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Town of Wellfleet, MA — Baker Field Restrooms

22 May 2014

Context



Context



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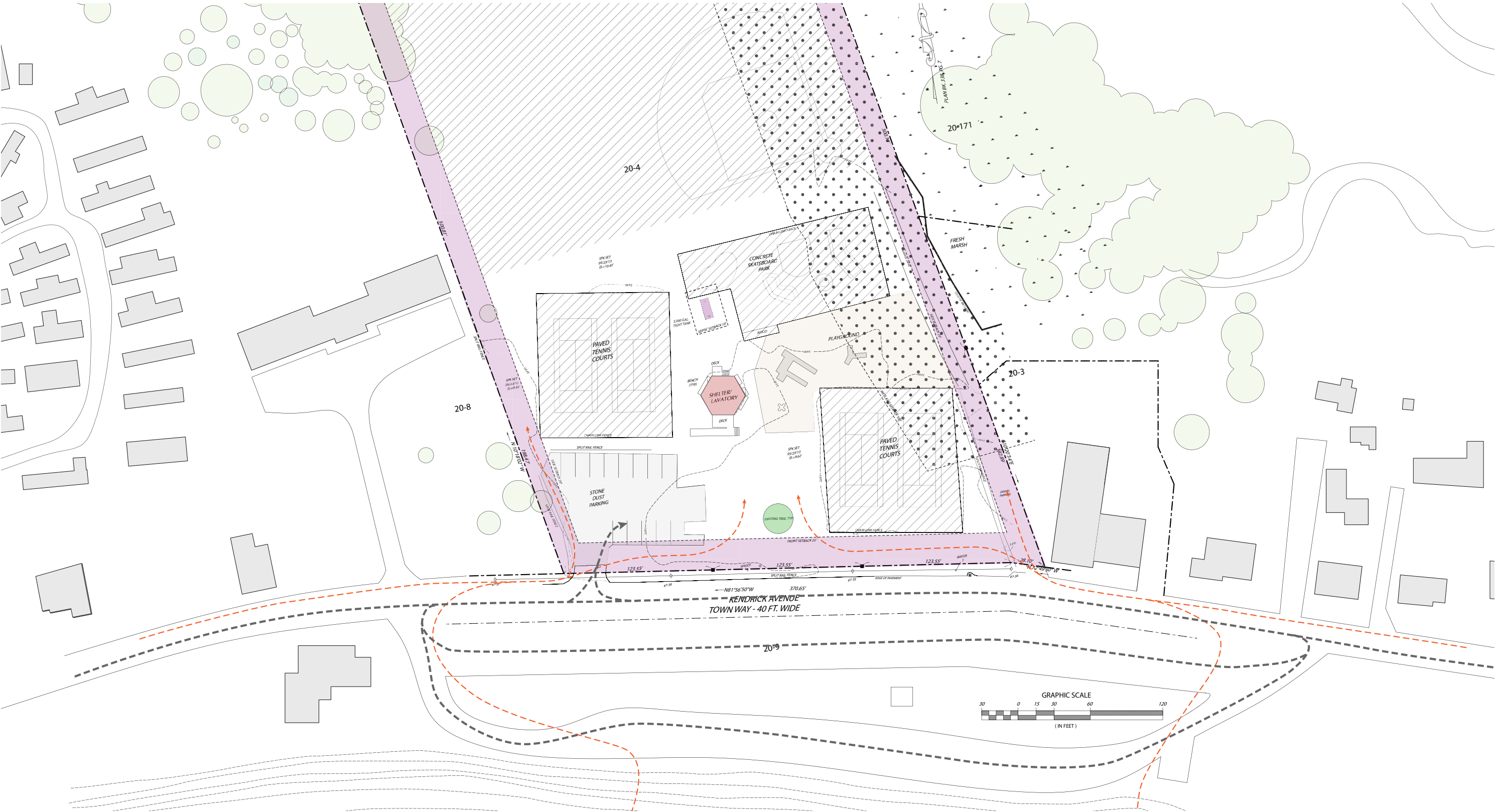
Context



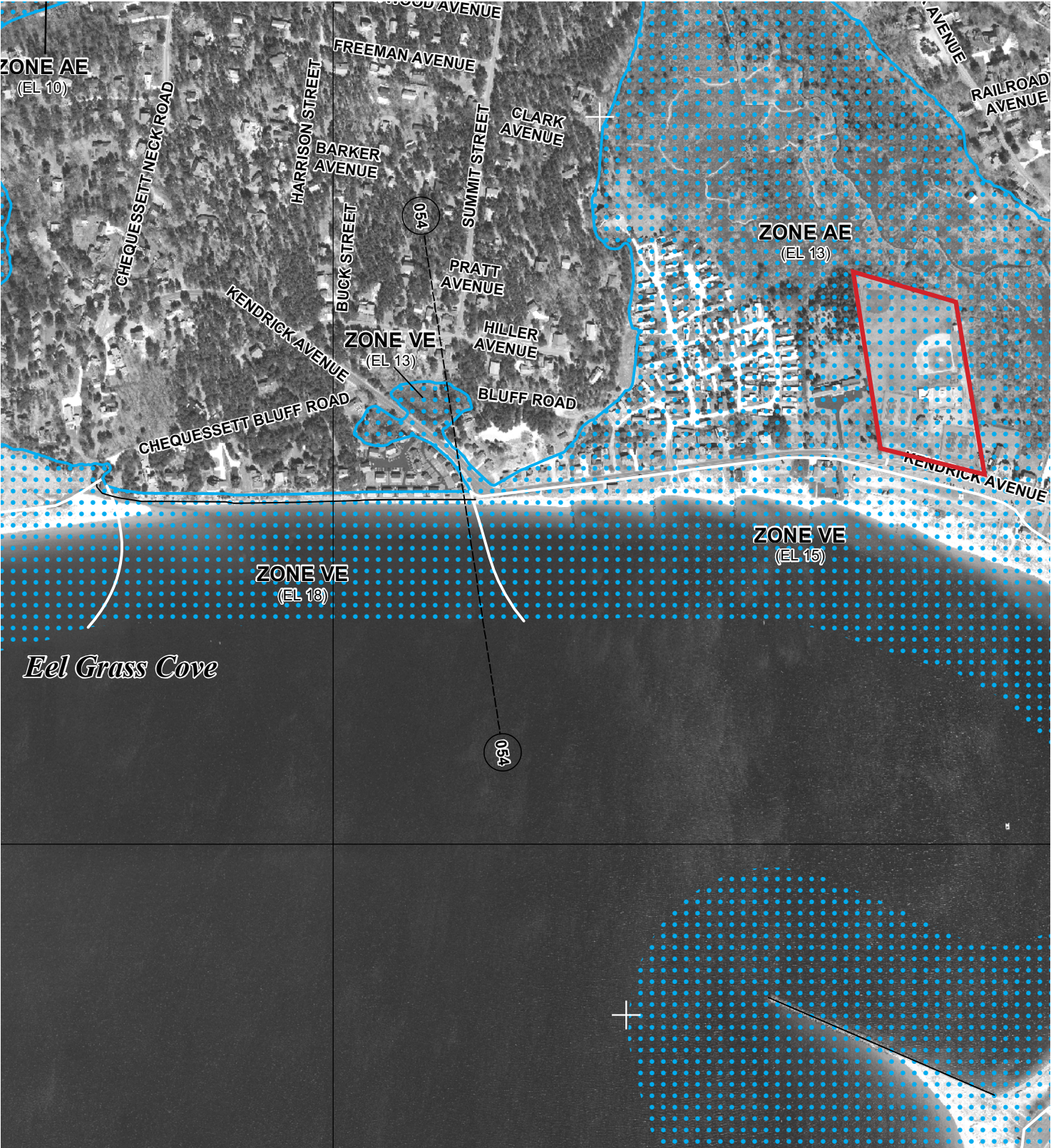
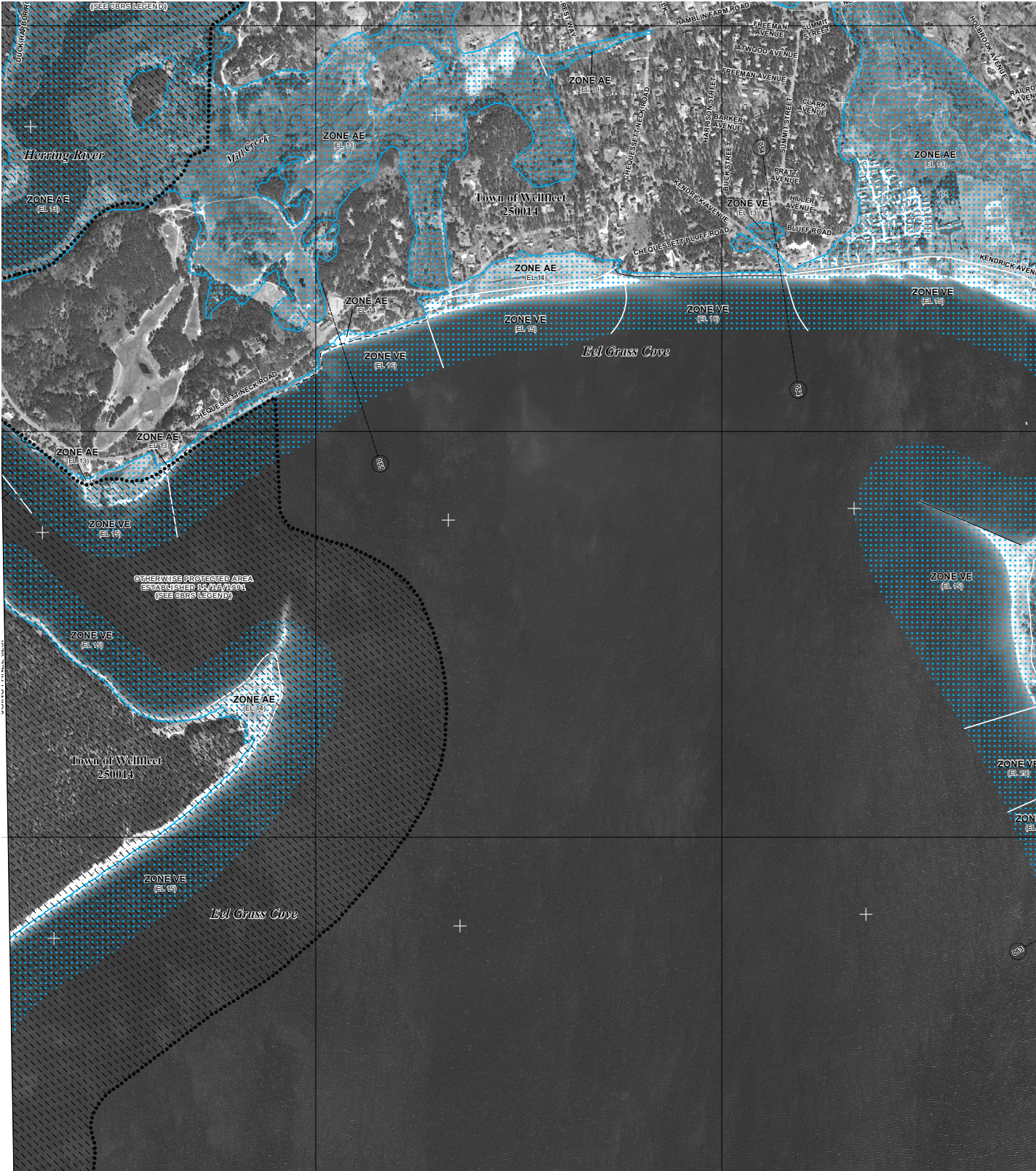
Site Planning



