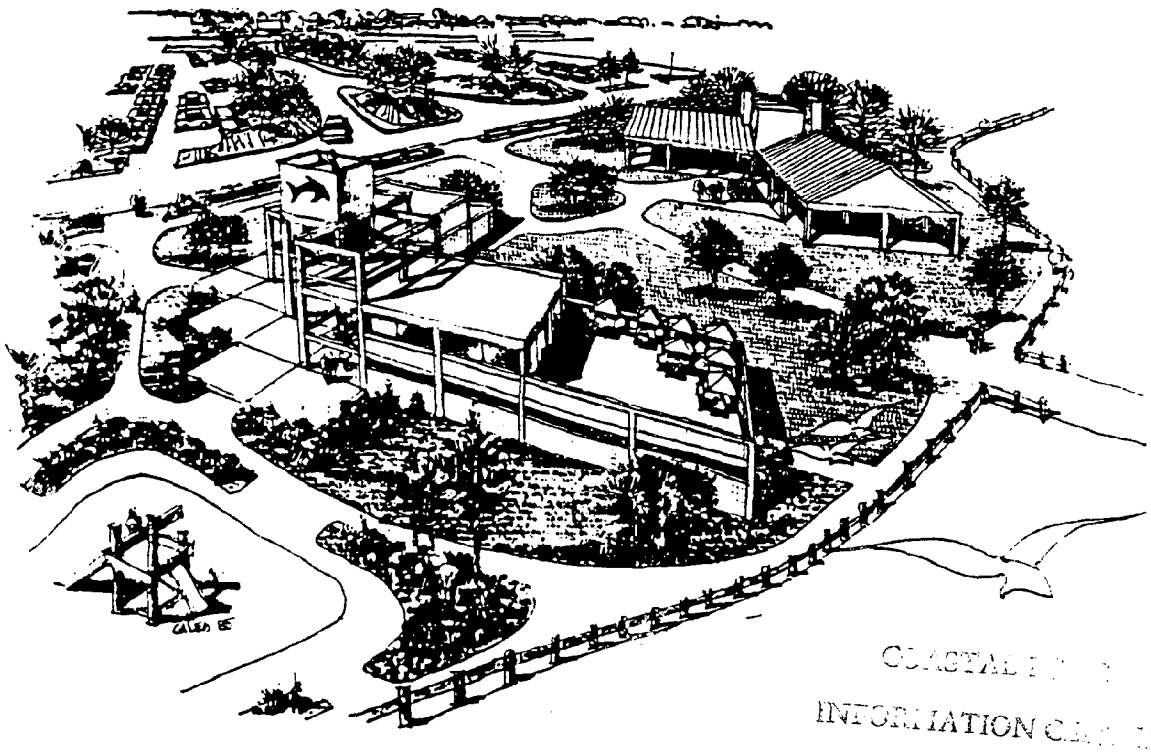
Work Task 7.8a

PRELIMINARY DESIGN
HAMPTON BEACH STATE PARK

SPRING 1985



COASTAL
INFORMATION

FOR

HAMPTON BEACH CHAMBER OF COMMERCE

N.H. DEPARTMENT OF RESOURCE AND ECONOMIC DEVELOPMENT

N.H. OFFICE OF STATE PLANNING

BY

all Chase Company Inc.
ieers
mouth, New Hampshire

JSA Inc Architects Planners
Portsmouth, NH

TD
931
.P73
1985

AUTHENTICATED
U.S. GOVERNMENT
INFORMATION
GPO

KIMBALL CHASE
company, inc.

Civil
Environmental
Engineers

P.O. Box 537
40 Bridge Street
Portsmouth
New Hampshire 03801

603-431-2520

August 13, 1985

U.S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

Mr. Glen French
Executive Director
Hampton Beach Area Chamber of Commerce
592 Lafayette Road
Hampton Beach, NH 03842

RE: Report and Preliminary Design for Hampton Beach State Park New Hampshire
85-821

Dear Sir:

We are pleased to submit this report and preliminary design for Hampton Beach State Park in conformity with our agreement with the Chamber of Commerce and subsequent revisions in the agreement engendered by changes in legislation and through agreement with your office and that of the Office of State Planning.

It was intended initially to include preliminary engineering for the Hampton Beach Sea Shell improvements, such that construction could be initiated concurrently with the work proposed at the State Park Bathhouse Area adjacent to Hampton Harbor. However, it was mutually agreed, following informational meetings with representatives of the Chamber, the Office of State Planning, and Representatives to the General Court, that special emphasis and first priority be given to the bath house area, both in the matter of master planning, as well as in the preliminary design of a number of additional features which were felt were of overriding importance. This decision was further supported by initially, a reduction in the total funding requested for the project, which was in the amount of $750,000, to approximately $294,000, and finally to the current appropriation of $400,000. Final legislation further endorsed the foregoing decisions by granting authorization to the Department of Resources and Economic Development to utilize the appropriation to the best advantage of the park system, with first priority to the bath house area. This report then addresses only the masterplan and phased construction program for Hampton Beach State park (the bath house area). For the Sea Shell area, reference is made to the recommendations, preliminary plans, and cost estimates previously prepared for the Chamber of Commerce and the Office of State Planning under the A.D. Little contract which was completed in 1984 and to that portion of the report and engineering prepared by Kimball Chase Company.

During the development of the planning and design program for the masterplan for the bath house area, a number of decisions were made affecting the overall scope of the project where in expanded facilities were suggested as follows:

1. NEW BATHHOUSE FACILITY - (2nd floor addition, elevator service, exterior decks, observation decks, and crow's nest, concession stand equipment, and related elements)

2. GROUP SHELTER BUILDING - (Courtyard and associated walks and expanded landscaping)

TD431.P73 1985

The additional expanded facilities reflect an increase in the estimated costs of the first phase of construction which total costs exceed the funding concurrently available for Phase I, the first priority of construction which is to begin, hopefully this year, and includes the complete bath house, associated walks, and landscaping.

In order to insure that the project can go forward to construction of the basic first priority of the new bath house, we have developed in the following descriptions of each of the five recommendations of the project, bid alternates procedure which allows for continuous project construction as funds are presently, and may in the future be made available. In addition to delineating the alternate sub-base under Site Recommendations, the costs of these elements is further addressed in the Cost Estimate Summary.

Throughout the planning and preliminary design of this project, through the report stage, Kimball Chase Company, with the assistance of its subcontractor, JSA Architects, the Chamber of Commerce staff, the Department of Resources and Economic Development, and the Office of State Planning, have developed survey and engineering data, have conducted subsurface investigations, and have obtained professional and technical supporting data. Although this material is not included in this report, it is on hand and available for use during final design and construction. The total project has been exciting in its concept and in its prosecution, particularly through the cooperation of all agencies and personnel involved. We would hope that we have been completely responsive to all requirements and can continue to support the project in the future as may be appropriate, to see it through to final completion.

Kimball Chase Company and its supporting architectural consultant, JSA, wish to express our appreciation for the opportunity to participate in this program.

Very truly yours,

KIMBALL CHASE COMPANY, INC.

Malcolm J. Chase, P.E.
President

MJC/cap

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The funding for this project was provided by the Coastal Zone Management Act of 1972, as amended, and administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration through the New Hampshire Office of State Planning.

INTRODUCTION

Hampton Beach State Park was established in 1937. With its broad white beach and rolling sand dunes, this site is perhaps the most spectacular on the New Hampshire coastline. Today, the park is in need of extensive revitalization and repair. The revitalization will not only enable Hampton Beach State park to serve the public with greater efficiency, but should also make it the first State Park on the seacoast capable of hosting corporate gatherings and special events.

The preliminary design includes a new bathhouse and group shelter building. The two buildings have been sited to maximize pedestrian access and ocean views A landscaped courtyard will visually link the two buildings and provide a center for activities.

Major emphasis has been placed on the upgrading of the park's grounds and landscape. The park desperately needs the richness of color and texture which can be achieved by the planting of trees and shrubs.

The plan also emphasizes the sites's natural beauty. Paths will follow the landscape's curves. Boardwalks with split rail fencing and wild roses will protect the dunes. An esplanade along the river's edge with benches and plantings will beautify this now deteriorated edge of the park.

SITE RECOMMENDATIONS

Phase I - New Bathhouse and Associated Walks, Landscaping, and Utilities

The existing bathhouse is in a state of deterioration. The building should be demolished and replaced with a new facility. A new bathhouse would be sited to maximize pedestrian access and ocean views. New concrete walks and landscaping in this first phase would establish an ocean-side park character.

As noted in the letter of transmittal of this report, a number of items were added to the final requirements of the bathhouse and ancillary elements beyond that visualized in the early description of the proposed new bathhouse (similar to Wallis Sands State Park). These have been delineated in part below, such that they can be included as alternate items in the initial construction bid documents or are capable of being purchased and installed as a part of the second phase of the program, whenever funding becomes available. These items are further set forth in the Cost Estimate Summary, last listed in this report, showing their estimated individual costs.

