS & SPECS FOR CONSTRUCTION	1/21-2/08
2	ADVERTISE FOR BID	2/11-2/22
3	PRE-BID SITE VISIT	2/15
4	BID OPENING	2/22
5	BID EVALUATION & PREP GMP	2/25-3/01
6	APPROVAL OF GMP	3/04-3/08
7	IF NOT ACCEPTABLE-ADJUST	ADD 1-2 WEEKS
8	START CONSTRUCTION	3/11-3/15
9	COMPLETE CONSTRUCTION	5/10



OVERALL SATELLITE IMAGE

PLAN NORTH

SAMPLE EXTERIOR PALETTE

TRADITIONAL SHINGLE STYLE VERNACULAR

SHINGLE-STYLE VINYL SIDING WITH TRIMMED WINDOWS AND EAVES

SMARTVENT - FOUNDATION VENTILATION AND FLOOD LOUVER

SAMPLE INTERIOR PALETTE

COMPOSITE SINK - MODEL TBD

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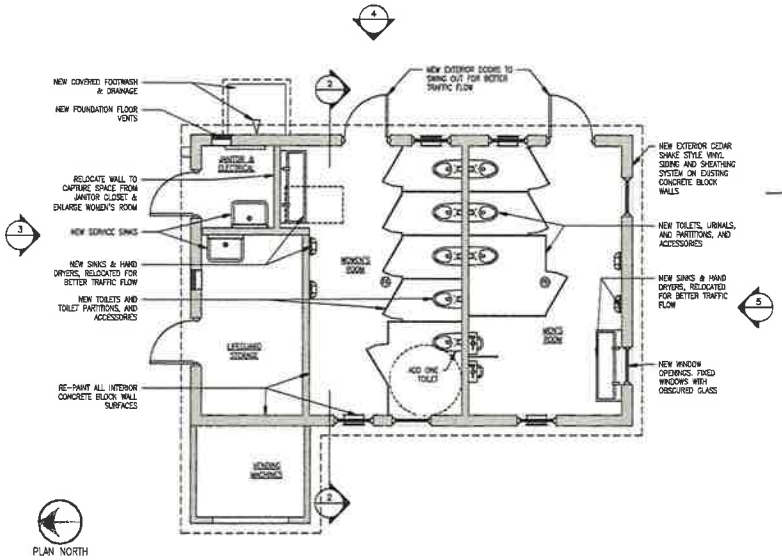
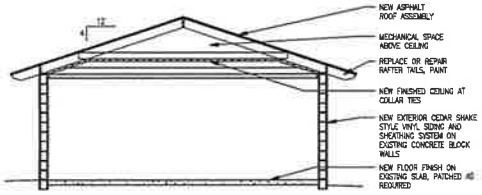
BATHHOUSE RENOVATION PROJECT