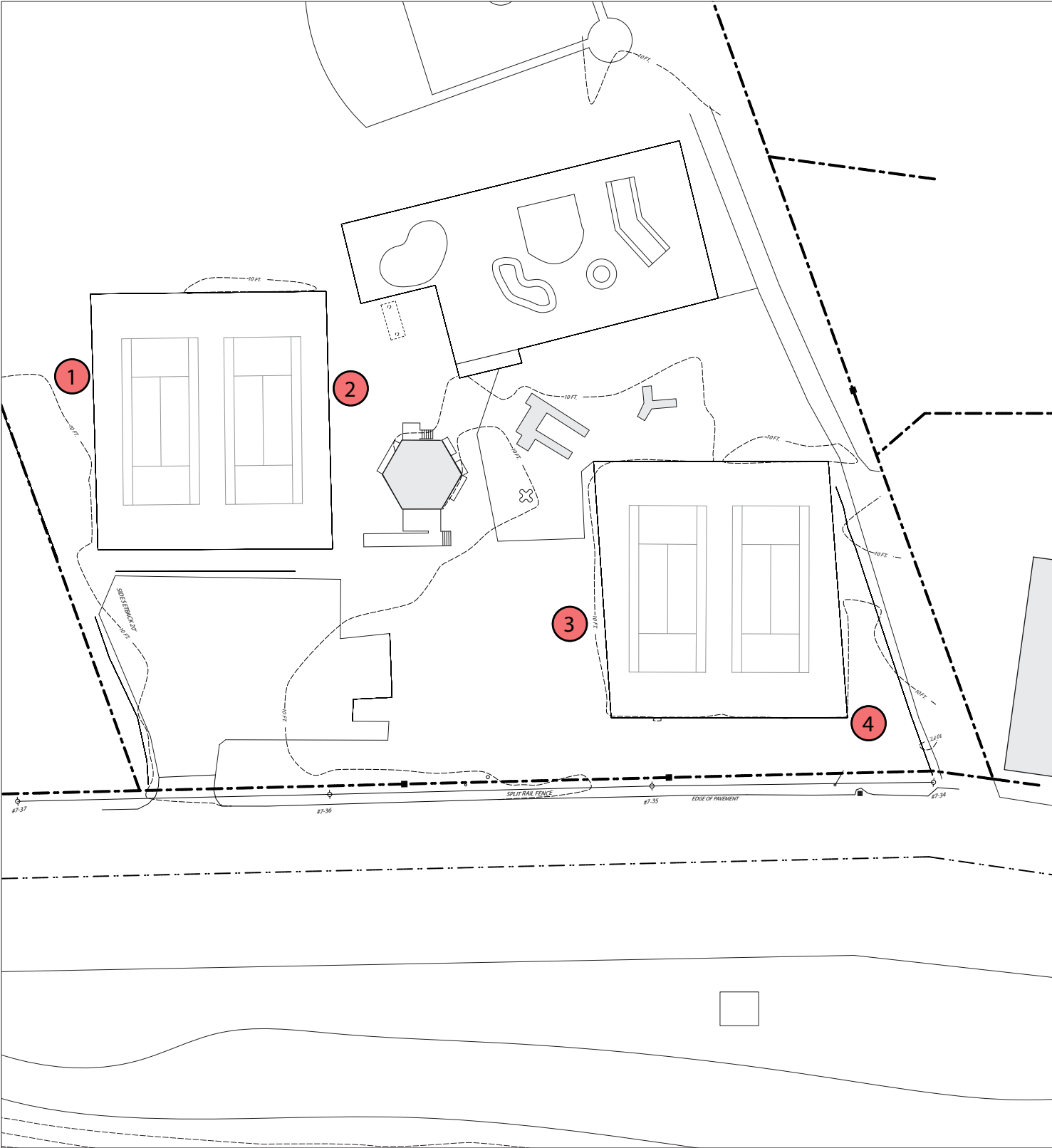
Site Conditions



Site Analysis



Site Conditions



OBSERVATION HOLE 1

WATER FOUND @ 84"

DEPTH	SOIL HORIZON LAYER	SOIL TEXTURE (USDA)	SOIL STRUCTURE
0-6"	A	SANDY LOAM	LOOSE
6"-14"	B	LOAMY SAND	LOOSE
14"-24"	C1	MEDIUM SAND	LOOSE
24"-96"	C2	CLAY	FIRM

OBSERVATION HOLE 2

PERCHED WATER FOUND @ 42"
WATER FOUND @ 102"

DEPTH	SOIL HORIZON LAYER	SOIL TEXTURE (USDA)	SOIL STRUCTURE
0-6"	A	SANDY LOAM	LOOSE
6"-14"	B	LOAMY SAND	LOOSE
14"-36"	C1	MEDIUM SAND	LOOSE
36"-78"	C2	CLAY	FIRM
78"-102"	0	PEAT	ORGANIC
102"-108"	C3	CLAY	FIRM

OBSERVATION HOLE 3

PERCHED WATER FOUND @ 66"
WATER FOUND @ 96"

