

Table 2: Detailed specifications

Area/Category	Component	Deliverables	Notes
General	Structural materials	All wood for structural and roofing materials shall be of a termite resistant nature (i.e., borate treated)	
General	Module support and ground clearance	All modules shall rest on appropriate support blocks with hurricane straps. Ground clearance should be minimized to the extent possible given any below-structure needs outlined below (e.g., sewage holding tanks)	Minimized ground clearance to allow for shorter ramp along primary entryway in order to reduce ramp footprint
General	Internal walls	Material shall be fiber-reinforced plastic (FRP or equivalent) resistant to marks and heavy use. Shall be insulated to accommodate maintenance of interior temperature and sound reduction	
General	Doors (exterior)	All exterior doors open as shown. Four (4) exterior, solid core single doors. Of these, two are "half-lite" doors with a 24"x30" lite mounted in the upper half of the door (Main entrance into Reception area and door from Field prep area to exterior deck). One (1) exterior, solid-core double door with removable mullion (from wet gear storage room). Exterior door located in Conference Room shall be labeled as Emergency Exit.	
General	Doors (exterior)	All exterior doors keyed alike.	
General	Doors (exterior)	All exterior door hardware should be stainless steel or otherwise resistant to corrosion.	
General	Doors (interior)	All interior doors open as shown. Total eleven (11) interior, solid-core single doors. Of these, three (3) are non-windowed (bathrooms and closet). Three (3) are "half-lite" doors with a 24"x30" lite mounted in upper half of the door (conference room, IT room, and Wet gear storage interior door). Remaining five (5) are "narrow-lite" doors with a 7"x22" lite mounted along the upper, handle-side of the door (all offices).	Closet door may be hollow core
General	Doors (interior)	Bathroom doors lockable via thumbturn deadbolt with privacy indicator (i.e., vacant/occupied)	Must include ability to unlock from the outside in case of emergency
General	Doors (general)	Hydraulic door closers on all external and bathroom doors.	

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General	Doors (general)	All doors with mounted door stop	
General	Doors (exterior)	Illuminated Exit sign to be affixed interiorly above each external door	Wet gear storage room may have a single such sign above the double door. Exit sign not necessary on the single door at the North end of the room.
General	Windows	Two (2) double-paned picture windows measuring 6' W x 5' H located in conference room (see conference room specs below). One double-paned picture window measuring at least 3' W x 2' H located in kitchenette (See kitchenette specs below. Ten (10) double-paned windows measuring 5' W x 3' H located throughout facility as shown in Figure 6. All windows shall be vinyl framed, non-opening, and fully weather sealed.	
General	Flooring	All flooring shall be water and scratch resistant vinyl plank (or similar) except in bathrooms and wet gear storage room (see details below). Baseboards should be quarter round matching in material and color to the flooring.	
General	Plumbing	All sub-floor plumbing leading to sewage holding tanks must have valves, traps, or other mechanisms to prevent back-flow of material or gases into the modular building	Drains in Wet Gear Storage Room do not need to be plumbed to the sewage tanks. These should be plumbed to a simple drain along the perimeter of the building
General	Cabinetry	Plywood construction cabinets with natural wood and/or uniform coloration. Mounted according to standard specifications.	Cabinet sizes given throughout are approximate. Alternative sizes may be proposed to meet size requirements of available cabinetry.
General	Countertops	Durable, commercial-grade countertops. Scratch and stain resistant, uniform (non-	Countertop sizes given throughout are

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		white) coloration throughout. Mounted 30" high (floor to countertop surface). All countertops with backsplash.	approximate. Alternative sizes may be proposed to meet size requirements of available countertops.
General	Countertops (cabinets)	All base cabinets shall have countertops as described above affixed to cabinets according to standard practices.	
General	Countertops (desk space)	Certain countertops in the Makai Hallway and the Field Prep area (see diagram) are standalone and not associated with any cabinets. No protruding supports along front edge (i.e., unobstructed underside allowing for use as desk space). Dimensions for specific countertops given in appropriate area/category/component sections below.	
General	Air conditioning	Six (6) wall-mounted, heavy-duty AC units appropriately vented throughout the facility. Vendor to propose best location, however the eastern wall should be avoided if at all possible as it would impede work in the deck area. AC units shall be weatherized against rain, salt, etc. to the extent possible.	
Exterior	Walls	Weatherized, concrete composite siding (Hardie fiber cement siding or equivalent). Painted uniform color in a light tone to promote heat resistance. Exterior fastening hardware shall be stainless steel whenever possible.	Other exterior materials highly resistant to salt and sun exposure can be proposed
Exterior	Skirt	Solid skirt (2'-3' tall) around entire structure. Same material and color as above. Skirt may be up to 6" above grade	
Exterior	Access doors on skirt	One access door along south section of either module C or D, adjacent to the bathrooms. Door to provide access to sewage pump-out system	Location can be adjusted based on final location of sewage pumpout
Exterior	Roof	Designed for appropriate water drainage and high wind resistance (i.e., hurricane standards)	
Exterior	Roof	Appropriate gutter systems with drainage away from walking areas	
Exterior	Roof	All roof-top penetrations shall be completely sealed. Roof to be flashed and waterproofed.	
Exterior	Primary entryway	All-weather, rust-resistant ADA entry ramp with appropriate railing and structural supports as well as a single switchback as shown attached to module C. Ramp shall not extend beyond the building footprint to the	

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		South. All ramp hardware (nuts, bolts, straps, brackets, etc.) shall be stainless steel whenever possible.	
Exterior	Emergency Exit	All-weather, rust resistant ADA entry steps with appropriate railing and structural supports leading from emergency exit door on south side of Conference Room. All hardware (nuts, bolts, straps, brackets, etc.) shall be stainless steel whenever possible.	
Exterior	Module placement and support	Modules shall be secured in place onto galvanized steel piers or equivalent appropriate support structures.	Modules shall be leveled as appropriate with aluminum or stainless steel shims if necessary
Exterior	Hurricane straps	Heavy duty straps to secure all modules in place. Must be able to withstand high winds	
Exterior	Electrical outlets	Two covered, shielded outdoor outlets mounted along the Eastern exterior deck as shown in Figure 7. Outlets should be mounted approximately 20" above the deck level	
Exterior	Freshwater input	Single freshwater input line shall be plumbed to all sinks and toilets (two bathrooms, kitchenette, and outdoor sink). Line should dead-end near northwest corner of Module C to allow for hookup to existing water line.	All open plumbing pipes under trailers should be capped for future hook-up
Exterior	Freshwater line	Freshwater line plumbed to single angle stop located on the exterior wall along eastern deck as shown in Figure 5.	
Exterior	Freshwater hose bibs	Two (2) hose bibs installed onto rim joist of eastern deck. Shall be centrally located along the long edge of the deck.	
Exterior	Sewage holding tanks	Minimum four (4) 250-gallon storage tanks installed underneath trailers and connected to toilets and interior sinks. Sewage tanks should be connected directly together with appropriate pump-out line accessible from access door. Materials and plumbing must meet all necessary health and safety requirements	
Exterior	Deck	One (1) deck as shown on the East side of the building attached to Module F. Deck shall be 8'x56' with the length matching that of Module F. Decking shall be made from composite materials (Trex or equivalent). Railings along all open sides with openings for stairs along the South end (facing S) and the North end (facing E) of the deck as shown.	