TOWN OF OGUNQUIT

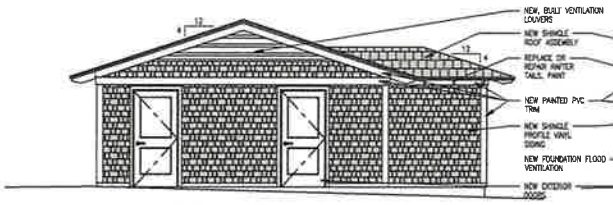
CWS ARCHITECTS
ARCHITECTURE | INTERIOR DESIGN



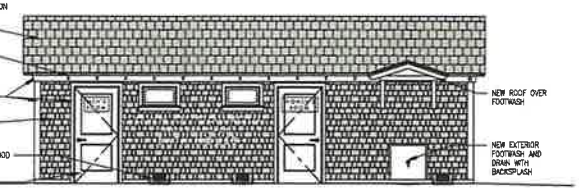
1) NORTH BEACH PROPOSED PLAN



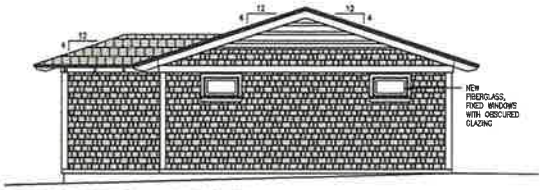
2) SECTION - NORTH BEACH



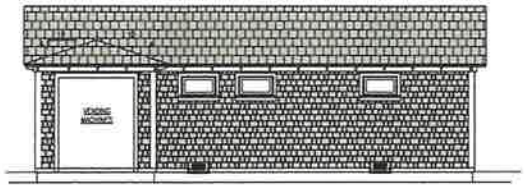
3) NORTH ELEVATION - NORTH BEACH



4) EAST ELEVATION - NORTH BEACH



5) SOUTH ELEVATION - NORTH BEACH



6) WEST ELEVATION - NORTH BEACH

SATELLITE IMAGE

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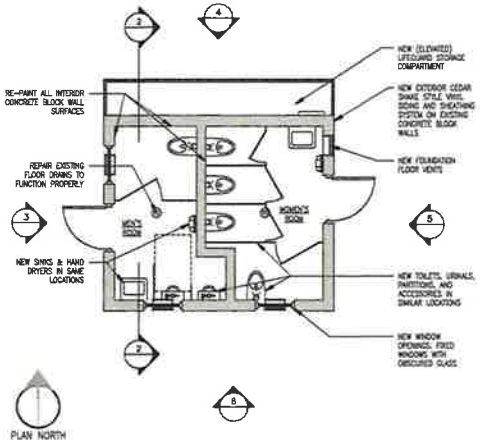
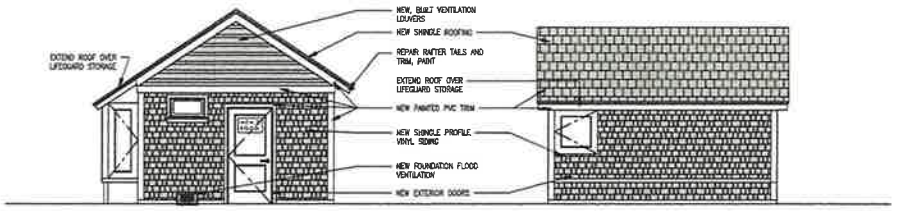


