

# **1039 Administrative Temporary Trailer Scope of Work**

## **PART 1- General**

### **1.1 Summary:**

The Contractor shall provide one 60'x24' administrative double wide trailer, to serve the displaced Building 1039 occupants during the renovation period. The trailers floor plan and configuration shall be as shown on attached sketches. Utility services in the trailer including HVAC, data, telephone and electricity shall be provided by the contractor. Contractor shall provide necessary connections/taps to existing utilities per contract documents to support the trailers. The scope of work includes delivery, installation, leveling and tie down, decks and ramps for each exterior door and complete skirting. Stepping stones shall be provided from the trailers to existing sidewalks and to the building. The subsequent removal of the units at the end of the lease period and restoration of the site to pre-construction conditions shall complete the work.

### **1.2 Time Period**

The trailers shall remain in place until Building 1039 renovations are complete and building occupants have relocated back to the 1039 spaces.

### **1.3 Submittals**

The Contractor shall provide the following drawings for Government review/approval:

1.3.1 Site Plan (proposed location to set trailer and utility lines).

1.3.2 Architectural Floor Plan.

1.3.3 General Electrical/Data/Communications/Mechanical Floor Plan.

1.3.4 System operating instructions for all equipment.

### **1.4 Performance Requirements for Modular Facilities**

1.4.1 The Contractor shall deliver, install, and subsequently remove trailer conforming to the requirements of the specifications.

1.4.2 The trailer shall be a pre-fabricated one story structure.

1.4.3 The trailer shall include HVAC system, telephone, data and power systems integral to the module.

## **1.5 Space Requirements**

- 1.5.1 Each administrative unit shall be similar to attached sketch and provide a minimum of 1,440 square feet. All four interior offices shall have keyed locks and be keyed differently. The two exterior doors on the trailer shall be keyed the same.

## **PART 2- SPECIFIC REQUIREMENTS**

### **2.1 Site/ Site Improvements**

Unless noted otherwise, all site improvements are the responsibility of the Contractor.

### **2.2 Architectural**

- 2.2.1 Flooring: Manufacturer's standard carpet.
- 2.2.2 Walls and Partitions: Manufacturer's standard commercial grade product.
- 2.2.3 Ceilings: Manufacturer's standard commercial grade products.
- 2.2.4 Roofing: Manufacturer's standard commercial grade products.
- 2.2.5 Doors, windows and hardware: Manufacturer's standard commercial grade product. Provide blinds for all windows.
- 2.2.6 Finishes: Interior and exterior finishes shall be the manufacturer's standard commercial grade product.
- 2.2.7 Toilet Rooms: N/A.
- 2.2.8 Floor Plan: The trailer shall have four private offices and one common open area.

### **2.3 Mechanical**

- 2.3.1 HVAC Requirements:
- a. Design Parameters: HVAC systems shall meet ASHRAE 90.1. Provide heating, ventilating and Air conditioning (HVAC) systems for the trailers that attain the following objectives: Occupant comfort, Indoor air quality, Humidity Control, Acceptable noise levels, Energy efficiency, reliable operation, and ease of maintenance. Any combination of equipment that attains these goals, and meets the requirements outlined below, will be acceptable. HVAC shall be capable of maintaining an Indoor summer design temperature of 77 degrees F Dry Bulb/50% relative humidity. Indoor winter design temperature shall be 68 degrees F Dry Bulb. Include capacity allowance for fresh air quantities in accordance with ASHRAE 62-1999 Ventilation Standards. The Personnel load for the trailer should be assumed to be 10. The work environment is typical office.

Exterior design criteria for Beaufort, SC shall be utilized in correctly sizing equipment:

Summer:

1% Occurrence: 92 Degrees F Dry Bulb, 78 Degrees F Wet Bulb

Winter:

99% Occurance: 30 Degrees F Dry Bulb, 27 Degrees F Wet Bulb

b. All HVAC equipment located outside shall be mounted to the buildings or on concrete pads with hurricane tie downs next to or near the building. Location of equipment shall be located so as to minimize noise transfer to the interior.

c. Thermostats for HVAC shall be located in common areas.

