



River Hills Ski Club

Bathroom Renovation

Updated

Report

29 July 2008

<b><i>Statement</i></b>	
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Over the past decade RHSC members have consistently selected bathroom upgrade as a high priority project, top of the list item needing attention

Various scenarios ranging from “there is nothing wrong with what exists” to “float a bond to expand the building to accommodate new bathrooms” have been voiced.

At the general meetings in the spring of 2006 the project was discussed and conceptual ideas were presented. At the last meeting in 2006 a specific budget for the project was accepted and approved.

The bathroom committee members presented what they believe to be a practical compromise of both extremes with budget/cost, space limitations and the club tradition that we own a lodge not a hotel. Over the summer into the fall of 2006 we attempted to go forward with a project that included doing the ladies room and some items in the men’s room. The final cost was well over the budget.

The latest scenario a year and a half later is to proceed with the women’s bath only as a first phase. Reducing the square footage of Room 1 was also taken out of the proposal. The discovery of a thicker double wall between room 1 and the woman’s bathroom will allow for a larger shower than what exists but maybe not the oversized shower shown on the approved proposal. Demolition of the old shower and interior wall will dictate the final size solution to the new shower. Note this is not a structural wall therefore inches can be added to the bathroom without effecting structural integrity of the Lodge.

<b>Goals</b>	
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For all concerned, as a reminder, the goal is to:

- To provide a well lit and better ventilated space allowing members to come and go with ease.
- To provide larger spaces in specific areas so members don't have to bump into walls or each other as frequently as they now do when moving about in the bathrooms
- To provide additional hooks/shelves for your "stuff"
- Keep ease of cleaning as a priority
- Provide additional privacy from what now exists
- Upgrade the bathroom "finishes" to be more attractive than their present stark appearance
- Maintain the integrity of sleeping rooms, recognizing they are rooms each providing a sleeping space for two occupants.

<b><i>Facts</i></b>	
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The plumbing connections to the toilets/showers/faucets were getting old. Most shower and toilet fixtures have existed since the Lodge was expanded in the sixties. Leaks were occurring more often. As to be expected there are visible signs of corrosion. Many of the connections/leaks have been addressed since the 2006 approval therefore reducing some plumbing items.

The shower door glass is probably becoming brittle from years of closing/opening, rubbing/bumping against things and cleaning (an incident that occurred a couple of seasons ago high lighted this fact).

More efficient and water saving toilets are readily available and some have already been upgraded. We will have totally new ones.

After decades of cleaning, surfaces are wearing thin.

The toilet partitions are small and drastically outdated

The showers are old and very small

Ventilation is inadequate by today's standards

Electrical outlets are few and should be upgrade with ground fault types

Budget is an important consideration to members

<b>Major Work Components</b>	
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*A brief summation of the major work components*

- Demolition and reconstruction of the wall between the woman's bath and room 1. Investigation has determined that this is a double wall and a few important inches of space can be reclaimed to allow larger showers. The room 1 foot print will be retained but the wall might have to be repaired from damage when removing the old showers/old plumbing.
- Demolition and reconstruction of the wall between the women's bath and the upstairs living room. This will allow additional space in the toilet stalls and additional space at the sinks to better movement of people
- Both new walls to have sound insulation properties
- New toilet partitions that are higher for additional privacy
- Two new shower stalls
- New ceiling mounted "hospital type" curtains dividing the shower area from the toilet/sink area and from the other shower
- Moving the sinks/counter top forward into the newly created space gained from the living room
- New single control faucets and higher water spouts
- New exhaust vents (to go on when the overhead lights are turned on)
- Replace and add additional ceiling light fixtures
- Tie the main light switch into a night light; when the main lights are turned off, a night light goes on
- New vinyl sheet floor
- New wall treatment, paint
- Repaint ceiling
- Additional hanging hooks and accessories
- The main door from the hall to the bathroom has a door closer attached and pull/push handle rather than a door knob

Club members should be made aware that the existing showers are slightly smaller than today's standard sizes. *A fact many members don't realize:* when we replaced the third floor ladies shower two years ago we had to steal a few inches from room 19 to accommodate today's standard shower size and allow for door swings.

