

Table 1: Key Features

Objectives	Deliverable
Fabricated portable modules that can be attached/assembled together to form a single modular office space -- Diagrams attached	Five 56'L x 12'W x 9.5'H (exterior dimensions not including trailering components) modules; All modules with axles and wheels capable of transport on State roads individually. Once assembled on site, wheels/axles may be removed as needed. Modules should rest on appropriate support blocks with hurricane straps. All concrete blocks, roof, exterior walls, doors, and windows should be sealed against water and salt spray penetration
Module layout and rooftop structure	Modules arrayed in an "L"-shaped layout (see Figure 1). Rooftop designed to accommodate this layout while providing adequate rain drainage. Rooftop designed to accommodate photovoltaic panels.
Interior layout	Interior space of approximately 3360 sq. ft. following a blended layout that incorporates enclosed office spaces, open work areas, and communal spaces. Interior walls laid out to provide a multitude of offices, open work area, restrooms, kitchenette, closets, a conference room, and a wet gear storage room (details in diagrams, detailed spec sheet, and additional key features below)
Enclosed offices for staff	Five enclosed offices each approximately 12' x 11' arrayed as shown in Figure 2. Each office shall have a single entry door, two electrical outlets, ethernet wall jacks, and independent light switches
Restroom facilities	One room with two enclosed, lockable single-person restroom areas, at least one of which is ADA compliant. One vanity/sink and mirror. Sink and toilets shall be plumbed to pumpable holding tanks underneath the building structure. All flooring shall be solid and waterproof.
Kitchenette	Kitchenette area for staff to store, prepare, and consume meals and snacks during breaks. kitchenette shall contain countertops and backsplashes, a stainless steel sink plumbed to holding tanks beneath the structure, and appropriate electrical hookups for a combination fridge/freezer
Conference room	Multi-use meeting/conference room approximately 12' x 23' able to support at least 12 people with digital projection and video conference capability
Wet Gear/Storage Area	One wet gear storage room measuring approximately 11.5' x 23'. Room shall have two locking exterior doors as well as one interior door leading to the main interior work area. Room shall have heavy duty ventilation capability and adequate drainage to accommodate wet gear.
Air Conditioning	Assembled modular facility will have AC capability servicing all interior work and communal spaces. Wet gear storage room may be exempt from this if higher humidity and ventilation systems adversely affect AC functionality

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	Internal walls	Material shall be fiber-reinforced plastic (FRP or equivalent) resistant to marks and heavy use. Shall be insulated for temperature as well as sound	
General	Doors (exterior)	All exterior doors open as shown. Three (3) exterior, solid core single doors. Of these, one is "half-lite" doors with a 24"x30" lite mounted in the upper half of the door (Main entrance). One (1) exterior, solid-core double door (from wet gear storage room).	
General	Doors (exterior)	All exterior doors keyed alike	
General	Doors (exterior)	All exterior door hardware should be stainless steel	
General	Doors (interior)	All interior doors open as shown. Total ten (10) interior, solid-core single doors. Of these, two (2) are non-windowed (bathroom and closet). Three (3) are "half-lite" doors with a 24"x30" lite mounted in upper hold 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 thumb turn deadbolt with privacy indicator (i.e., vacant/occupied)	Must include ability to unlock from the outside in case of emergency
General	Doors (general)	Auto door closers on all external and bathroom doors	
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.
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 6' W x 3' H located in kitchenette (See kitchenette specs below). Eight (8) double-paned windows measuring 6' W x 3 'H located throughout facility as shown in Figure 6. Windows shall be vinyl framed, non-opening, and fully weather sealed. One (1) 6' W x 3 'H opening window in Reception Area with a sliding pane to open to the public.	
General	Flooring	All flooring shall be water and scratch resistant vinyl plank (or similar) except in the 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	Air conditioning	Six (6) wall-mounted, heavy-duty AC units appropriately vented throughout the facility	