2.3.2 Plumbing Requirements: N/A

## **2.4 FIRE PROTECTION SYSTEM REQUIREMENTS**

2.4.1 Trailer unit shall comply with current fire code protection systems including: Fire Extinguishers shall be provided in accordance with NFPA 101 and NFPA10. Provide at least one 10-lb ABC fire extinguisher and mounting bracket. Mount two residential smoke detectors. One shall be mounted in the TC and the other shall be mounted in the center of the open space.

## **2.5 ELECTRICAL**

2.5.1 General System Requirements:

Provide all required components, connections and accessories required for a complete and usable system. The electrical system components shall comply with the National Electrical Code.

2.5.2 Exterior Electrical:

The contractor shall install exterior power from an adjacent transformer to the temporary trailer as indicated in contract documents.

2.5.3 Interior Electrical:

a. Power: All wiring shall be copper conductors with 600 volt insulation. Minimum size conductor shall be no. 12 AWG. All receptacles shall have separate neutral wire. Provide surge protection devices for the entire building electrical system. Provide distribution and branch circuit panel board to serve loads as needed. The building service panels shall be designed to operate on 120/208 or 120/240 volt single phase system. The panels shall have a main breaker. Provide power distribution to offices/cubicles. Provide wall mounded receptacles, on dedicated circuits, for all ancillary office equipment (such as printers, faxes, copiers, plotters, etc). HVAC,

lighting and house receptacle circuits shall be in panels, separate from the computer, comm/data and general office panels. Computer panels and computer branch circuits shall be supplied with isolated ground buses and conductors sized per the NEC. See attached trailer sketch for device locations.

b. Lighting: Provide a complete lighting system consisting of area fluorescent lighting including switches.

c. Telecommunications/Data: See attached trailer sketches for requirements and device locations.

Provide telecommunication/data services to temporary trailer per contract documents.

## **PART 3- EXECUTION**

### **3.1 Installation**

3.1.1 The Contractor is to deliver trailer facilities, set in place, assemble, level, block and anchor, and install stairs and decks at every door opening. All trailers shall have stairs and decks that land on a solid surface.

3.1.2 Skirting shall not be placed until all telephone and data line installation and utilities are completed.

### **3.2 Maintenance**

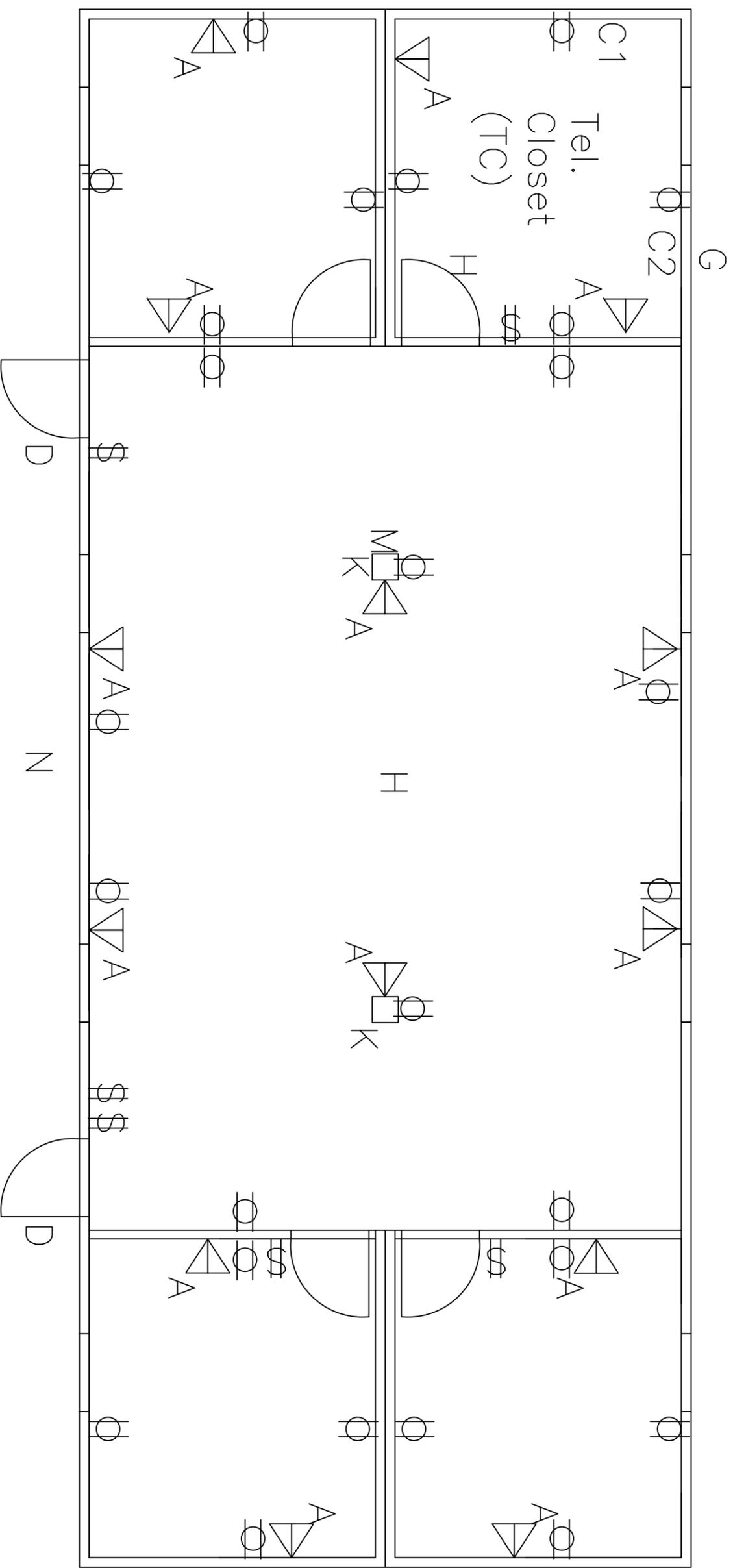
3.2.1 Contractor shall be responsible for all corrective maintenance and repairs necessary to keep modular units in good operating condition unless the problem is due to occupant neglect or abuse. Maintenance shall include roof, structure, exterior doors, windows, and mechanical/electrical systems. Routine maintenance such as changing HVAC filters shall be conducted by the occupant.