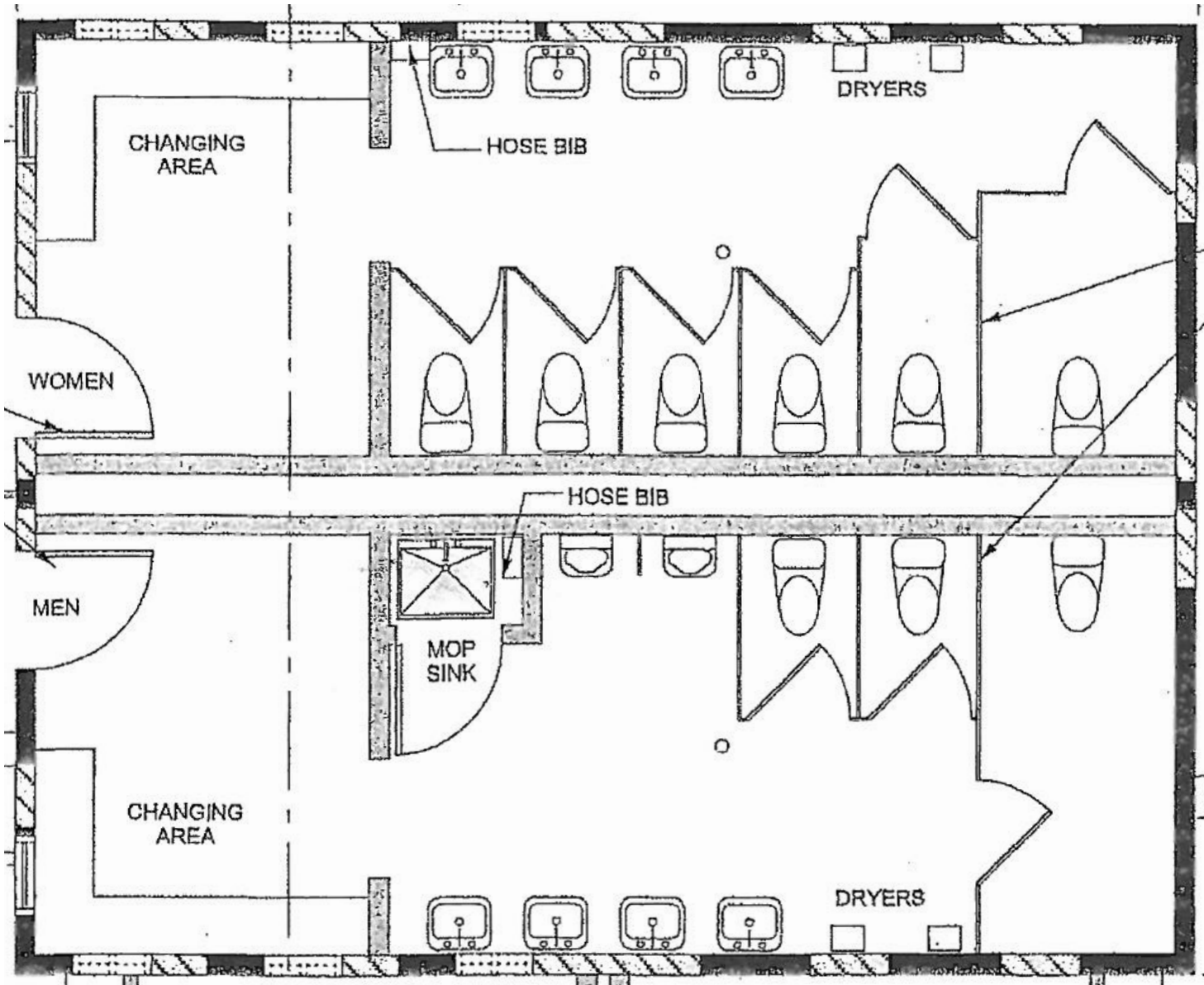
DEPTH	SOIL HORIZON LAYER	SOIL TEXTURE (USDA)	SOIL STRUCTURE
0-6"	A	SANDY LOAM	
6"-36"	B	LOAMY SAND	
36"-66"	C1	MEDIUM SAND & SILT	
66"-96"	C2	CLAY	

OBSERVATION HOLE 4

WATER FOUND @ 72"

DEPTH	SOIL HORIZON LAYER	SOIL TEXTURE (USDA)	SOIL STRUCTURE
0-6"	A	SANDY LOAM	LOOSE
6"-72"	C1	MEDIUM SAND & SILT	LOOSE
72"-108"	C2	MEDIUM SAND & CLAY	LOOSE

Programmatic Requirements



Preliminary plan prior to RFQ

PROGRAMMATIC REQUIREMENTS

MAIN FLOOR

- (4) female foam flush composting toilets
- (2) male foam flush composting toilets
- (2) waterless urinals
- (2) men hand-washing sinks
- (2) women hand-washing sinks
- (1) janitor sink
- (2) small changing areas

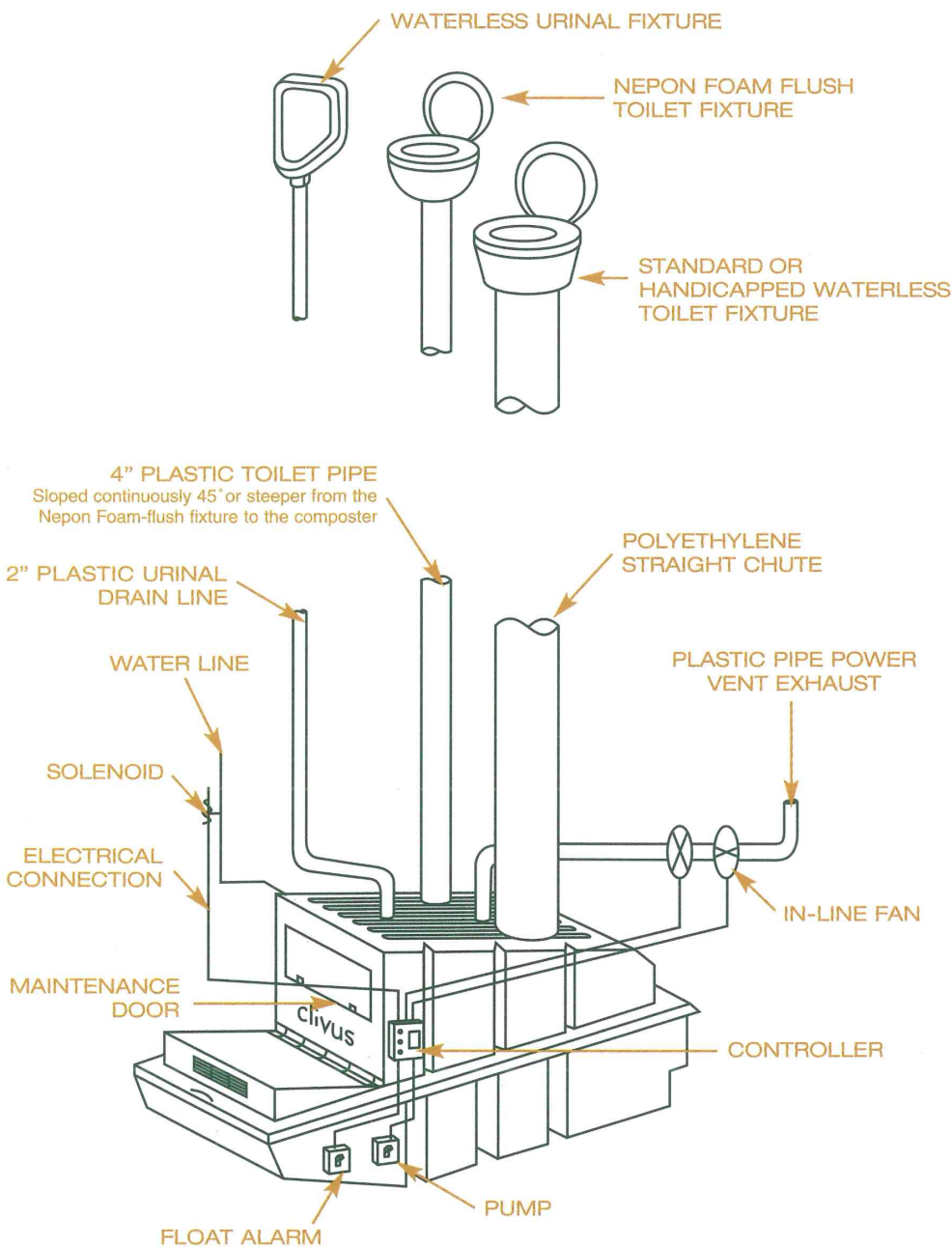
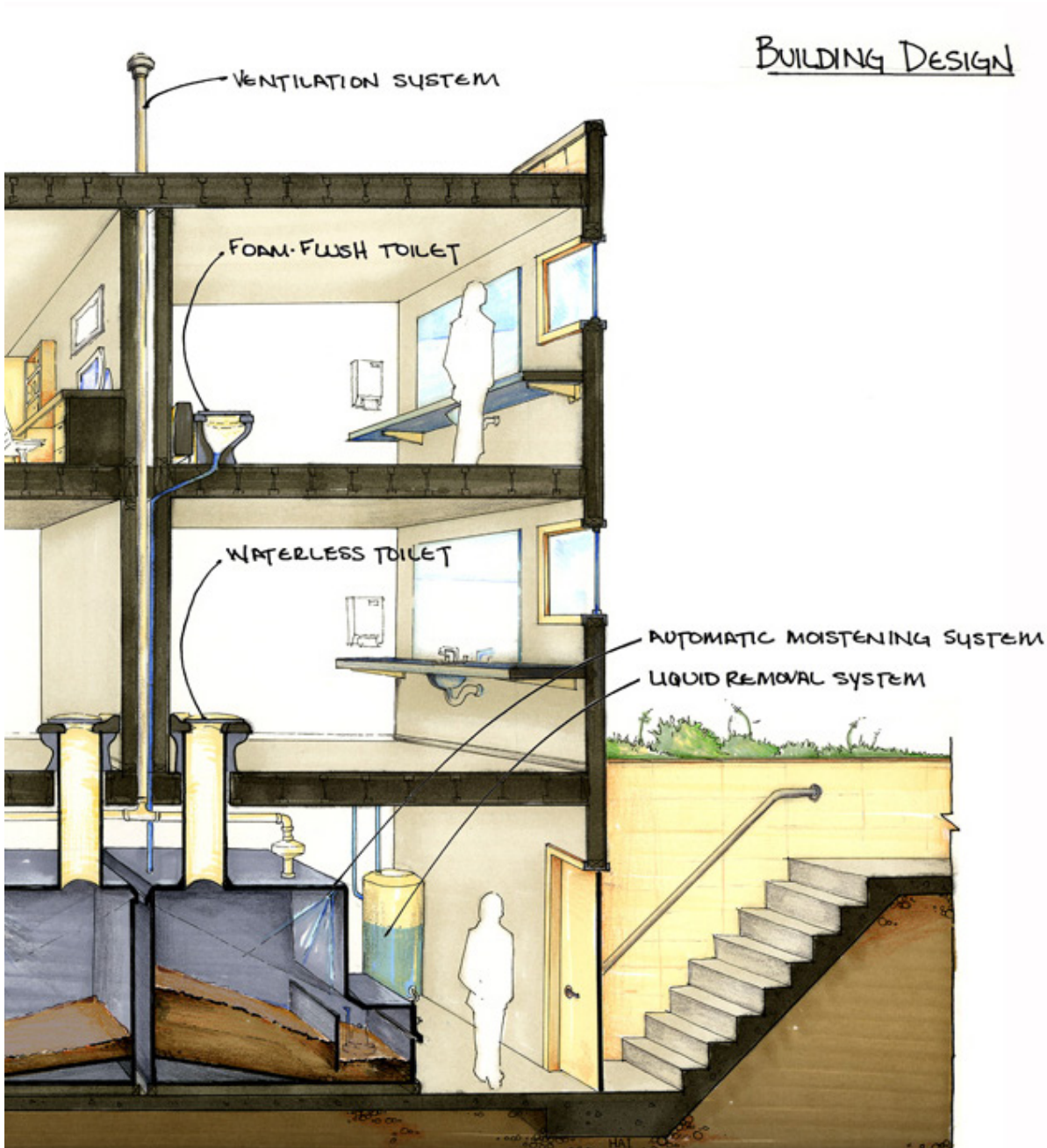
LOWER LEVEL