1. Second floor addition (We would not recommend phasing this and have not estimated costs therefore)
2. Elevators to serve second floor
3. Observation decks and crow's nest
4. Exterior Decks
5. Concession stand and equipment
6. Final landscaping, benches, and playground

Phase II - New Group Shelter and Associated Walks, Landscaping, and Utilities

When Phase II is completed with the open air shelter and associated walks, the new site image should emerge. The two buildings will enframe the views of the ocean, while creating a pedestrian courtyard.

The boardwalk and split rail fence will also be constructed, defining the pedestrian circulation and protecting the dunes. The landscaping will be continued from the previous phase, adding to the ocean-side character of this park.

As suggested under Phase I above, we have delineated certain items which can be included as alternates in the construction bid process and are capable of being added at a later date.

1. Sanitary facilities (initially provided in adjacent bathhouse facilities)
2. Barbeque Pits
3. Changes in roofing from metal to conventional

Phase III - Parking Lot Renovations and Associated Landscaping

The existing parking lot is flat and barren with no defined traffic patterns. Trees should be introduced of varying sizes and types. Curbed traffic islands and wood post-and-beam bumper stops will define the designated parking areas.

Another aspect of this phase includes the establishment of a landscaped visual screen along the entire northerly edge of the park This edge abutts a residential neighborhood which is out of character with the park.

Phase IV - Esplanade

At present, the Hampton River side of the park is undefined and unsightly. By creating a smooth, clean edge, this part of the park could be a major focus for activity. A walkway with trees and benches would provide the definition required to establish this clean edge.

Phase V - Pedestrian Underpass

This proposed underpass will connect the esplanade with the docking facility on the other side of Route 1A. The underpass will be built out of wood decking and will not interfere with Hampton River boat traffic.

OUTLINE SPECIFICATION

DIVISION 2 - SITE WORK

A. Excavation, Filling, and Grading

1. The Contractor shall perform all operations in connection with the following:

   a. Demolition and complete removal of existing building and concrete slabs as indicated on the plans.

   b. Excavation and disposal of all unsuitable materials from areas to receive paving, concrete walks, utility trenches, landscaping and miscellaneous special treatments as noted.

   c. Excavation, fill, backfill, or refill as indicated or required, including compaction.

   d. Rock removal as required.

   e. Rough grading, including compaction of existing materials and of new fill materials.

   f. Base and subbase course materials and crushed stone under pavements, including compaction.

   g. Trench excavation, bedding and backfill for all utilities, including compaction.

   h. Dewatering and control of water for all construction operations.

   i. Protection of existing fencing, pavements and utilities to remain.

B. Pavements and Walks

1. All new driveways and parking shall be bituminous concrete or gravel as indicated on plan. Bituminous concrete shall have 1 1/2" binding course with 1" finish course on compacted gravel base.

2. All bituminous walks shall be 1 1/2" finish course on compacted gravel base.

3. Concrete walks shall be 4" thick 2500 psi concrete with welded wire mesh on minimum of 8" compacted gravel base. Concrete finish to be screeded on edges with a light broom finish over the entire surface.

4. All new and existing frames for manholes and other such units shall be adjusted to align with new finish surfaces.

5. All parking stalls within paved areas shall be designated with 4 inch wide reflectorized traffic paint.

6. Typical parking and driveway, curbs, where noted, shall be sloped granite curb.

C. Site Improvements

1. Benches: The Contractor shall furnish and install 6' wood benches as indicated on plans.

2. Bumper Stop (Guard Rail): Furnish and install wood post and beam guardrail as per State of NH specifications.

3. Flagpole: Furnish and install one 35' anodized aluminum flagpole at location noted on the Drawings.

D. Landscaping

1. All areas on the site without pavement or existing grass shall be loamed and seeded, unless otherwise noted.

2. Seed shall be provided as required to matching existing grass.

3. A minimum of 6" of clean topsoil shall be furnished at all areas to be seeded. Existing topsoil may be reused providing that it meets all requirements of the specifications.

4. All areas to be seeded shall be uniformly graded to the finish elevations indicated on the plans.

5. All areas to be seeded shall be fertilized and limed prior to seeding.

6. All plantings shall be provided as indicated on the Drawings.

7. Existing trees in the area of the new parking lot shall be cut and removed as indicated on the Drawings.

8. All existing landscaping to remain shall be adequately protected by the Contractor throughout the duration of the Contract and all damaged materials shall be repaired or replaced at the Contractor's expense.

9. The Contractor shall be responsible for the maintenance of all landscaping for the duration of the contract.

E. Drainage and Utilities

1. The Contractor shall perform all operations in connection with the following:

   a. Removal of existing catch basins and manholes on site to be removed.

   b. New sanitary sewer system connection to public sewer from building.

   c. New water, gas and electric services.

2. Manholes shall be constructed of radial concrete block on poured concrete foundations of 2500 lb. concrete, or of pre-cast concrete components on same foundations. Outside surfaces of radial block manholes shall be waterproofed with asphaltic compound.

3. All manholes new or existing, shall be fitted with new heavy duty cast iron frames and covers, conforming to State of New Hampshire Highway Department standards. Covers shall not rock or wobble in the frame.

4. Manholes shall be finished with poured concrete shelving and contoured channels therein.

5. Sanitary sewer piping shall be extra heavy weight coated cast iron bell and spigot pipe joined with elastomeric push-on type gaskets.

SITE RECOMMENDATIONS COST ESTIMATE

PHASE I:

BATHHOUSE & ASSOCIATED
WALKS, LANDSCAPING, AND
UTILITIES

		Unit	Quantity	Unit Cost	Total
I	BUILDING DEMOLITION	EA	1	$15,000	$15,000
II	COMMON EXCAVATION				
	4" within limit of work	CY	896	$ 2.50	2,240
	1.5' under building	CY	322	$ 2.50	850
III	BORROW				
	1' structural fill under building	CY	222	$ 8.00	1,776
	1' fill around bldg.	CY	370	$ 5.00	1,880
	6" Loam	CY	625	$ 10.00	6,250
IV	CONCRETE WALKS				
	4" Concrete Pavement	SY	1200 SY	$ 18.00	21,600
	4" Crushed Gravel	CY	132 CY	$ 8.00	1,056
V	UTILITIES				
	DRAINAGE				
	SEWER 8" PVC	LF	300	$25/LF	7,500
	SMH	EA	1	1200	1,200
	6" PVC	LF	100	$15/LF	1,500
	WATER-2" Copper	LF	90	$15/LF	1,350
				Subtotal-Phase I	$62,200

PHASE I - ALTERNATE NUMBER I

I.	PLANTING				
	Trees	EA	5	$300/EA	1,500
	Trees	EA	32	$200/EA	6,400
	Shrubs	EA	50	$40/EA	2,000
	Seed	SY	3600	$.25/ST	900
II.	BENCHES	EA	8	$ 600	4,800
III.	PLAYGROUND	EA	1	$7,000	7,000
				Subtotal-Alternate 1	$22,600
				GRAND TOTAL	$84,800

PHASE II:

SHELTER & ASSOCIATED
WALKS, LANDSCAPING, &
UTILITIES

		Unit	Quantity	Unit Cost	Total
I	COMMON EXCAVATION				
	4" within limit of work	CY	1100 CY	$ 2.50	$ 2,750
	1.5" under bldg.	CY	229 CY	$ 2.50	572
II	BORROW				
	1' structural fill under building	CY	154 CY	$ 8.00	1,232
	1' fill around bldg.	CY	370 CY	$ 5.00	1,850
	6" Loam	CY	1600 CY	$10.00	16,000
III	CONCRETE WALKS				
	4" concrete pavement	SY	1150 SY	$18.00	20,700
	4" crushed gravel	CY	126 CY	$ 8.00	1,008
IV	UTILITIES				
	Sewer Drop Connection	EA	-----	$ 1200	1,200
	Water 2" Copper	LF	120 LF	$15/LF	1,800
V	PLANTING				
	Trees	EA	20	$300/EA	6,000
	Trees	EA	30	$200/EA	6,000
	Shrubs	EA	100	$40/EA	4,000
	Seed	SY	10,000/SY	$.25/SY	2,500
VI	BENCHES	EA	2/EA	$ 600	1,200
VII	SPLIT RAIL FENCE	LF	1100 LF	$4/LF	4,400
VIII	WOOD BOARDWALK				
	7' Wide	LF	770 LF	$10/LF	7,700
					$78,800

PHASE III:

