



City Council Agenda Item Report

FROM: Ryan Cummins, City Manager

MEETING DATE: January 22, 2025

SUBJECT: Mt. Baldhead Bathroom Plans

DESCRIPTION:

The restrooms at Mt. Baldhead are in significant need of replacement. City Council listed restroom repairs as a desirable priority for the fiscal year. This work is also on the City's capital improvement plan.

In May, the City Council reviewed and discussed recommended renderings from the Parks and Public Works Committee and approved an engineering services proposal to replace the restrooms.

The new restroom building will be located in approximately the same footprint as the existing building.

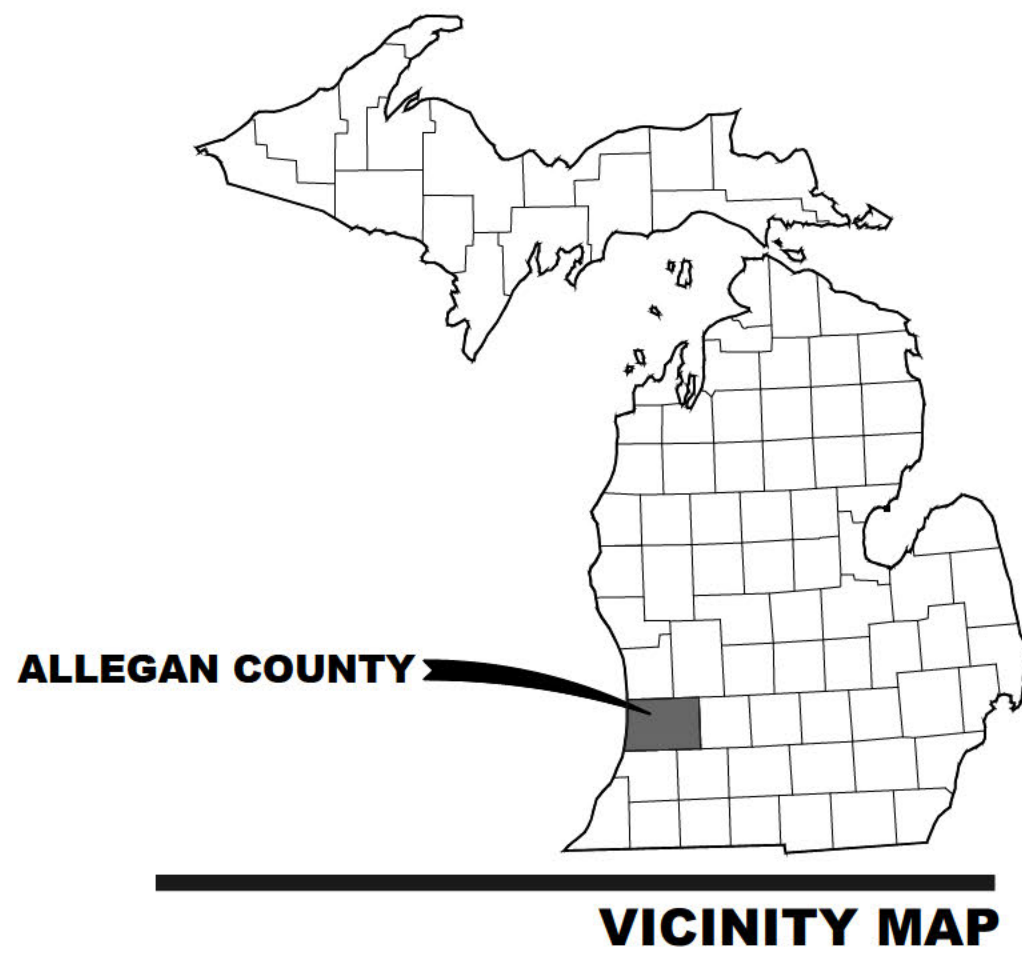
The City Engineer will be at your meeting to provide an update.

LEGAL REVIEW:

The City Attorney will be at your meeting to answer any questions you may have.

SAMPLE MOTION:

N/A. Workshop item.



CITY OF SAUGATUCK

ALLEGAN COUNTY, MICHIGAN

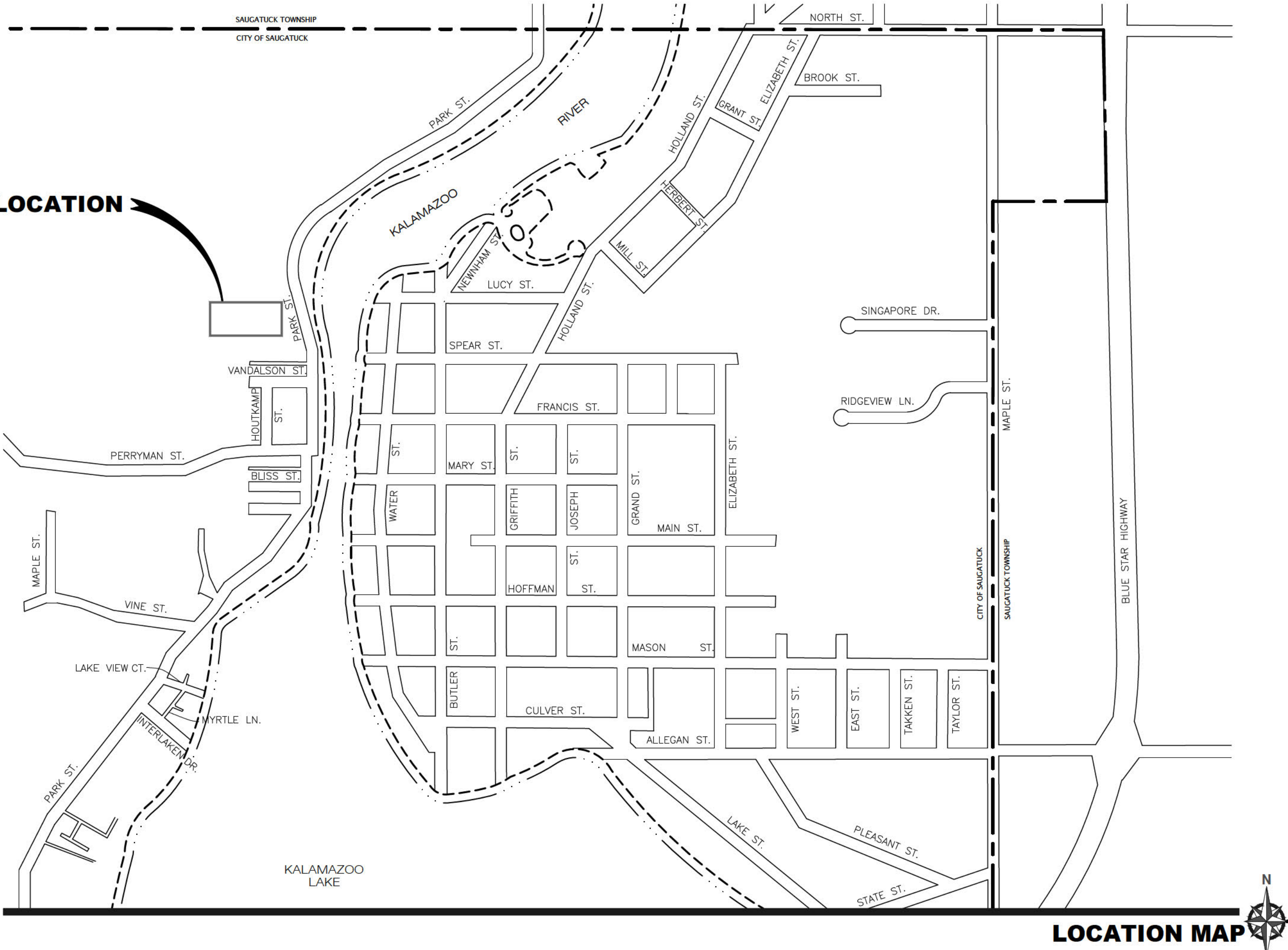
MT. BALDHEAD RESTROOM REPLACEMENT

DECEMBER 2024

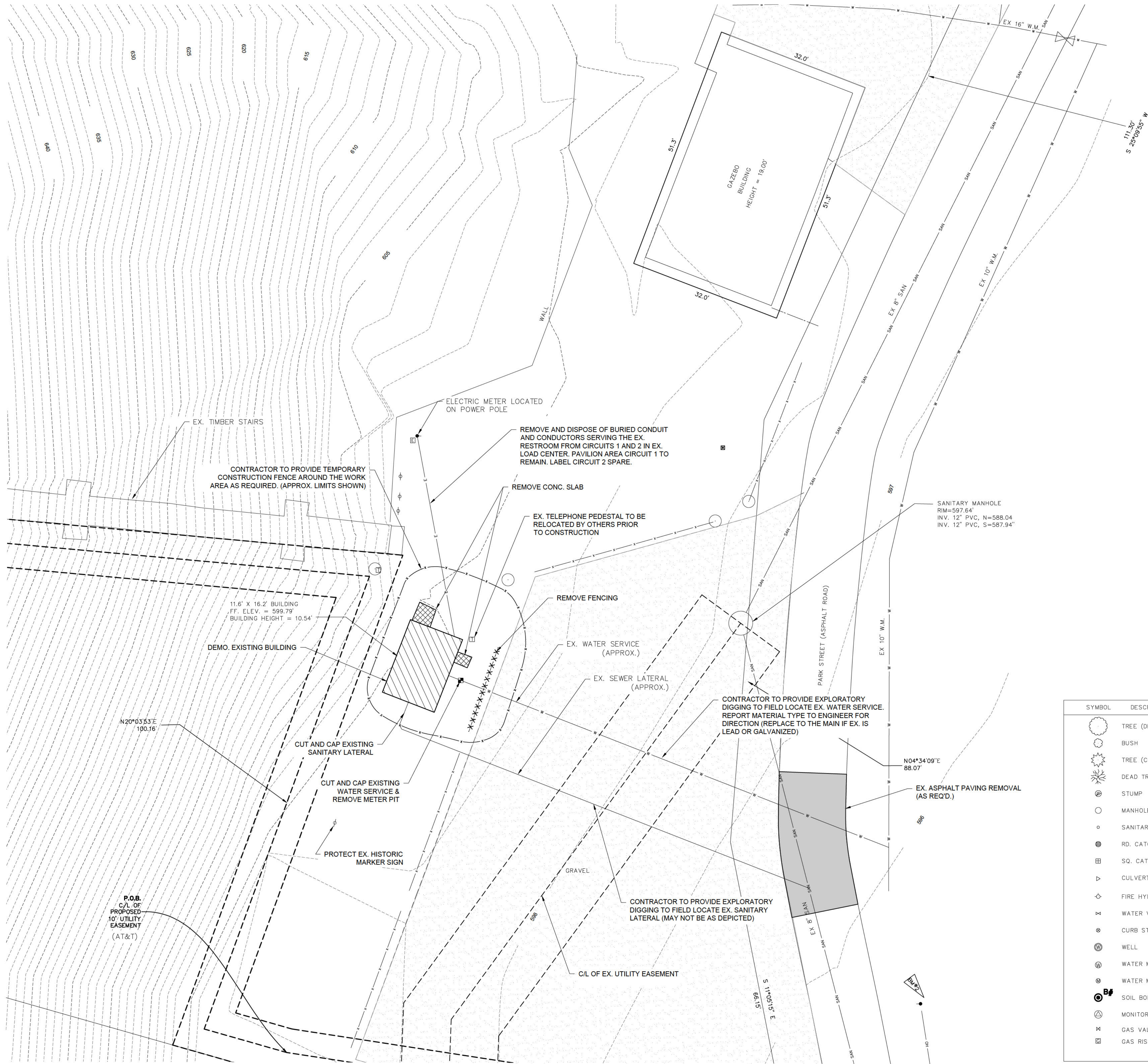
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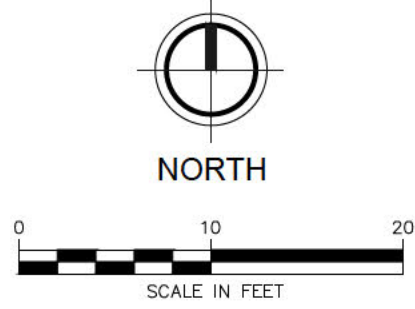
PROJECT LOCATION



M:\Projects\85001-86100\860451_Saugatuck_Mt_Baldhead_Restroom\Cal\Plan\860451_C101.dwg - plotted on 12/28/2024 1:30 PM



BM #2 EL. 596.65'
FOUND RAILROAD SPIKE IN SOUTHWEST
SIDE OF UTILITY POLE
(NAVD88 VIA KEM-TEC 01/25/2023 GPS OBSV.)



REMOVALS LEGEND

- BUILDING REMOVAL
- CONCRETE REMOVAL
- ASPHALT REMOVAL
- LINEAR REMOVAL

EXISTING FEATURES LEGEND

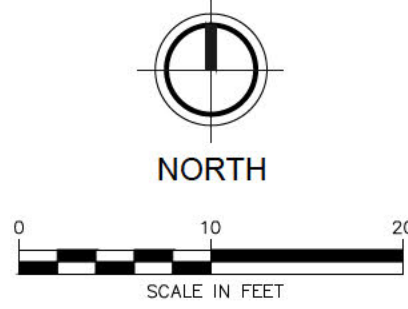
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	TREE (DECIDUOUS)		CABLE BOX		WATER SPIGOT
	BUSH		TELEPHONE RISER		SURVEY CONTROL POINT
	TREE (CONIFEROUS)		TELEPHONE MANHOLE		BENCHMARK
	DEAD TREE		TELEPHONE HANDHOLE		SECTION CORNER
	STUMP		ELECTRICAL RISER		BOUNDARY LINE
	MANHOLE		ELECTRICAL MANHOLE		PROPERTY LINE
	SANITARY CLEANOUT		ELECTRICAL HANDHOLE		WATERMAIN
	RD. CATCH BASIN		POWER POLE		SANITARY SEWER
	SQ. CATCH BASIN		LIGHT POLE		STORM SEWER
	CULVERT END		GUY POLE		CULVERT (21\" AND UNDER)
	FIRE HYDRANT		GUY ANCHOR		CABLE TV
	WATER VALVE		PED CROSSING SIGNAL		TELEPHONE
	CURB STOP & BOX		YARD LIGHT		ELECTRIC
	WELL		SIGN		GAS
	WATER MANHOLE		GRILL		OVERHEAD LINES
	WATER METER		POST		GUARDRAIL
	SOIL BORING		FOUND CONC. MONUMENT		FENCE
	MONITORING WELL		FOUND IRON ROD		WOODLINE
	GAS VALVE		SET IRON ROD		BUSH/HEDGE ROW
	GAS RISER				RIGHT OF WAY
					WATER SERVICE

NOTE: ALL ITEMS LISTED ON THE LEGEND MAY NOT BE PRESENT ON DRAWING.