- (3) Clivus M35 composters

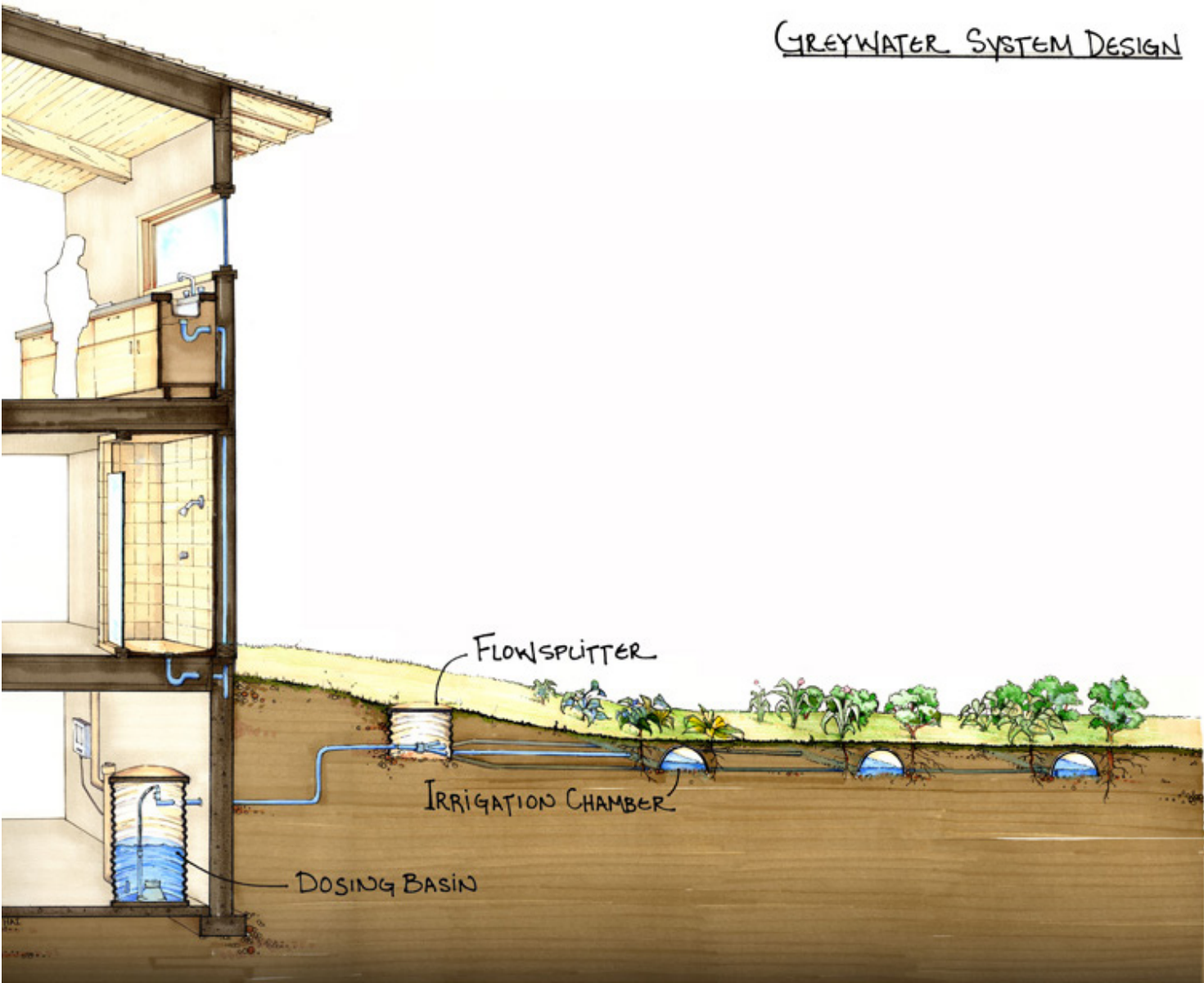
ADDITIONAL OPPORTUNITIES

- Stadium seating
- Natural berm seating
- Planting beds
- Small congregational areas
- Higher efficiency parking area
- Deck overlook

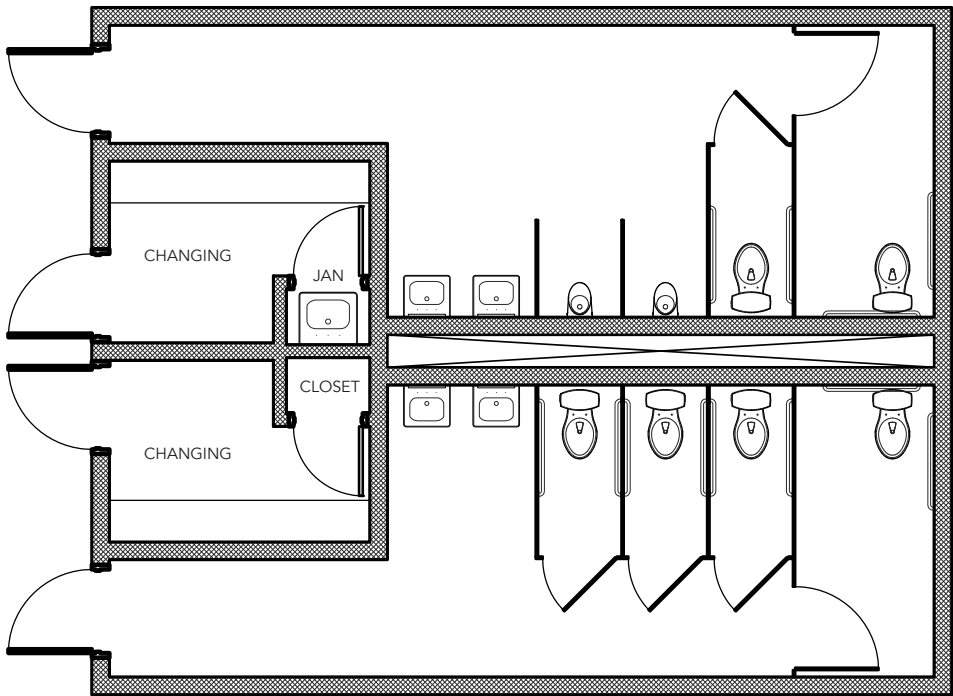
Composting Facilities



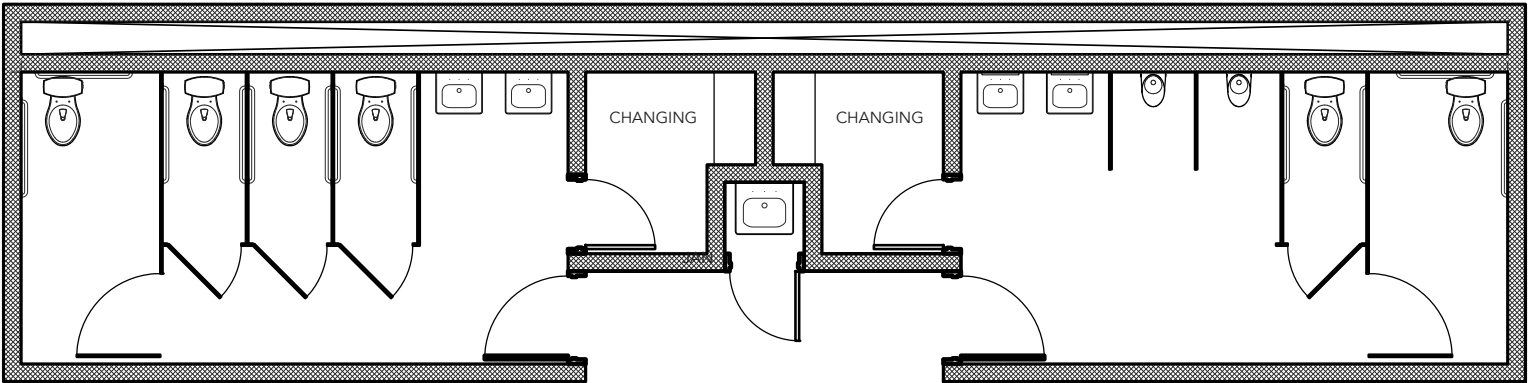
Greywater System - Landscape Integration