PARKING LOT RENOVATIONS,
AND ASSOCIATED LANDSCAPING

		Unit	Quantity	Unit Cost	Total
I	COMMON EXCAVATION				
	4" all planting areas	CY	2000 CY	$ 2.50	$ 5,000
	Fine Grade Parking Lot	EA	----	$5,000	5,000
II	BORROW				
	6" Loam-all planting areas	CY	2000 CY	$10.00	20,000
III	Bit. Conc. Pavement	Ton	2500 S.T. x 2.5x.057 640 Tons	$30/Ton	19,000
IV	SLOPED GRANITE CURB	LF	2150 LF	$12/LF	25,800
V	WOOD GUARDRAIL (Bumper Stops)	LF	4500 LF	$9/LF	40,500
VI	PLANTING (Parking)				
	Trees	EA	75/EA	300/EA	22,500
	Trees	EA	120/EA	150/EA	18,000
	Shrubs	EA	300/EA	40/EA	12,000
	Seed	SY	6000/SY	$.25/ST	1,500
VII	PLANTING (Visual Screen) @ Northern Park Edge				
	Trees	EA	5	400/EA	2,000
	Trees	EA	50	150/EA	7,500
	Shrubs	EA	100	40/EA	4,000
					$180,500

PHASE IV:

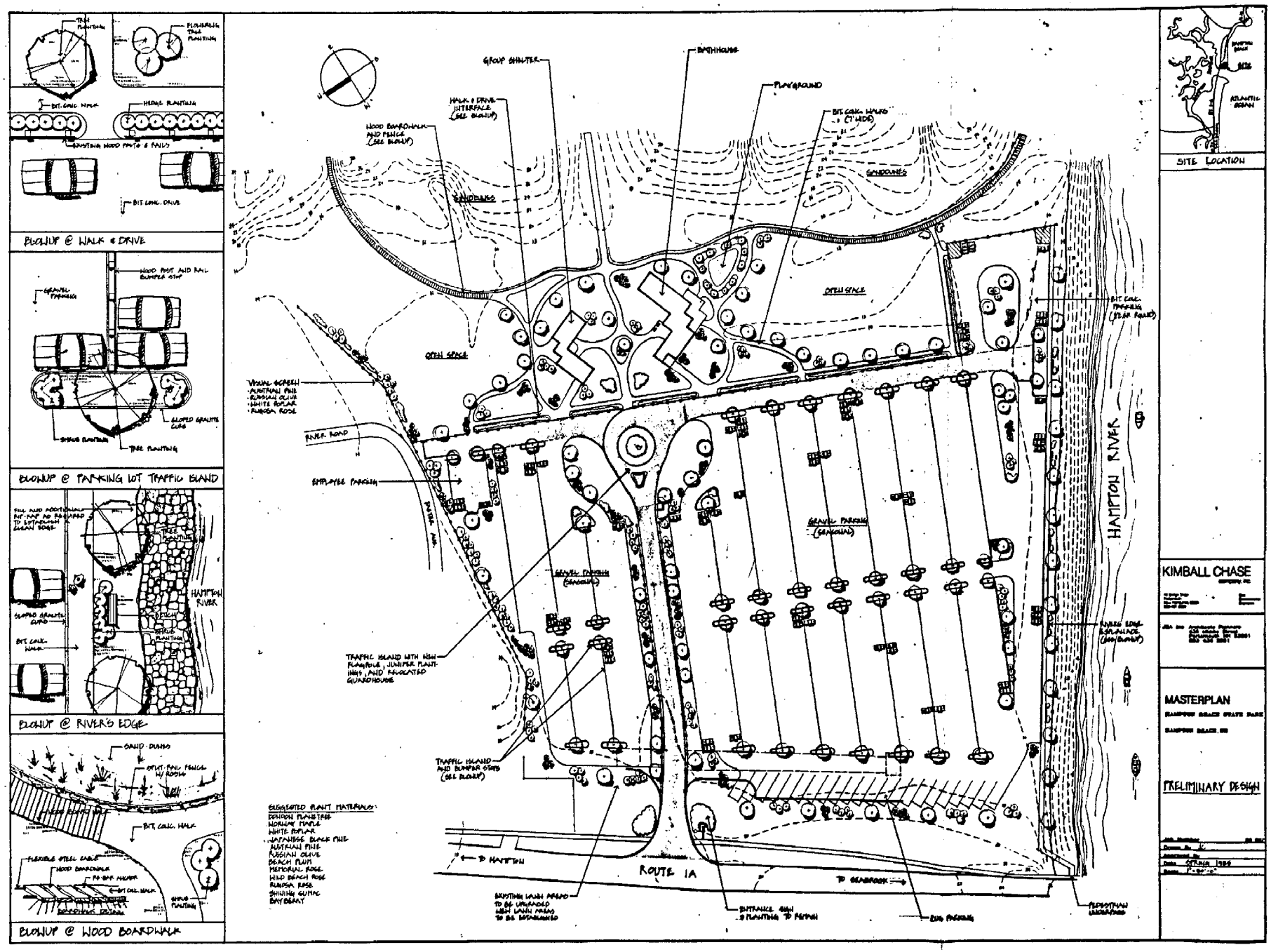
ESPLANADE

		Unit	Quantity	Unit Cost	Total
I	RIP-RAP	CY	355/CY	$20/CY	$ 7,100
II	BORROW				
	Common Borrow	CY	355/CY	$ 5/CY	2,000
	6" Loam	CY	177/CY	$10/CY	1,770
III	BIT. CONC. WALK	SY	666/SY	$ 5/SY	3,500
IV	SLOPED GRAN. CURB	LF	800/LF	$12/LF	9,600
V	PLANTING				
	Trees	EA	13	$300/EA	4,000
	Shrubs	EA	36	$40/EA	1,440
	Seed	SY	1500/SY	$.25/SY	400
VI	BENCHES	EA	5	$600/EA	3,000
					$32,800

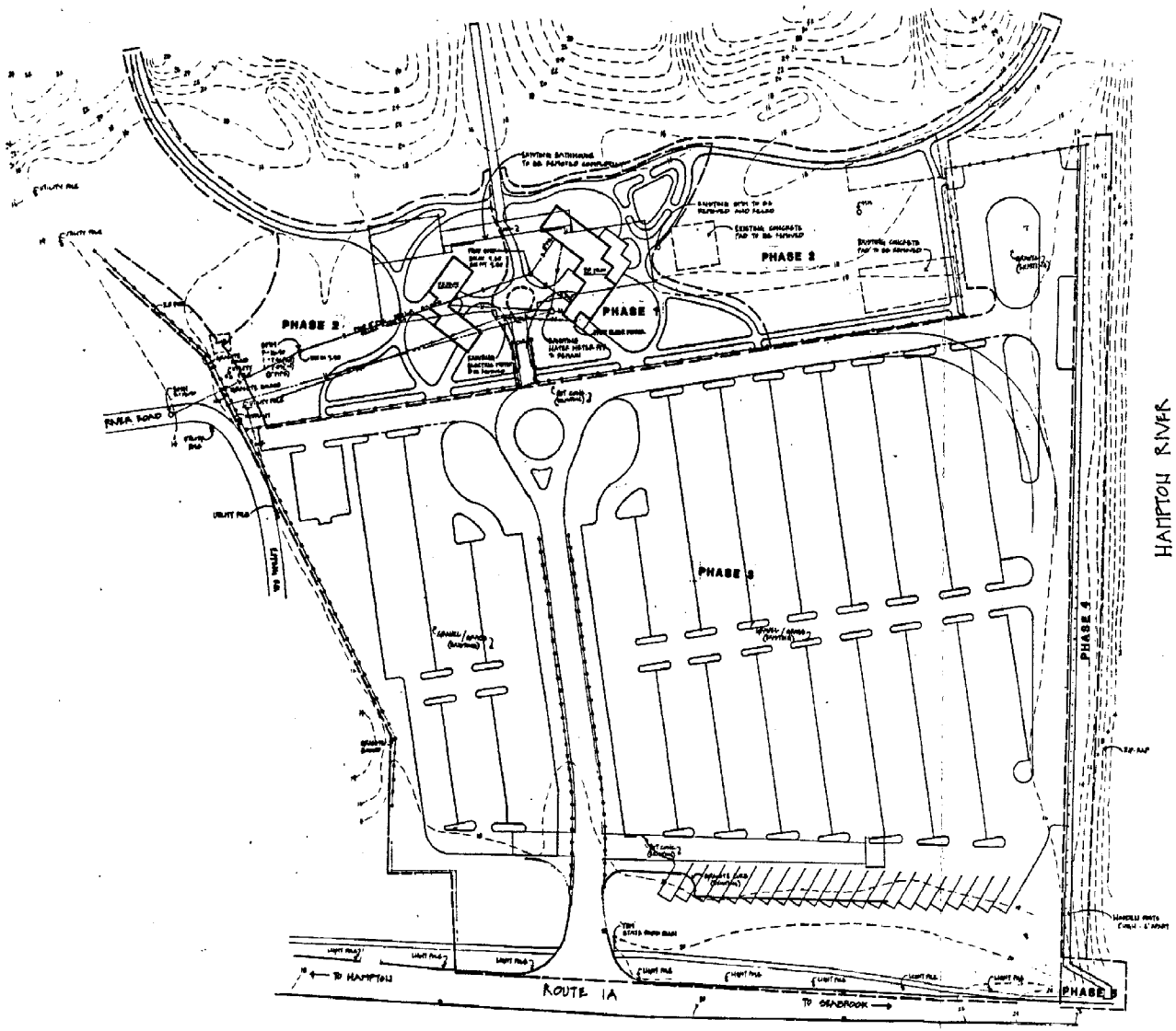
PHASE V:

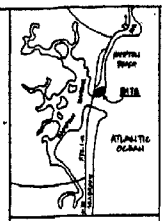
PEDESTRIAN UNDERPASS

	Unit	Quantity	Unit Cost	Total
CONCRETE FOOTINGS (Sonatube)	EA	30	$200/EA	$ 6,000
WOOD DECKING (Pressure Treated)	LF	200/LF (±)	$ 25/LF	5,000
WOOD RAILING (Pressure Treated)	LF	200/LF (±)	$5/LF	$ 1,000
				$ 12,000
Subtotal				$366,300
Alternative Number 1				$ 22 600
GRAND TOTAL SITE WORK ONLY				$388,900



BLOWUP @ WALK & DRIVE
BLOWUP @ PARKING LOT TRAFFIC ISLAND
BLOWUP @ RIVER'S EDGE
BLOWUP @ WOOD BOARDWALK
GROUP SHELTER
BATHHOUSE
PLAYGROUND
HALK & DRIVE INTERFACE (SEE BLOWUP)
WOOD BOARDWALK AND FENCE (SEE BLOWUP)
SANDDUNES
OPEN SPACE
RIVER ROAD
EMPLOYEE PARKING
GRAVEL PARKING (SEASONAL)
TRAFFIC ISLAND WITH NEW FLAGPOLE, JUNIPER PLANTINGS, AND RELOCATED GUARDHOUSE
TRAFFIC ISLAND AND BUMPER STOPS (SEE BLOWUP)
HAMPTON RIVER
ROUTE 1A
TO HAMPTON
TO SEABROOK
SUGGESTED PLANT MATERIALS:
DONDON PLANETREE
NORWAY MAPLE
WHITE POPLAR
JAPANESE BLACK PINE
AUSTRIAN PINE
RUSSIAN OLIVE
BEACH PLUM
MEMORIAL ROSE
WILD BEACH ROSE
RUGOSA ROSE
SHINING SUMAC
BAYBERRY
SITE LOCATION
ATLANTIC OCEAN
KIMBALL CHASE
MASTERPLAN
PRELIMINARY DESIGN





SITE LOCATION

KIMBALL CHASE

UTILITY, DEMOLITION, AND PHASING PLAN

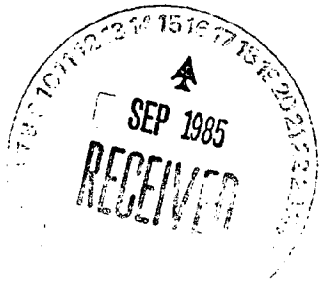
PRELIMINARY DESIGN

NA82AA-D-CZ037

OFFICE OF STATE PLANNING
STATE OF NEW HAMPSHIRE
2½ BEACON STREET — CONCORD 03301
TELEPHONE 603-271-2155

cc: CPD
PCD
MBC

September 11, 1985



Ms. Kris Dyson
Grants/Loans Operations Staff
Office of Ocean and Coastal
Resource Management
3300 Whitehaven Street, N.W.
Washington, D.C. 20235

Dear Kris:

Enclosed please find three copies of the final report for the Hampton Beach State Park/Preliminary Design Project (Work Task 7.8a).

Feel free to contact me should you have any questions.

Sincerely,

Peter Piattoni

Peter F. Piattoni
Coastal Program Manager

PFP:jyb

Enclosures

SUBSURFACE EXPLORATIONS

Description

A. A summary of subsurface conditions based on borings and test pits is attached.

USE OF DATA

A. This summary was obtained only for the Architect/Engineer's use in design and is not a part of the Contract Documents.

B. Neither the Architect nor the Owner can guarantee the continuity of subsurface conditions between the test locations, nor the accuracy of the report.

Granite State Explorations

RR #1 Box 601 Charlestown, N.H. 03603

TO Kimball-Chase Co. ADDRESS Portsmouth, N.H.

PROJECT NAME State Bath House LOCATION Hampton, N.H.

REPORT SENT TO K-C PROJ. NO.

SAMPLE SENT TO K-C OUR JOB NO.

SHEET ... OF ...

DATE 7-8-85

HOLE NO. B-1

LINE & STA.

OFFSET

GROUND WATER OBSERVATIONS

At 10.4' at ... Hours

At ... at ... Hours

	CASING	SAMPLER	CORE BAR.
Type		ST	
Size I. D.		2, 1½"	
Hammer Wt.		140	BIT
Hammer Fall		30"	

SURFACE ELEV.

DATE STARTED 7-8-85

DATE COMPL. 7-8-85

BORING FOREMAN Holmes

INSPECTOR

SOILS ENGR.

DEPTH	Sample/ Casing Blows per foot	Sample Depths From — To	Type of Sample	Blows per 6" on Sampler From 0-6	To 6-12	To 12-18	Moisture Density or Consist.	Strata Change Elev.	SOIL IDENTIFICATION Remarks include color, gradation, Type of soil etc. Rock-color, type, condition, hardness, Drilling time, seams and etc.	SAMPLE No.	Pen	Rec.
	13		2"ST					1.0	TOPSOIL			
	15								Light brown to gray,			
	20								med-fine SAND			
	20	1.0-15.0								1		
5	22											
	9		1½" ST				Med					
	14						Dense					
	20											
	26											
10	30											
	19		1½" ST									
	22											
	20											
	21											
15	30											

REMARKS No Refusal

Sample Type SS - Split Spoon
D—Dry C—Cored W—Washed
UP—Undisturbed Piston
TP—Test Pit A—Auger ST-Solid Tube
UT—Undisturbed Thinwall 5 foot

Proportions Used
trace 0 to 10%
little 10 to 20%
some 20 to 35%
and 35 to 50%

140 lb. Wt. x 30" fall on 2" O. D. Sampler

Cohesionless Density
0-10 Loose
10-30 Med. Dense
30-50 Dense
50 + Very Dense

Cohesive Consistency
0-4 Soft 30 + Hard
4-8 M/Stiff
8-15 Stiff
15-30 V-Stiff

SUMMARY
Earth Boring 15.0
Rock Coring
Samples 1

HOLE NO B-1

Granite State Explorations

RR #1 Box 601 Charlestown, N.H. 03603

TO Kimball-Chase Co. ADDRESS Portsmouth, N.H.

PROJECT NAME State Bath House LOCATION Hampton, N.H.

REPORT SENT TO K-C PROJ. NO.

SAMPLE SENT TO K-C OUR JOB NO.

SHEET ... OF ...

DATE 7-8-85

HOLE NO. B-2

LINE & STA.

OFFSET

GROUND WATER OBSERVATIONS

At 13.0' at ... Hours

At ... at ... Hours

	CASING	SAMPLER	CORE BAR.
Type		ST	
Size I. D.		2, 1½"	
Hammer Wt.		140	BIT
Hammer Fall		30"	

SURFACE ELEV.

DATE STARTED 7-8-85

DATE COMPL. 7-8-85

BORING FOREMAN Holmes

INSPECTOR

SOILS ENGR.

DEPTH	Sample/ Casing Blows per foot	Sample Depths From — To	Type of Sample	Blows per 6" on Sampler From 0-6	To 6-12	To 12-18	Moisture Density or Consist.	Strata Change Elev.	SOIL IDENTIFICATION Remarks include color, gradation, Type of soil etc. Rock-color, type, condition, hardness, Drilling time, seams and etc.	SAMPLE No.	Pen	Rec.
	12		2"ST					1.0	TOPSOIL & Gravelly SAND			
	19											
	22	1.0-15.0							Brown to grayish brown, med-fine SAND, trace Gravel	1		
	23											
5	24											
	9		1½"ST				Med Dense					
	14											
	17											
	19											
10	23											
	18		1½"ST									
	16											
	24											
	28											
15	33											

REMARKS No Refusal

Sample Type SS - Split Spoon
D—Dry C—Cored W—Washed
UP—Undisturbed Piston
TP—Test Pit A—Auger ST-Solid Tube
UT—Undisturbed Thinwall 5 foot

Proportions Used		
trace	0 to 10%	
little	10 to 20%	
some	20 to 35%	
and	35 to 50%	

140 lb. Wt. x 30" fall on 2" O. D. Sampler

Cohesionless Density		Cohesive Consistency	
0-10	Loose	0-4	Soft
10-30	Med. Dense	4-8	M/Stiff
30-50	Dense	8-15	Stiff
50 +	Very Dense	15-30	V-Stiff
		30 +	Hard

SUMMARY

Earth Boring 15.0

Rock Coring ...