M:\Projects\860451-861000\860451_Saugatuck_Mt_Baldhead_Restroom\Calc\Tm\860451_C102.dwg - plotted on 12/28/2024 2:08 PM



BM #2 EL. 596.65'
FOUND RAILROAD SPIKE IN SOUTHWEST
SIDE OF UTILITY POLE
(NAVD88 VIA KEM-TEC 01/25/2023 GPS OBSV)



KALAMAZOO RIVER

PROPOSED GRADING LEGEND:

	SURVEY CONTROL POINT		LEACH BASIN
	BENCHMARK		FLARED END SECTION
	GRADE BREAK		
	PROPOSED MINOR CONTOUR		
	PROPOSED MAJOR CONTOUR		
	PROPOSED SPOT GRADE		FLOWLINE GRADE
	BC BACK OF CURB GRADE		MX MATCH EXISTING ELEVATION
	BIT BITUMINOUS GRADE		RM STRUCTURE RIM ELEVATION
	CON CONCRETE GRADE		SW SIDEWALK GRADE
	EP EDGE OF PAVEMENT GRADE		TW TOP OF WALK GRADE

PROPOSED LEGEND:

	CURB STOP & BOX		SANITARY LATERAL
	METER / PIT		WATER SERVICE
	SANITARY CLEANOUT		SIDEWALK CONCRETE

CITY OF SAUGATUCK
ALLEGAN COUNTY, MICHIGAN
MT. BALDHEAD RESTROOM REPLACEMENT
SITE LAYOUT & UTILITY PLAN

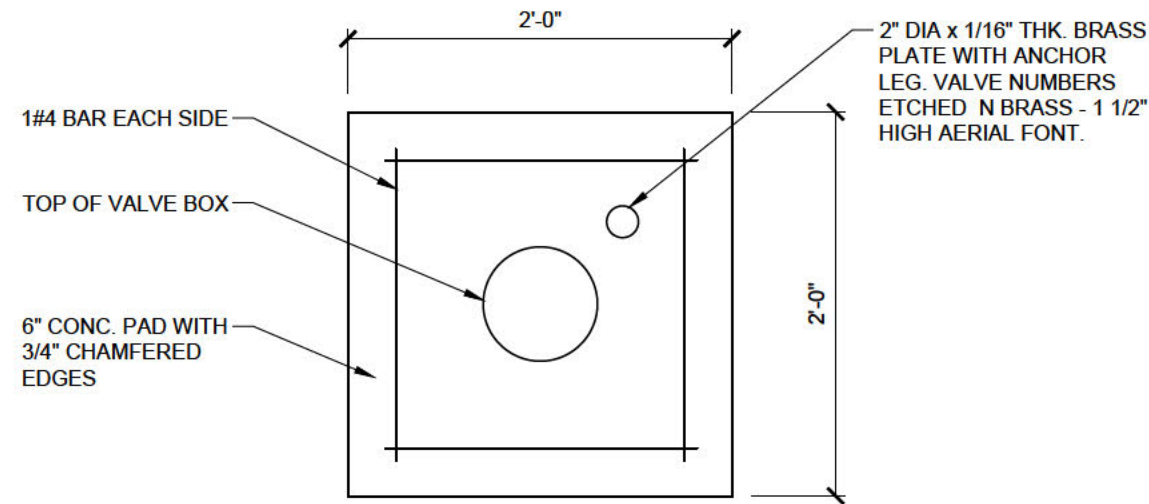
DESIGN TEAM:	PROJ MGRS: JWM DESIGNED BY: JWM DRAWN BY: JWS CHECK BY:
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DRAWING INFORMATION:
860451 C102
122624 peted