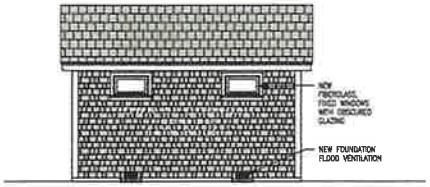
1) FOOTBRIDGE PROPOSED PLAN



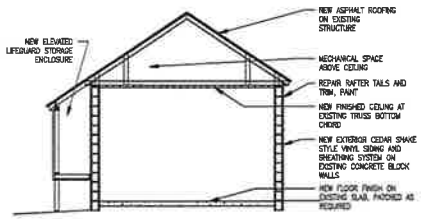
3) NORTH ELEVATION - FOOTBRIDGE

4) EAST ELEVATION - FOOTBRIDGE

5) SOUTH ELEVATION - FOOTBRIDGE



6) WEST ELEVATION - FOOTBRIDGE



2) SECTION - FOOTBRIDGE

SATELLITE IMAGE

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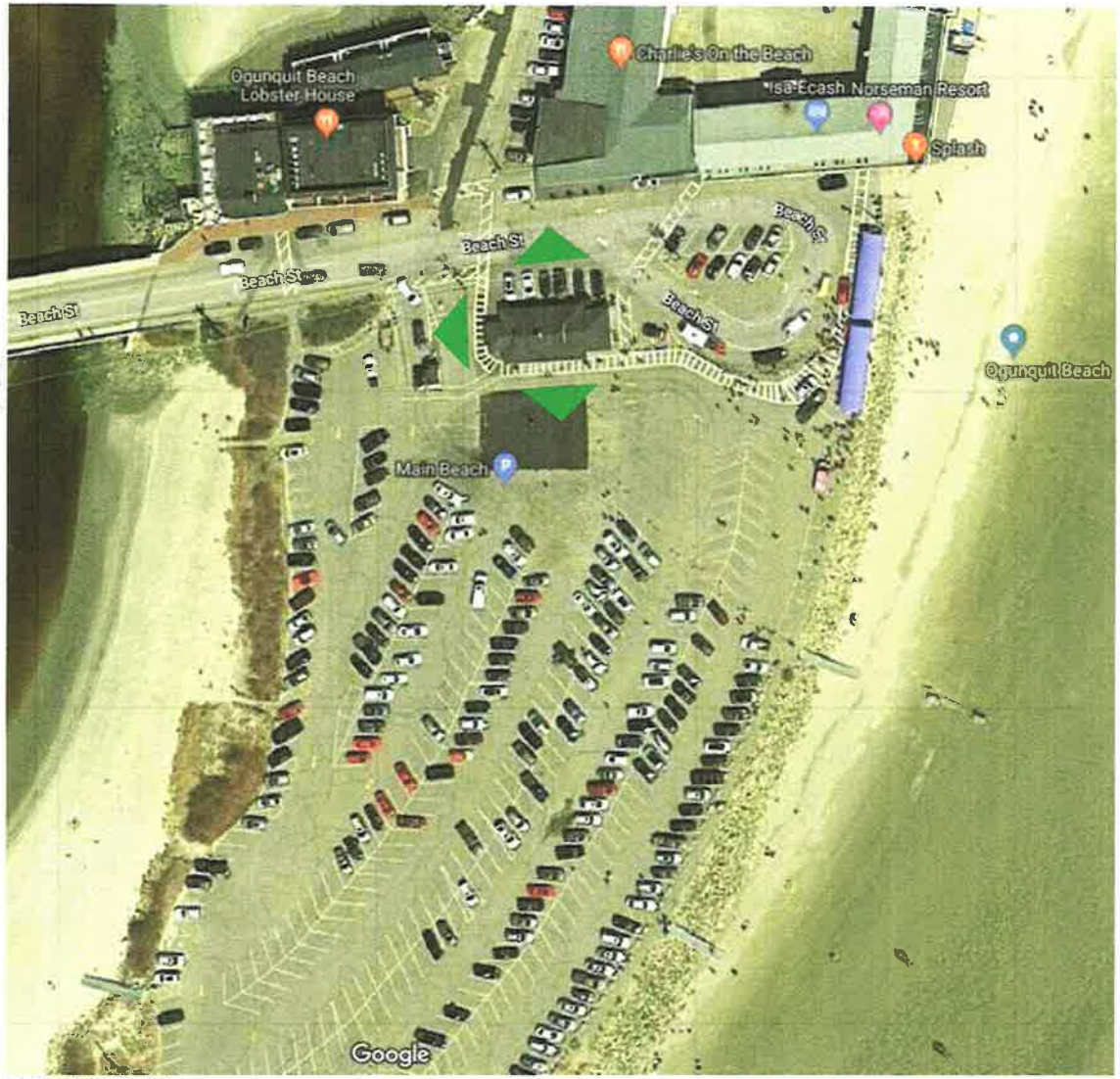
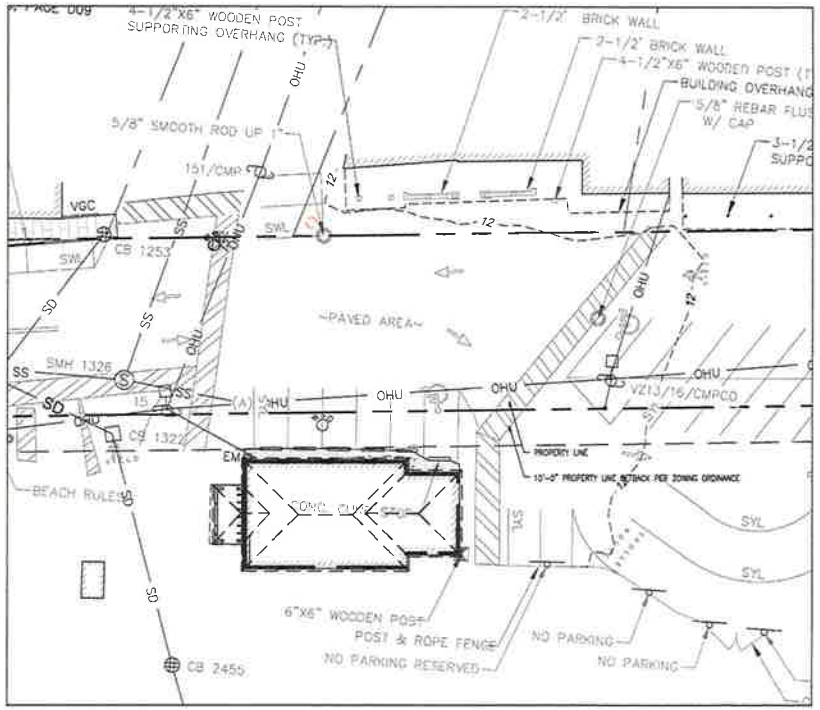


1) SATELLITE IMAGE - MAIN BEACH



2) EXISTING PLOT PLAN - MAIN BEACH

EXPANSION OPPORTUNITIES IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (NO PERMIT NEEDED) ARE NORTH, SOUTH, AND WEST. EXPANSION TO THE EAST IS NOT PERMISSIBLE.

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