Samples 1

HOLE NO. B-2

Granite State Explorations

RR #1 Box 601 Charlestown, N.H. 03603

TO Kimball-Chase Co. ADDRESS Portsmouth, N.H.

PROJECT NAME State Bath House LOCATION Hampton, N.H.

REPORT SENT TO K-C PROJ. NO.

SAMPLE SENT TO K-C OUR JOB NO.

SHEET ... OF ...

DATE 7-8-85

HOLE NO. B-3

LINE & STA.

OFFSET

GROUND WATER OBSERVATIONS

At 12.0' at ... Hours

At ... at ... Hours

	CASING	SAMPLER	CORE BAR.
Type		ST	
Size I. D.		2, 1½"	
Hammer Wt.		140	BIT
Hammer Fall		30"	

SURFACE ELEV.

DATE STARTED 7-8-85

DATE COMPL. 7-8-85

BORING FOREMAN Holmes

INSPECTOR

SOILS ENGR.

DEPTH	Sample/ Casing Blows per foot	Sample Depths From — To	Type of Sample	Blows per 6" on Sampler From 0-6	To 6-12	To 12-18	Moisture Density or Consist.	Strata Change Elev.	SOIL IDENTIFICATION Remarks include color, gradation, Type of soil etc. Rock-color, type, condition, hardness, Drilling time, seams and etc.	SAMPLE No.	Pen	Rec.
	15		2" ST					1.0	Beach Sand & Gravelly SAND			
	28								Light brown, Med-fine			
	27											
	26	1.0-11.0					Med		SAND, trace Gravel	1		
5	29						Dense					
	11		1½" ST									
	13											
	14											
	21											
10	23											
	18		1½" ST					11.0				
	22								Grayish brown, fine			
	23	11.0-15.0					Med		SAND, little Silt Wet	2		
	22						Dense					
15	22											

REMARKS No Refusal

Sample Type SS - Split Spoon
D—Dry C—Cored W—Washed
UP—Undisturbed Piston
TP—Test Pit A—Auger ST-Solid Tube
UT—Undisturbed Thinwall 5 foot

Proportions Used	
trace	0 to 10%
little	10 to 20%
some	20 to 35%
and	35 to 50%

140 lb. Wt. x 30" fall on 2" O. D. Sampler

Cohesionless Density		Cohesive Consistency	
0-10	Loose	0-4	Soft 30 + Hard
10-30	Med. Dense	4-8	M/Stiff
30-50	Dense	8-15	Stiff
50 +	Very Dense	15-30	V-Stiff

SUMMARY
Earth Boring 15.0
Rock Coring
Samples 2

HOLE NO. B-3

Granite State Explorations

RR #1 Box 601 Charlestown, N.H. 03603

SHEET ..... OF .....
DATE 7-8-85
HOLE NO. B-4
LINE & STA. .....
OFFSET .....

TO Kimball-Chase Co. ADDRESS Portsmouth, N.H.
PROJECT NAME State Bath House LOCATION Hampton, N.H.
REPORT SENT TO K-C PROJ. NO. .....
SAMPLE SENT TO K-C OUR JOB NO. .....

GROUND WATER OBSERVATIONS

At 10.0' at ..... Hours
At ..... at ..... Hours

	CASING	SAMPLER	CORE BAR.
Type	.....	ST	.....
Size I. D.	.....	2, 1½"	.....
Hammer Wt.	.....	140	BIT
Hammer Fall	.....	30"	.....

SURFACE ELEV. .....
DATE STARTED 7-8-85
DATE COMPL. 7-8-85
BORING FOREMAN Holmes
INSPECTOR .....
SOILS ENGR. .....

DEPTH	Sample/ Casing Blows per foot	Sample Depths From — To	Type of Sample	Blows per 6" on Sampler From 0-6	To 6-12	To 12-18	Moisture Density or Consist.	Strata Change Elev.	SOIL IDENTIFICATION Remarks include color, gradation, Type of soil etc. Rock-color, type, condition, hardness, Drilling time, seams and etc.	SAMPLE No.	Pen	Rec.
	26		2"ST					1.0	Gravelly SAND FILL			
	22											
	22								Brown, med-fine SAND,			
	20	1.0-15.0					Med		trace Silt	1		
5	21						dense					
	18		1½"ST				to					
	21						dense					
	20											
	30											
10	29											
	30		1½"ST									
	33											
	39											
	50											
15	54											

REMARKS

Sample Type SS - Split Spoon
D—Dry C—Cored W—Washed
UP—Undisturbed Piston
TP—Test Pit A—Auger ST-Solid Tube
UT—Undisturbed Thinwall 5 foot

Proportions Used	
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140 lb. Wt. x 30" fall on 2" O. D. Sampler

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0-10	Loose	0-4	Soft 30 + Hard
10-30	Med. Dense	4-8	M/Stiff
30-50	Dense	8-15	Stiff
50 +	Very Dense	15-30	V-Stiff

SUMMARY
Earth Boring 15.0
Rock Coring .....
Samples 1

HOLE NO. B-4

BATHHOUSE AND GROUP SHELTER
ARCHITECTURAL

General

This project is intended to replace the outdated existing concrete block facility and is a key part of the overall effort to upgrade the Hampton Beach State Park. It is designed to optimize the service to the public in an efficient maintenance free facility.

The project consists of two structures, a bathhouse and a group shelter sited to create a framed view of the dunes and the ocean beyond. The crow's nest tower on the bathhouse facility will provide a landmark at the center of activity, and will be visible from anywhere in the park. Flat roofs are used on the bathhouse facility to allow access to roof decks for views over the dunes to the ocean. The building employes an exposed heavy timber structural frame and incorporates glazed masonry block infill and interior partitions to insure a durable vandal resistant facility. The group shelter building is defined by a pitched roof of prefinished metal panels which provide color and scale to the building. It is also to be constructed of a heavy timber structural frame of identical proportions to the bathhouse in order to insure the two structures are visually compatible.

Proposed program of spaces:

Bathhouse -	
Level 1	
Mens and womens toilet/changing/showers	250 SF
State Park Office and storage	250 SF
Covered and uncovered decks	2800 SF
Concessions	900 SF
Gift Shop	400 SF
Level 2	
Unfinished shell space for future use	3100 SF
Roof deck dining	1000 SF
Level 3	
Observation deck	1300 SF
TOTAL SF	10000 SF

Group Shelter

Two separate covered areas adjacent to each other but capable of supporting two separate groups or a single large group	2 @ 1540 SF each
Toilets, two mens and womens	250 SF
TOTAL SF	3330 SF

Applicable Building Codes:

Hampton, New Hampshire
BOCA 1984
New Barrier Free Design Code

Use Group A3 Assembly BOCA 1984

(098)

OUTLINE SPECIFICATION

Hampton Beach State Park
Bath House
Hampton Beach, New Hampshire

DIVISION 0 - SCOPE OF WORK

A. Building Dimensions

1. Plans, elevations and sections by JSA Inc. Bathhouse and group shelter building.

2. Site work by Kimball Chase Company Inc.

   a. Utilities
   b. Grading
   c. Landscaping

3. Mechanical/electrical work.

   As required.

4. Design data.

a.	Roof live load	40 PSF
b.	Wind load	20 PSF
c.	Floor live load	100 PSF
d.	Soil bearing	3000 PSF (assumed)

5. All applicable local, state and federal code requirements.

DIVISION 1- GENERAL REQUIREMENTS

A. General Conditions AIA A201 1976
   Supplementary Conditions
   Special Conditions
   Allowances
   Alternates

DIVISION 2- SITEWORK

A. Kimball Chase Company, Inc.

DIVISION 3 - CONCRETE

A. Reinforced concrete footings and foundations 3000 PSI concrete. Reinforcing steel ASTM-A-615 Grade 60.

B. Perimeter insulation - 2" polystrene.

C. Concrete floor slabs - 4" thick, 3000 PSI concrete with ASTM-A-185 welded wire fabric.

DIVISION 4 - MASONRY

A. Six inches (6") non-load bearing glazed units for all Level 1 exterior and interior partitions.

DIVISION 5 - METALS

A. Miscellaneous metals - stairs and railings galvanized steel.

B. Structural steel - framing connections galvanized steel.

DIVISION 6 - CARPENTRY

A. Glued laminated timber structural frame - Douglas Fir/Southern Yellow Pine allowable stress FB = 2400 PSI.

B. Structural floor decking - 3" nominal T&G Douglas Fir or Southern Yellow Pine with 1/2" plywood underlayment over.

C. Structural roof decking - 2" nominal T&G decking Douglas Fir or Southern Yellow Pine with 1/2" plywood underlayment over.

D. Exterior siding - 5/8" T-111 with 6" cc grooves - 2X stud framing and blocking misc. trim and finish work.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

A. Sealants - one part urethane base sealant at exterior openings and joints.

B. Caulking - latex caulking at interior openings and joints.

C. Roofing - mechanically fastened rubber sheet membrane system.

D. Metal flashing - lead coated copper roof edge flashing/facia.

E. Roof insulation - 3" 40# density extruded polystrene.

F. Group shelter roof 24 gauge painted steel panels over 5/8"

plywood roof decking and 2X8 roof joists 2'-0" O.C.