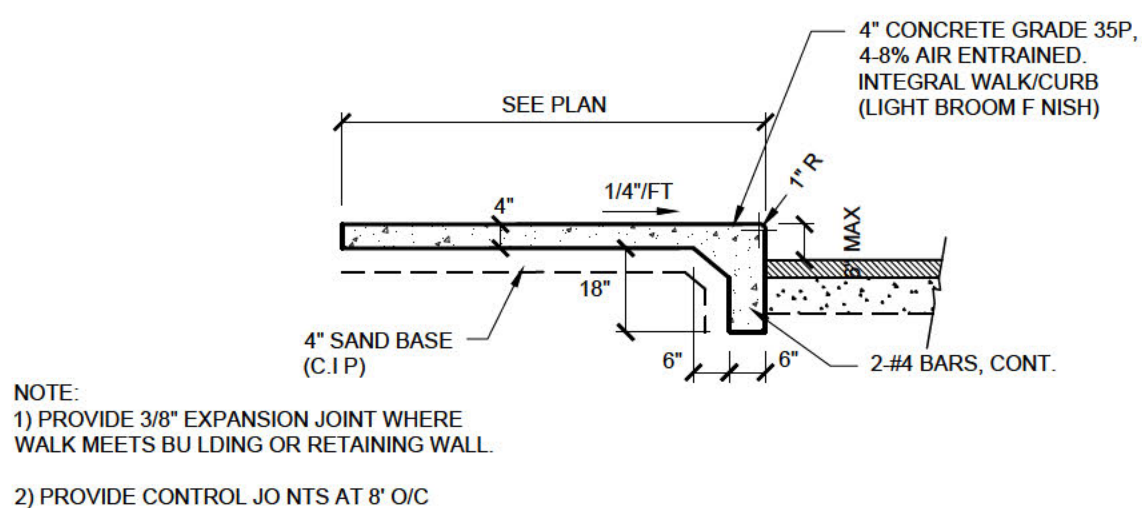
DECEMBER 2024

F&W PROJECT NO.
860451

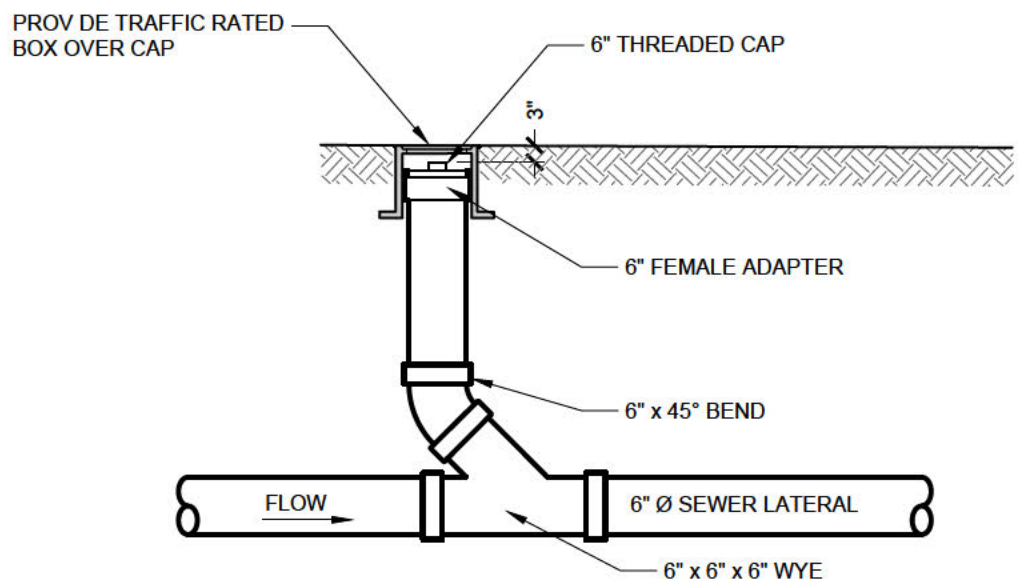
C-102



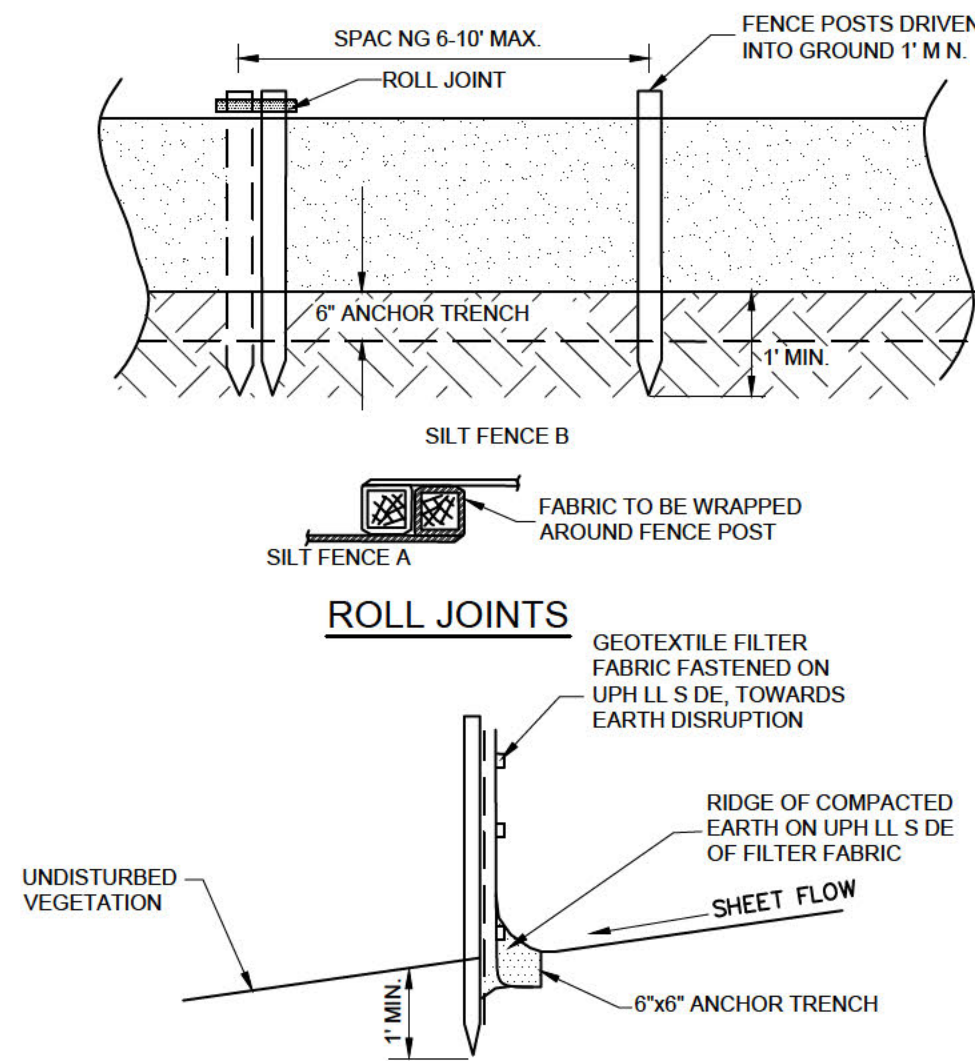
VALVE BOX PAD
NOT TO SCALE



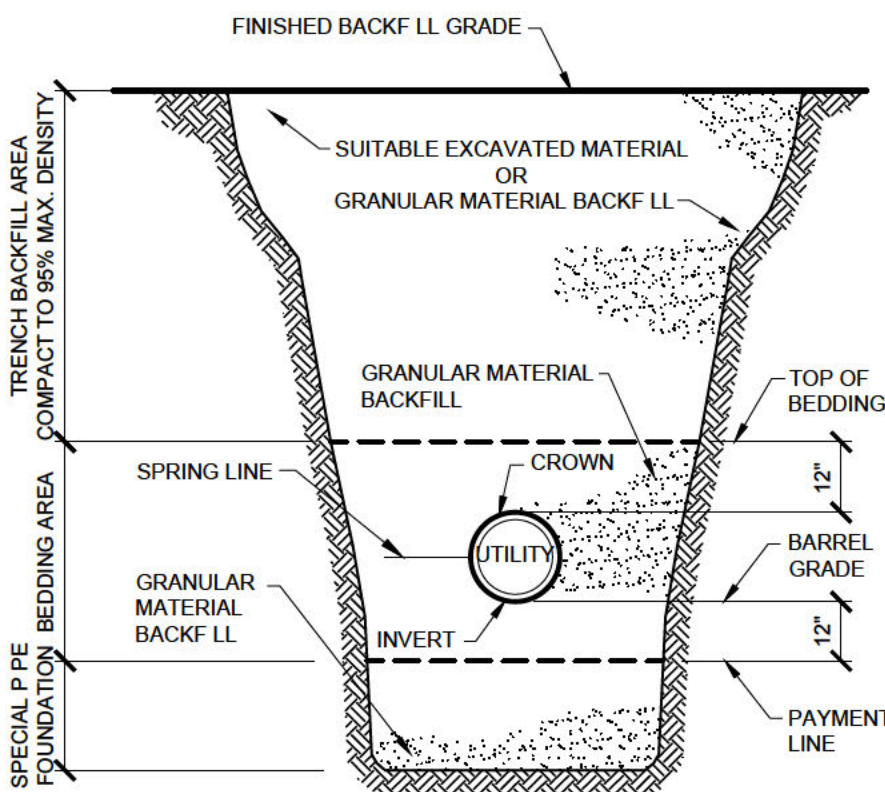
INTEGRAL CONCRETE SIDEWALK
NOT TO SCALE



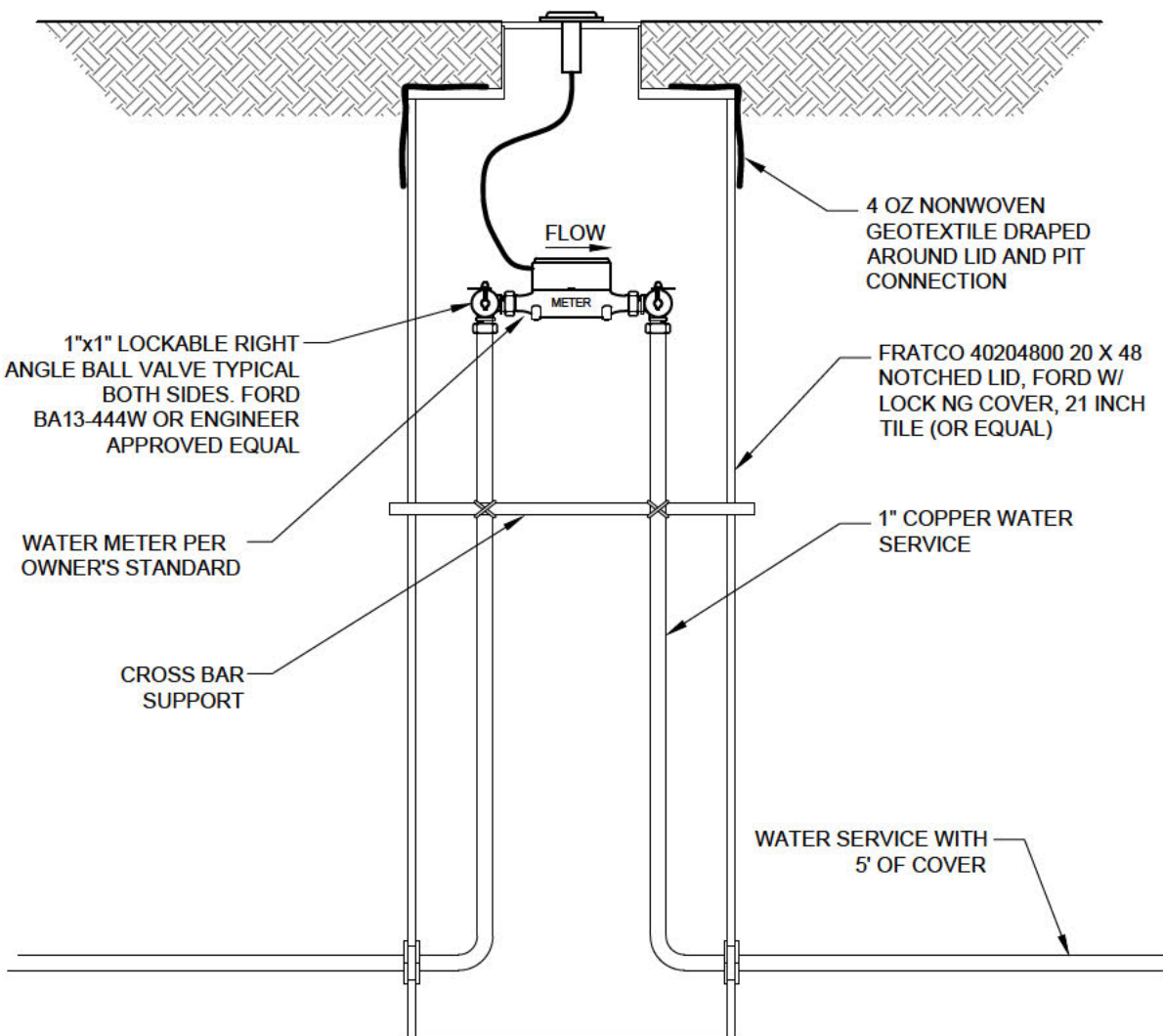
SANITARY LATERAL CLEAN OUT DETAIL
NOT TO SCALE



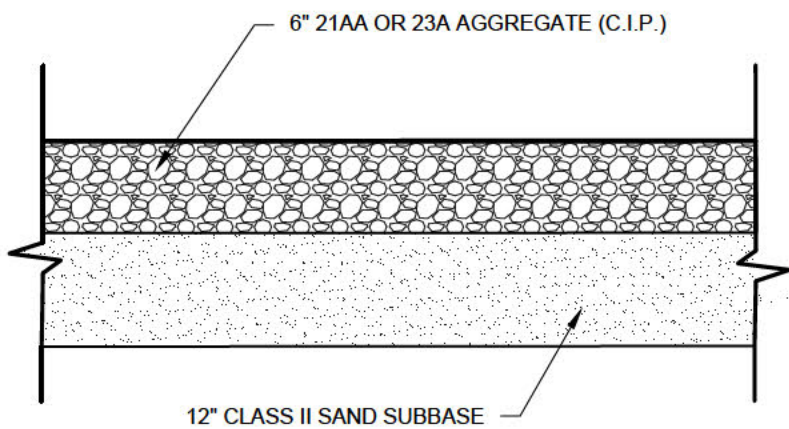
SILT FENCE



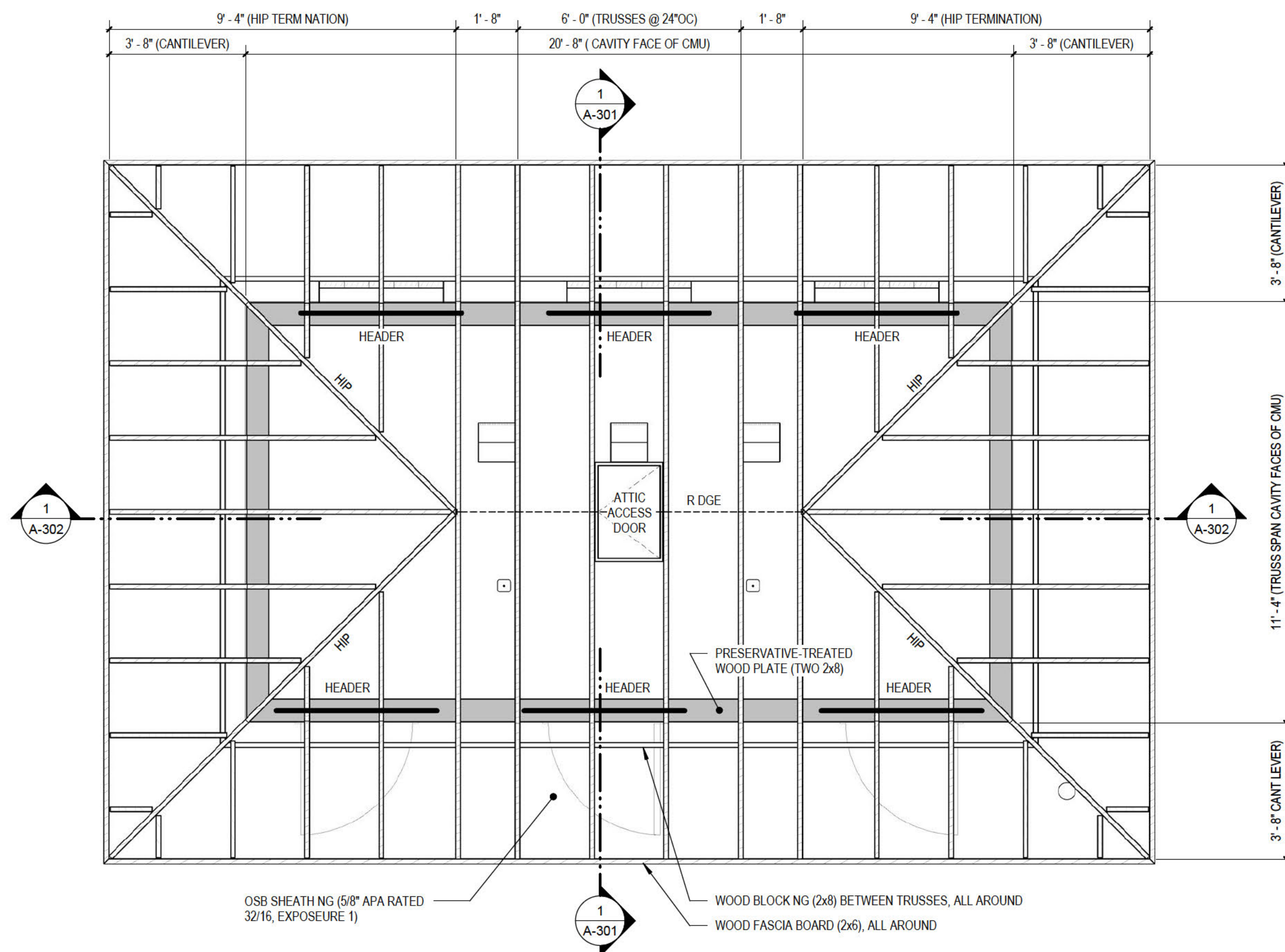
**UTILITY TRENCHING, EXCAVATING
AND BACKFILLING TERMINOLOGY**



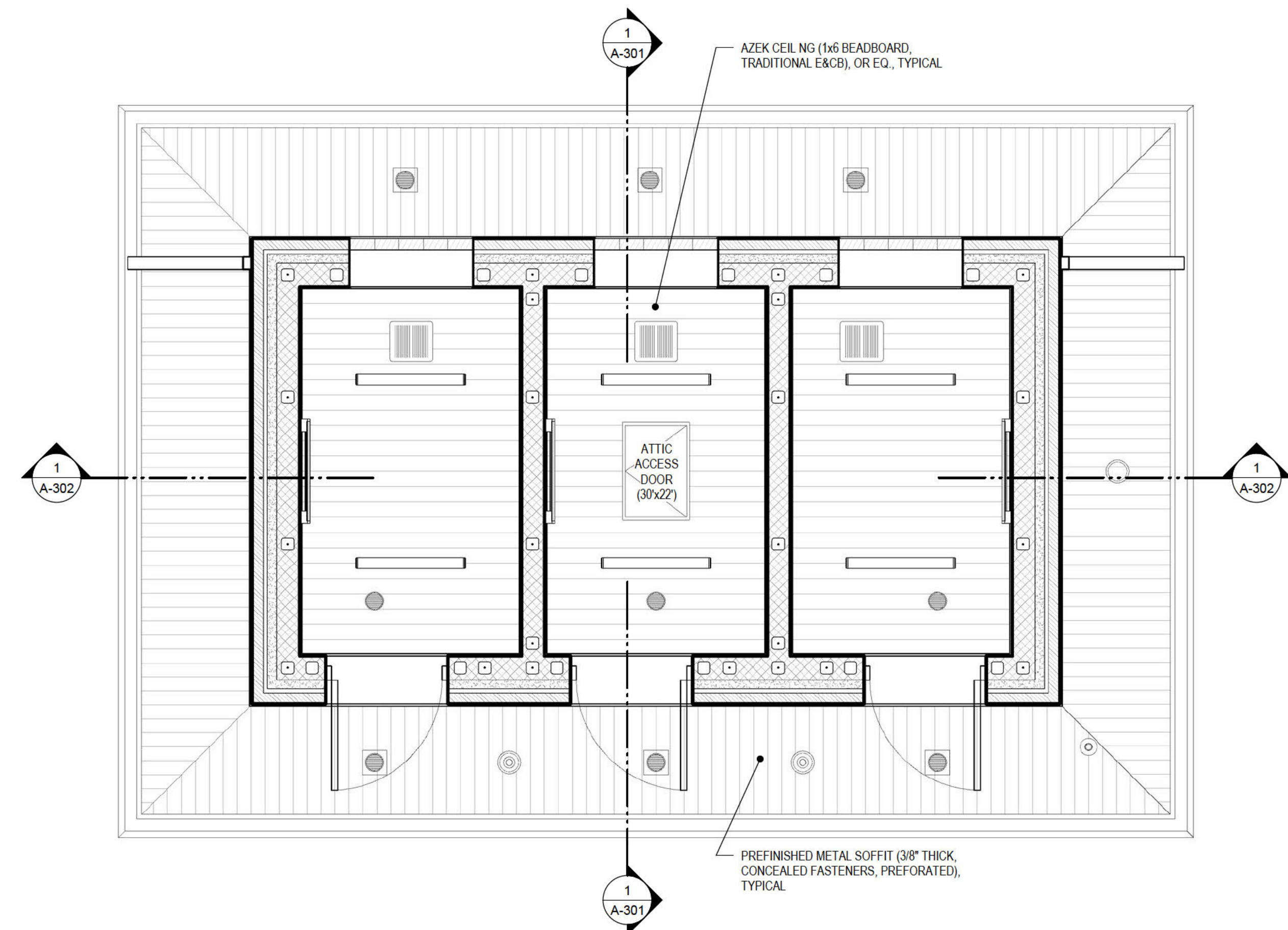
**ELEVATION
WATER METER PIT DETAIL**
NOT TO SCALE



**AGGREGATE PARKING -
6 INCH SECTION**
NOT TO SCALE



RESTROOM BUILDING - FRAMING PLAN



RESTROOM BUILDING - CEILING PLAN

CODE SUMMARY

APPLICABLE CODES:

- BUILDING CODE: 2015 MICHIGAN BUILDING CODE
- ACCESSIBILITY CODE: 2015 MICHIGAN BUILDING CODE (ICC/ANSI A.117.1 2009)
- MECHANICAL CODE: 2015 MICHIGAN MECHANICAL CODE
- PLUMBING CODE: 2015 MICHIGAN PLUMBING CODE
- ELECTRICAL CODE: 2017 NEC
- ENERGY CODE: 2015 MICHIGAN ENERGY CODE (ASHRAE 90.1-2013)

BUILDING INFORMATION:

- NEW RESTROOM BUILDING
- OCCUPANCY USE: U (UTILITY)
- CONSTRUCTION TYPE: VB
- 1. WALLS: LOAD-BEARING MASONRY
- 2. ROOF: MANUFACTURED WOOD TRUSSES
- AREA: 280 SF (RESTROOM)
- OCCUPANCY LOADS:
 - 1. FAMILY TOILET 101: 1 OCCUPANT
 - 2. FAMILY TOILET 102: 1 OCCUPANT
 - 3. CUSTODIAL 103: 1 OCCUPANT

STRUCTURAL DESIGN LOADS

Design Roof Dead Loads:

Load Type	Load
Roofing	1.0 PSF
Roof Deck	2.5 PSF
Framing	3.0 PSF
Ceiling	2.2 PSF
Lights	1.0 PSF
Misc. Mech	7.0 PSF
Total	16.7 PSF

Design Live Loads:

Location	Load
Ground Snow Load	50 PSF
Snow Exposure Factor	1.0
Snow Load Importance	1.0
Thermal Factor	1.0
Roof Collateral Load	20 PSF

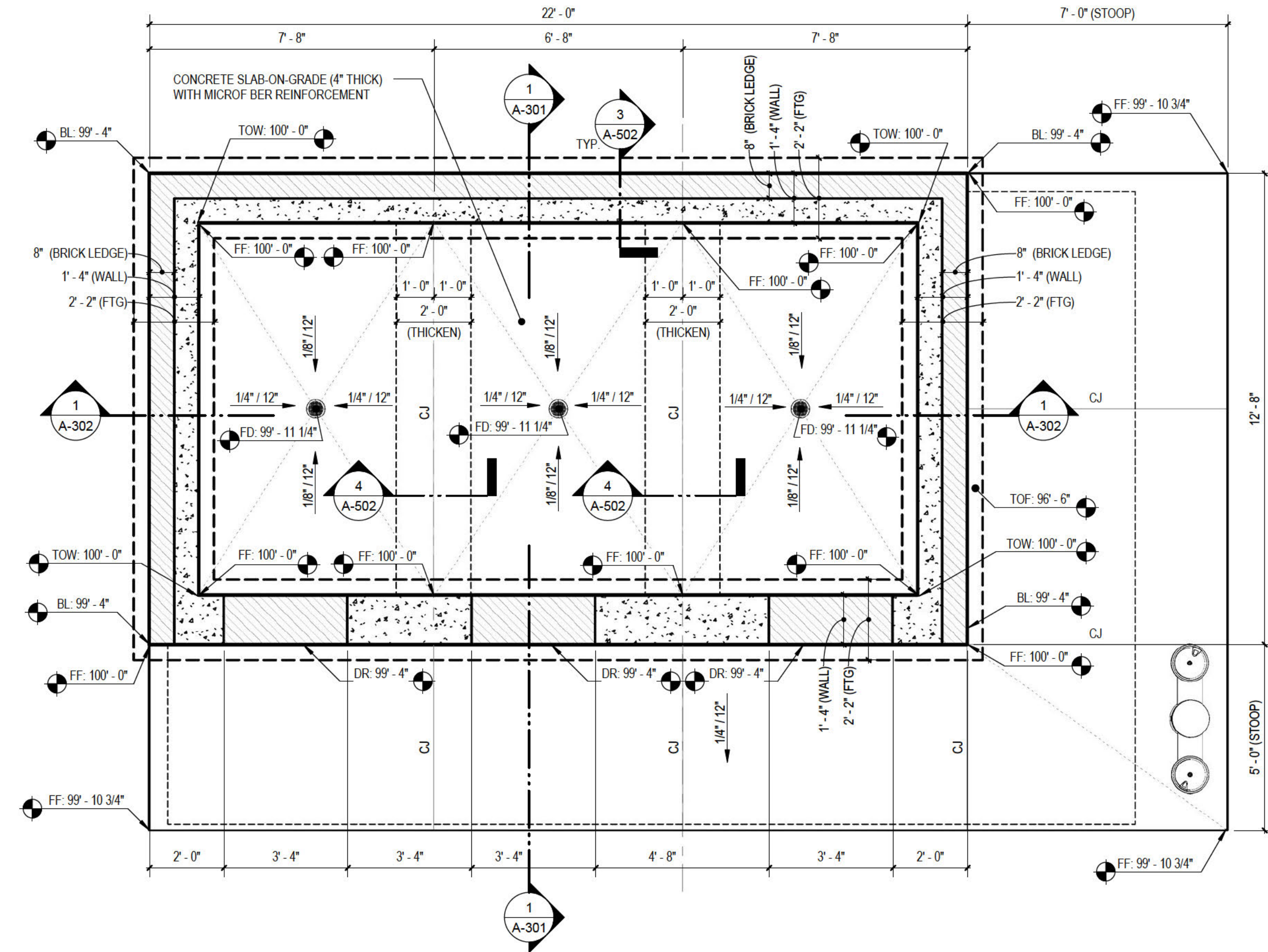
Wind: 115 MPH Exposure D, Importance = 1.15

Building Category: II

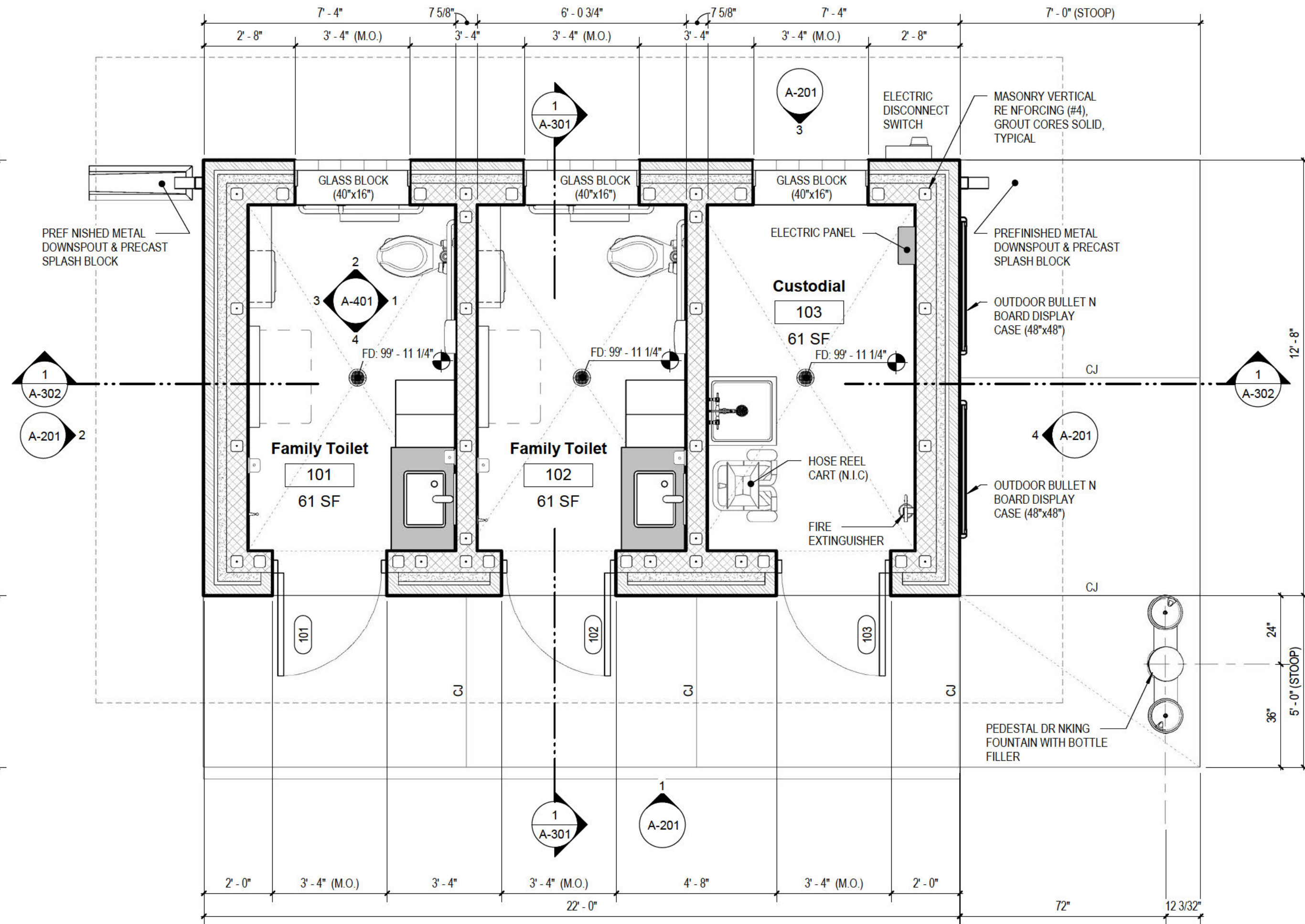
Int. Pressure Coeff: ±0.18

Components / Cladding: Wall per code, Roof per code

Seismic Risk Category: II



RESTROOM BUILDING - FOUNDATION PLAN



RESTROOM BUILDING - FLOOR PLAN

FLEISCHMANN & VANDENBRINK
DESIGN. BUILD. OPERATE.