Exterior	Walls	Weatherized, concrete composite siding (Hardie fiber cement siding or equivalent). Painted uniform color in 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 on doors and 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 pump out
Exterior	Roof	Designed for appropriate water drainage and high wind resistance (i.e. hurricane standards)	
Exterior	Roof	Designed to have photovoltaic panels installed in the future	
Exterior	Roof	Appropriate gutter systems with drainage away from walking areas	
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 B. Ramp shall not extend beyond the building footprint to the south. All ramp hardware (nuts, bolts, straps, brackets, etc.) shall be stainless steel whenever possible.	
Exterior	Module placement and support	Modules shall be secured in place with wheels/axels removed and stored. Modules shall be secured 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 6. Outlets should be mounted approximately 20" above the ground level	
Exterior	Freshwater input	Single freshwater input line shall be plumbed to all sinks and toilets (one bathroom with two toilets, kitchenette, outdoor sink and shower- not in diagram yet). Line should dead-end near northeast corner of Module to allow for hookup to new waterline.	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 the northern side as shown in Figure 2	
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	
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 northern 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 15" above finished floor. High- mounted above countertop height. Positions are denoted in Figure 6 as "F", "L", and "H" for floor, low, and high respectively. Receptacles located throughout the facility as depicted in Figure 6.	
Electrical	Lights	All lights to be flush-mount or recessed LEDs wherever possible. 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, bathroom, 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 Kitchenette 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.	
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 northern exterior wall. Northern lights shall be spaced sufficiently to provide adequate coverage along full length of the boat parking area.	
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 6. 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	Three Wireless Access Points (WAPs) shall be placed throughout the facility as shown in Figure 6. WAPs shall be placed such that entire facility has adequate Wi-Fi coverage. WAPs shall be ceiling mounted and installed to run on PoE (Power over Ethernet; i.e., no additional 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 Entrance area. Wall shall be built to the same specifications as other interior walls. Wall shall be approximately 6 feet long (see Figures 2 and 3).	
Reception	Window	One (1) sliding window approximately 6' W x 3' H shall be installed with a small shelf outside for public access.	
Conference Room	Windows	Two (2) double-paned picture windows measuring 6'W x 5'H installed along the southern wall of the conference room. Windows shall have one-way mirror film installed	
Conference Room	Outlets	Two (2) "floor" outlets located along the center-line of the room (see Figure 6). 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 west 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	
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.	
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. Wall mounted toilet paper and seat cover dispensers adjacent to toilet.	
Bathrooms	Sink	The 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 bathroom sink.	
Bathrooms	Shower	Single shower stall with drain in floor	Shower appears in drawings/model, no longer wanted for unit. Would be too much water in pump out
Bathrooms	Air vent fans	Small vent fans located on ceiling in the 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	Sink	Single bowl, stainless steel sink basin sized as large as can be accommodated by 36" base cabinet	
Kitchenette	Cabinets	Kitchenette shall have cabinetry as shown. 36" sink base located as shown. Wall cabinets along west wall. Cabinets with countertops to match the rest of the facility.	
Kitchenette	Outlets	One "low" receptacle located as shown. One 20 amp "high" receptacle above cabinet on west wall to accommodate a microwave.	
Kitchenette	Window	Double-paned window approximately 6'W x 3'H installed above ground cabinets in Kitchenette	

Table 3 : Light switch descriptions

Switch box number	Location	Description
1	Conference Room	1-gang
2	Office 1	1-gang
3	Office 2	1-gang
4	Office 3	1-gang
5	IT Room	1-gang
6	Entrance	3-gang. One switch controlling exterior light along primary entryway. One switch controlling Reception Area. One switch 3-way with cubicles/library #7 (Figure 4b)
7	Kitchenette	2-gang. One switch controlling kitchenette light. One 3-way switch with cubicles/library #6 (Figure 4b)
8	Wet gear/Storage	1-gang. Configured as a 3-way switch with #9
9	Wet gear/Storage	2-gang. One switch configured as a 3-way switch with #8. One switch control exterior flood lights
10	Bathroom	1-gang
11	Closet	1-gang
12	Office 5	1-gang
13	Office 4	1-gang

Parcel location
Waikaea Canal
Kaloloku Rd



Red line- parcel boundary
Yellow line- cement slab outline
Blue polygon- proposed modular footprint



Figure 1. Trailer module layout

Each module 12' x 56'