a. Repairs shall be completed within 24 hours of notification to the Contractor.

b. Maintenance shall not include normal cleaning/custodial services which will be performed by the occupant.

### **3.3 Removal**

3.3.1 The Contractor shall be responsible for removing the units from the installation. This includes removal of all materials and equipment provided by the Contractor.



SIZE

- \* 60 Ft Long
- \* 24 Ft Wide
- \* 8 Ft Ceiling Ht

INTERIOR FINISH

- \* Panel Walls
- \* Gypsum Ceiling

ELECTRIC

- \* Fluorescent Ceiling Lights
- \* 120/240 Volt Single Phase Power
- \* Two Breaker Panels

WINDOWS/DOORS

- \* Horizontal Slider Windows
- \* Vision Panel Doors

HEATING AND COOLING

- \* Central A/C with Heat
- \* 10 kw electric heat in A/C unit

EXTERIOR FINISH AND FRAME

- \* Aluminum Siding
- \* I-Beam Frame
- \* Standard Drip Rail Gutters



A— ONE (1) VOICE WHITE CAT6 JACK (HXJ6W OR EQUIVALENT) AND ONE (1) DATA ORANGE CAT6 JACK (HXJ6OR OR EQUIVALENT) ON A SINGLE ANGLED FACEPLATE WITH SLIDING COVER (TPF1OW OR EQUIVALENT).