2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005

REVISION:

CITY OF SAUGATUCK
MOUNT BALDHEAD PARK
RESTROOM BUILDING REPLACEMENT

ARCHITECTURAL/STRUCTURAL PLANS

DESIGN: SMB
CHECKED BY: SMB
DRAWN BY: SMB

PROJ. NO.: 12/31/2024
DESIGNED BY: SMB
DATE: 12/31/2024

1/13/2025 3:21:15 PM
M:\Projects\2024\12/31/2024\Saugatuck Mt Baldhead Restroom\Drawings\A-101.dwg

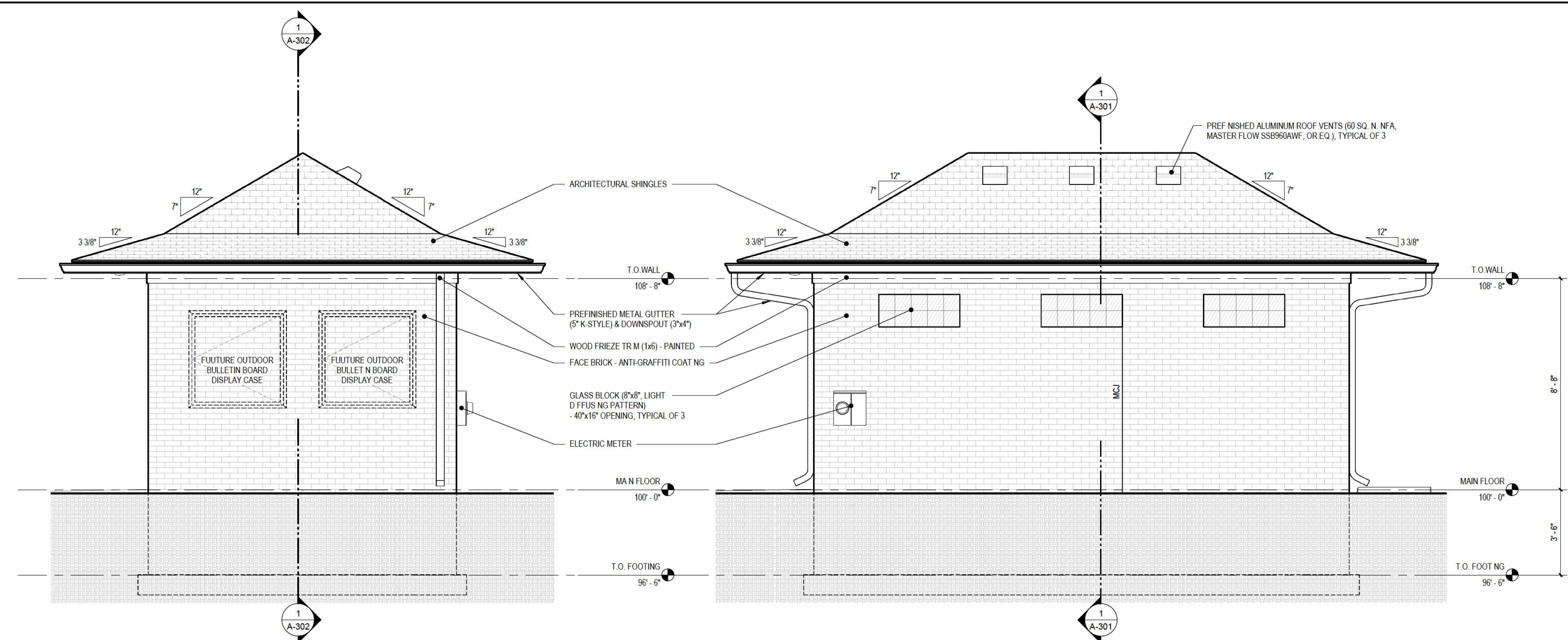
DRAWING INFORMATION:
860450 Saugatuck Mt Baldhead
Restrooms.rvt

JANUARY 2025
FAV PROJECT NO.
860451

ARCHITECTURAL FF: 100'-0" = CIVIL FF: 600.00'

A-101

91



4 RESTROOM BUILDING - RIGHT ELEVATION

3 RESTROOM BUILDING - BACK ELEVATION

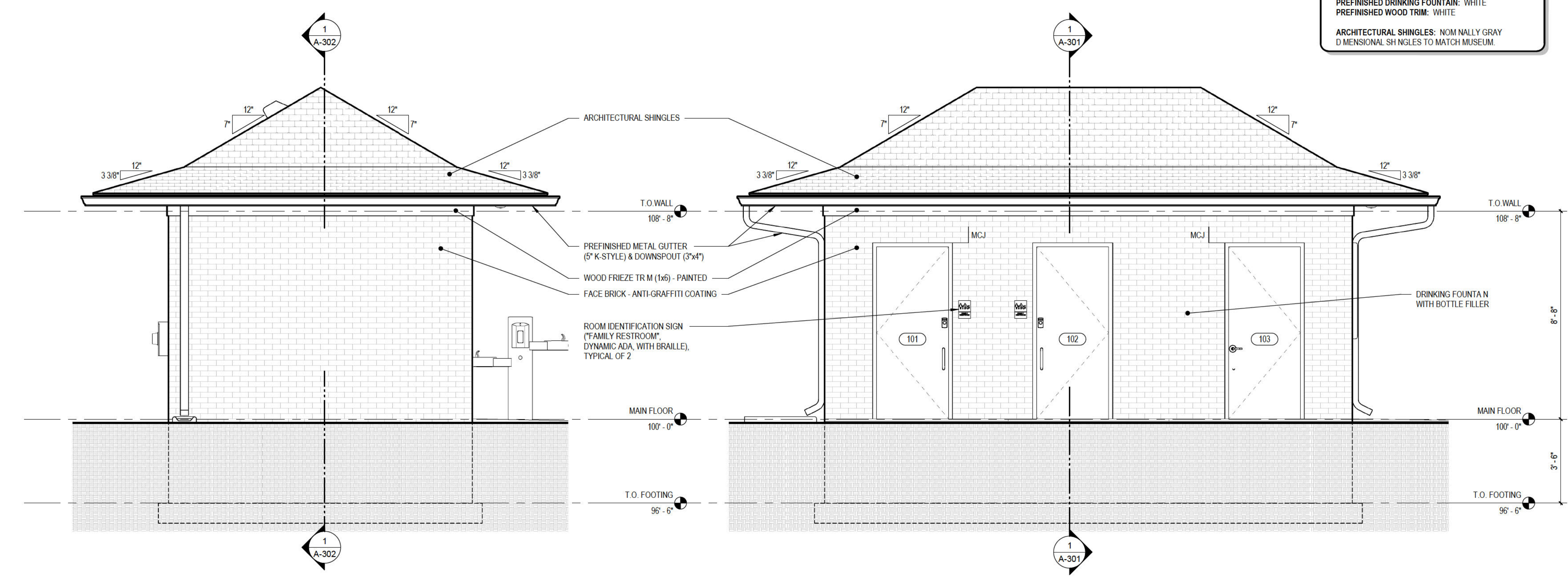
COLOR/MATERIAL SELECTIONS

COLOR/MATERIAL SELECTIONS TO NOMINALLY MATCH THE EXISTING PUMP HOUSE MUSEUM (ACROSS PARKING LOT FROM BUILDING SITE).

BRICK: BELDEN BRICK GLEN-GRAY CUSHWA OR EQ.
MORTAR: NOMINALLY RED TO MATCH MUSEUM.

PREFINISHED GUTTER & DOWNSPOUTS: WHITE
PREFINISHED METAL TRIM: WHITE
PREFINISHED METAL SOFFITS: WHITE
PREFINISHED DOORS & FRAMES: WHITE
PREFINISHED DRINKING FOUNTAIN: WHITE
PREFINISHED WOOD TRIM: WHITE

ARCHITECTURAL SHINGLES: NOMINALLY GRAY DIMENSIONAL SHINGLES TO MATCH MUSEUM.

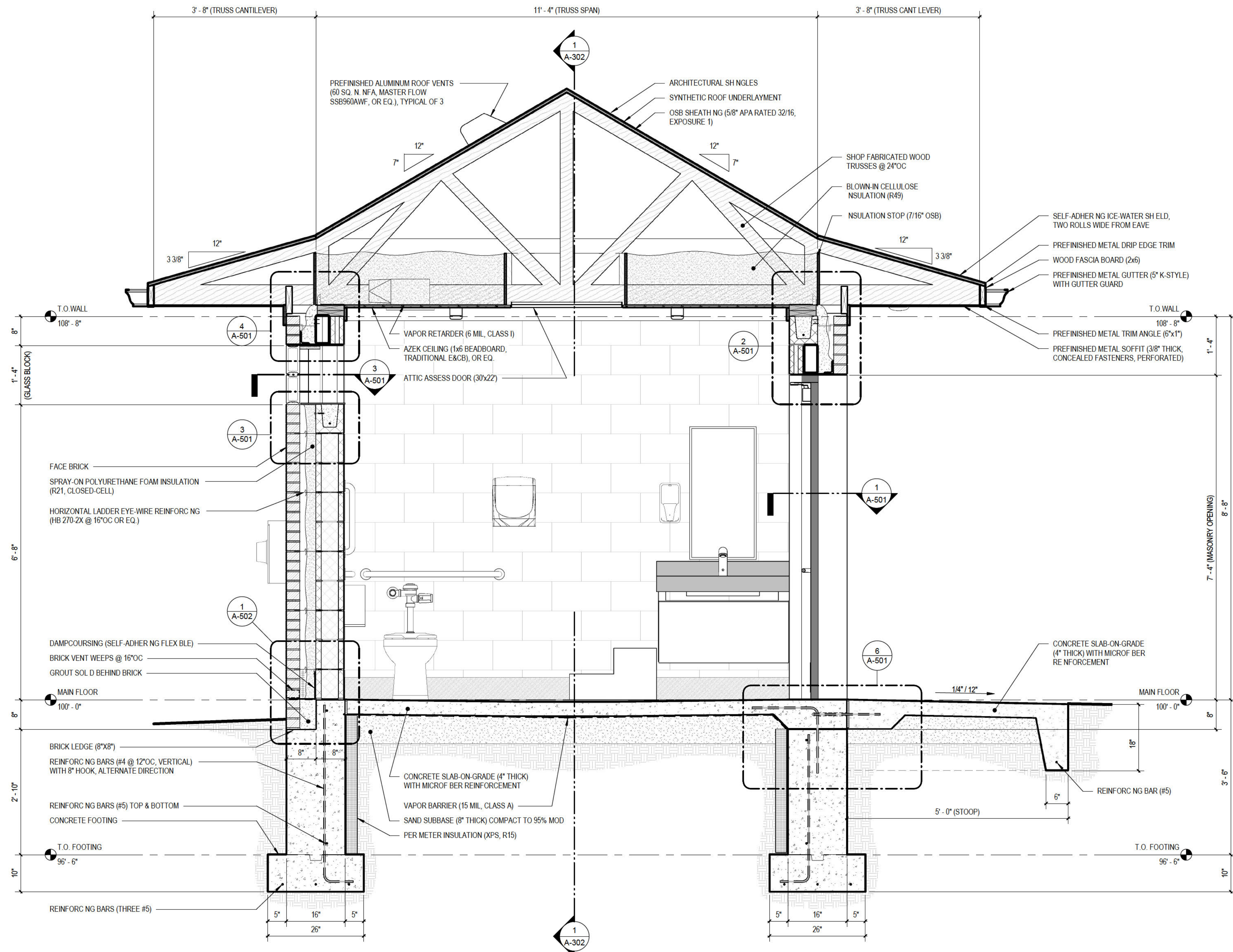


2 RESTROOM BUILDING - LEFT ELEVATION

1 RESTROOM BUILDING - FRONT ELEVATION

ARCHITECTURAL FF: 100'-0" = CIVIL FF: 600.00'

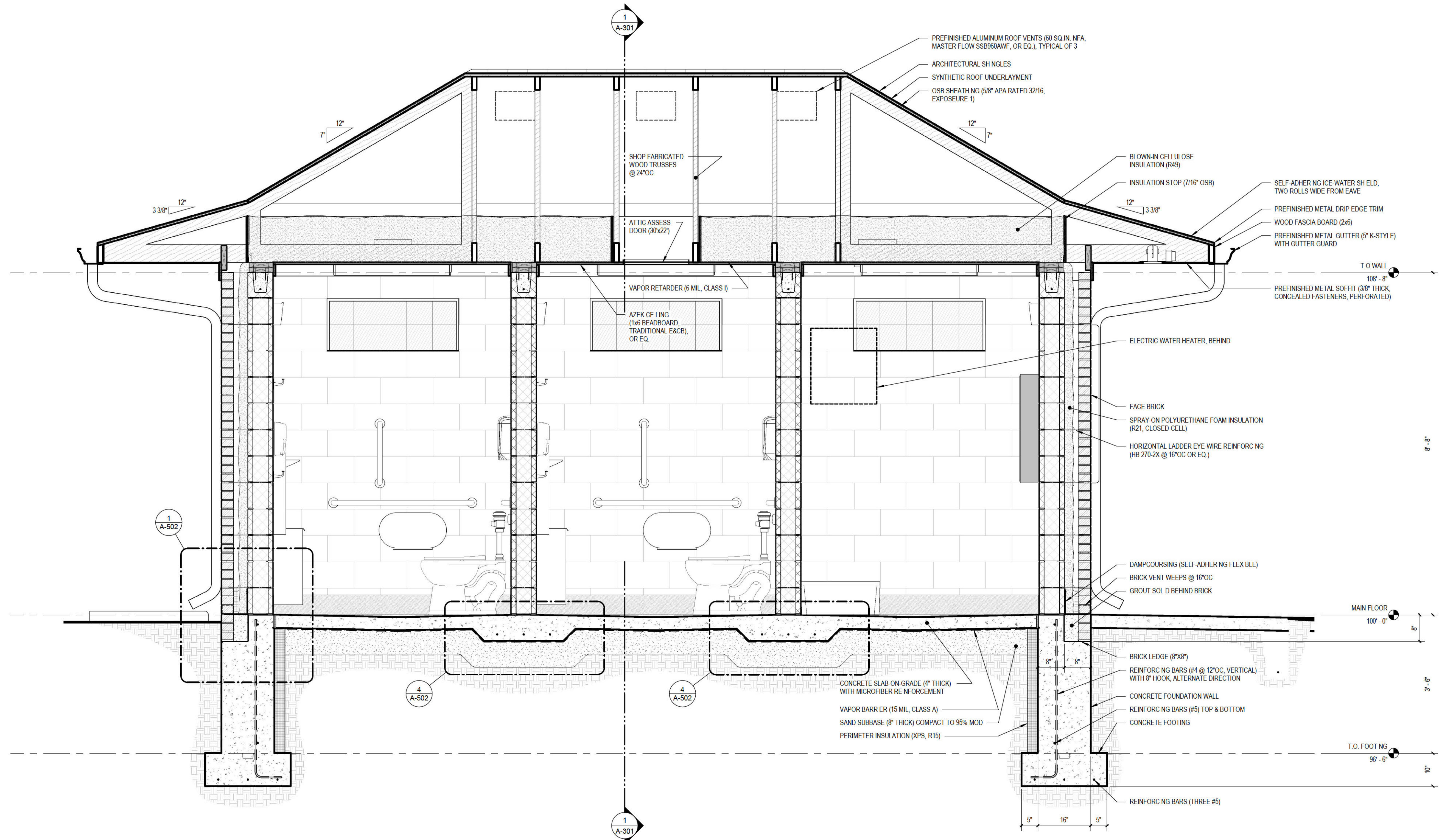
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1 RESTROOM BUILDING - CROSS SECTION

ARCHITECTURAL FF: 100'-0" = CIVIL FF: 600.00'