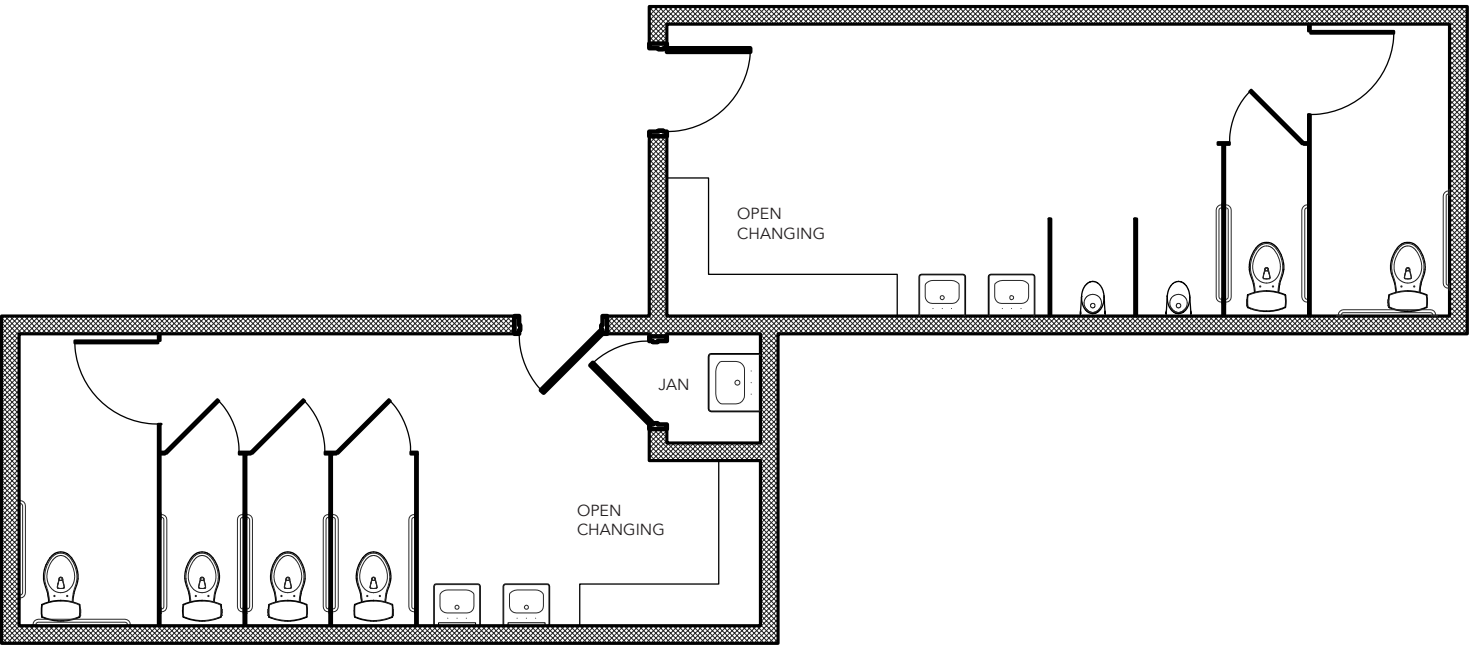
Configurations



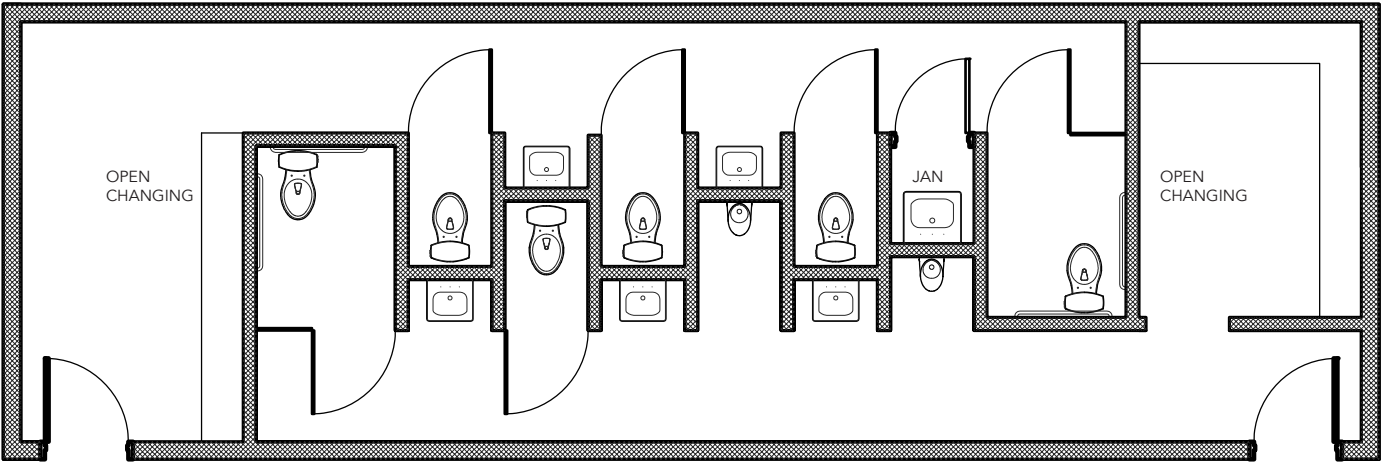
Configuration A



Configuration B

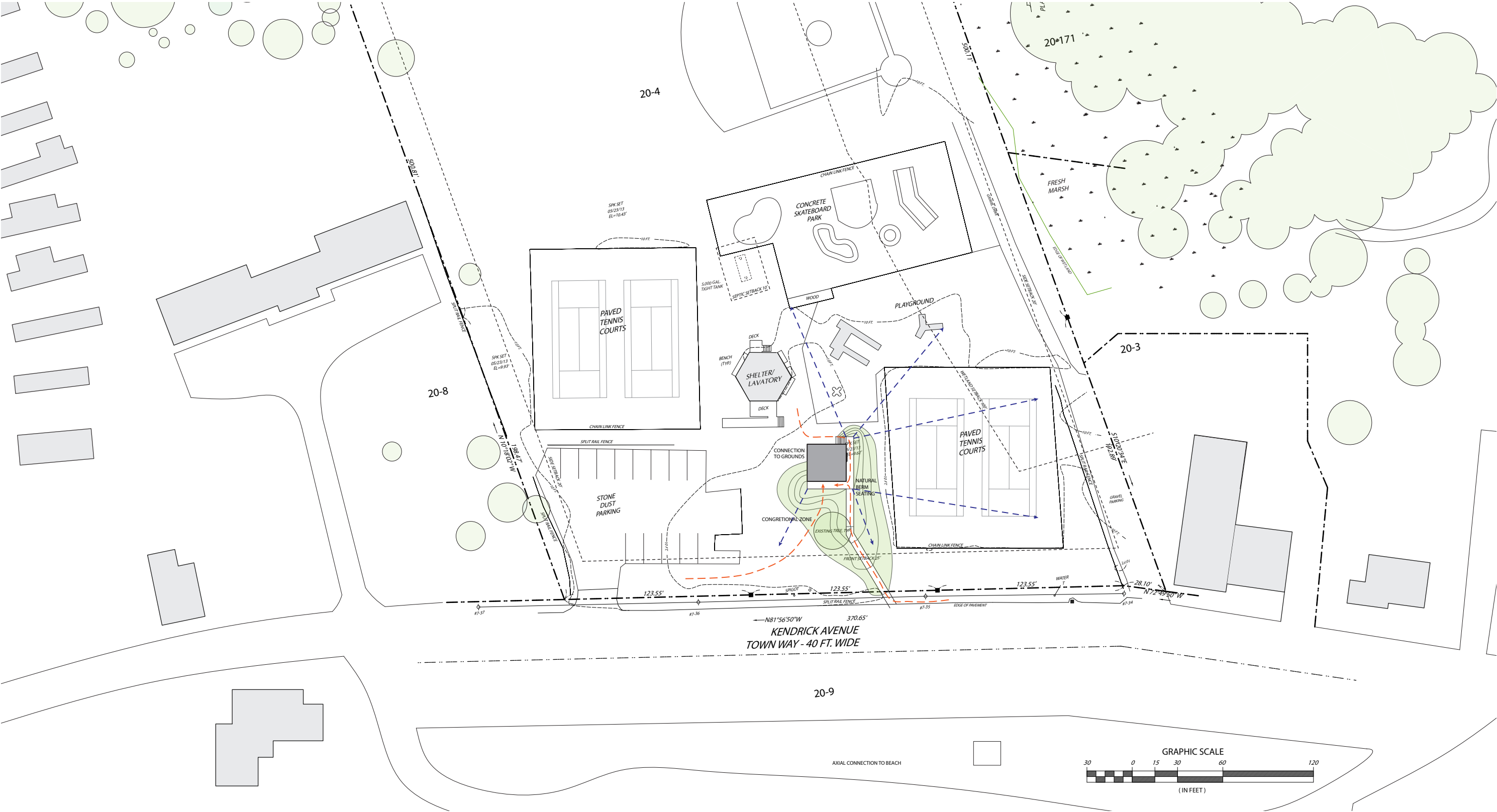


Configuration C

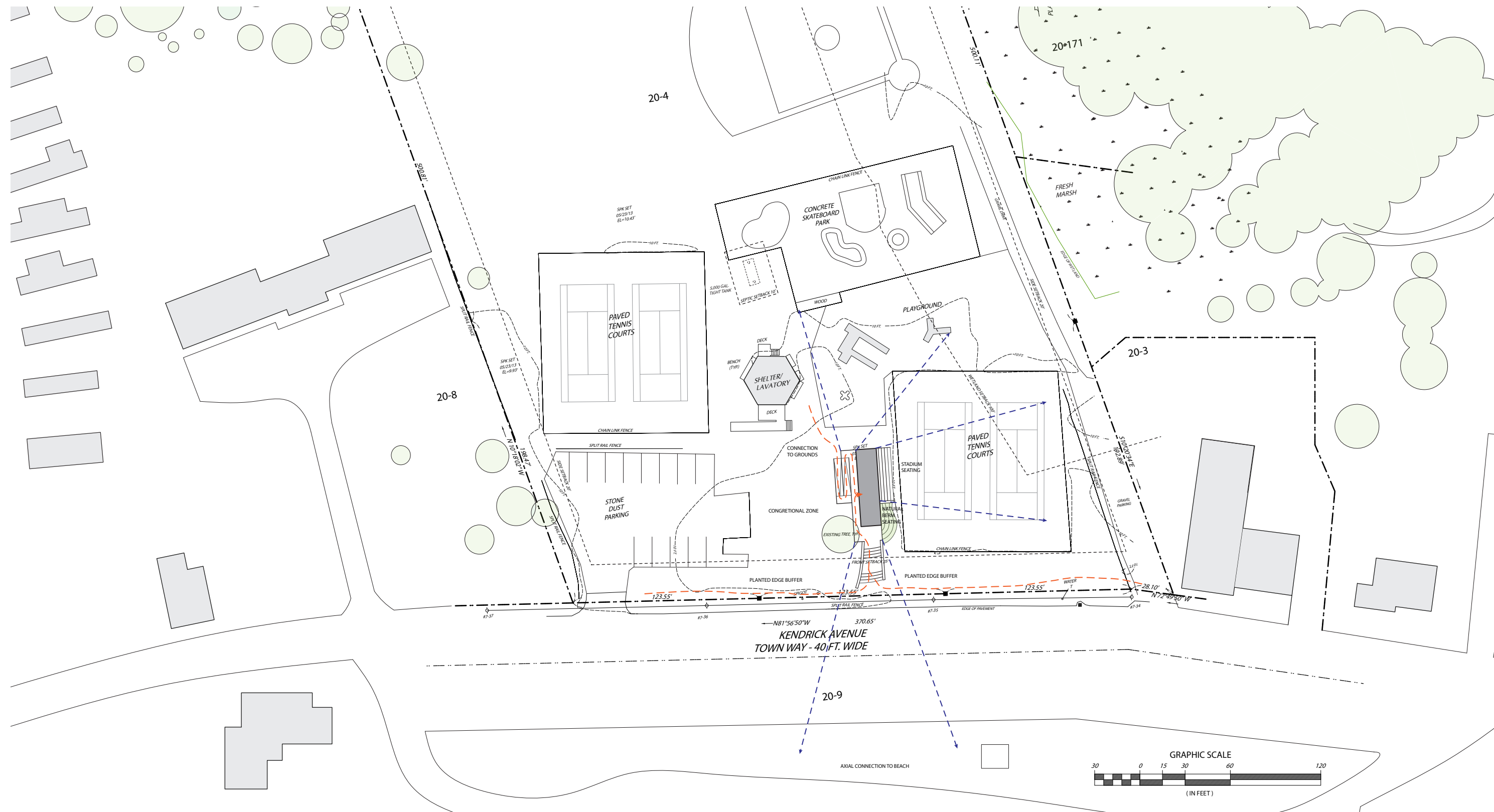


Configuration D

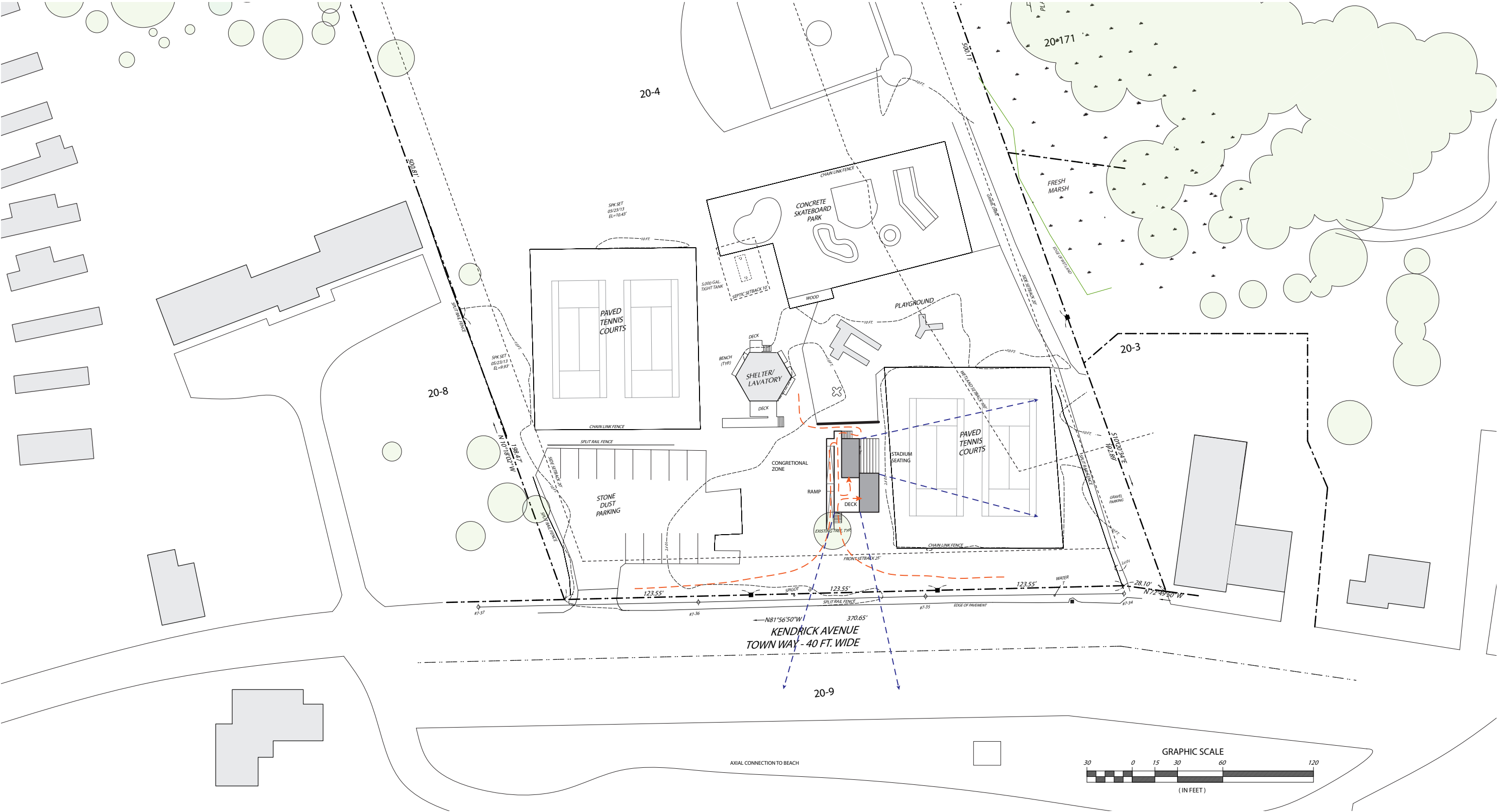