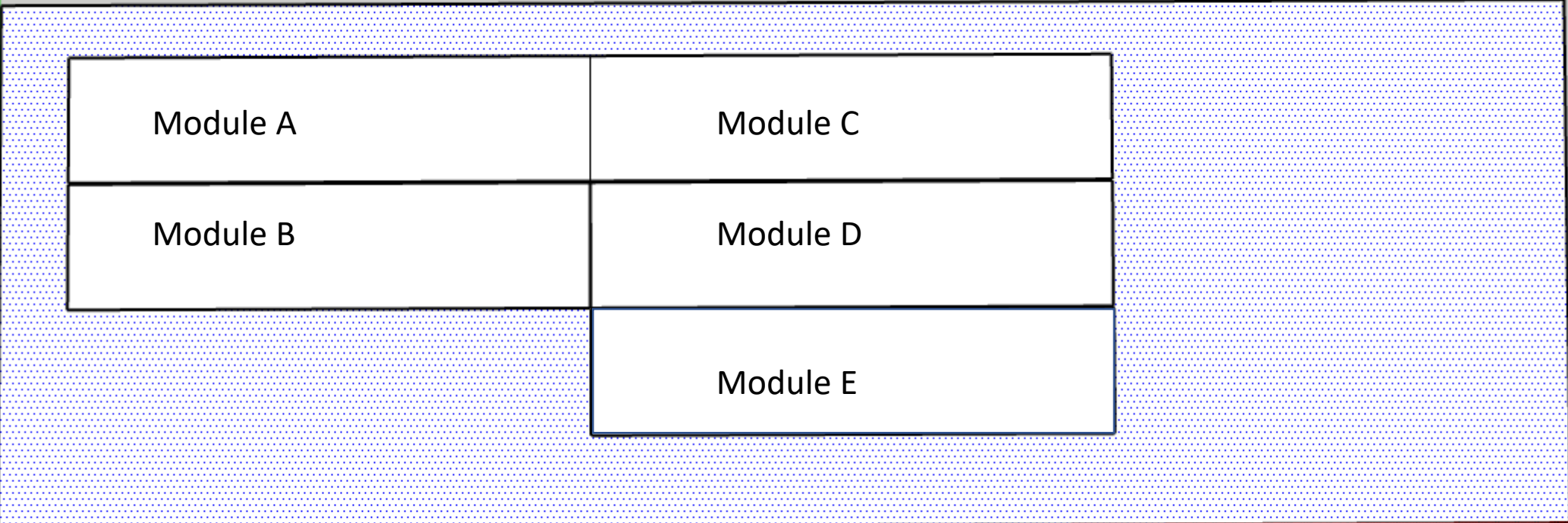


Figure 2. Room/Area Descriptions

NOT TO SCALE

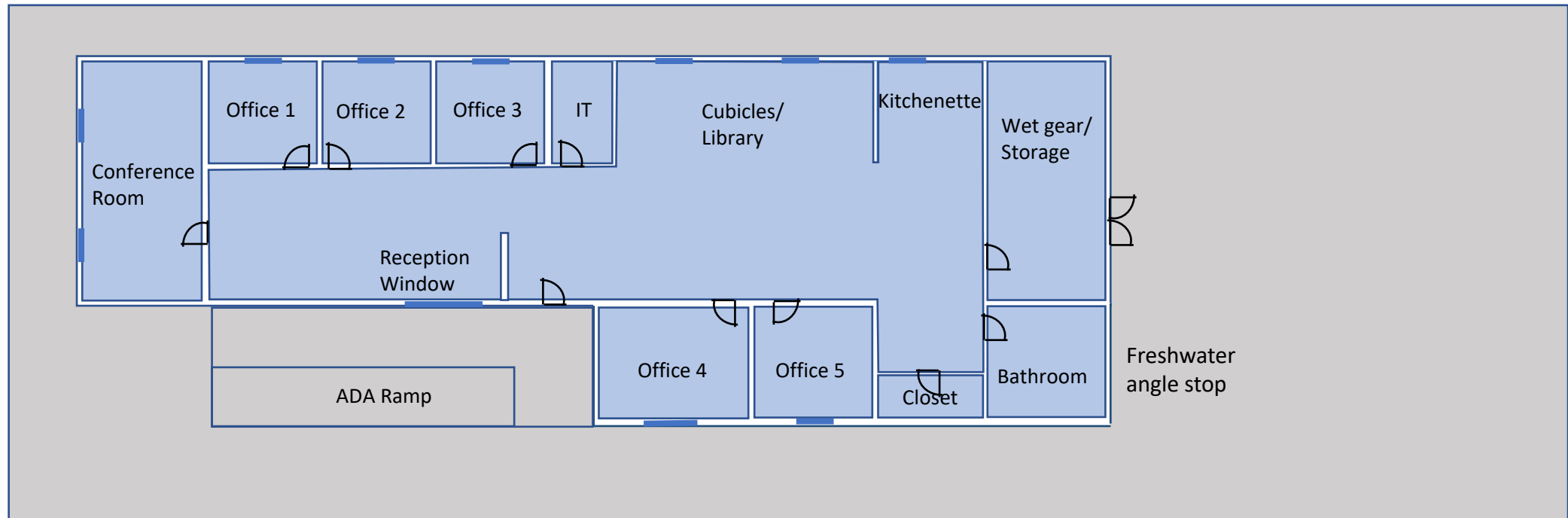