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Electrical	IT Room	All Cat6 cabling shall terminate within the IT room via a chase pipe (i.e., conduit/cable sleeve, see image) in the ceiling. Chase pipe shall be located along the eastern wall of the IT room as shown.	
Electrical	IT Room	Main breaker box for the facility shall be located in the IT room along the exterior wall.	
Electrical	IT Room	One "low" receptacle on western wall located as shown. One "high" receptacle located in line with the Cat6 chase pipe to be used to power network equipment.	
Electrical	Outlets	All receptacles decorator/"Decora" style rather than standard center screw style. 15A unless otherwise noted. Three possible outlet positions: Floor- "pop-up" style floor box recessed into floor. Low- typical receptacle position approximately 12" above finished floor (measured to bottom of receptacle box). High- mounted above countertop height. Positions are denoted in Figure 7 as "F", "L", and "H" for floor, low, and high respectively. Receptacles located throughout the facility as depicted in Figure 7.	
Electrical	Lights	All lights to be flush-mount, recessed, or troffer LED. Individual rooms shall have independent light switches (i.e., must be able to turn off lights to each room separate from the rest of the building). Number of lights in each room/area shall be sufficient to provide adequate lighting throughout (i.e., no "dark zones").	
Electrical	Lights	All light switches shall be located on walls at an appropriate height according to standard practices. Specific locations depicted in Figures 4a and 4b as well as in Table 3- switches	
Electrical	Lights	Each room (conference room, offices, IT room, bathrooms, closet, kitchenette) shall have a single light switch located near the door or entryway unless specified otherwise (see below).	
Electrical	Lights	Open areas shall be controlled by a series of 3-way switches located at Reception and the Field Prep area. Located and configured as depicted in Figures 4a, 4b, and Table 3	
Electrical	Lights (wet gear storage room)	Two single-gang switch boxes (located as shown) set up in a 3-way configuration to control lights in the wet gear storage room.	

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Electrical	Lights (kitchenette)	Kitchenette lights shall be controlled by one independent single-gang switch box (located on wall as shown)	
Electrical	Lights (Exterior)	One exterior "twin" flood light located adjacent to the primary entryway. Two exterior "twin" flood lights located along eastern exterior deck. Eastern deck lights shall be spaced sufficiently to provide adequate coverage along full length of the deck.	
Electrical	Smoke Detectors	Ceiling smoke detectors throughout facility	
Electrical	Network	In-wall/ceiling Cat6 cable with appropriate fire safety ratings (i.e., plenum vs riser) installed throughout the facility to allow for a small office style network consisting of a modem, wired router, switch, patch panel, and wireless access points. All Cat6 cabling shall terminate in IT room via a chase pipe through the ceiling.	
Electrical	Network	All cables shall have sufficient slack to use as a service loop.	
Electrical	Network	Data ports located throughout the facility as shown in Figure 8. All data ports shall be placed similar to the "low" outlet position described above unless otherwise noted. "High" data ports shall be mounted above countertop height similar to outlets. "Floor" data port shall be mounted in a recessed box along with a floor-mounted receptacle	
Electrical	Network	Each data port location shall consist of a single wall plate with two RJ-45 terminals. Each individual terminal throughout the facility shall be numerically labeled. IT Room terminating ends of Cat6 cables shall be labeled with the same ID numbers.	
Electrical	Network	Data ports for three (3) ceiling mounted Wireless Access Points (WAPs) shall be placed throughout the facility as shown in Figure 8. WAP data ports shall be placed such that entire facility has adequate WiFi coverage. WAPs will be ceiling mounted and installed to run on PoE (Power over Ethernet; i.e., no additional power receptacle needed)	Alternative placement to what is shown can be proposed to ensure coverage.
Reception	Divider wall	Full wall (floor to ceiling) dividing Reception and Open Work Area 2. Wall shall be built to the same specifications as other interior walls. Wall shall be approximately 12 feet long with	

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		the Northern end aligned with the cabinets in the Makai Hallway (see Figures 2 and 3).	
Reception	Electrical	Floor-mounted, recessed electrical box housing one "Floor" outlet as well as two data ports. Located as shown, approximately 6 ft from divider wall	
Reception	Cabinetry	Base cabinets approximately 6' - 8' L along wall separating reception area from bathroom. Cabinets should have a mix of shelving and drawer space available.	
Makai Hallway	Cabinetry	Base and wall cabinets approximately 9' - 10' L along southern wall of the Makai Hallway, beginning at the corner adjacent to Reception. Wall cabinets should be standard depth consisting of shelving. Base cabinets should also be standard depth with a mix of shelving and drawer space available	
Makai Hallway	Countertops (desk space)	Countertop desk space shall be approximately 24"D x 25' L, beginning at the end of the cabinetry	
Conference room	Windows	Two (2) double-paned picture windows approximately 6' W x 5' H installed along the western wall of the conference room. Windows shall also have one-way mirror film installed.	
Conference room	Outlets	Two (2) "floor" outlets located along the center-line of the room (see Figure 7). Six (6) additional "Low" outlets evenly spaced throughout the room.	See Electrical/Outlets box above for outlet position descriptions
Conference room	Video conferencing	Ceiling-mounted digital projector, pulldown screen, camera, and speakers for full video conference and presentation capability. Screen shall be located on the north wall of the conference room. Video conferencing and presentations will be run through laptop computers on a centrally located conference table. AV cabling shall be mounted in the ceiling, walls, and floor via conduit to allow for direct input near the north end of the conference table (i.e., no cables along the walking area around the table.	
Wet gear storage	Flooring (Wet Gear Storage room)	Wet Gear Storage Room shall have a fully waterproof flooring system utilizing poured epoxy resin (or similar) with a 4-inch standard radius cove. Flooring must accommodate two floor mounted drains	Alternative waterproof flooring options may be proposed.