The slight bump out into the upstairs living room allows for wider toilet stalls and for adequate space to move around when people are positioned at the sinks.

By only slightly shifting the toilets and showers there is a tremendous cost savings in not having to do major plumbing rerouting.

<b><i>Specific details major items</i></b>	
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	Women's Room
Demolition, new framing, carpentry	<ul style="list-style-type: none"><li>- remove wall between room 1 and bath, room 1 side to remain if possible, bath side to receive insulation and new sheetrock</li><li>- move wall between living room and bath. Extend out the wall of the women's bathroom by 18" into the living room and replace the wall paneling and do the molding pieces. It will be the club's responsibility to stain/paint/finish the paneling as the club sees fit.</li><li>- temp remove particular game room ceiling areas so plumber has clear access to plumbing and then replace when finish</li><li>- new sheetrock to be moisture resistant blue board</li><li>- new walls to have sound deadening material incorporated in them</li><li>- relocate existing cabinet below counter top</li><li>- relocate existing counter top</li><li>- relocate existing shelf under the mirror</li><li>- remove old stalls and flooring</li><li>- new floor underlayment</li><li>- all rubbish removal and cleanup.</li><li>- project coordination</li></ul>

Plumbing	<ul style="list-style-type: none"> <li>- two new toilets (Kohler)</li> <li>- two new showers nominal 48" x 34" (with sliding glass doors (Sterling)* size to depend on actual measurements attained after removal of the old showers and interior wall surface.</li> <li>- new water controls at each shower (Kohler)</li> <li>- reusing existing counter top and wash basins</li> <li>- three new sets of controls at each wash basin: single handle faucet, soap or lotion dispenser, higher water spout (Kohler)</li> <li>- new PVC piping (waste), copper (for domestic water) for all fixtures changing out all existing piping and runs to the basement</li> <li>- as equal standards (fixtures are white with brushed chrome fittings were applicable):</li> <li>2 - Sterling "Ensemble" multi-piece shower modules</li> <li>2 - Sterling Finesse frame less shower doors, clear glass, silver frames</li> <li>2 - Kohler Fairfax pressure balanced valves with trim</li> <li>2 - Kohler shower arm diverters</li> <li>2 - Kohler slide bar assemblies</li> <li>2 - Kohler hand showers</li> <li>3 - Kohler single hole, single control tall lavatory faucet assemblies</li> <li>2 - Kohler "Wellworth" round bowl toilets with seats and rim seats</li> </ul>
Finishes	<ul style="list-style-type: none"> <li>- new toilet partition(s), 12" off floor and then the solid area extends another 58", these are hollow core construction with plastic laminate finish....see pricing below for additional pricing notes (Kicknerbacker "Metropolitan" is the "as equal to" manufacturer)</li> <li>- trim finishes, tape, spackling, painting of the bathroom</li> </ul>
Curtain	<ul style="list-style-type: none"> <li>- ceiling mounted hospital type modesty curtain(s) in front of the showers, also extending to divide off the showers from each other (final configuration will be determined by the final shower stall choice)</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>- new industrial duty vinyl flooring including wrapping up the walls approximately 4" with positive seamed corners</li> </ul>

Electrical	<ul style="list-style-type: none"> <li>- additional outlets</li> <li>- all outlets ground fault type</li> <li>- new switches replacing the old ones</li> <li>- 4 new recessed light fixtures (one each over each toilet, one each over each shower area) plus one general ceiling mounted light fixture that becomes the night light</li> <li>- the existing light strip above the mirror is to be reused</li> <li>- new high capacity exhaust fan</li> </ul>
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<b><i>Scope of work, Remodeling the Ladies Bath room.</i></b>	
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#### General.

Contractor is responsible for all labor, sub contractors, all materials (unless otherwise agreed to).

Contractor is to perform all necessary supervision on the jobsite of the sub-contractors.

Contractor is to receive and off load all material and hoist it into/onto the house.

Contractor is to be responsible to follow all applicable codes and building regulations.

All contractors are responsible for obtaining any remodeling permits if necessary and to be responsible that their work is within code.

Contractor shall remove and depose all debris created from his own work at the end of each workday.