Figure 3. General Dimensions

NOT TO SCALE

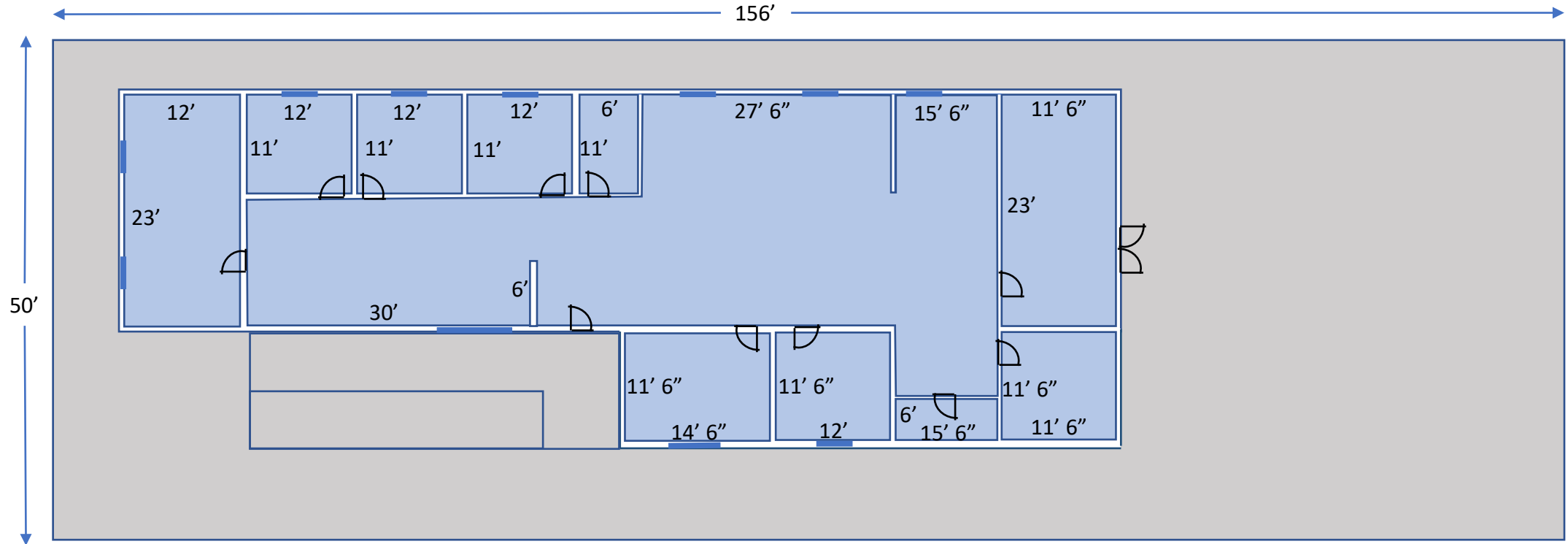
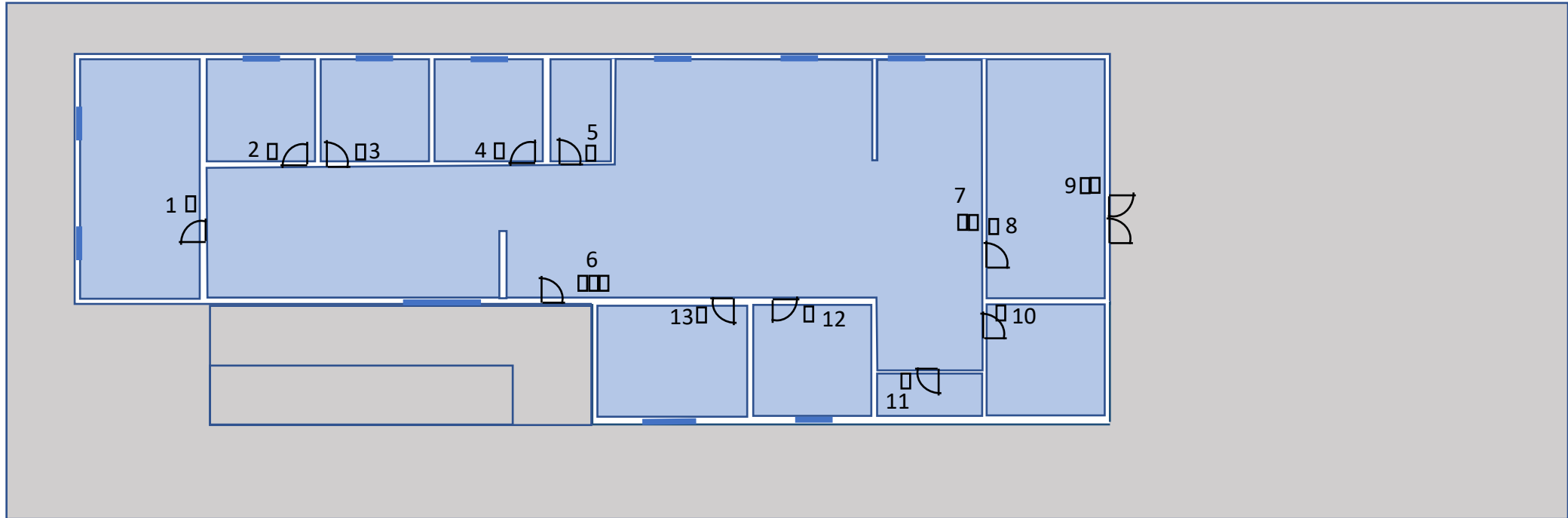