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Wet gear storage	Ventilation	Wet Gear Storage Room shall have sufficient ventilation to allow for gear to dry completely and prevent mold growth.	
Wet gear storage	Air conditioning	Wet Gear Storage Room shall be serviced by the same air conditioning system as the rest of the facility unless high humidity and additional ventilation described above would interfere with proper functioning of the air conditioning system. If so, please propose an alternative that allows for adequate moisture and temperature control.	
Wet gear storage	Outlets	All outlets in Wet Gear Storage Room shall be GFCI protected	
Bathrooms	Flooring (bathrooms)	Bathrooms shall have a fully waterproof flooring system utilizing poured epoxy resin (or similar) with a 4-inch standard radius cove.	Alternative waterproof flooring options may be proposed.
Bathrooms	Toilets	Each bathroom shall have a single toilet with a porcelain tank and bowl, plumbed to sewage holding tanks beneath facility. Toilet shall have an auto-flush sensor mechanism with manual push button backup. In addition, one bathroom shall have a low water usage, wall-mounted urinal. Wall mounted toilet paper and seat cover dispensers adjacent to toilet.	
Bathrooms	Sinks	Each bathroom shall have a single sink, plumbed to sewage holding tank beneath facility. Wall mounted soap dispenser and paper towel dispenser adjacent to the sink.	
Bathrooms	Vanity	Vanity mirror with shelf mounted above each bathroom sink.	
Bathrooms	Air vent fans	Small vent fans located on ceilings in each bathroom. Fans shall be controlled by the light switch such that when the bathroom light is on, the fan is running. Vents outside to the upper side of the structure	
Kitchenette	Cabinets	Kitchenette shall have cabinetry as shown. Peninsula along northern edge of the kitchenette made up of base cabinets with countertops to match rest of the facility. South wall shall have base cabinets as shown with a gap for a standard sized refrigerator. 36" sink base located as shown. Wall cabinets along south wall except at gap for refrigerator and above sink.	
Kitchenette	Sink	Single bowl, stainless steel sink basin sized as large as can be accommodated by 36" base cabinet	

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Kitchenette	Outlets	Two "low" receptacles located as shown. One 20 amp "high" receptacle above countertop in southeast corner to accommodate a microwave. Two gang, "high" receptacle box with two 15amp receptacles located on wall above peninsula countertop. Each receptacle above peninsula shall be outfitted with one USB-A and one USB-C port.	
Kitchenette	Window	Double-paned picture window minimum of 3' W x 2' H installed directly above kitchenette sink.	A larger sized window should be used if there is sufficient room
Field prep area	Countertops (desk space)	Countertop desk space shall be approximately 24"D x 13.5'L (Field prep along eastern wall) and 24"D x 6'L (Field prep along south wall)	

Table 3: Light switch descriptions

Switch box number	Location	Description
1	Conference room	1-gang
2	Office 1	1-gang
3	IT Room	1-gang
4	Office 2	1-gang
5	Office 3	1-gang
6	Office 4	1-gang
7	Office 5	1-gang
8	Wet Gear Storage Room North	1-gang. Configured as a 3-way switch with #9
9	Wet Gear Storage Room South	1-gang. Configured as a 3-way switch with #8
10	Reception	5-gang. One switch controlling exterior light along primary entryway. Remaining four switches configured as 3-way switches with #15 (see Figure 4b)
11	North Bathroom	1-gang
12	South Bathroom	1-gang
13	Closet	1-gang. Located on wall outside of closet door
14	Kitchenette	1-gang. Located on wall dividing kitchenette from Field Prep room
15	Field Prep	4-gang. Configured as 3-way switches with #10 (see Figure 4b).

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16	Field Prep	1-gang. Controls exterior lights along deck
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Figure 1- Trailer module layout
Each module = 12'x56'