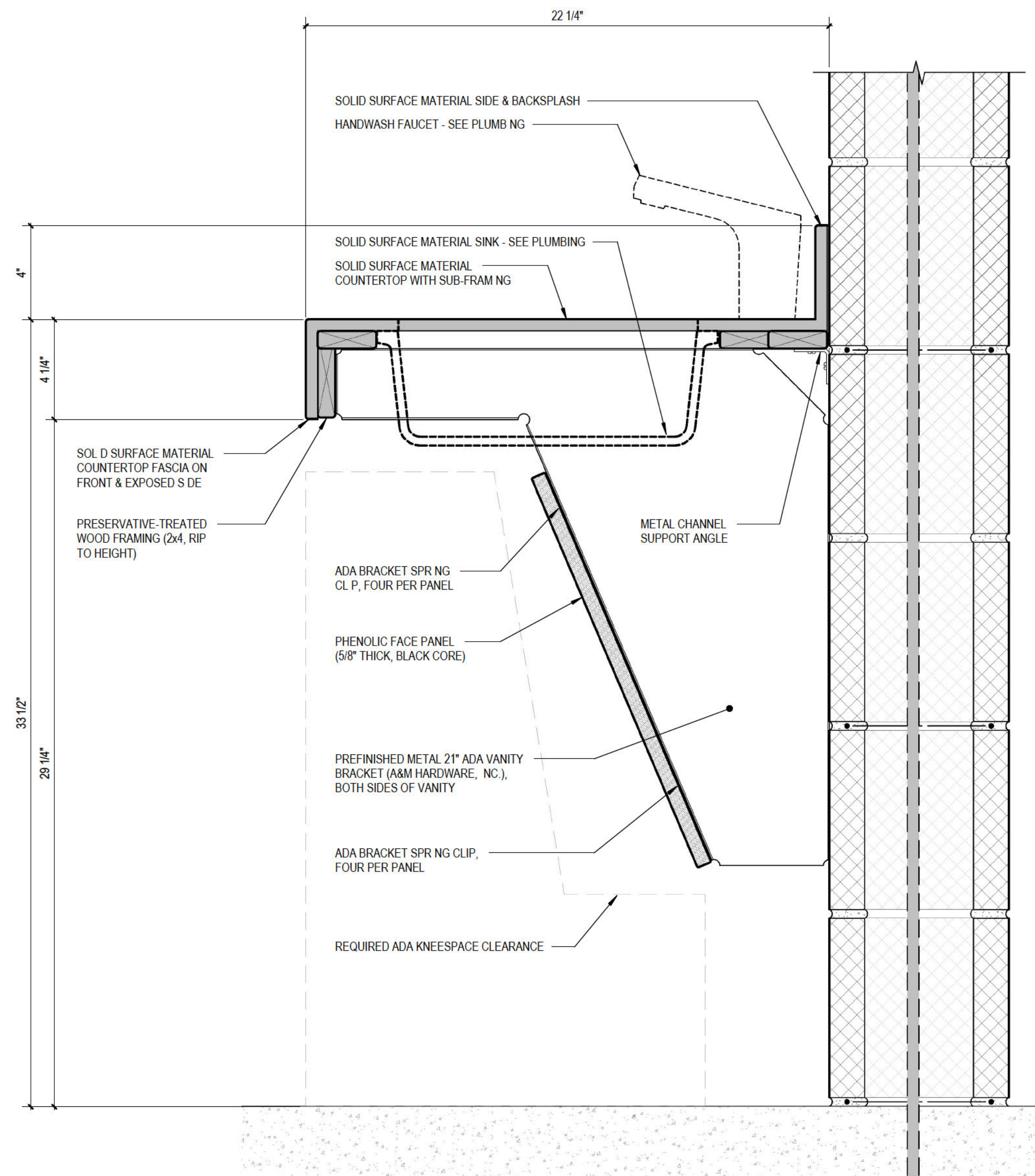
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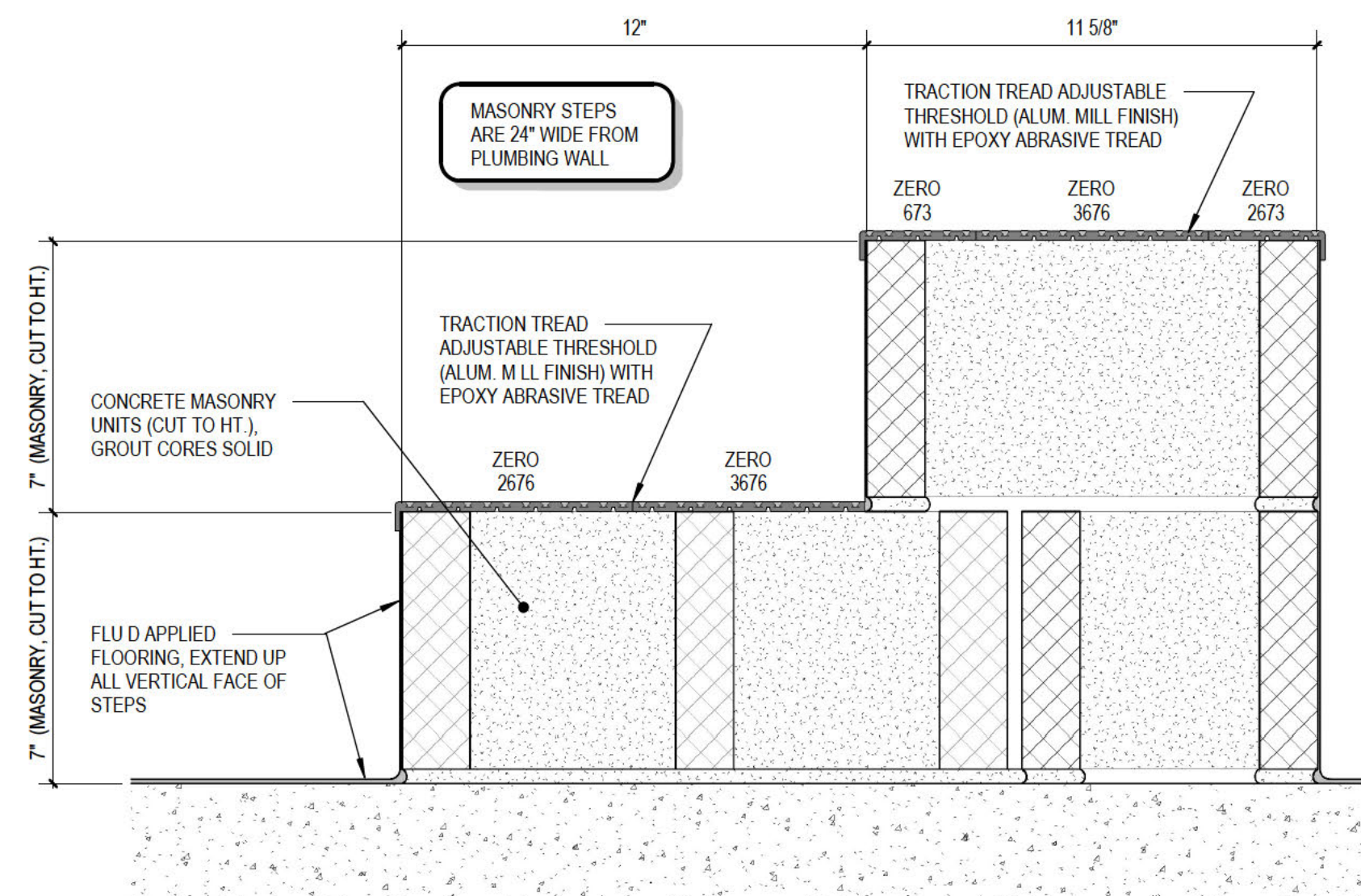
1 RESTROOM BUILDING - LONGITUDINAL SECTION

0' 1' 2' 3' 4' 3/4" = 1'-0"

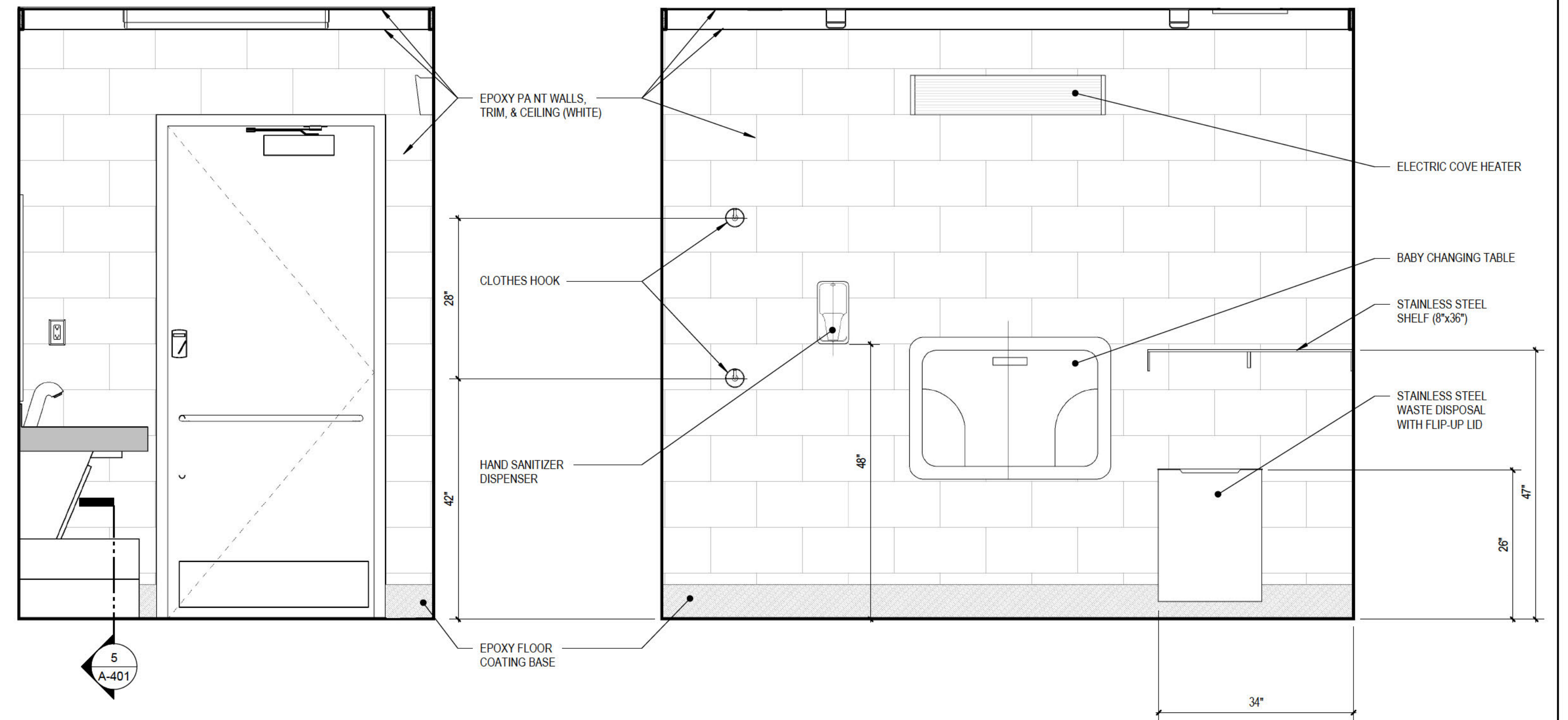
ARCHITECTURAL FF: 100'-0" = CIVIL FF: 600.00'