Siting A



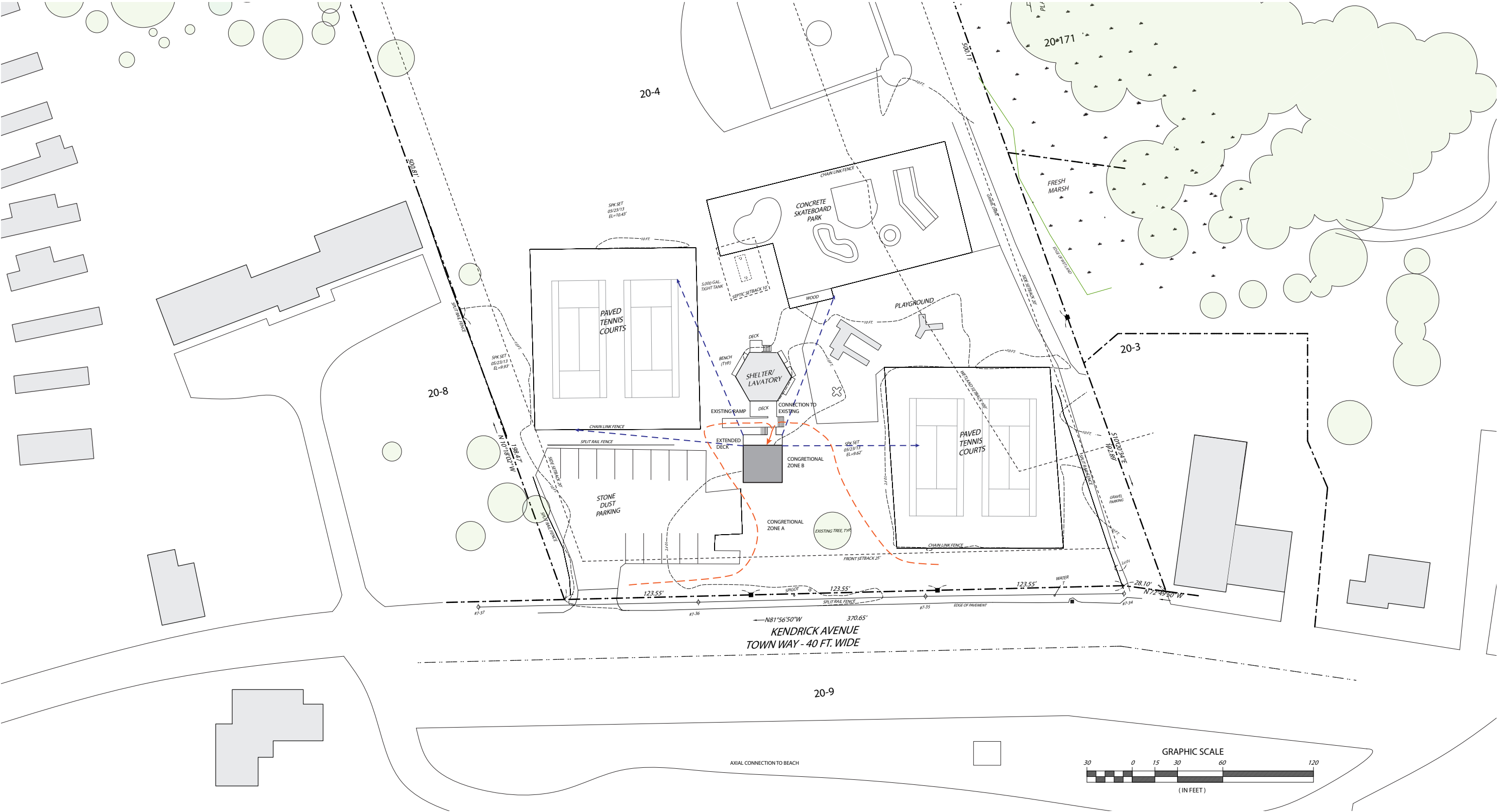
Siting B



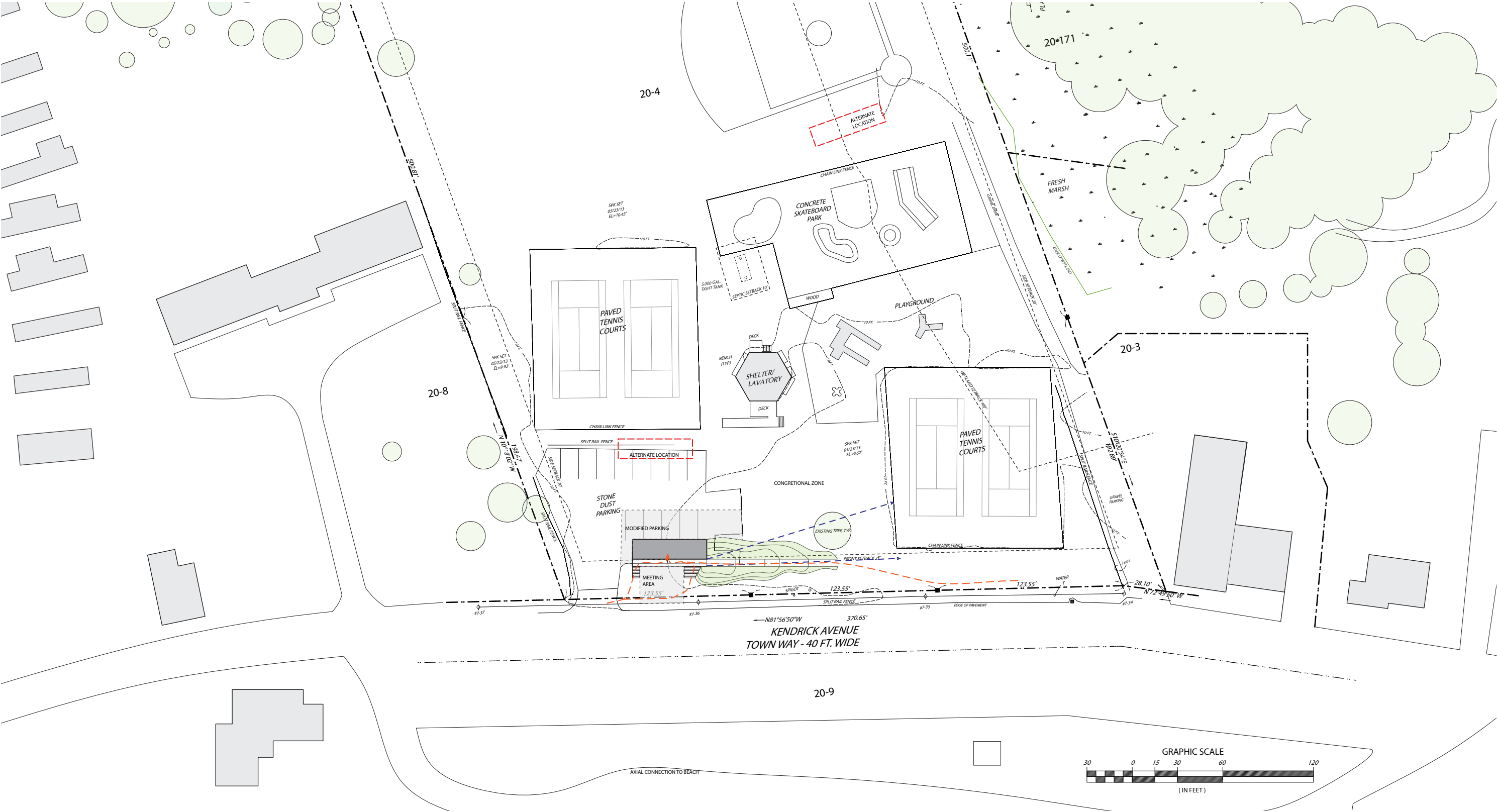
Siting C



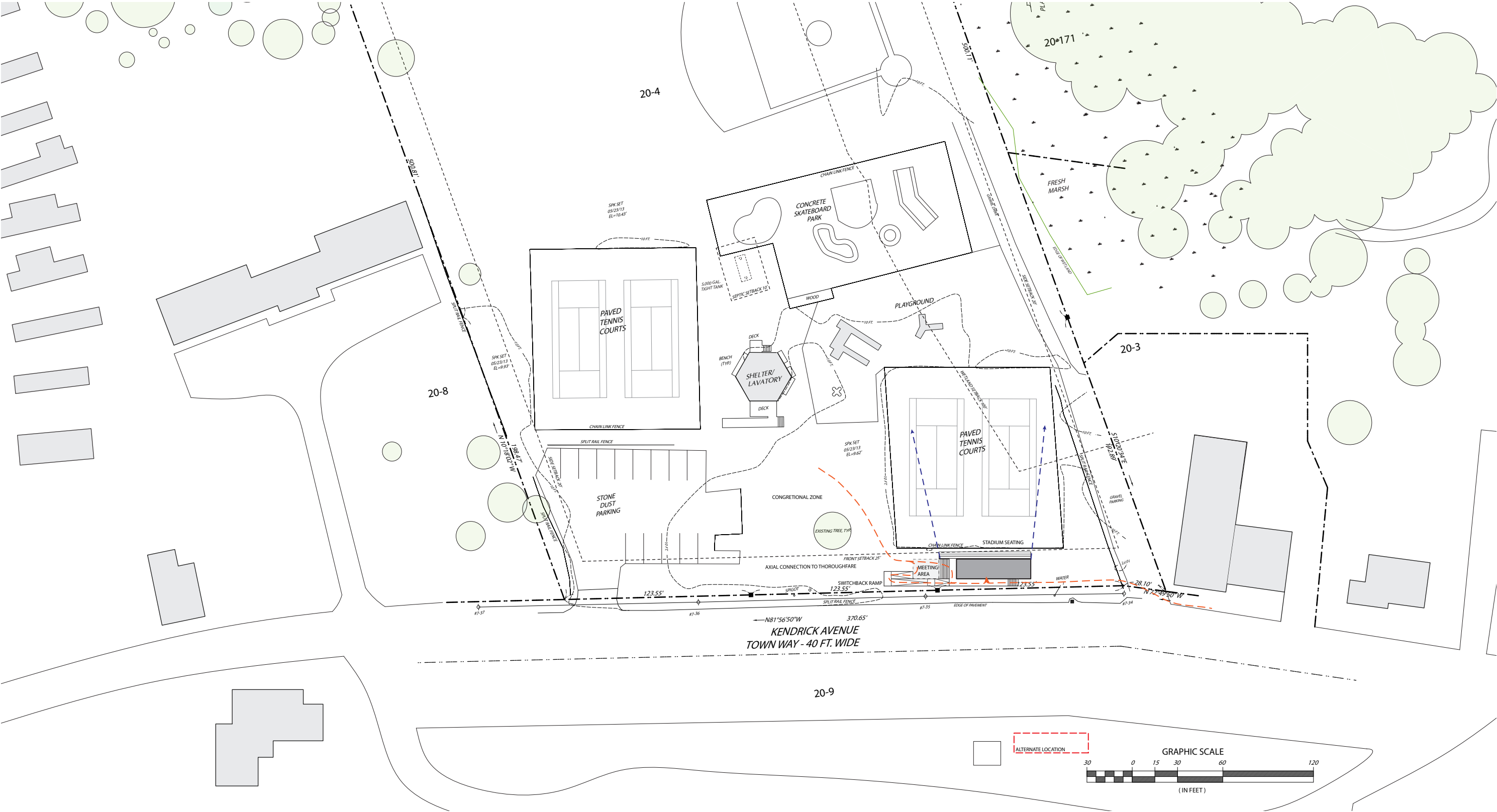
Siting D



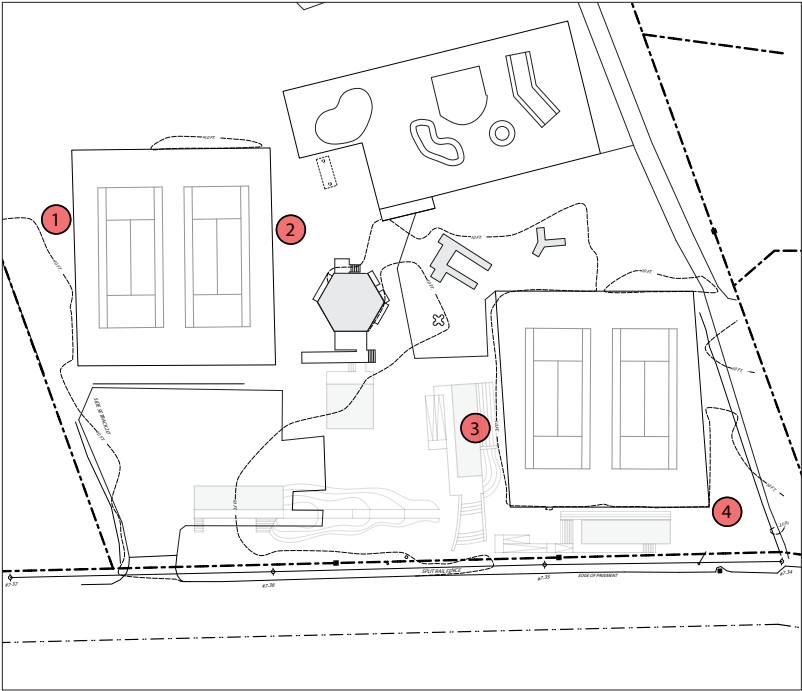
Siting E



Siting F



Building Placement



FLOOD PLAIN = 13'-0"
FINISH FLOOR A