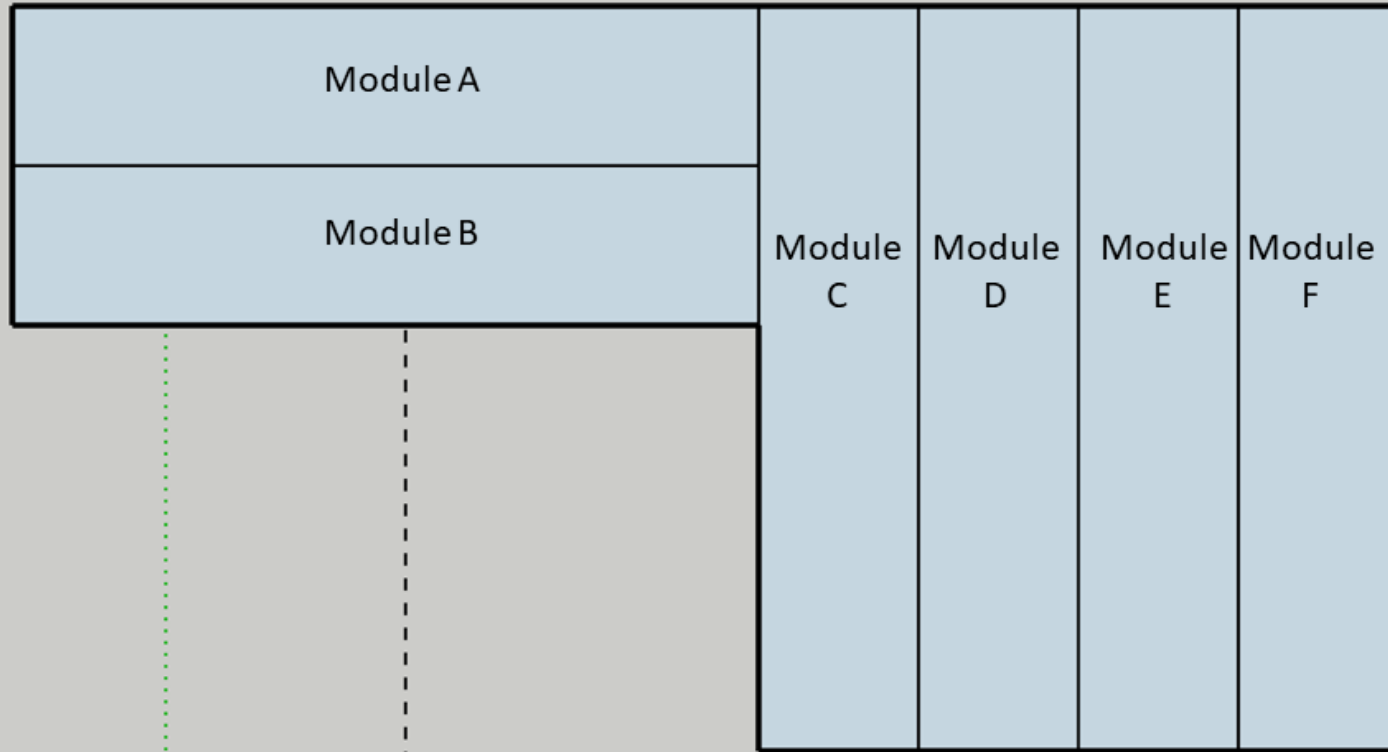
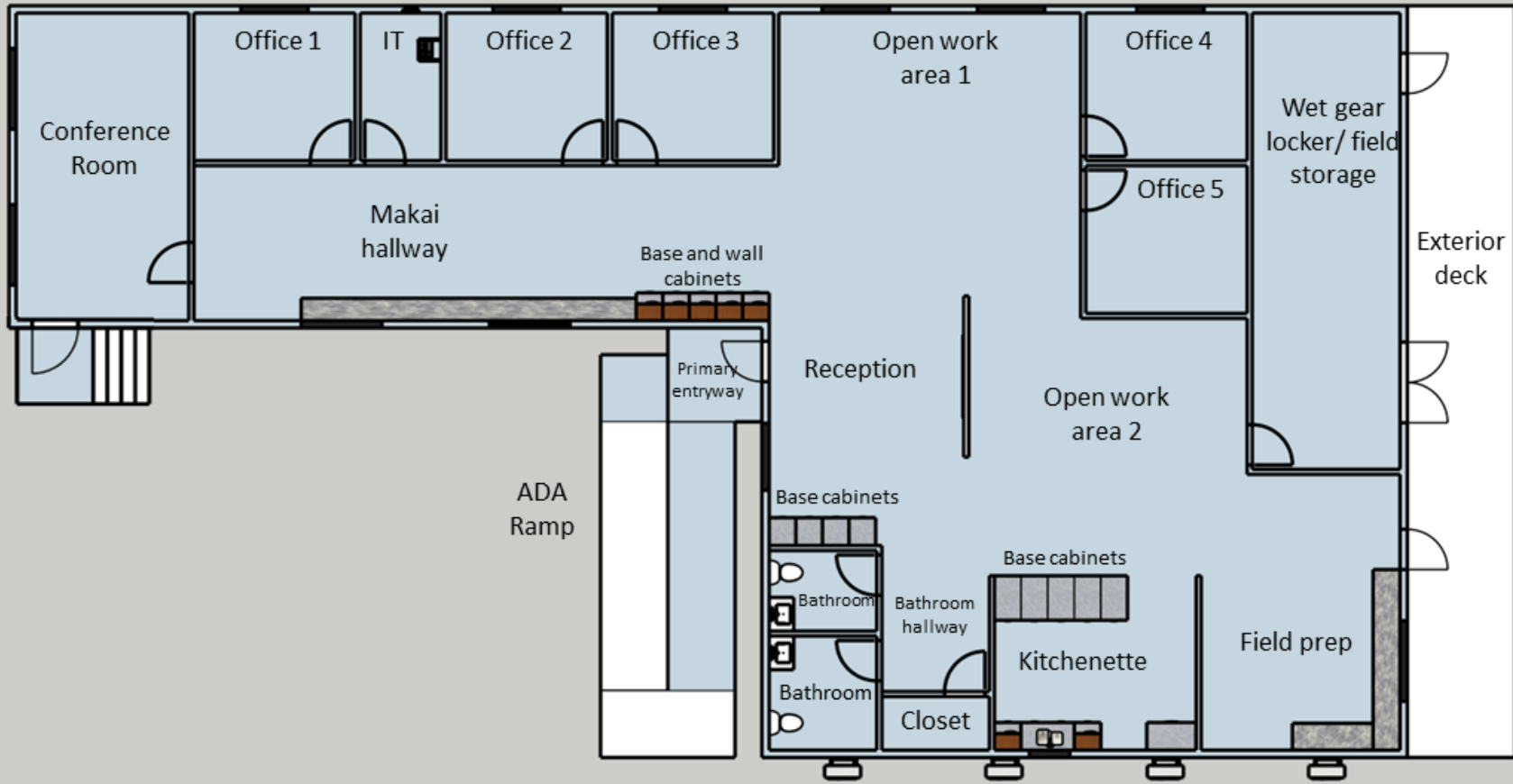
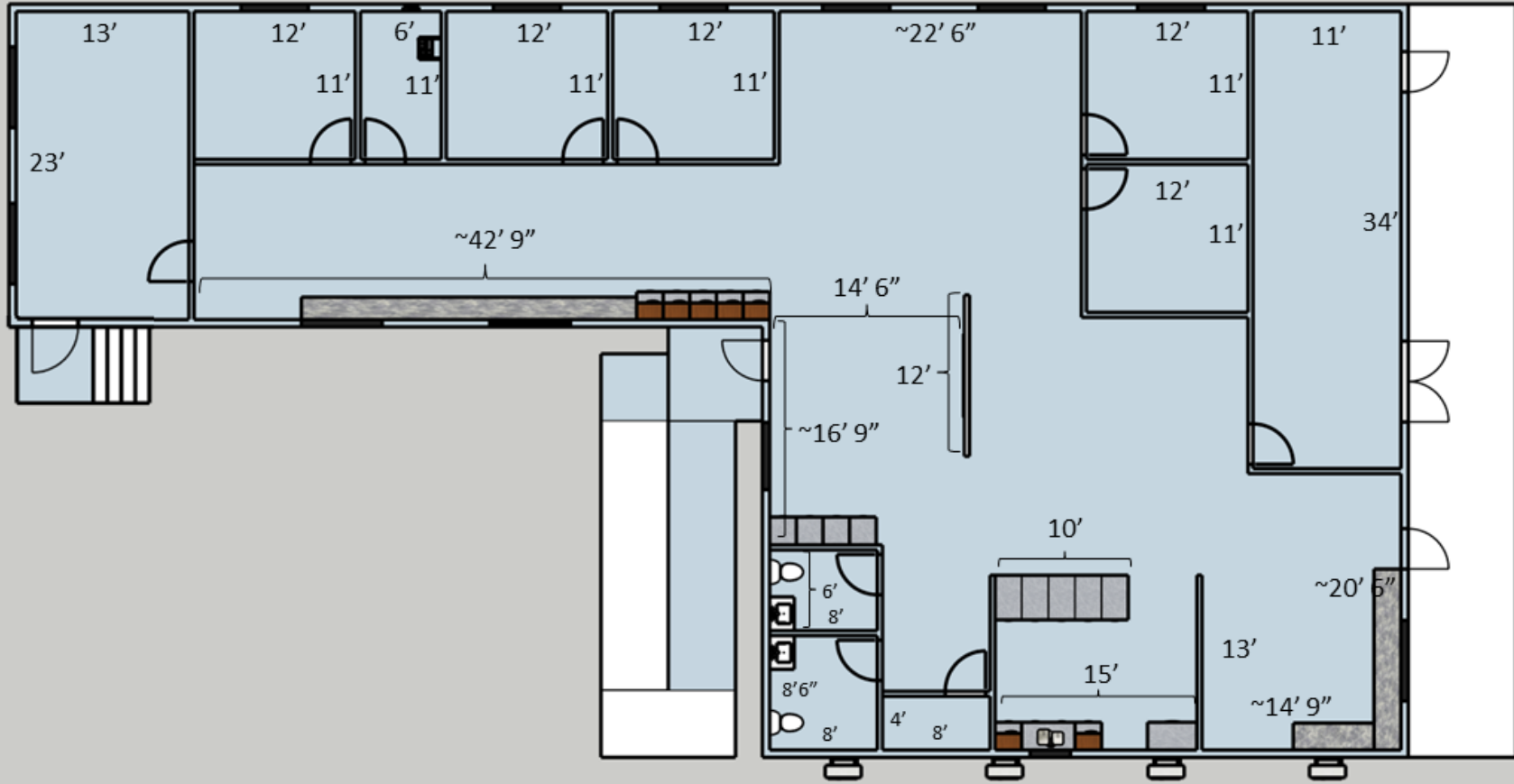