Contractor shall at all time keep all stored material covered and protected from rain.

Contractor shall provide all hand tools, power tools, scaffolding, ladders, jacks, safety equipment, cables, generator and pickup truck for minor emergency material pickups.

Contractor shall coordinate the work of all trades such as, Plumber, Electrician, HVAC, Flooring contractors.

Contractor shall provide temporary protection, scaffolds, railing, safe off, cap off as per OSHA and as deemed necessary.

#### Demolition .

Contractor shall perform select demolition as necessary for the work as well as for access to plumbing, ventilation and electrical installation. Reusable material shall be duly stored for later reuse. All refuse to be removed by the contractor.



The club will be responsible for relocating/removing/replacing the old audio equipment shelf and speakers in the living room

**New construction Carpentry/General Contracting.**

Contractor to provide a complete framing, 5/8" drywall, millwork, trim, interior doors, interior hardware (brushed chrome) contract including installation of fiberglass and sound dampening material, taping, priming of all new and repaired painted surfaces. Quality to match existing quality.

Contractor shall install shower units, shower doors, curtain rods (hospital style), toilet partitions (plastic laminate), toilet accessories, mirrors, shelf's, door hardware, door closers.

Contractor shall install plastic laminate back splash 12" above each vanity. Contractor shall lay out his own work and notify the owner of any discrepancies found in field or on specifications/drawings.

**Plumbing Work.**

**Waist** piping to be PVC Schedule 40 for all. Vent lines (if new is needed) shall be terminated above the roof properly installed to resist the elements and be provided with proper roof flanges and gaskets.

Contractor shall provide fire stopping as required. Prior to commencement of the work, contractor shall present to the Owner, for owner's approval, a schematic plan showing the intended roughing.

**Domestic water** installation shall be Copper "K" or better, sized to provide adequate pressure and eliminate any noise. All water lines to be insulated so to prevent condensation, and/or heat loss,

The lines shall be properly fastened to avoid shock movements, but allow for expansion and contraction

Contractor shall include all shut off valves.

Alternatively as separate price use PEX system.

**Owner supplied fixtures**, ( if the contract so states) shall be delivered to the site, but contractor shall receive and be responsible for receiving all deliveries while on site, including uncrating and verify any damage.

**Electrical Work.**

Contractor shall install an all new recessed electrical system. Switches are to be installed at the same height as existing devices. New Recessed 5" sealed down lights (white trim) are to be installed above the toilet and shower stalls.

New Night light (one per bathroom) are to be installed as per plans or owners direction (nightlight comes on when light is off, controlled over photo cell or could be built into the overhead light fixture).

Contractor shall install new 175 cfm bathroom fans <1.0 son, on existing duct or install new 4" aluminum duct.

All outlets shall be ground fault protected.

**Flooring.**

Contractor shall install owner selected sheet vinyl flooring. The flooring material "as equal to" selection is from Carpet Warehouse in Rutland. The flooring material shall be folded up on all walls approx. 4". All seams shall be welded, all penetrations shall be sealed. Sub-floor shall be prepared to receive the material so no joints and sub-conditions will negatively effect the floor.

Contractor shall install suitable saddle to the corridor to contain a minor flooding in the bathroom.

**Finishes.**

The contractor is responsible for all bathroom painting and trim finishes. Color choices by the club. All tape and spackling to be included in the contractor's scope of work.

**Insurance coverage.**

Contractor shall carry statutory work men's comp. Insurance, as well as General Liability Insurance for not less than \$1,000,000. River Hill Ski Club shall be named additionally insured.

Remember, from the contractor we are asking for a guaranteed not to exceed price based on finishing construction by the end of our "off season" in Dec.

There are certain things that will be required on the club's part to complete the project:

- The Club is responsible for painting the ceilings, trim pieces in the living room
- The Club is responsible for all wall finish color choices and decorations
- The contractor will extend out the wall of the women's bathroom by approximately 18" into the living room and replace the wall paneling and do the molding pieces. It is the clubs responsibility to stain/paint/finish the paneling in the living room as the club sees fit plus remove/replace the audio equipment and shelf.
- The club is responsible for finishing/painting any work (if necessary) in room 1.

