

**Heritage Trust Fund Grant  
Oswego Riverside Park - Pool  
Scope of Work**

**Building Description:**

The bathhouse was constructed in 1934 with Kansas Emergency Relief Committee (KERC) funds and is constructed of multi-colored limestone. The one-story building features a cross plan footprint measuring 72'x25' with an entrance portico measuring 32'x12'. Historic concrete sidewalks lead to a monumental entry porch flanked by two sets of exterior staircases, providing access to a flat-roof porch, which is now closed to the public. Three foot tall parapet walls are topped with concrete coping. It is one of a few similarly constructed bathhouses that is still being utilized for its original purpose.

**Project Description:**

To preserve the swimming pool bathhouse located within Riverside Park by replacing the roof to prevent moisture from entering the building structure.

**Detail of Work:**

- Remove electrical conduit as needed to perform work and install. Provide blocking under conduit to avoid trapping debris and water buildup.
- Test all concrete surfaces by sounding to determine loose and damaged concrete. Remove loose concrete from rooftop observation deck and parapet walls. Cut the deteriorated material back until sound substrate is reached. Edges of damaged areas shall be sawcut perpendicular to the surface to a depth of at least 1/4 inch to prevent feathered edging.
- Clean surfaces using low pressure rinse and biocide chemicals if needed.
  - If reinforcing steel is exposed, clean with localized sandblasting to remove rust.
- Patch areas where concrete has spalled or been removed with new concrete equal to MORTARCRETE SERIES 217, by Tenemec, per the guidance in Preservation Brief #15 – Preservation of Historic Concrete (see <http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>).
  - Concrete for patching shall be similar in color, strength, and appearance to the original concrete.
  - Patching materials shall encapsulate any reinforcing steel that is exposed after the removal of deteriorated materials.
- Repoint mortar joints between parapet cap units with Type N mortar. Rake joints back a minimum 1/4 inch in depth, apply a bond breaker to mortar and caulk joints.
- Remove old caulking in expansion joints on concrete deck. Clean out joints and protect during repair work and application of traffic coating. When work is complete install backer rod as needed and caulk joints with a sealant that is rated for horizontal locations and pedestrian traffic.
- Replace existing scuppers/ drains with new cast iron scuppers of similar size and design.
- Once repairs are complete and have cured, install a polyurethane-based traffic coating or epoxy coating such as Pecora Deck Coating 800 Series or equal, to cover the roof deck and parapet walls up to the underside of the parapet caps.

- Install new collectors and downspouts to direct water away from the building's foundation.

General Conditions:

- Repair work to be in accordance with the Secretary of the Interior's Standards for Rehabilitation. Viewable at <http://www.nps.gov/history/hps/tps/standards/rehabilitation.htm>
- Certificates of insurance, performance and material's payment bonds required as security for faithful performance and the payment of all bills and obligation arising from the contract.
- Storage and handling of all materials must be in a manner which prevents additional loss, deterioration and damage; storage area to be designated by project administrator.
- Construction schedule to be itemized with headings related to the breakdown in payment requests.
- All work subject to review by the Kansas State Historical Society throughout the duration of the project.
- Compliance with all applicable laws and statutory regulations required.

Project Administrator:

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