Figure 2- Room/area descriptions



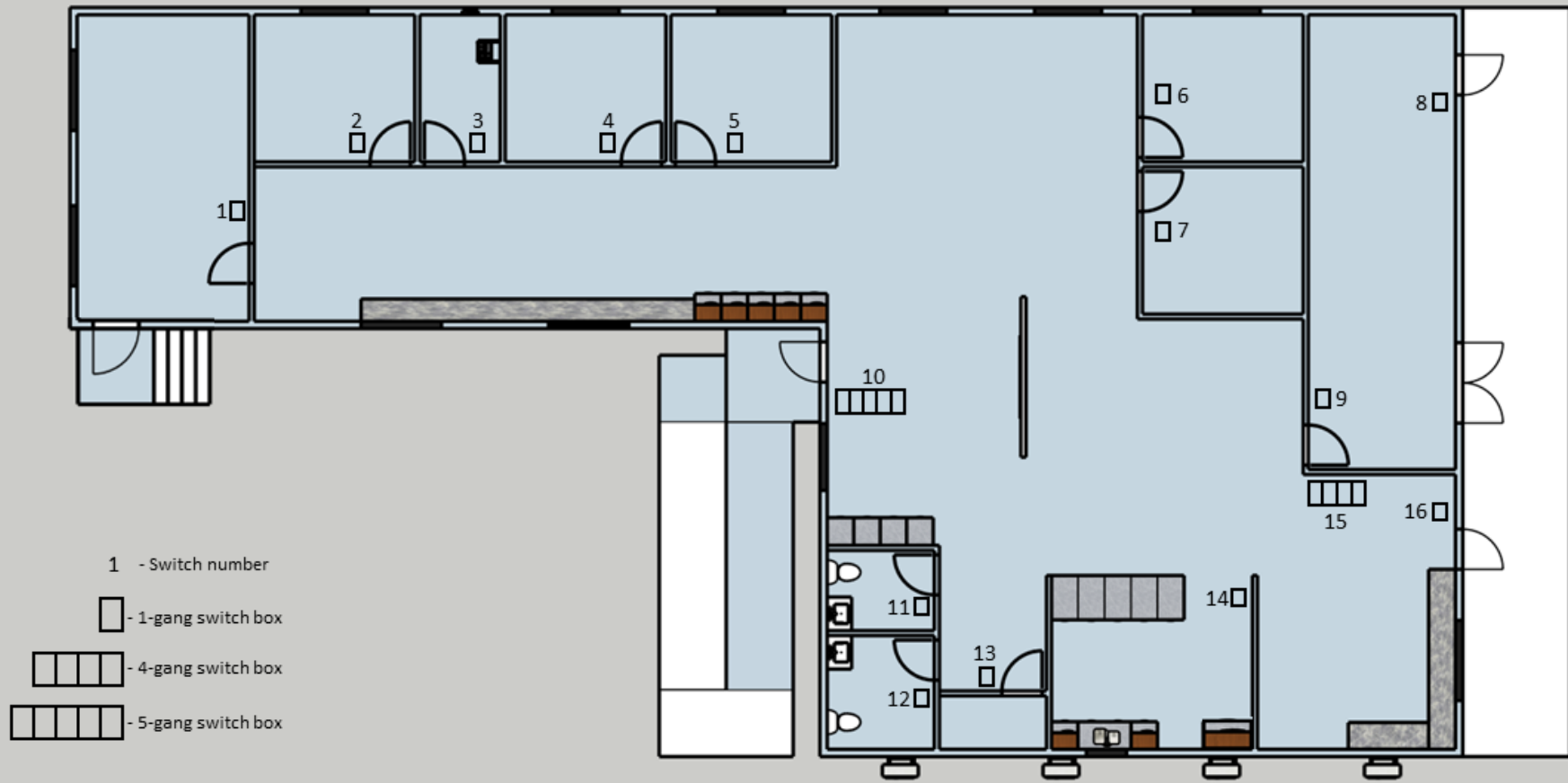
Note: figures are for visualization purposes only. Not to be used as a substitute for architectural drawings.