C1 — MOUNT NEW WALL-MOUNT IT CABINET (M1910-142 OR EQUIVALENT) ON ONE VOID-FREE 4FT X 5FT 3/4", MINIMUM GRADE A/C GRADE PLYWOOD MOUNTED VERTICAL TO WALL TO SUPPORT 50 LBS. TELECOM EQUIPMENT. BACKBOARD SHALL BE COVERED WITH TWO COATS OF FIRE-RETARDANT PAINT, WHITE IN COLOR, NON-CONDUCTIVE, AND ON ALL SIX SIDES. PROVIDE DEDICATED 20 AMP POWER CIRCUIT TO NEW IT CABINET. INSTALL A NEW 24 PORT CAT6 UNLOADED VOICE PATCH PANEL (UDX24E OR EQUIVALENT) LABELED V1 TO V24 WITH 110 JACKS (HXJ6W OR EQUIVALENT). INSTALL A NEW 24-SLOT LIGHTNING PROTECTOR CHASSIS (PRM24 OR EQUIVALENT) WITH 24 LIGHTNING ASSESTORS (PTEL2 OR CHASSIS COMPATIBLE EQUIVALENT). INSTALL A NEW 24-SLOT LIGHTNING PROTECTOR CHASSIS (PRM24 OR EQUIVALENT) WITH 24 LIGHTNING ASSESTORS (PNET6 OR CHASSIS COMPATIBLE EQUIVALENT). INSTALL A NEW UNLOADED VOICE PATCH PANEL (UDX 24E OR EQUIVALENT) LABELED V1 TO V24 WITH 110 JACKS (HXJ6OR OR EQUIVALENT). INSTALL (3) 2U HORIZONTAL WIRE MANAGEMENT (HC219ME3S OR EQUIVALENT) TO BE PLACED IN BETWEEN EACH PATCH PANEL/CHASSIS PER DIAGRAM. INSTALL VERTICAL WIRE MANAGEMENT PER DIAGRAM.

D— 10 FT WIDE X 35 FT LONG TREATED WOOD ECK WITH TREATED HANDRAILS AND HANDICAP RAMP.

E—(TYPICAL OF ALL WALL PLATES) FROM EACH WALL PLATE "A"(TPF1OW OR EQUIVALENT) , INSTALL 1 ORANGE RJ-45 JACK (HXJ6OR OR EQUIVALENT), IN THE WALL PLATE FOR BLUE DATA CAT6 CABLE AND INSTALL 1 WHITE RJ-45 JACK (HXJ6W OR EQUIVALENT), IN THE WALL PLATE FOR WHITE COMMUNICATION CAT6 CABLE. WALL PLATE JACKS AND ALL CAT6 CABLES SHALL BE LABELED 1, 2, 3 .... SEQUENTIALLY FOR INDIVIDUAL IDENTIFICATION. ALL CAT6 CABLES SHALL BE RUN TO THE TELEPHONE CLOSET (TC) IT CABINET AND TERMINATED IN THEIR RESPECTIVE 24-PORT CAT6 PATCH PANEL WITH 110 JACKS OF THE SAME AS THE WALL PLATE. ALL CAT6 CABLE SHALL BE NON-PLENUM RATED. SURFACE MOUNTED PANDUIT OF A NEUTRAL COLOR SHALL BE UTILIZED FOR ROUTING OF ALL CABLE TO THE TC.

F—RUN 48 CAT6 CABLES FROM TWO NEW 24 PORT CAT6 PATCH PANELS (WITH SURGE PROTECTORS) LOCATED IN BLDG 1039 TC TO THE NEW CAT6 PATCH PANELS (WITH SURGE PROTECTORS) LOCATED IN THE TEMPORARY TRAILER TC AT C1. PROVIDE WITH TERMINATIONS ON BOTH ENDS. CAT6 RUN EXTERIOR TO THE BUILDING AND TRAILER SHALL BE ENCLOSED IN CONDUIT.

H— TMOUNT TWO RESIDENTIAL SMOKE DETECTORS. ONE SHALL BE MOUNTED IN THE TC AND THE OTHER SHALL BE MOUNTED IN THE CENTER OF THE OPEN SPACE.