Figure 4a. Light switches

NOT TO SCALE



1 – Switch number

□ - Gang Switch Box

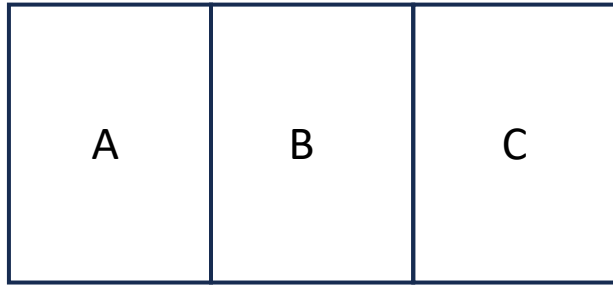
▣ - 2 Gang Switch Box

▤ - 3 Gang Switch Box



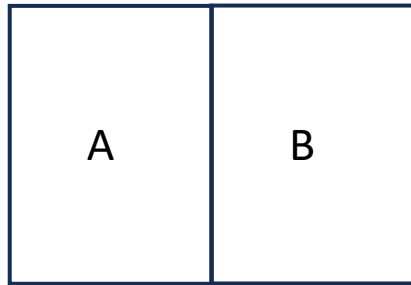
Figure 4b. 3-Way light switches

Switch
Box #6



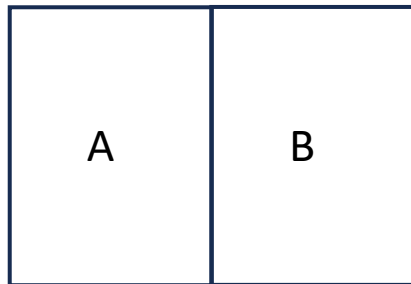
A – Exterior Light along primary entryway
B – Reception Area
C – Cubicles/Library