AVERAGE GRADE = 10'-0"

#2 PERCH = 6'-6"

#3 PERCH = 4'-6"

#4 = 4'-0"

#1 = 3'-0"

#3 = 2'-0"

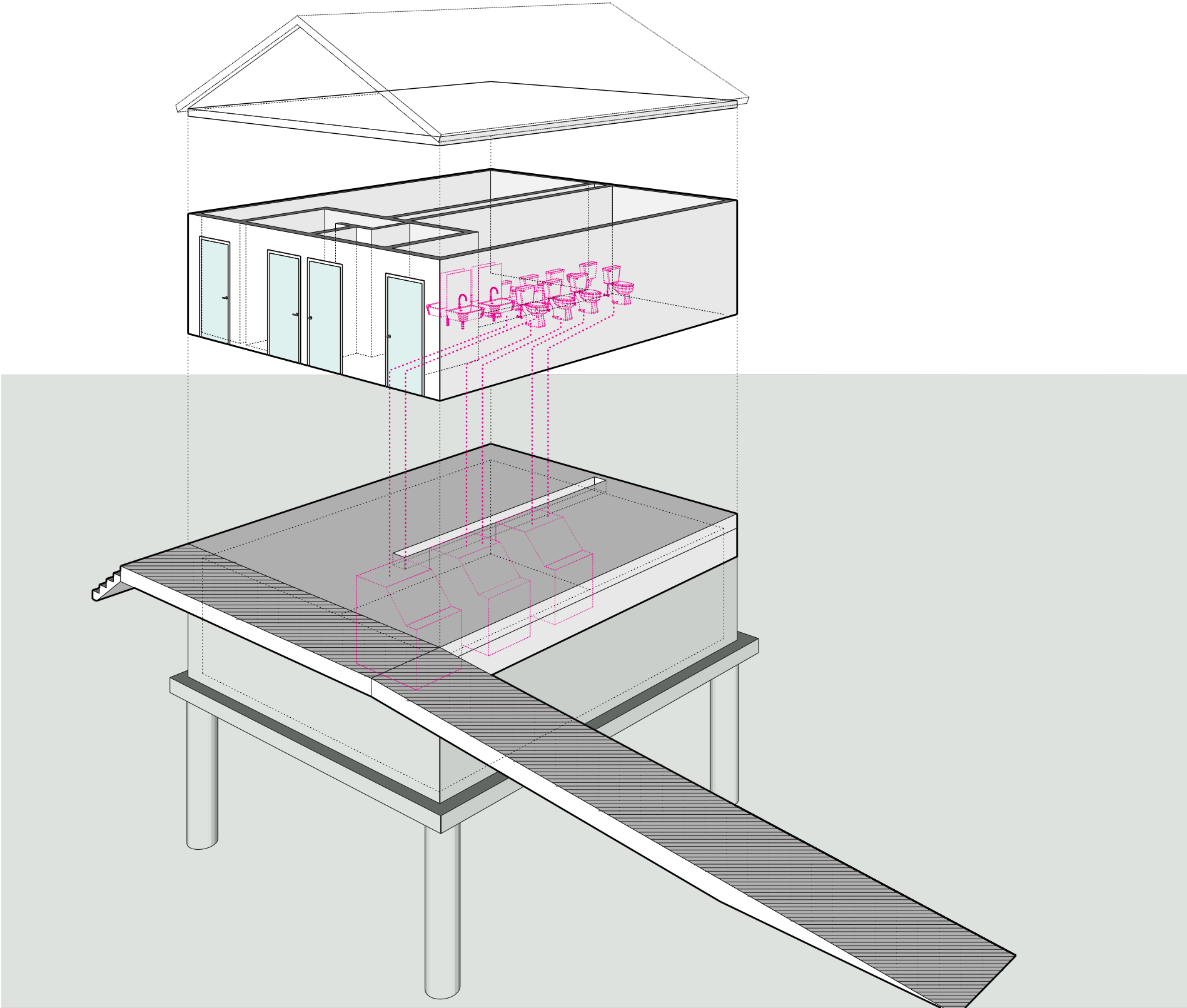
#2 = 1'-6"

CEILING HEIGHT @ 8'0"

FINISH FLOOR B = 16'-0"

CEILING HEIGHT @ 8'0"

Order of Magnitude Pricing



ORDER OF MAGNITUDE PRICING

Equipment (Clivus or approved equal):	100,000 - 105,000
Concrete Foundations and Piers (not including dewatering system):	30,000 - 40,000
Electrical (Lighting, Power & Overhead Service):	15,000 - 20,000
Building and Amenities (leftover):	105,000 - 85,000
Total Construction:	250,000
Contingency (10%)	25,000
	275,000