DIVISION 8 - DOORS AND WINDOWS

A. Doors - galvanized flush hollow metal swing doors and pressed steel frames with complete hardware sets, wood sliding type barn doors field fabricated from framing lumber and siding materials with overhead sliding door tracks and associated hardware and lock.

B. Windows - vinyl clad wood horizontal sliding and fixed picture windows Anderson Permashield or equal.

DIVISION 9 - FINISHES

A. Painting:

1. Exterior - exposed wood Cabots bleaching stain.

2. Galvanized steel - painted.

3. Interior - exposed wood stain; concrete floors panited.

DIVISION 10 - SPECIALTIES

A. Toilet accessories

B. Fire extinguishers

C. Access panels

D. Signage

E. Toilet partitions (doors to stalls)

F. Shower and changing stall curtains

G. Benches

Allowance - $5,000

DIVISION 11 - EQUIPMENT

A. Concession stand equipment allowance - $15,000.

DIVISION 12 - FURNISHINGS

N/A

DIVISION 13 - SPECIAL CONSTRUCTION

N/A

DIVISION 14 - CONVEYING SYSTEM

A. 2500# two stop, handicapped accessable, hydraulic passenger elevator.

DIVISION 15 - MECHANICAL

A. Plumbing - fixtures (as on plan), sill cocks (2), sanitary piping system, water piping system, water heaters, plan for future restaurant on 2nd floor.

DIVISION 16 - ELECTRICAL

A. Service - underground primary to transformer pad.

B. Transformer and metering by Public Service.

C. Size service and distribution as required.

D. Wire HVAC equipment.

E. Interior lighting surface mounted strip flourescent with vandal proof lenses.

F. Emergency lighting as required.

G. Power and switching outlets and switches as required.

H. Exterior lighting - wall mounted vandal proof flood lights.

I. Installation per N.E.C.

(056)

ARCHITECTURAL COST ESTIMATE

PHASE I - BATHHOUSE

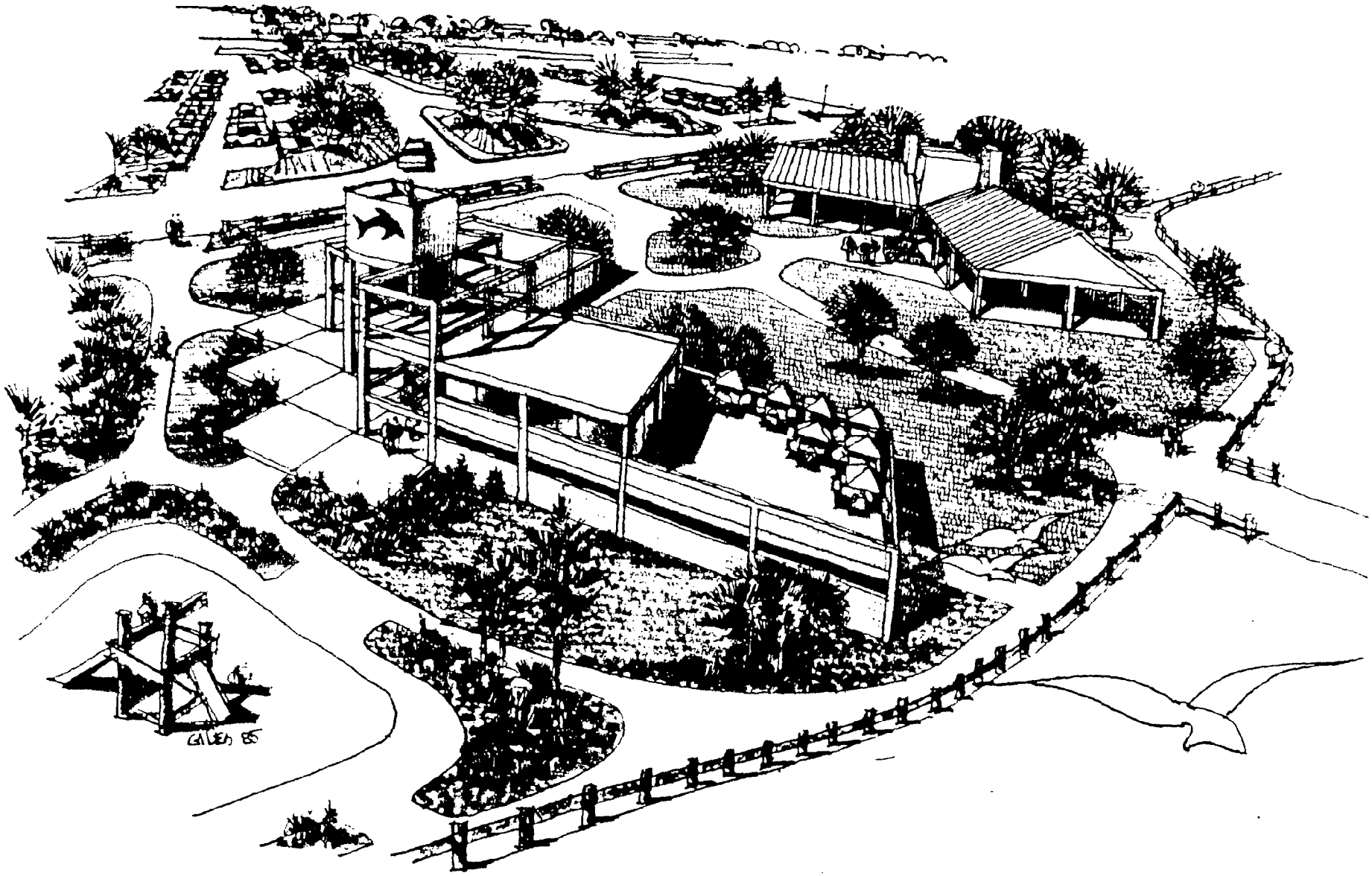
	UNIT	QUANTITY	UNIT COST	TOTAL
Division 1 - General				
General Conditions	WAS	12	2,200.00	$ 26 400
Division 2 - Sitework				
Demolition				
Earthwork		SEE SITEWORK ESTIMATE		
Paving & Sealing				
Landscaping				
Division 3 - Concrete				
CIP Foundations	LF	428	27.40	11,700
Place/Finish Slabs	SL	5,090	1.20	6,100
Division 4 - Masonry				
Glazed CMU	SF	3,600	8.20	29,500
CMU	SF	3,800	4.90	18,600
Division 5 - Metals				
Beam Connectors	LS	1	3,100.00	3,100
Stairs	EA	2	5,500.00	11,000
Ramp Rail	LF	90	33.00	3,000
Division 6 - Carpentry				
Gluelam Frame	LS	1	36,200.00	36,200
Decking	SF	8,900	3.70	33,000
T-111/Trim	SF	2,290	2.20	5,000
Division 7 - Thermal & Moisture Protection				
Roofing	SF	5,400	2.40	13,000
Joint Sealants	LF	750	1.45	1,100
Division 8 - Doors & Windows				
Doors & Frames	EA	15	407.00	6,100
Windows	EA	11	327.00	3,600
Alum. Storefront	LS	1	18,200.00	18,200
Division 9 - Finishes				
Painting	LS	1	15,600.00	15,600
Division 10 - Specialties				
Toilet Accessories & Miscellaneous	LS	1	5,500.00	5,500

Division 15 - Me hanical				
Plumbing	FIXT	28	540.00	15,100
Division 16 - Electrical				
Electrical	SF	8,300	2.70	22 400
SUBTOTAL - Phase I				284,200
ARCHITECTURAL ALTERNATES - PHASE I				
Alternate Number 1				
Elevator	LS	1	36,000.00	36,000
Alternate Number 2				
Observation Decks				
Beam Connections	LS	1	800.00	800
Stairs	EA	1	5,500.00	5,500
Gluelam Frame	LS	1	9,000.00	9,000
Decking	SF	300	3.70	1,100
T-111/Trim	SF	450	2.20	1,000
Painting	LS	1	800.00	800
Electrical	SF	900	2.70	2,400
Subtotal Alternate 2				20,600
Alternate Number 3				
Treated Decks	SF	3,100	3.50	10,800
Alternate Number 4				
Equipment Allowance	LS	1	16,400.00	16,400
Subtotal Alternates 1 - 4				83,800
GRAND TOTAL:				$368,000