Figure 3- General dimensions



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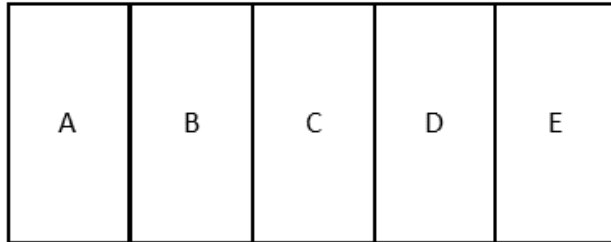
Figure 4a- Light Switches



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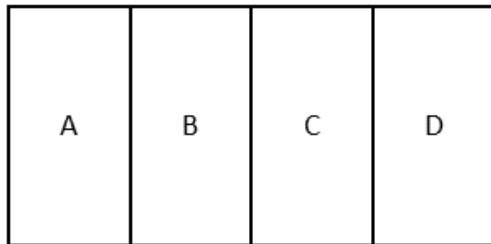
Figure 4b- 3-way light switches

Switch Box
#10



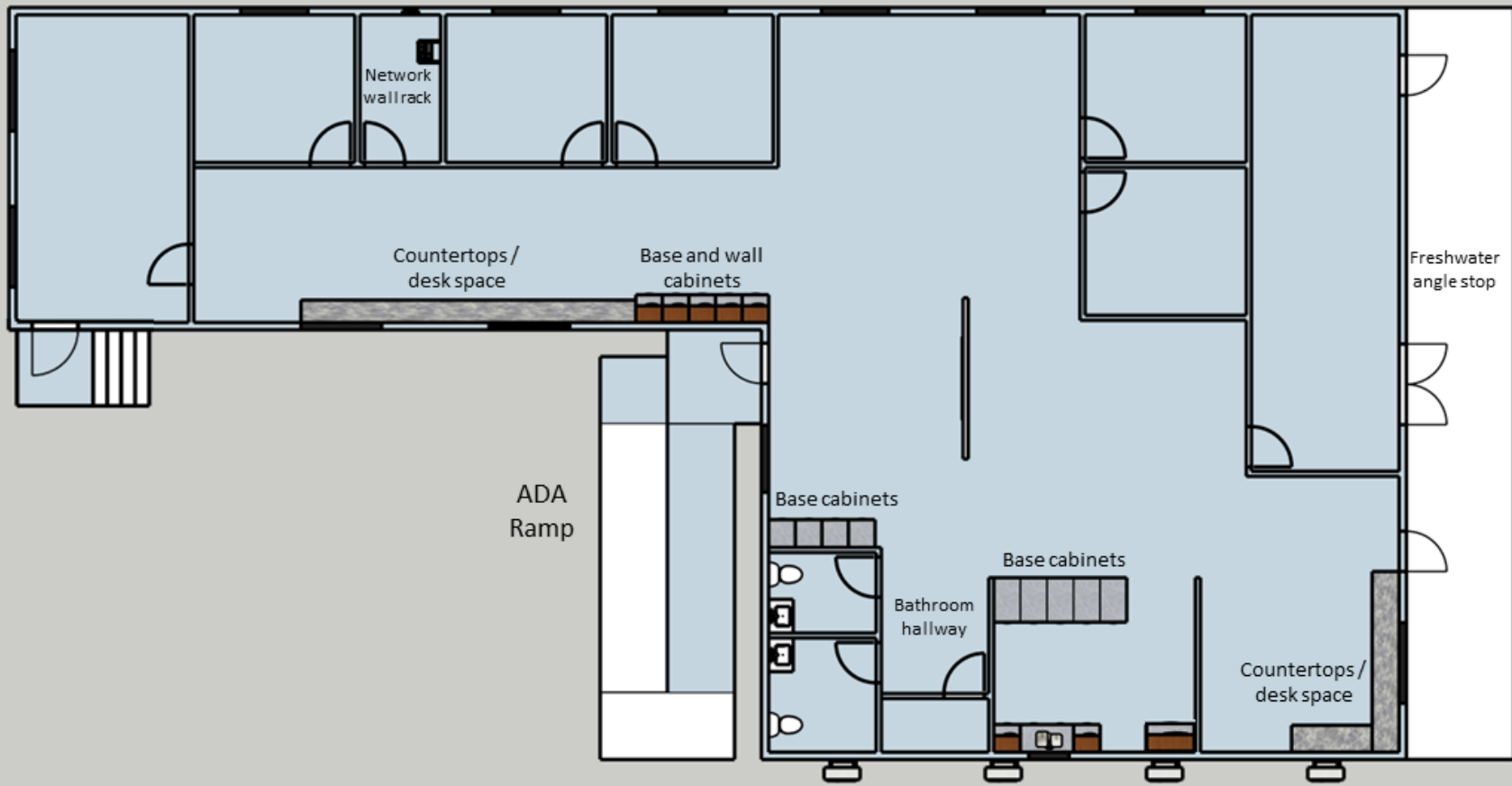
- A- Exterior light along primary entryway
- B- Field Prep
- C- Open Work Area 2
- D- Makai Hallway
- E- Reception, Open Work Area 1, Bathroom Hallway

Switch Box
#15



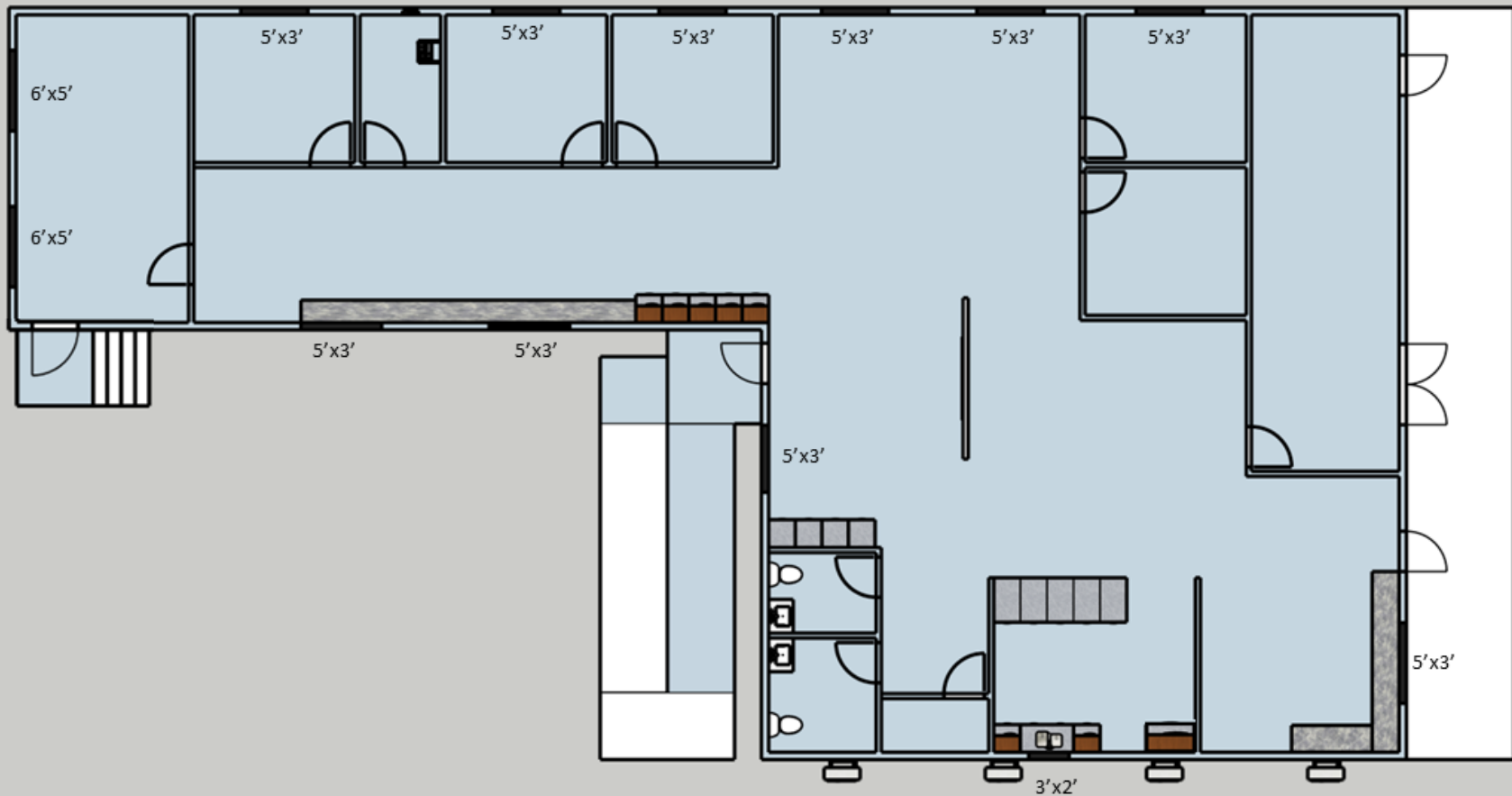
- A- Makai Hallway
- B- Reception, Open Work Area 1, Bathroom Hallway
- C- Open Work Area 2
- D- Field Prep