Switch
Box #7



A – Kitchenette
B – Cubicles/Library

Switch
Box #9



A – Wet Room/Storage
B – Exterior light along north side

Figure 5. Windows

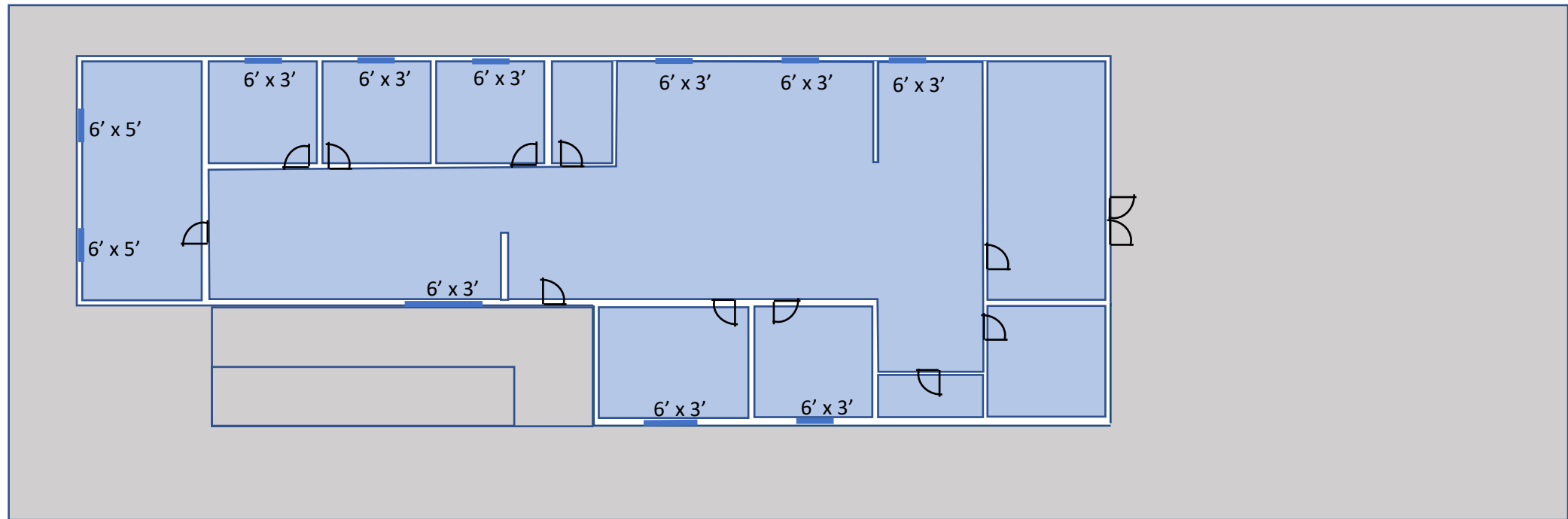