6 TOILET - LAVATORY COUNTER

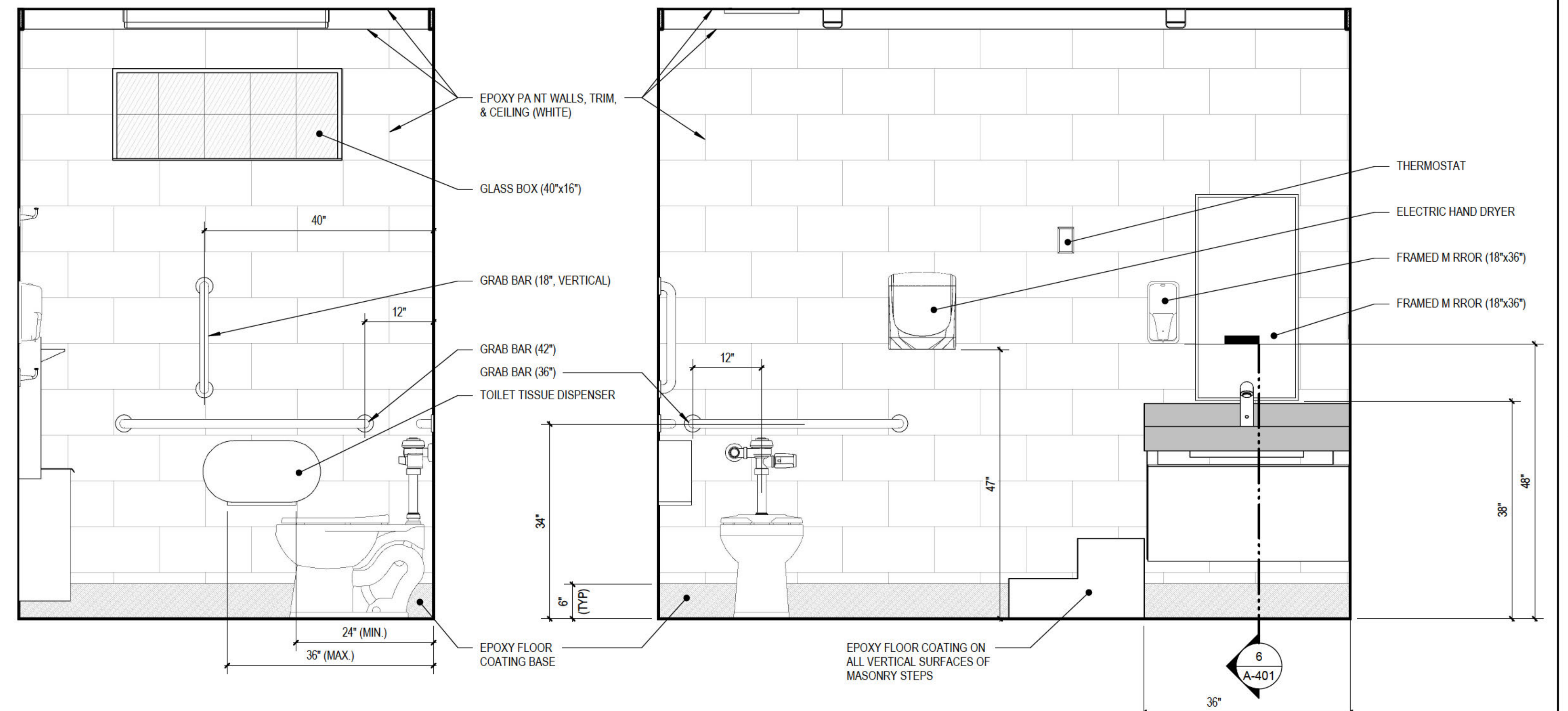


5 RESTROOM STEPS - SECTION



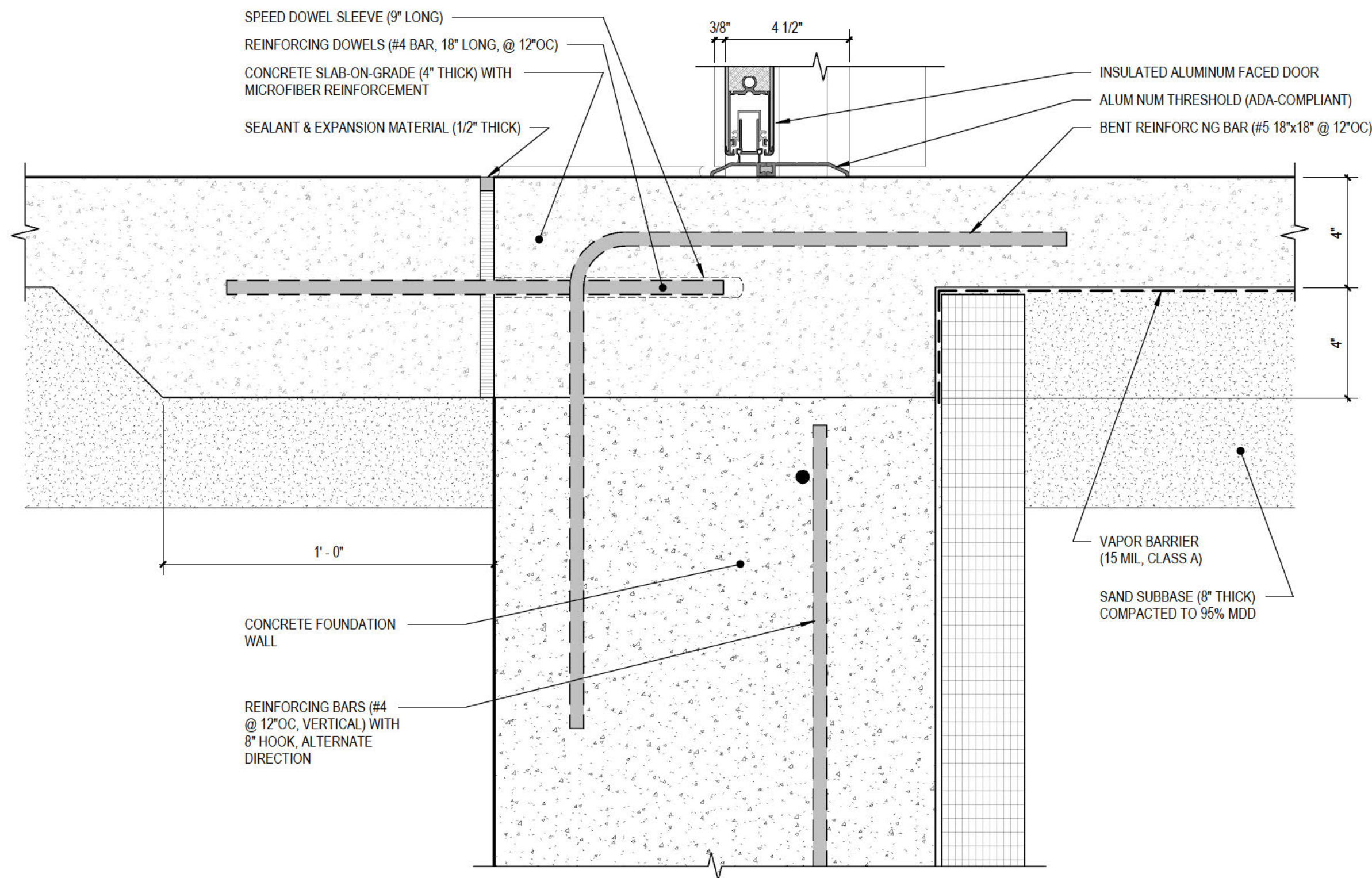
4 FRONT WALL ELEVATION

3 ACCESSORY WALL ELEVATION



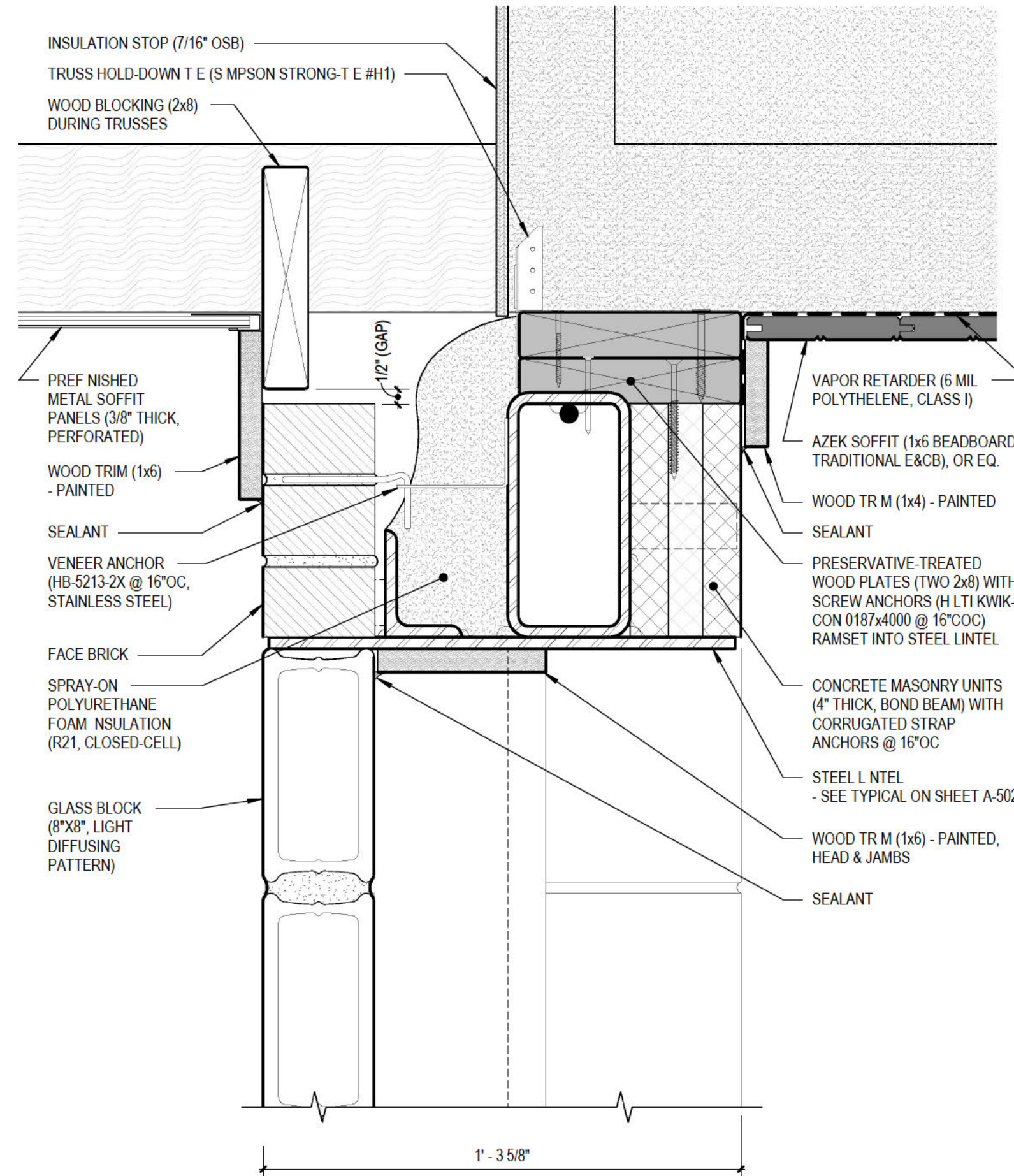
2 BACK WALL ELEVATION

1 PLUMBING WALL ELEVATION



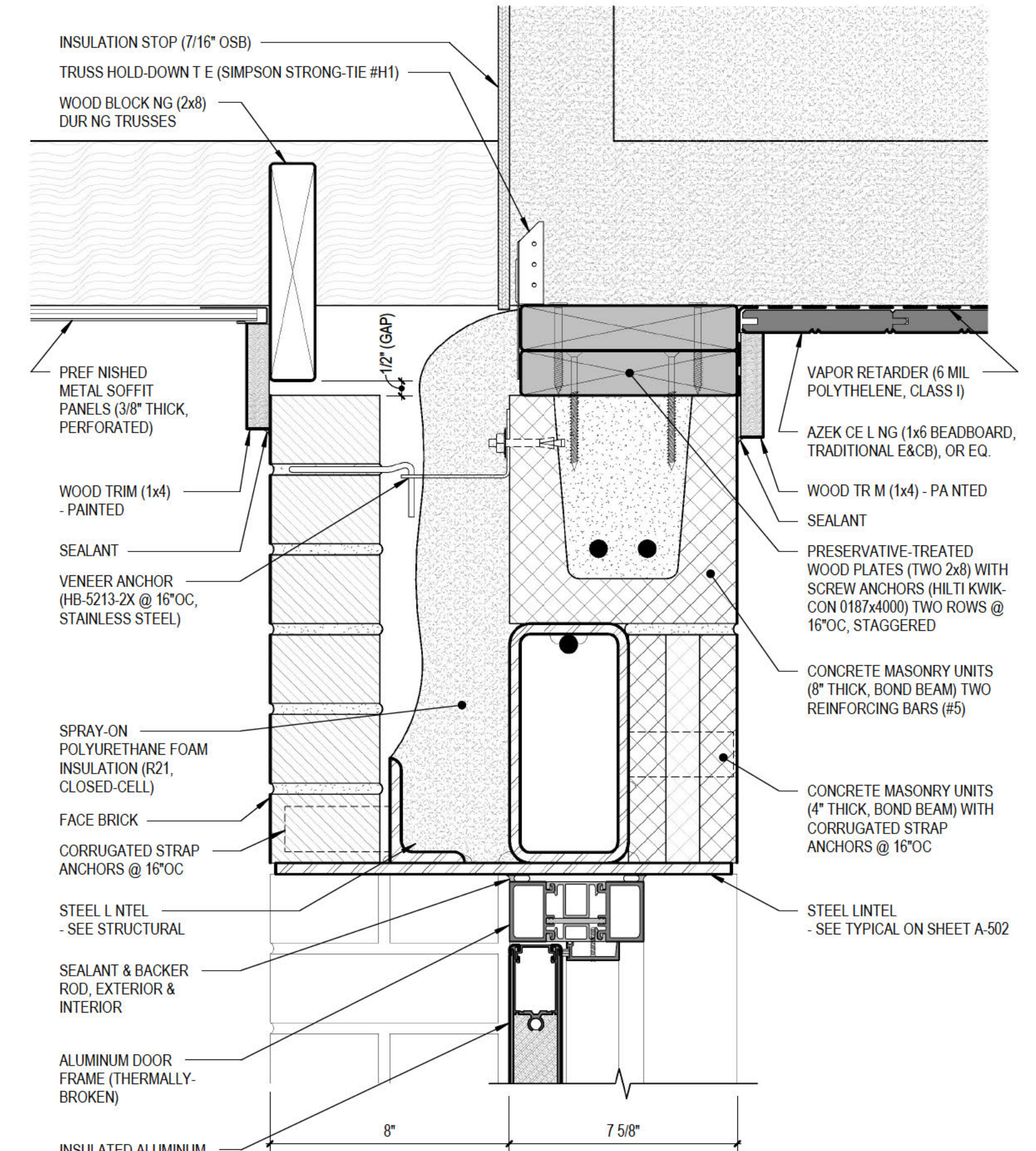
6 TYPICAL DOOR THRESHOLD

0 3" 6" 9" 1' 3" = 1'-0"



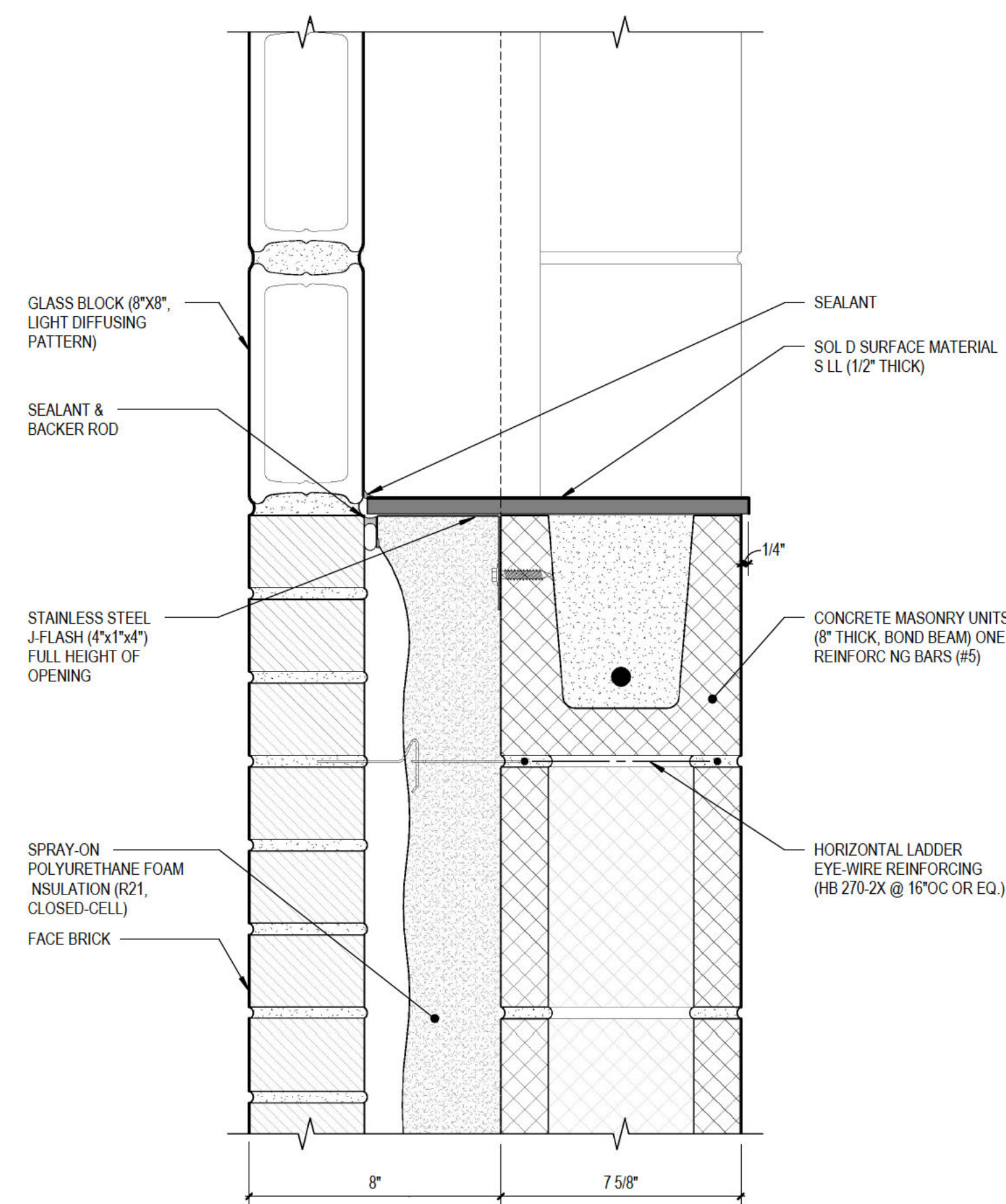
4 TYPICAL GLASS BLOCK HEAD

0 3" 6" 9" 1' 3" = 1'-0"



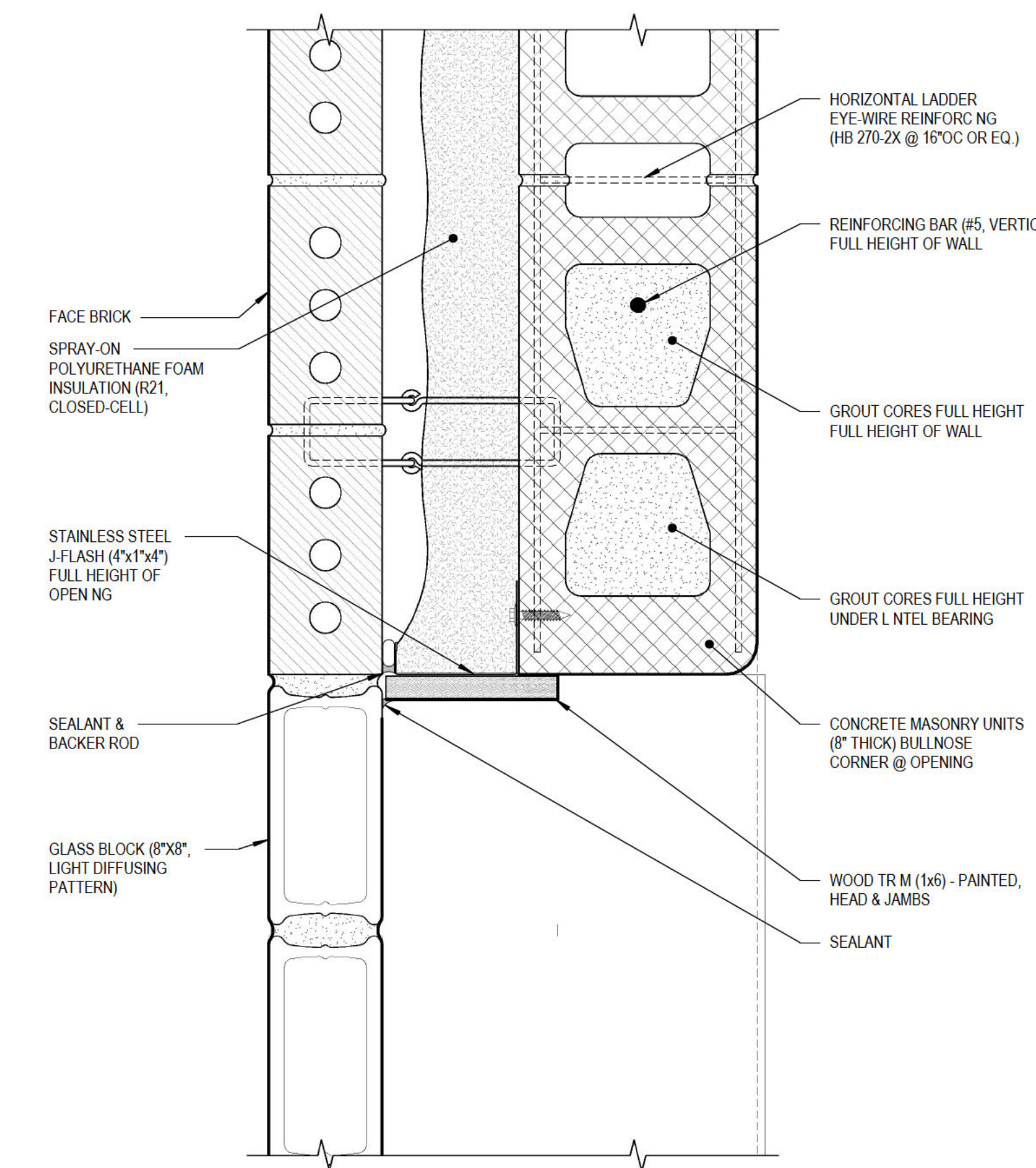
2 TYPICAL DOOR HEAD

0 3" 6" 9" 1' 3" = 1'-0"



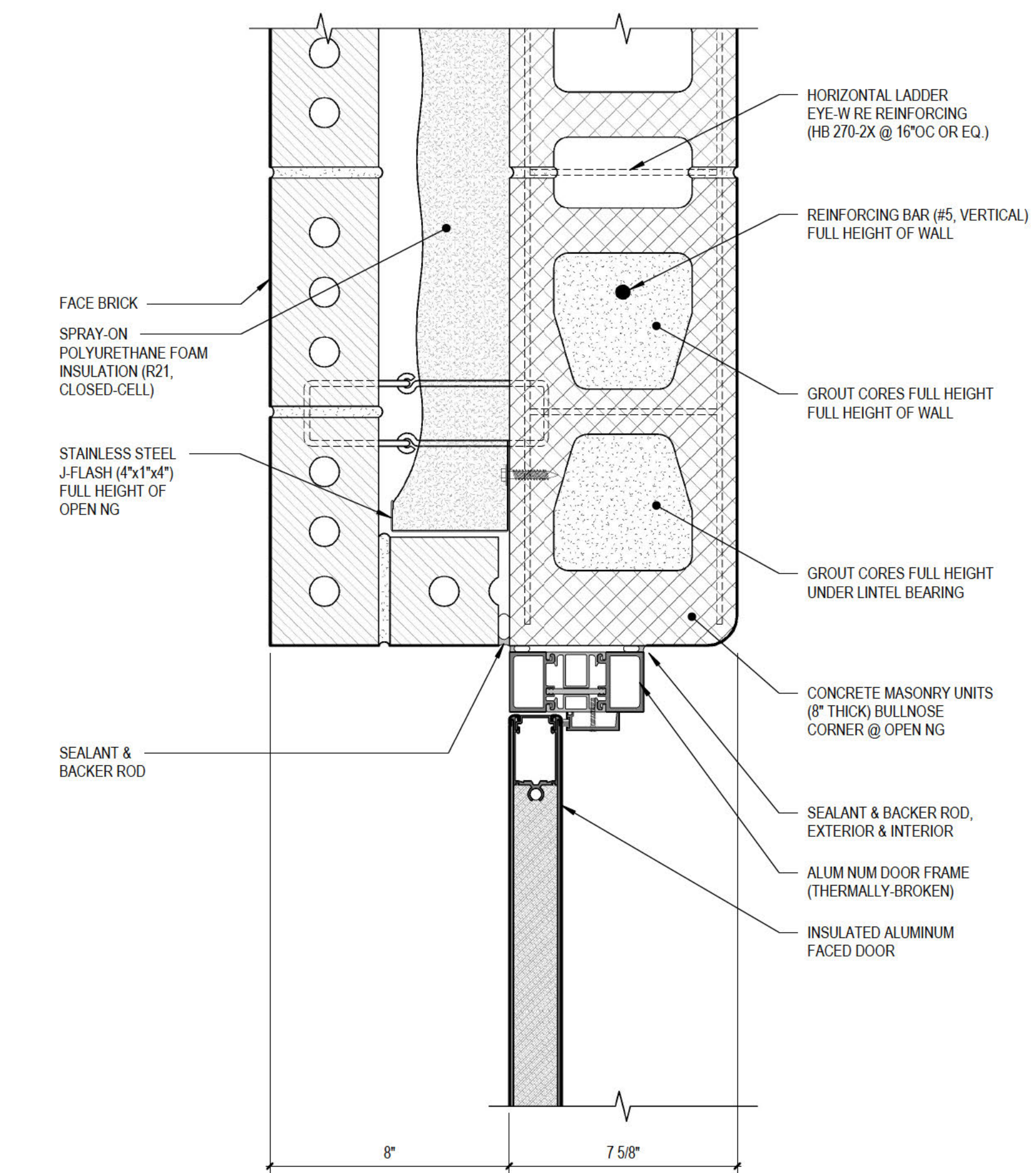
5 TYPICAL GLASS BLOCK SILL

0 3" 6" 9" 1' 3" = 1'-0"