ARCHITECTURAL COST ESTIMATE

PHASE II - GROUP SHELTER BUILDING

	UNIT	QUANTITY	UNIT COST	TOTAL
Division 1 - General				
General Conditions	WKS	8	2,200.00	$ 17 800
Division 2 - Sitework				
Demolition				
Earthwork		SEE SITEWORK ESTIMATE		
Paving & Sealing				
Landscaping				
Division 3 - Concrete				
CIP Foundations	LF	370	29.85	11,000
Place/Finish Slabs	SF	3,523	1.22	4,300
Division 4 - Masonry				
Glazed CMU	SF	880	8.33	7,300
Fireplaces	EA	2	6,100.00	12,200
Division 5 - Metals				
Beam Connectors	LS	1	900.00	900
Division 6 - Carpentry				
Gluelam Frame	LS	1	9 600.00	9.600
Decking	SF	4,290	2.22	9,500
T-111/Trim	SF	1,800	1.85	3,300
Division 7 - Thermal & Moisture Protection				
Metal Roofing	SF	4,000	2.78	11,100
Joint Sealants	LF	200	1.67	300
Roofing	SF	240	5.30	1,500
Division 8 - Doors & Windows				
Doors & Frames	EA	4	444.00	1,800
Division 9 -Finishes				
Painting	LS	1	3,400.00	3,400
Gypsum Bd. Ceiling	SF	290	1.67	500
Division 10 - Specialties				
Toilet Access. & Misc.	LS	1	900.00	900
Division 15 - Mechanical				
Plumbing	FIXT	9	555.00	5,000
Division 16 - Electrical				
Electrical	SF	3,520	2.52	8,900
GRAND TOTAL				$109,300



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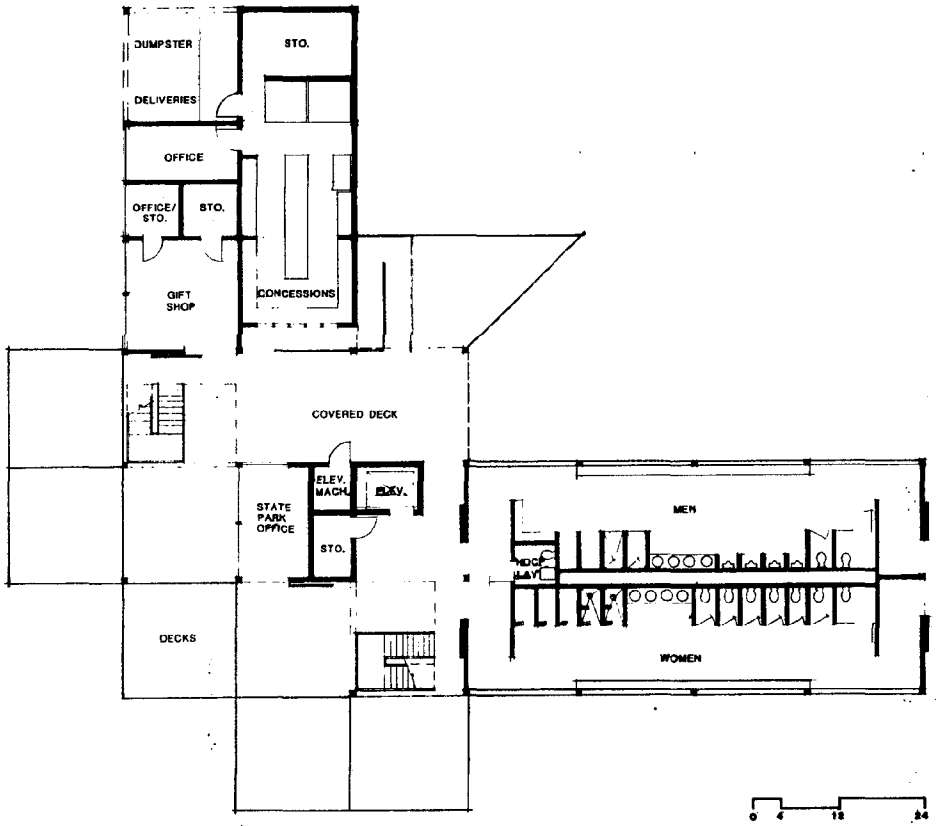


Revisions

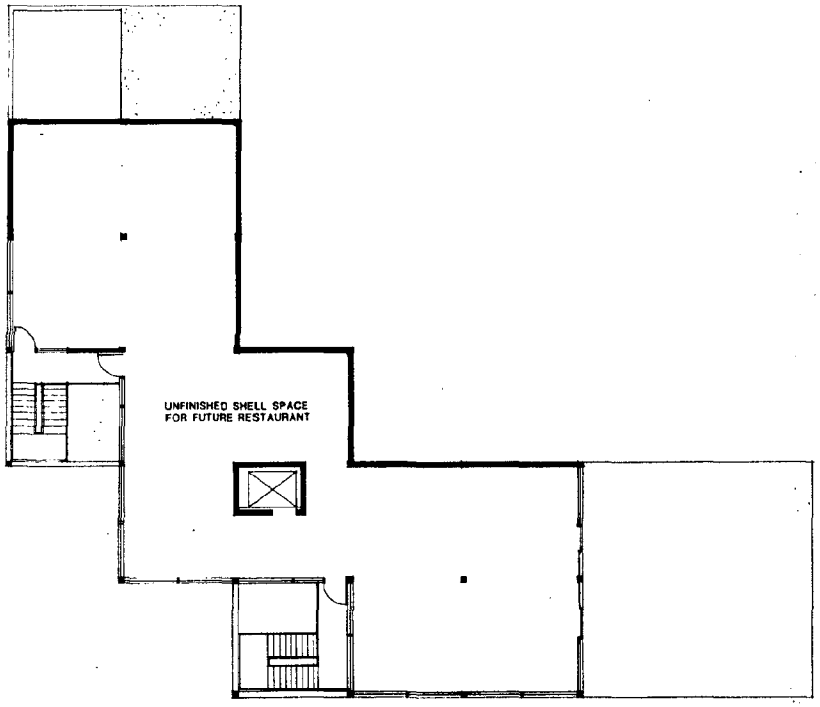
KIMBALL CHASE
company inc

JSA Inc Architects Planners
439 Middle Street
Portsmouth NH 03801
603 436 2551

HAMPTON BEACH STATE PARK
BATH HOUSE
HAMPTON BEACH NH

Job Number	85 231
Drawn By	PAS
Approved By	
Date	SPRING 85
Scale	1/8" = 1'-0"

BATH HOUSE
LEVEL 1



Revisions

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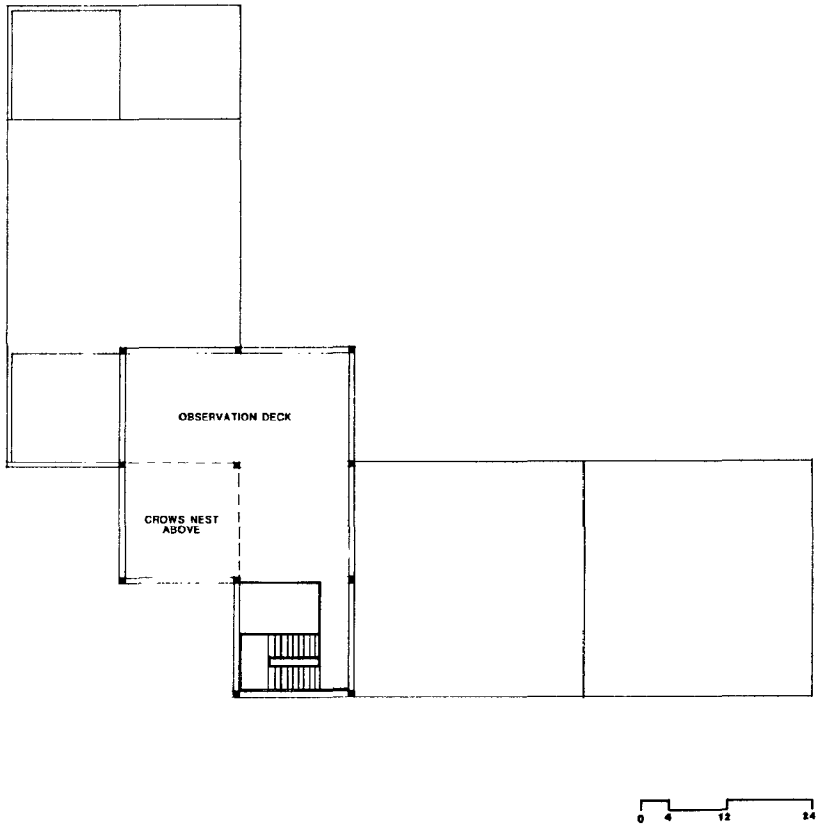
JSA Inc Architects Planners
438 Middle Street
Portsmouth NH 03801
603 436 2501

HAMPTON BEACH STATE PARK
BATH HOUSE
HAMPTON BEACH NH

Job Number	85 231
Drawn By	PAD
Approved By	
Date	SEPTEMBER 85
Scale	1/4" = 1'-0"