Figure 5- Furniture/fixtures



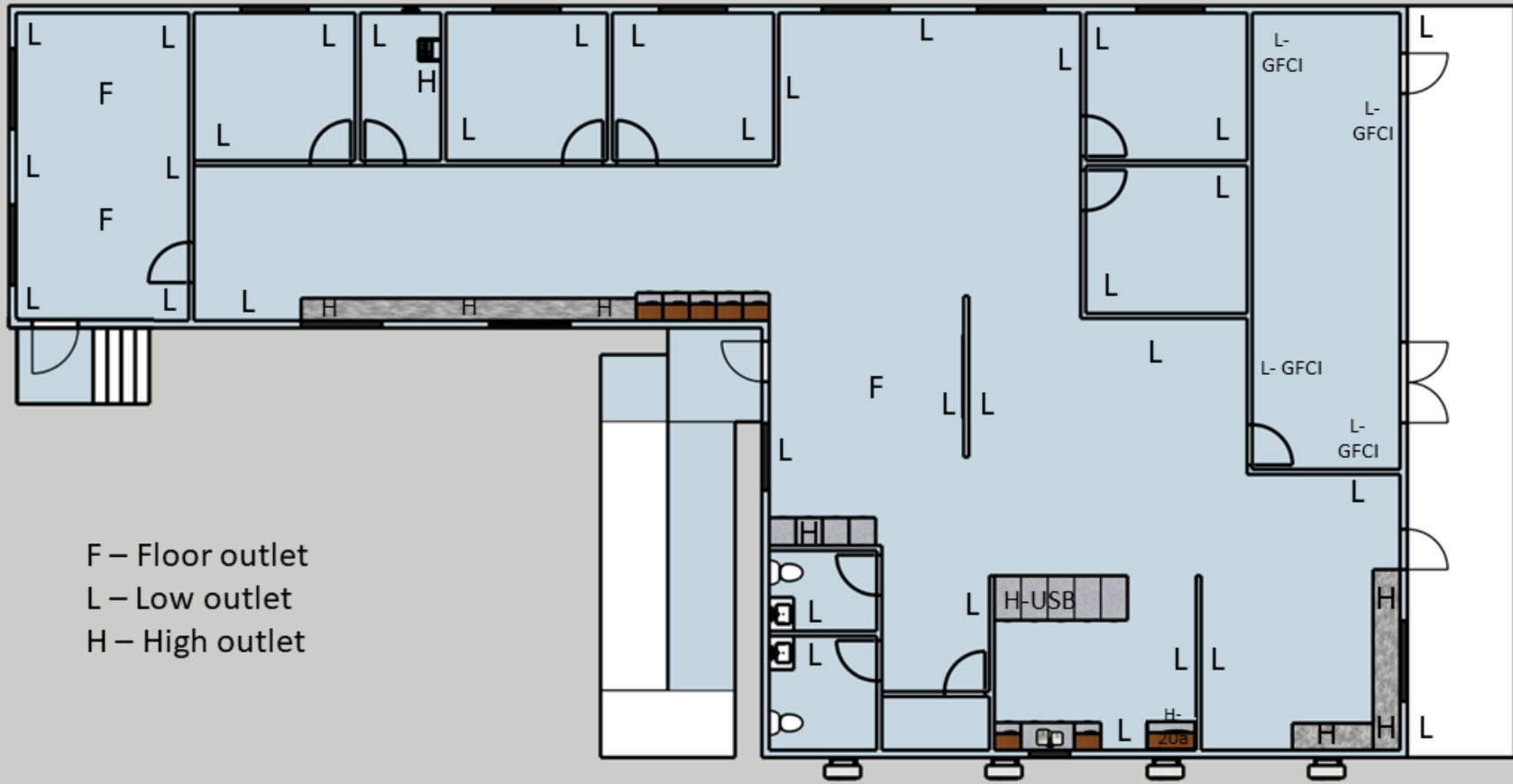
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Figure 6- Windows