3 TYPICAL GLASS BLOCK JAMB

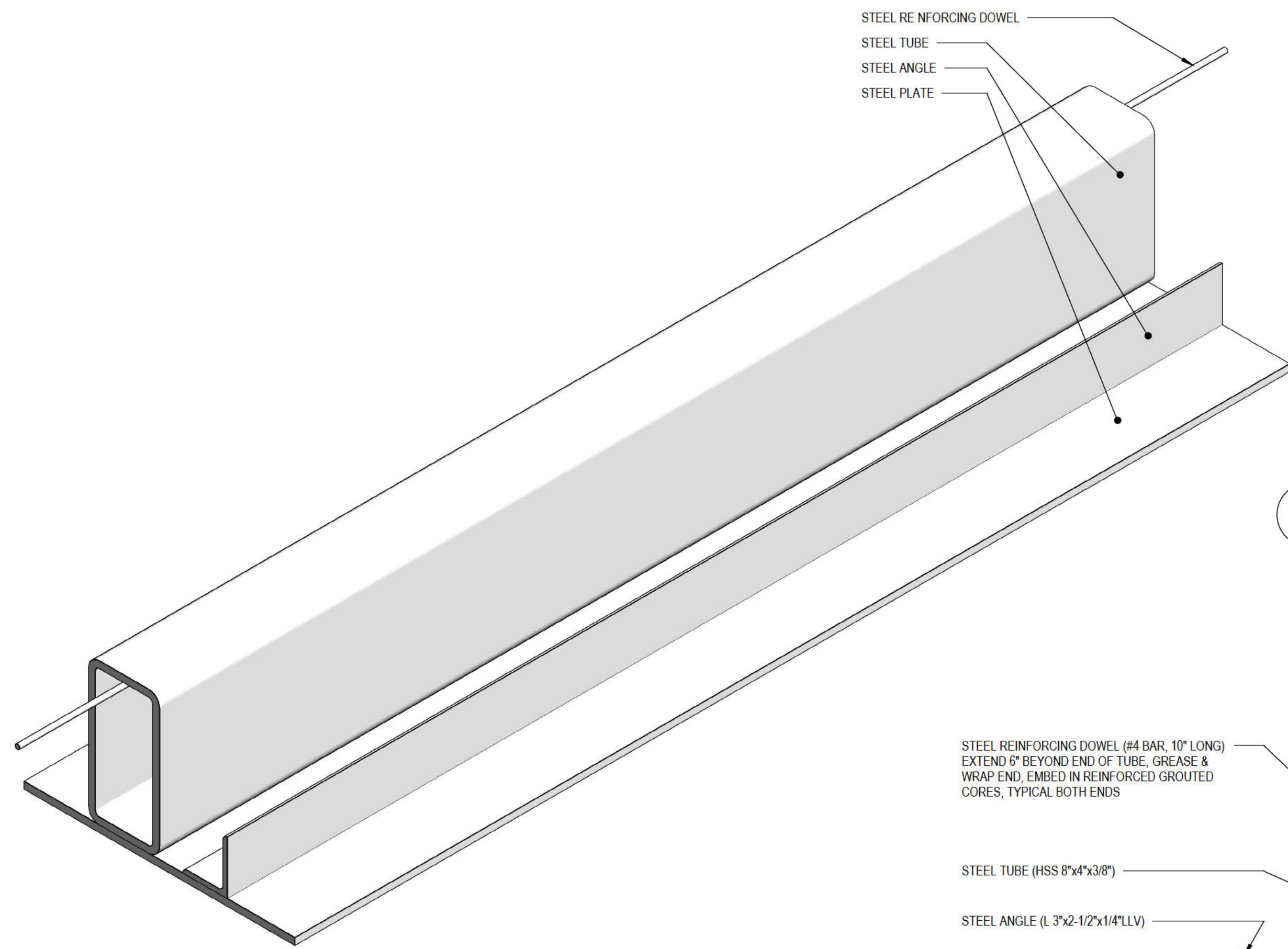
0 3" 6" 9" 1' 3" = 1'-0"



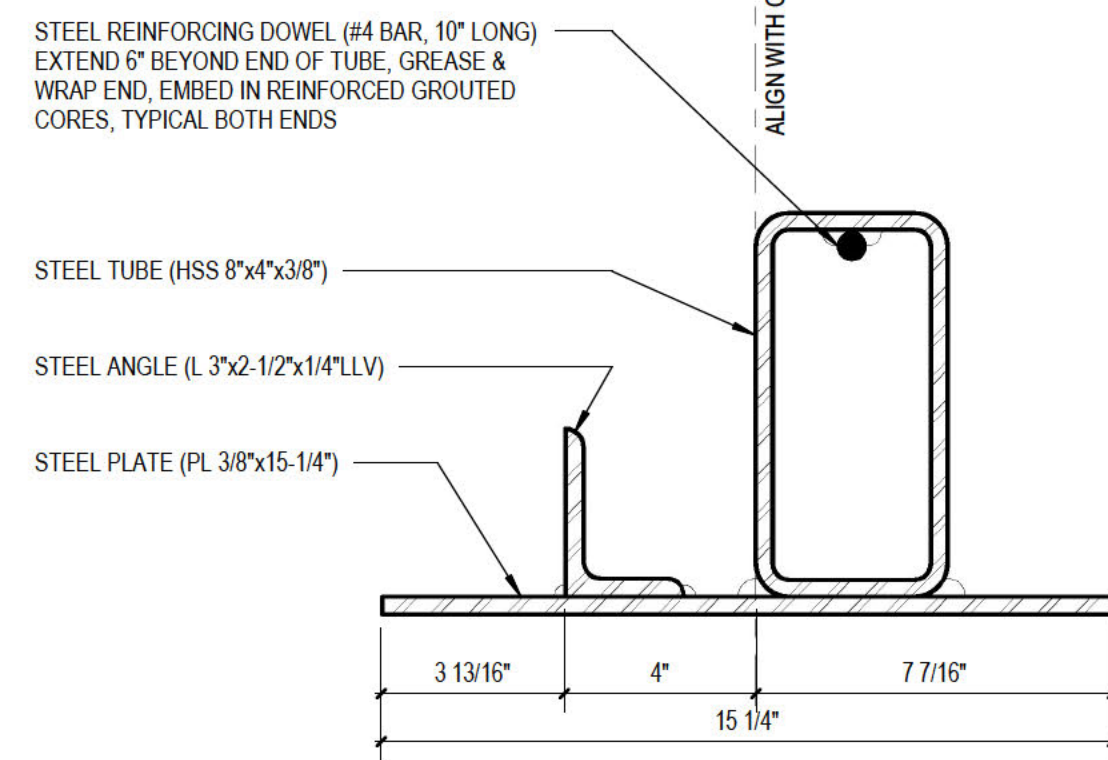
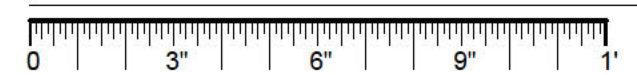
1 TYPICAL DOOR JAMB

0 3" 6" 9" 1' 3" = 1'-0"

1/13/2025 3:21:39 PM A:\Projects\2025\01-2025-0001-0000000001-Saugatuck Mt Baldhead Restroom\CA\Rev\Rev0001-Saugatuck Mt Baldhead Restrooms.rvt

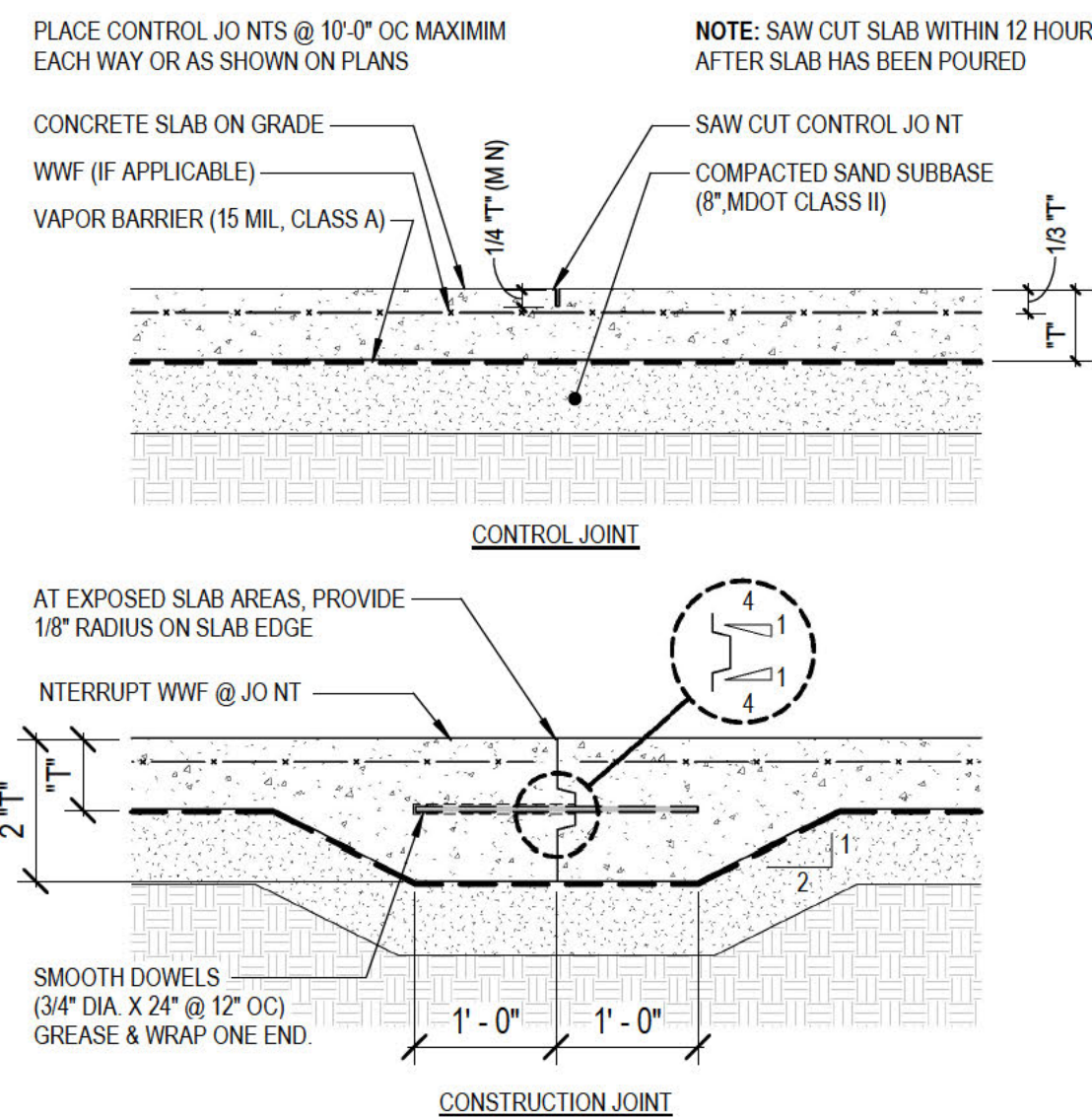
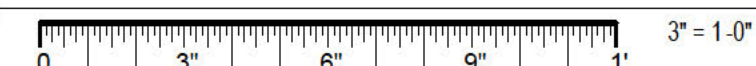