Notes:

A - the proposal is to do the women's room only.

B - the above scope of work includes middle grade toilet partitions using "Knickerbocker" as

the “as equal to” standard. A lesser grade partition would be steel with baked on powdered paint, a \$750 saving. A better grade partition being solid plastic would be approximately \$250 more

C - The floor covering is the grade just below the best vinyl they offer. A lesser quality vinyl not turning up the wall would gain an approximate \$1000 saving.

D - Additional savings could be attained if the club was to do additional work such as the demolition/reconstruction work of living room wall and or finish painting of the bathroom.

<b><i>Scheduling</i></b>	
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By August have final chosen contractors and have all detail and material specified, negotiated and finalized

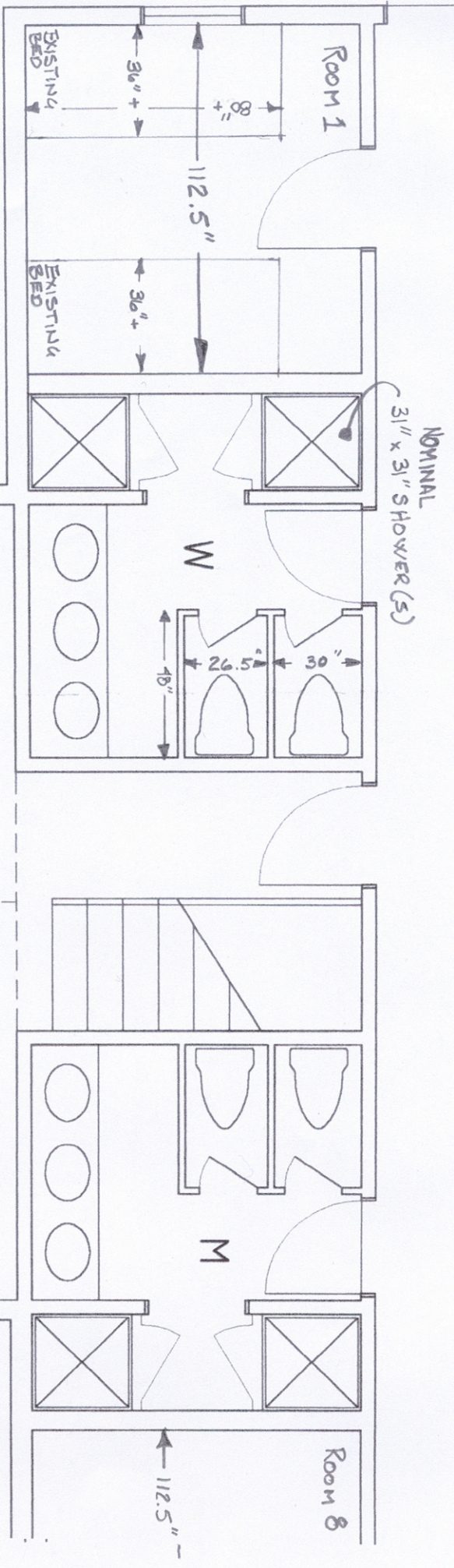
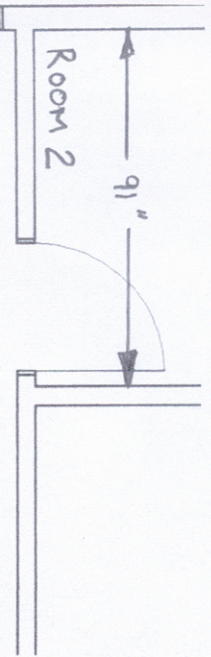
By September have all authorizations to proceed in place with the contractors

By the end of November have the contractors work complete

By the end of beginning of the “in season” to have the club finish the painting and finishes

In December have an end of the project party to celebrate the project completion.