Figure 6. Outlets

NOT TO SCALE



F = Floor Outlet

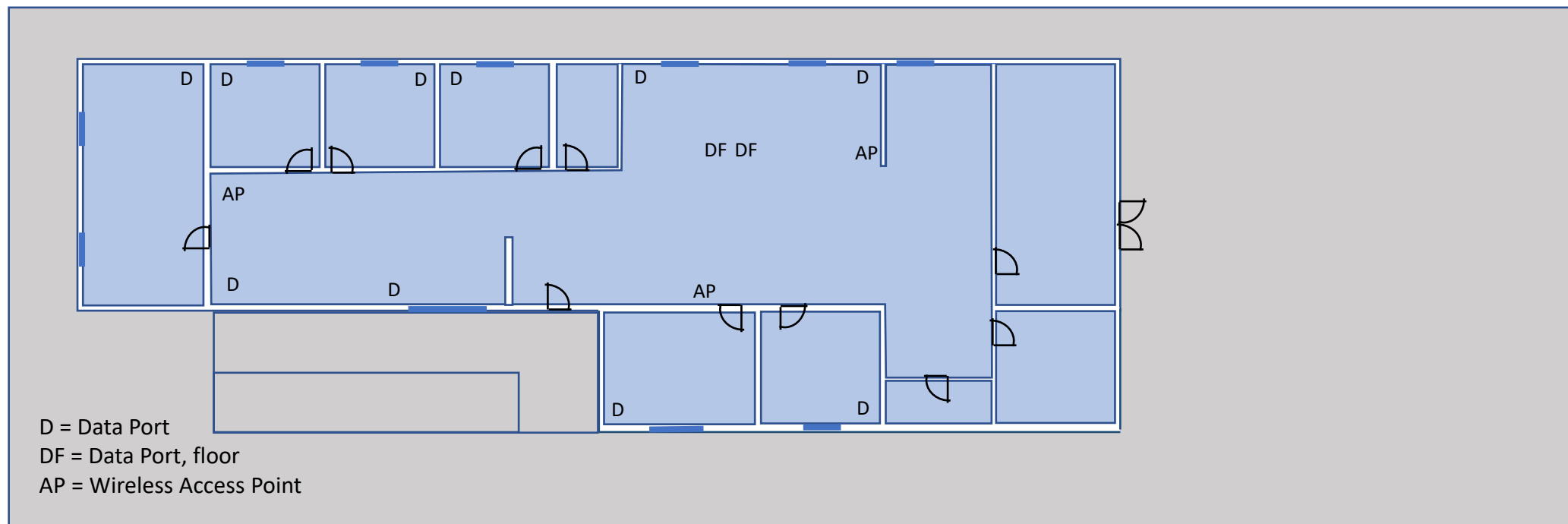
L = Low Outlet

H = High Outlet

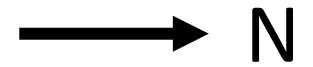
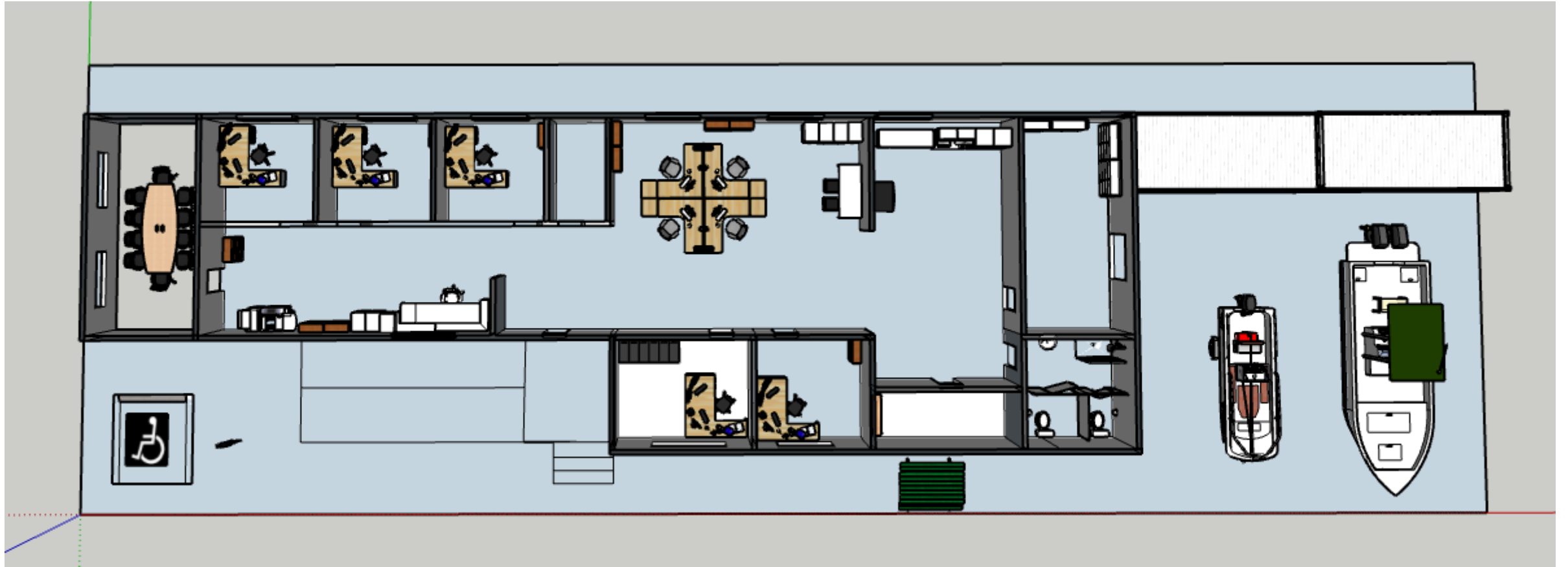