TYPICAL STEEL LINTEL

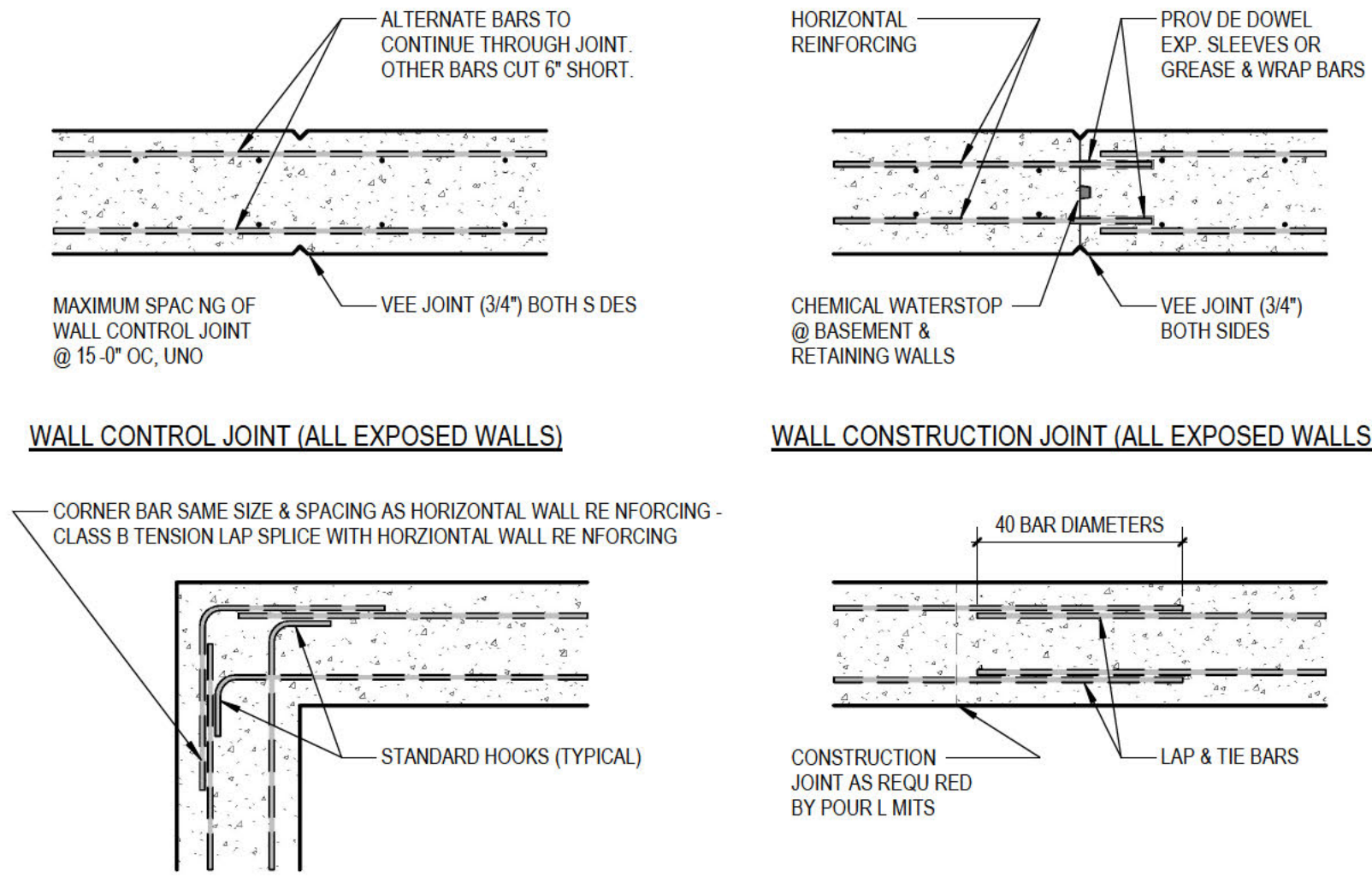


- GALVANIZING LINTEL AFTER WELDING.
- LINTEL LENGTH TO BE 16\"/>
- 8\"/>

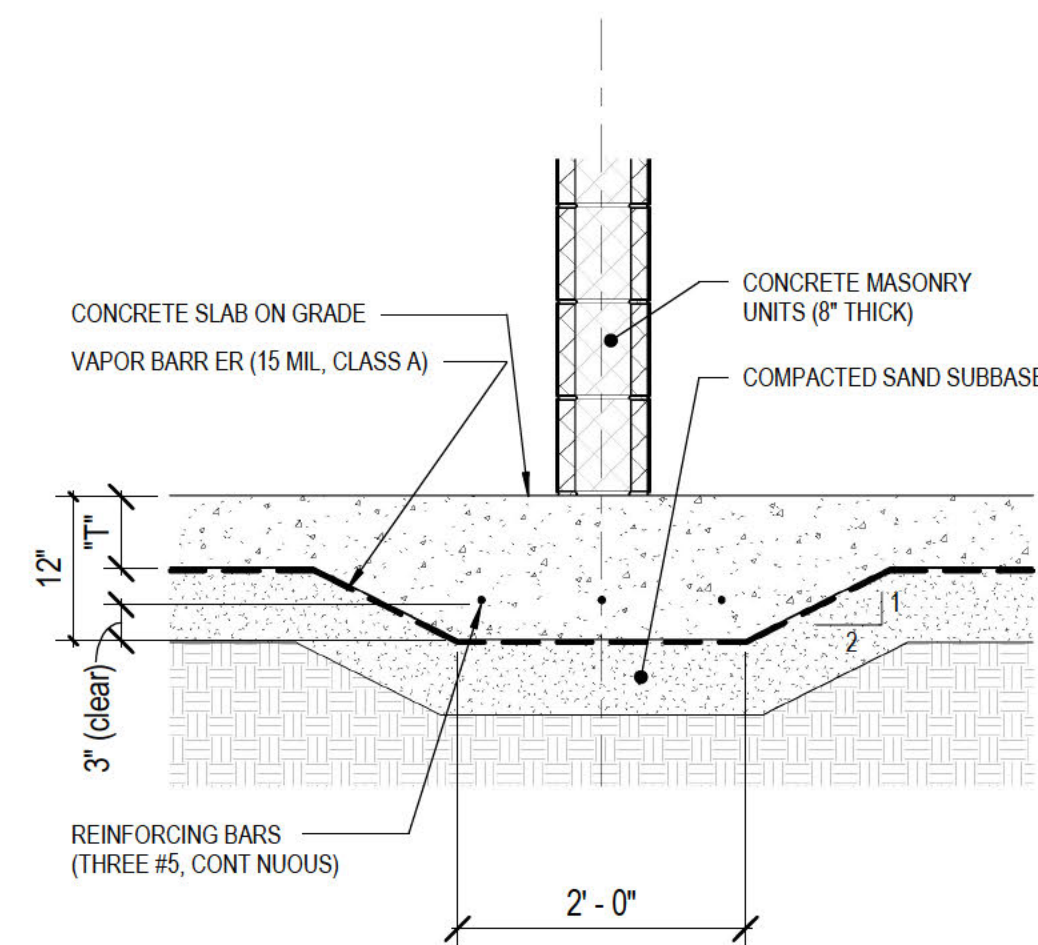
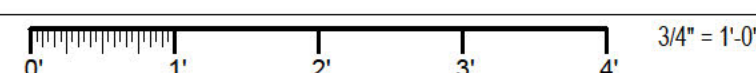
7 TYPICAL STEEL LINTEL



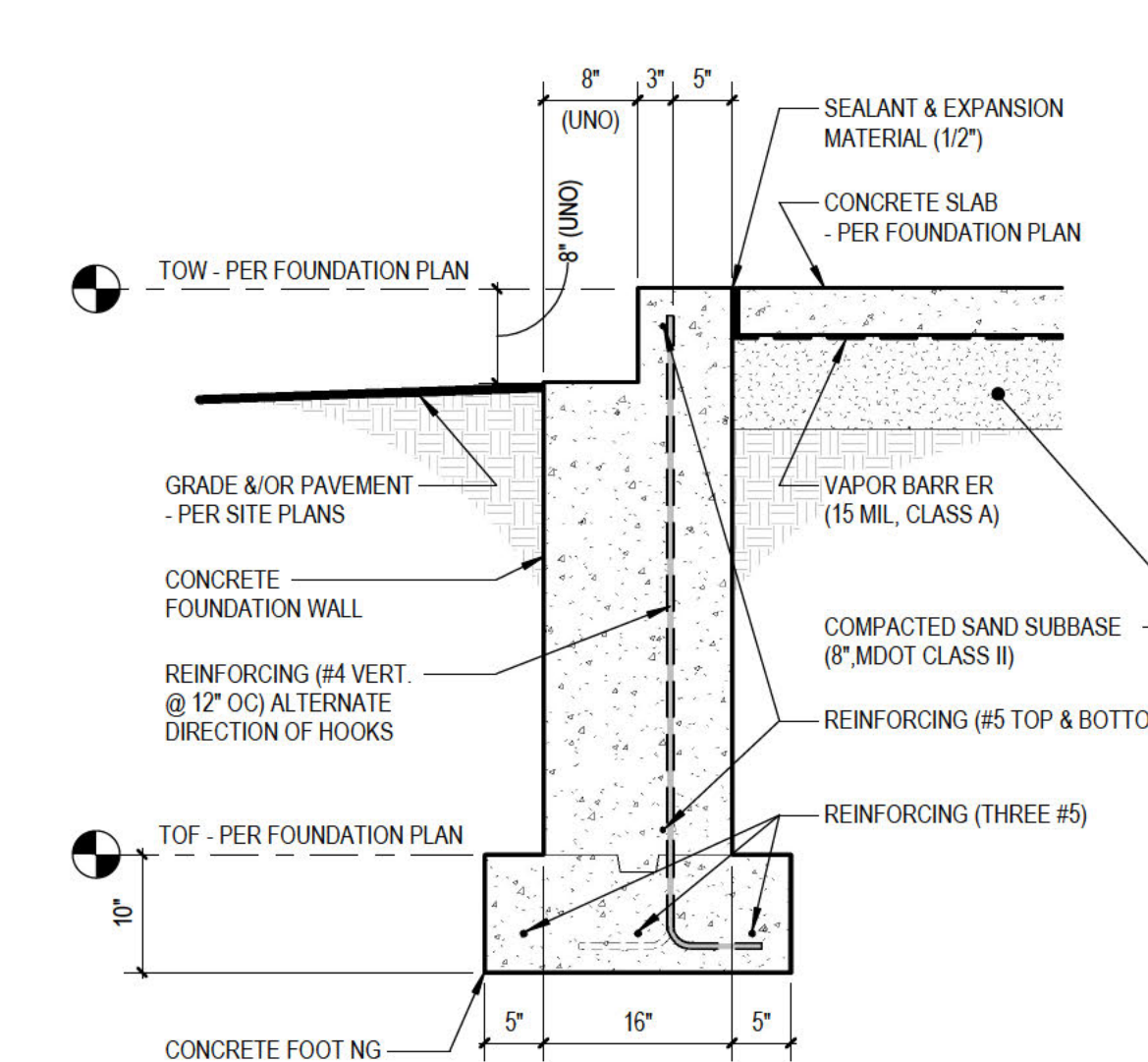
6 TYPICAL SLAB ON GRADE



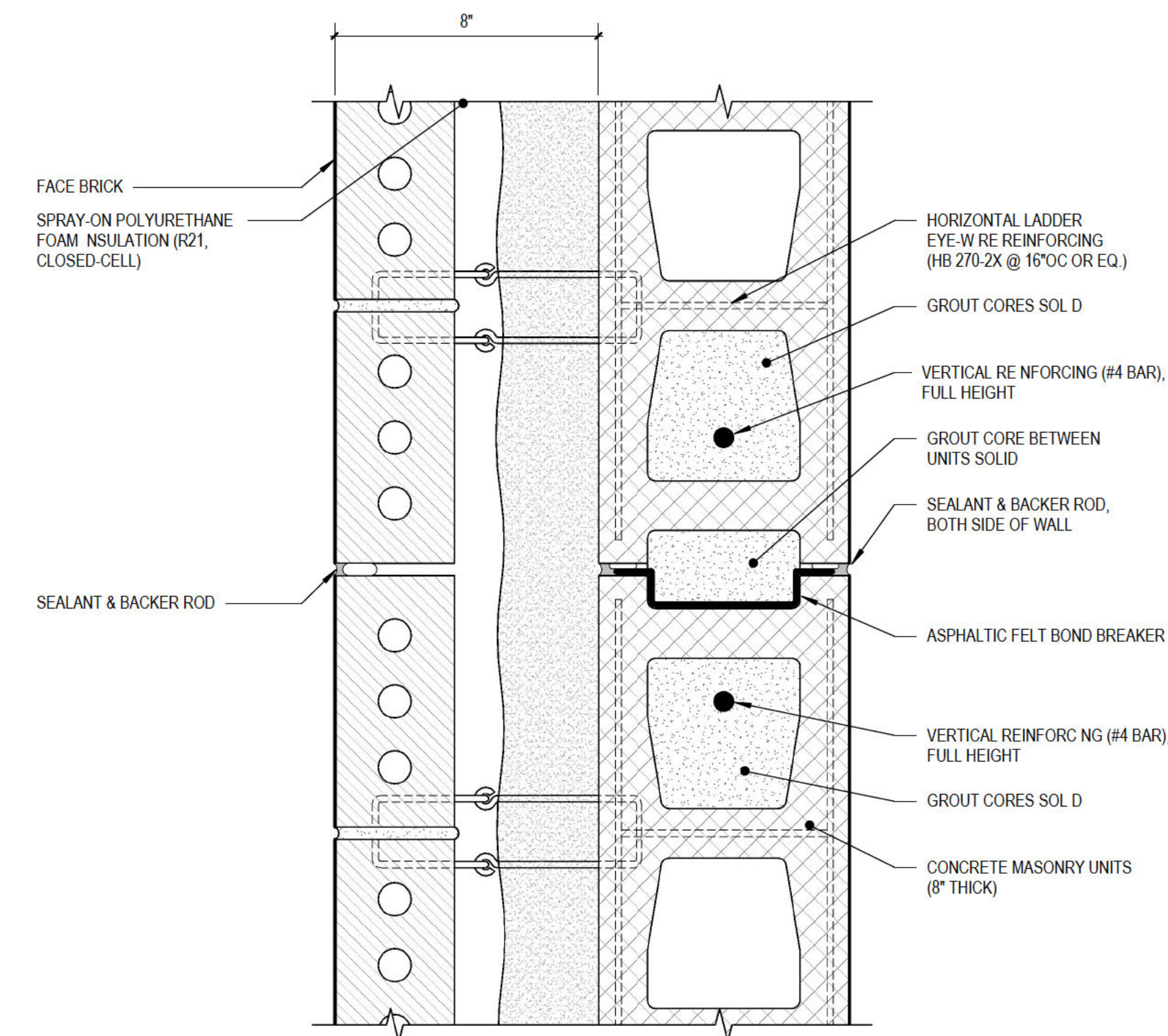
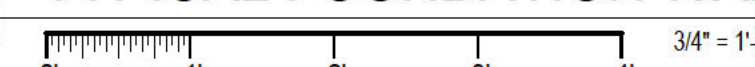
5 TYPICAL FOUNDATION WALL REINF. & JOINTS



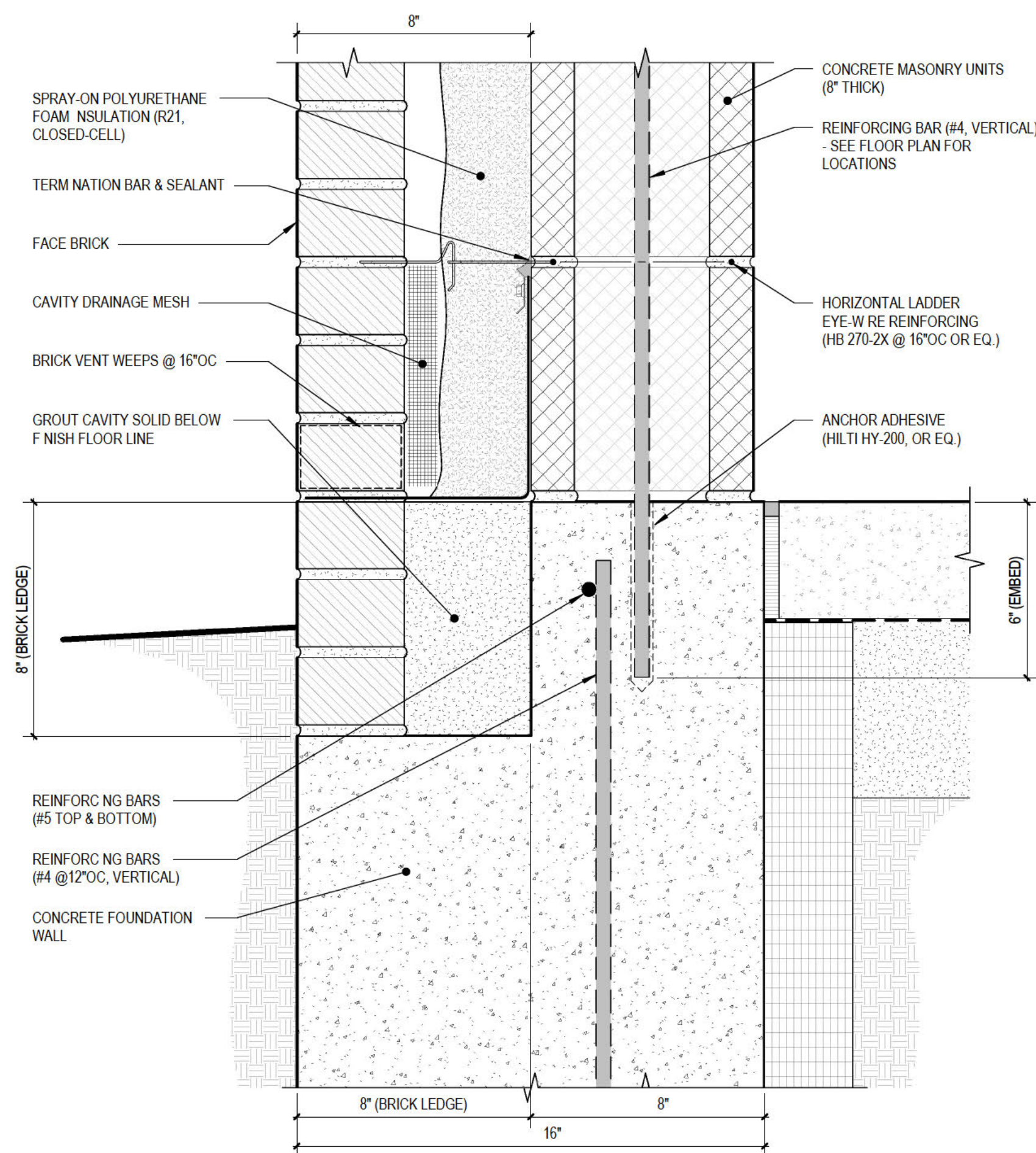
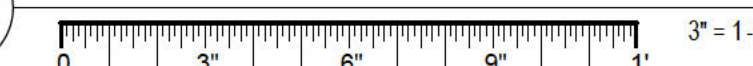
4 TYPICAL THICKENED SLAB



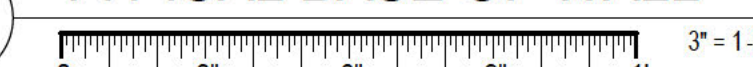
3 TYPICAL FOUNDATION WALL



2 TYPICAL MASONRY CONTROL JOINT



1 TYPICAL BASE OF WALL



Panel Load Sheet

Project: Saugatuck Mt. Baldhead Park Restrooms

Date: Jan-25

Panel ID PNL

Voltage: 120/240 Volt 1-phase 3-wire

Main Break: 200/2

Main Lugs: 200 Amp

Mounting: Surface

Location: per Drawings

NEW SQUARE D NQ NEMA 1 PANEL

Ckt#					Description					Ckt. Bktr.					Description					Ckt. #				
Lighting					Recpts					Motors					Other					Lighting				
1	0	720	0	0	Receptacles	20/1	30/2	Water Heater	2000	0	0	0	2											
3	177	0	0	0	Building Lights	15/1							4											
5	0	0	950	0	Electric Hand Dryer (South)	20/1	20/1	Cove Heaters	1680	0	0	0	6											
7	0	0	950	0	Electric Hand Dryer (North)	20/1	20/1	Exhaust Fans	0	414	0	0	8											
9	0	0	4800	0	240V Receptacle	20/2		Space	0	0	0	0	10											
11					Space			Space	0	0	0	0	12											
13	0	0	0	0	Space			Space	0	0	0	0	14											
15	0	0	0	0	Space			Space	0	0	0	0	16											
17	0	0	0	0	Space			Space	0	0	0	0	18											
19	0	0	0	0	Space			Space	0	0	0	0	20											
21	0	0	0	0	Space			Space	0	0	0	0	22											
23	0	0	0	0	Space			Space	0	0	0	0	24											
TOTAL					177	720	6700	0	3680					414	0	0	TOTAL							
Total Load (KVA):					11.7	Short Circuit Rating: 10,000A ASC					TOTALS					3680	7114	720	177					
Amps:					48.9						CONT. LOAD MULTIPLIERS					1	1	1.25						
											LOAD TOTALS					3680	7114	720	221					