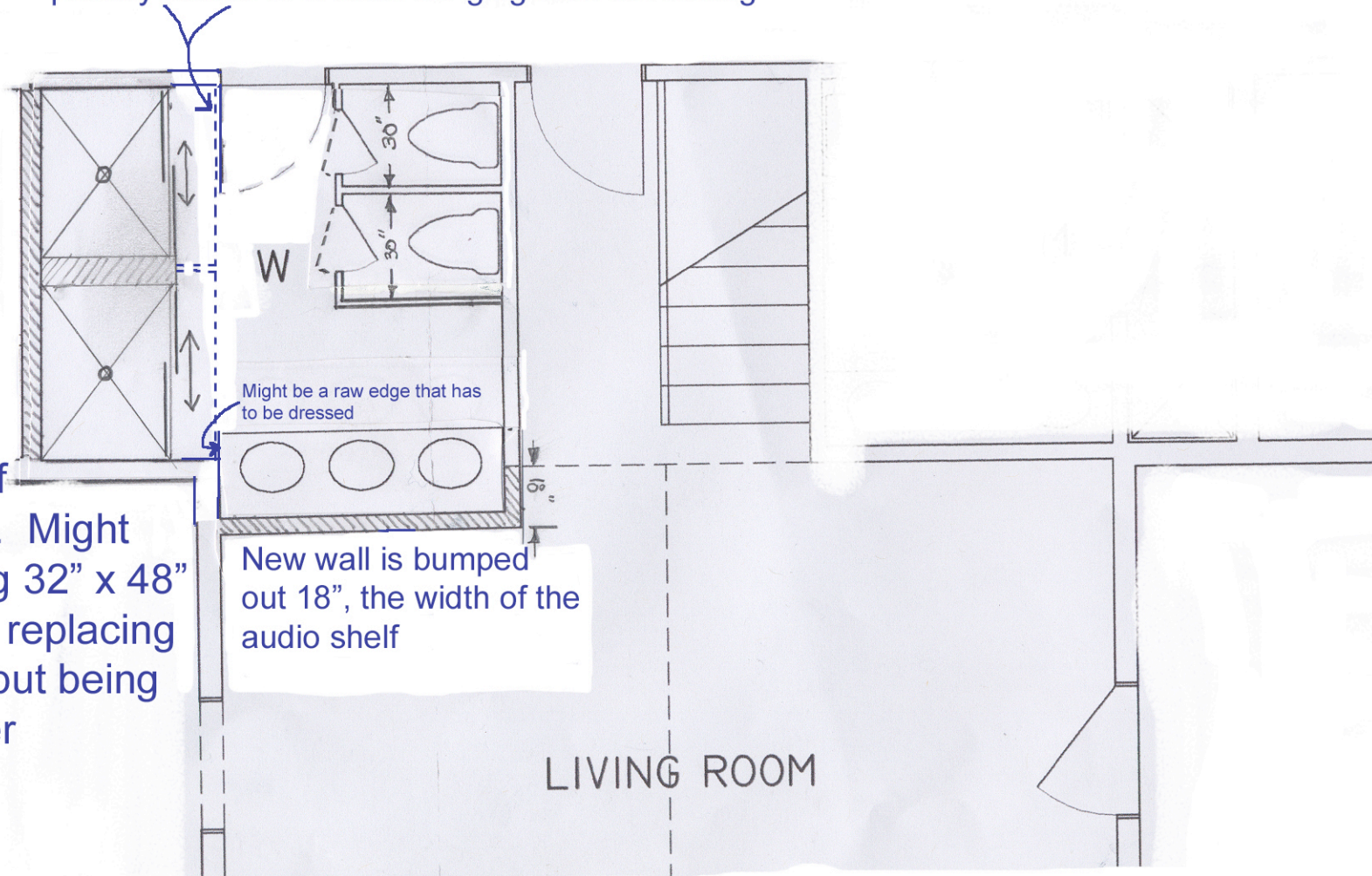
EXISTING CONDITIONS

RIVER HILLS SKI CLUB



- replace old 31" x 31" shower with new larger showers
- reuse existing sink setup
- by bumping out the wall 18", the toilet stalls become wider
- privacy curtain and track hanging from the ceiling

Important Note:  
Size and Orientation of showers to be determined after demolition of old showers. Might end up being 32" x 48" or 32" x 32" replacing what exists but being slightly larger showers



River Hills Ski Club

Proposed Women's Bathroom Upgrade 29 July 08 Summer Meeting