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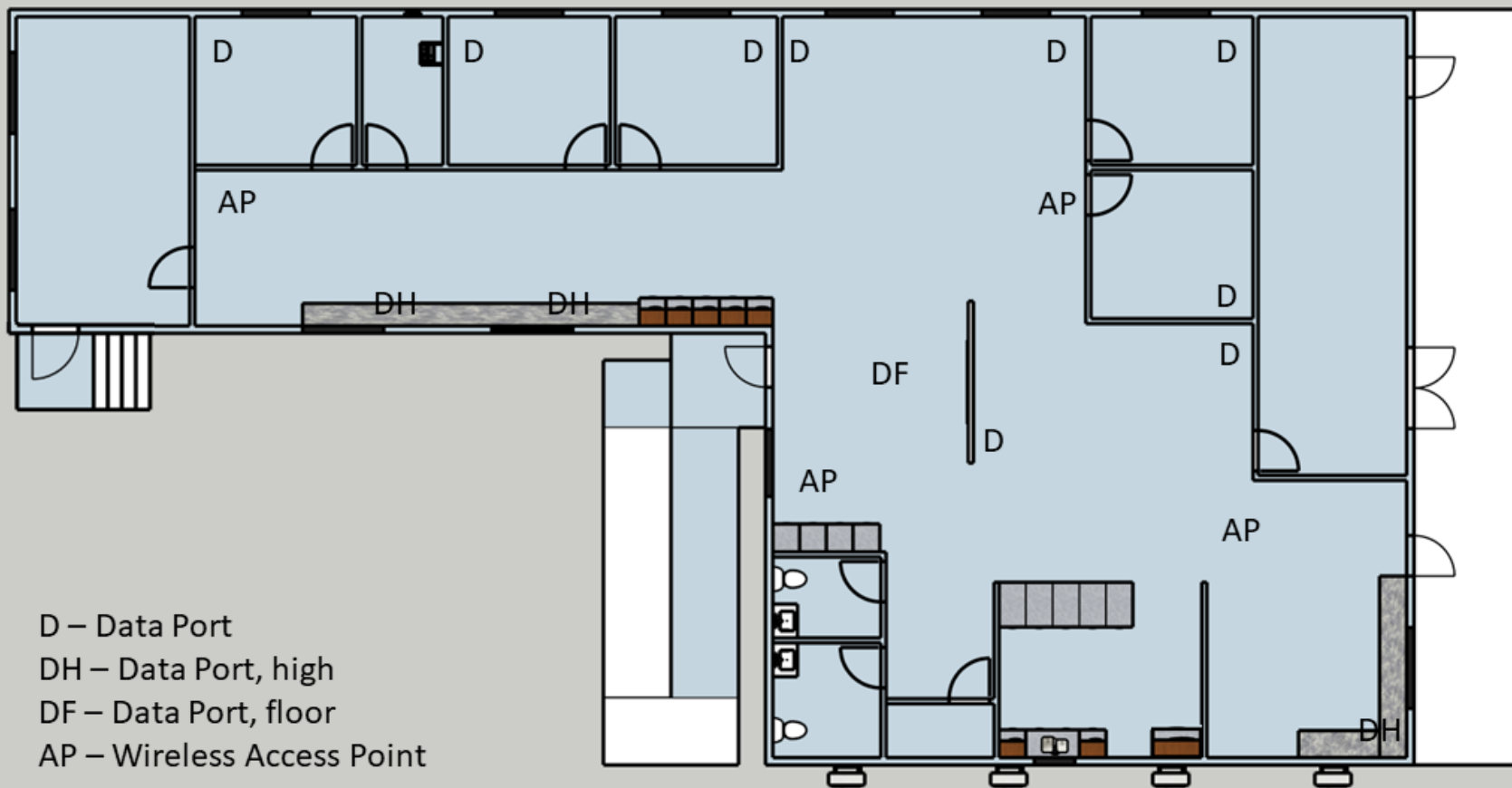
Figure 7- Outlets



F – Floor outlet
L – Low outlet
H – High outlet

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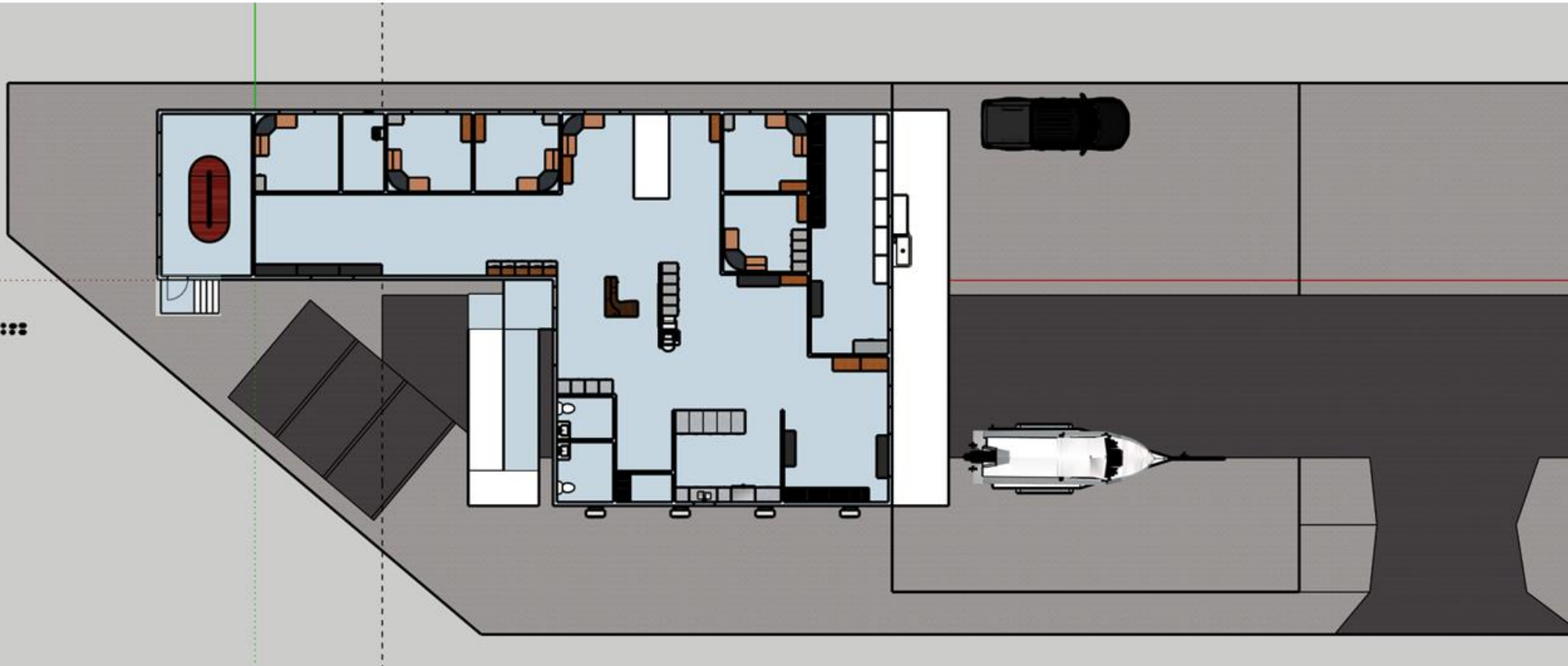
Figure 8- Network



D – Data Port
DH – Data Port, high
DF – Data Port, floor
AP – Wireless Access Point

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Site layout



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Front entrance, reception, open work area

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Field prep, kitchenette, copier, file storage

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Conference room, offices, IT room

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Chase pipe/conduit sleeve example

