



## **REQUEST FOR PROPOSAL FOR GLENBROOK PARK PAVILION, BATHROOMS, AND STORAGE**

Glenbrook Park, Rte 42, Shandaken, NY

### **PROJECT DESCRIPTION:**

The Park Pavilion has a damaged roof and as a result there is rot and decay in the sheathing and support beam where the roof over the fireplace area meets the roof extension at the North-West end of the structure. Adjacent to the Pavilion is a small stick frame structure that currently houses a single bathroom and makeshift storage area. The existing bathroom needs a cement pad or similar sloped ramp to make it ADA compliant. Next to the first bathroom, some framing and rough-in work has been done to create a second bathroom and the aforementioned storage area.

### **TIMELINE:**

RFP Released: 7/1/24  
 Proposals Due: 10/7/24  
 Project Award: Expected 10/15/2024  
 Project Completion: Expected Q2 2025

Proposals should be submitted directly to the Town Clerk.

### **OBJECTIVE:**

To contract a single or multiple vendor/ contractor to perform the necessary repairs and should be bid as separate projects, ie bathroom or pavilion framing and roofing repair or pavilion lighting; Improvements described herein below.

### **SCOPE OF WORK:**

Pavilion Roof Repair

The problem seems to be the result of water, snow and ice building up in the valley created where these two roofs meet, similar to a butterfly style roof. The seam is level and does not provide for adequate drainage and the overlap of the two roofs was not properly flashed or finished with drip edge and was improperly framed beneath.

Work to repair the damage and prevent future issues at a minimum shall include:

- Removal and replacement of all damaged beams, joists, sheathing, and shingles.
- Installation of additional framing as necessary.
- Application of adequate waterproof flashing along the entire length of the roof joint.
  - Depending on flashing type this could be between 2' and 4' up both roof slopes.
  - Provide details of flashing materials and plan.
- Installation of new asphalt roofing shingles that match the existing shingles to the extent possible.

#### Pavilion Electrical and Lighting Work

- Overhead lighting
  - Provide and install overhead lighting for both the main pavilion area, extension, and fireplace section as per attached sketch
    - Lighting fixtures should be: LED Shop Light 40W 5000LM 5000K 4FT Integrated Fixture V Shape T8 Light Tube Daylight White Clear Cover High Output Strip Lights or comparable equivalent.
      - Minimum Lighting Specs
        - High Efficiency LED
        - 4000 - 5000K Color Temperature
        - 450lux minimum average area illuminance
      - Submit cut sheets or model info and specs for alternate fixtures.
    - Fixtures should be wired to switches as per sketch
      - Final switch location TBD
    - Switches to be installed in weather-resistant, lockable cover
    - All electrical cabling to be run in rated conduit as per NEC
  - Provide and install seven (7) additional electrical outlets as per sketch
    - All outlets to be Weather Resistant GFCI rated as per NEC
    - Outlets to be in outdoor rated boxes with weather resistant in-use device covers
  - Replace existing open run romex cable through-out pavilion with conduit runs
  - Add breakers as necessary

#### Bathroom & Storage Building

- Existing bathroom
  - Install exhaust vent with a rating of at least 50 CFM
  - Seal floor with anti-slip concrete coating/sealer.
    - Provide coating choice with quote.
  - Install GFCI electrical outlet
  - Repair all damaged drywall
    - Use appropriate mold resistant tape and moisture rated drywall
    - Prime and paint with bathroom rated paint
- Install new bathroom in center section of structure
  - Explore existing piping and determine what additional plumbing is required for the addition of:
    - Toilet
    - Sink
  - Install all necessary plumbing; hot and cold water and drains for sink and toilet.
  - Provide new exterior rated door.
  - Install new door in wall opposite existing door (adjacent to existing bathroom door)

- Provide and install matching numeric code lockset.
- Close up existing doorway and frame for window
- Provide and install new window.
  - Window should match style and size of other existing windows in structure
- Complete framing to divide bathroom from storage section
- Provide and install insulation as per code in exterior walls and ceiling.
  - Some insulation is stored in structure that may be usable
- Provide and install sound reducing insulation in interior walls.
  - Some insulation is stored in structure that may be usable
- Provide and install mold and moisture resistant drywall
  - Use appropriate mold resistant tape
  - Prime and paint with bathroom rated paint
- Install commercial grade toilet, sink and faucet
  - Include specs on fixtures with proposal
- Install overhead lighting as per code
  - Include occupancy sensor light switch near door
- Install exhaust fan with a rating of at least 50 CFM
  - If possible, tie in with the exhaust duct for existing bathroom.
- Seal floor with anti-slip concrete coating/sealer.
  - Provide coating choice with quote.
- Install GFCI electrical outlet
- Provide platform/concrete pad outside of bathroom doors (Facing NE) to conform with ADA access guidelines
  - Ramp should be at least 36" wide with an incline no greater than 1" per foot.
  - Railings may be required depending on final ramp design.
  - Excavate trench from Bathrooms to dog park to provide for water service.

Shandaken is required to exert good faith efforts to fulfill the mandated statewide MWBE and SDVOB procurement goals of 30% MWBE and 6% SDVOB participation within state funded procurements.

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