BATH HOUSE
LEVEL 2



BATH HOUSE
LEVEL 3

Revisions

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company inc

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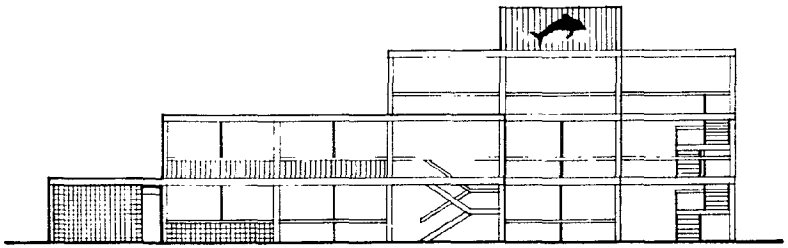
439 Middle Street
Portsmouth NH 03801
603 436 2551

HAMPTON BEACH STATE PARK
BATH HOUSE

HAMPTON BEACH NH

Job Number	85 231
Drawn By	BAB
Approved By	
Date	SEPNV 85
Scale	1/8" = 1'-0"



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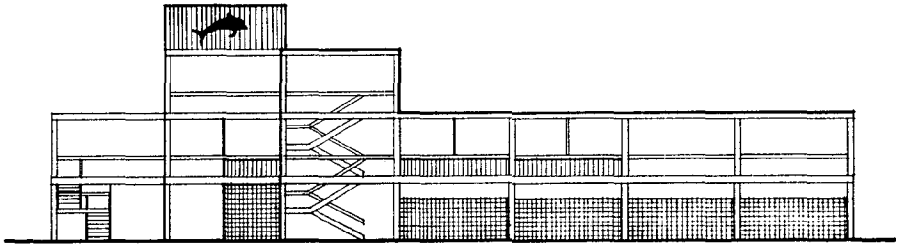

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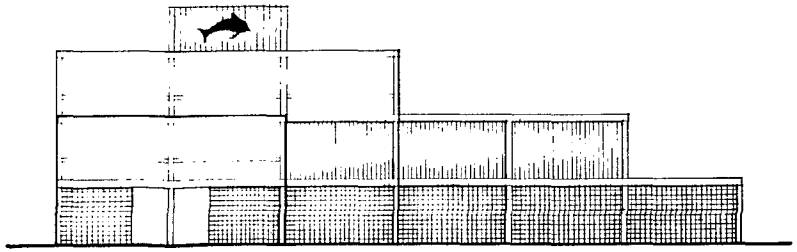

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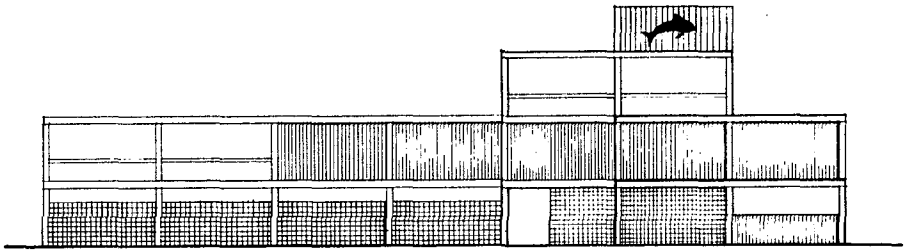

NORTH

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Revisions

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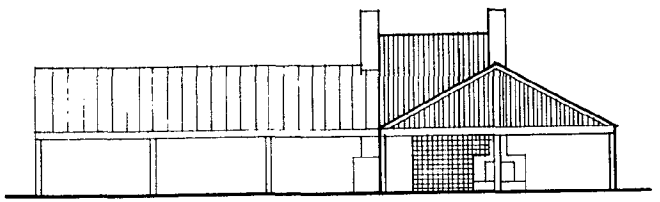
company inc

JSA Inc Architects Planners
438 Middle Street
Portsmouth NH 03801
603 436 2551

HAMPTON BEACH STATE PARK
BATH HOUSE
HAMPTON BEACH NH

Job Number 85 231
Drawn By PAP
Approved By
Date Spring 86
Scale 1/8" = 1'-0"

BATH HOUSE ELEVATIONS



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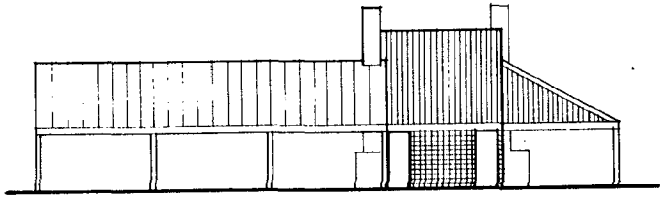

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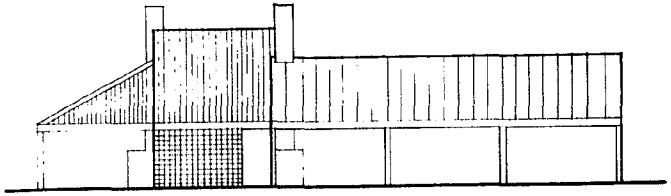

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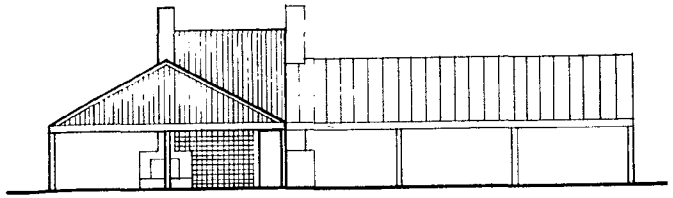

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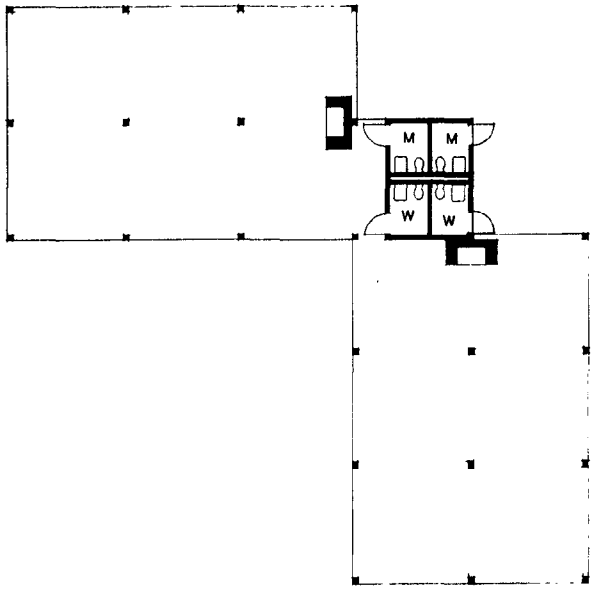
ELEVATIONS



PLAN

0 4 12 24

GROUP
SHELTER

Revisions

KIMBALL CHASE
company, inc

JSA Inc Architects Planners
439 Middle Street
Portsmouth, NH 03801
603 436 2551

HAMPTON BEACH STATE PARK
BATH HOUSE

HAMPTON BEACH NH

Job Number 85 231
Drawn By PMD
Approved By
Date
Scale

COST ESTIMATE SUMMARY

The following Cost Estimates, the detail of which preceeds this summary, represents our best estimates of costs for construction beginning in 1985. To accommodate bid solicitations for this year such that the basic first priority of construction includes a uable bathhouse facility for 1986 use, alternate items have been estimated below which can be accepted or excluded from the final contract. These an be added without undue additional cost at a later date, either as separate items under individual contracts, or can be included in an overall second phase contract, as funds become available. The possibility also exists that these items be included in the first contract, conditional on funds being made available during the contract period, through action of the legislature in 1986.

PHASE I - BATH HOUSE

Building Demolition	$ 15,000
New Bath House (Architectural)	284,200
Sitework	62,200
Subtotal	361,400
10% Contingency	36,140
GRAND TOTAL	$397,540

PHASE I - BATH HOUSE ALTERNATES

NEW BATH HOUSE ALTERNATES	$ 83,800

1. Elevator - $36,000
2. Observation Deck - $20,600
3. Exterior Decks - $10,800
4. Concession Stand - $16,400

SITE WORK ALTERNATES	$ 22,600

1. Final Landscaping - $10,800
2. Benches - $4,800
3. Playground - $7,000

SUBTOTAL	$106,400
10% Contingency	10,640
GRAND TOTAL	$117,040

PHASE II - GROUP SHELTER

New Group Shelter	$ 98,554
Site Work - Walks and Landscaping	78,800
SUBTOTAL	$177,354
10% Contingency	17,700
GRAND TOTAL	$195,000

PHASE III - PARKING LOT RENOVATIONS	$180,500
Subtotal	180,500
10% Contingency	18,000
GRAND TOTAL	$198,500
PHASE IV - ESPLANADE	$ 32,800
Subtotal	32,800
10% Contingency	3,280
GRAND TOTAL	$ 36,080
PHASE V - PEDESTRIAN UNDERPASS	$ 12,000
Subtotal	12,000
10% Contingency	1,200
GRAND TOTAL	$ 13,200
GRAND TOTAL - Complete Park Construction (Including Alternates) Phases I - V	$957,360

DATE DUE

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