Figure 6. Network

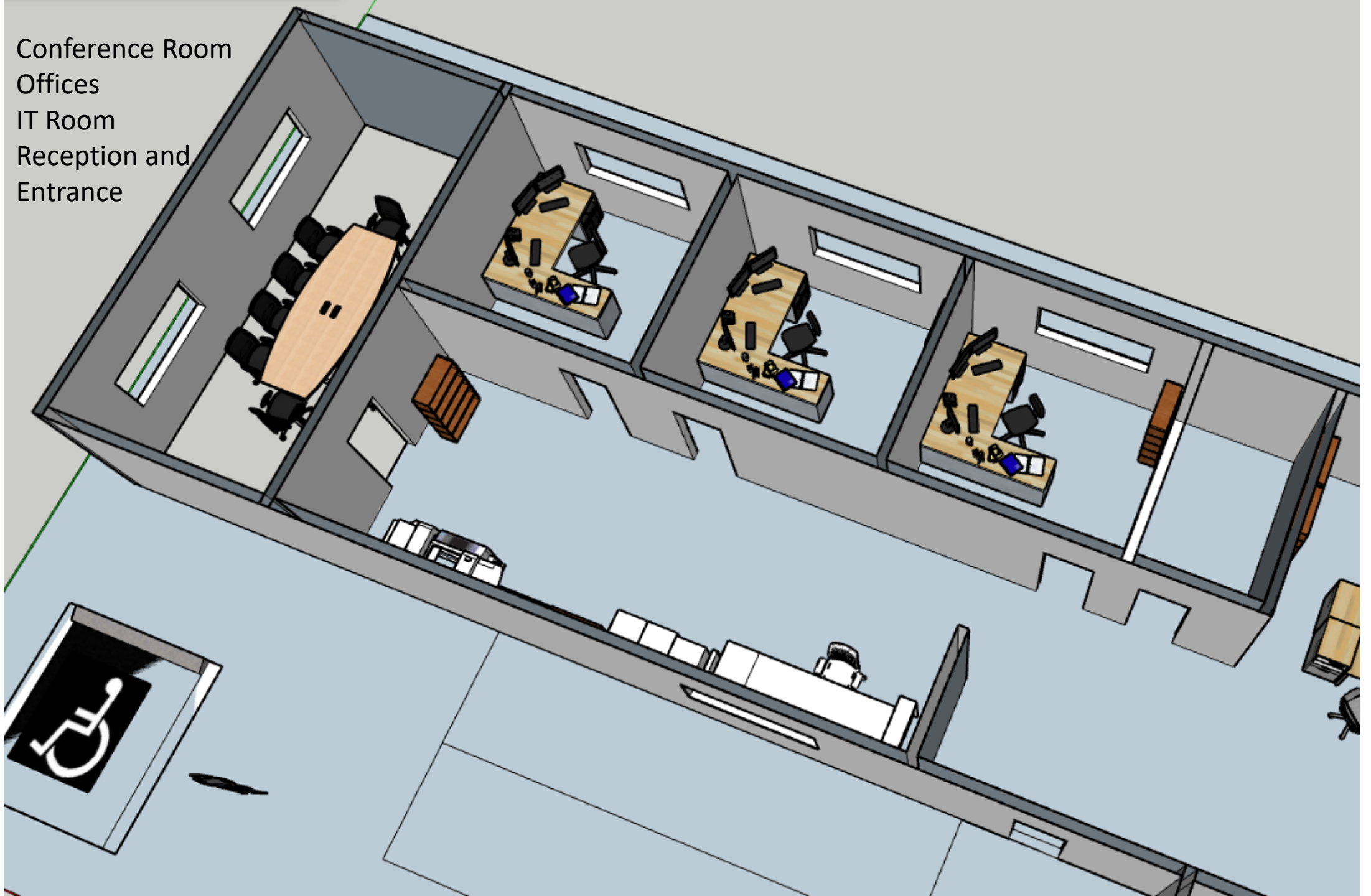
NOT TO SCALE



Site Layout



Conference Room
Offices
IT Room
Reception and
Entrance



Cubicles/Library
Offices
Kitchenette



Kitchenette
Wet Room
Closet
Bathroom Area



Chase pipe/conduit sleeve example