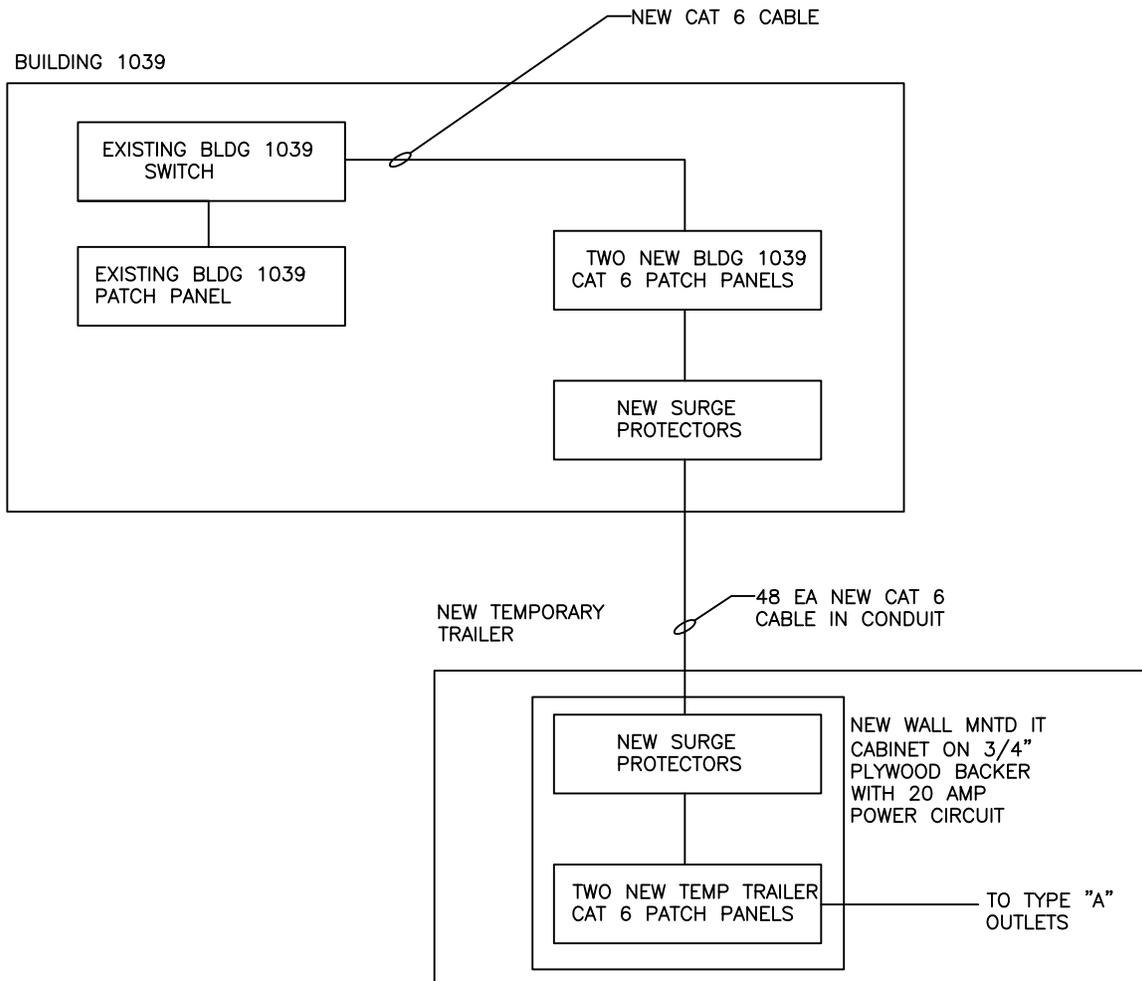
I— 110V DUPLEX WALL RECEPTACLE.

K— PROVIDE FLOOR TO CEILING COLUMNS TO SUPPORT ELECTRICAL RECEPTACLES AND TEL/COMM JACKS.

M— PROVIDE A 10-LB ABC FIRE EXTINGUISHER AND MOUNTING BRACKET.

N— INTERIOR AND EXTERIOR COLORS TO BE APPROVED BY THE GOVERNMENT PRIOR TO LEASE BY THE CONTRACTOR.

# BUILDING 1039 TEMPORARY TRAILER REQUIREMENTS



TRAILER CABINET LAYOUT			
1	WIRE MANAGEMENT		
3			
U			
1			VOICE PATCH PANEL
2			
U			
1			2U WIRE MANAGEMENT
1			
U			
1			2U WIRE MANAGEMENT
0			
U			
9			VOICE LIGHTING PROTECTION
U			
8		2U WIRE MANAGEMENT	
U			
7		DATA LIGHTING PROTECTION	
U			
6		2U WIRE MANAGEMENT	
U			
5		DATA PATCH PANEL	
U			
4			
U			
3			
U			
2			
U			
1			
U			

TRAILER CABINET NOTES

Unloaded Voice patch panel (UDX24E or equivalent) labeled V1 to V24 with 110 jacks (HXJ6W or equivalent)

2U Horizontal Wire Management (HC219ME3S or equivalent)

24-slot lightning protector chassis (PRM24 or equivalent) with 24 lightning assestors (PTEL2 or chassis compatible equivalent).

2U Horizontal Wire Management (HC219ME3S or equivalent)

24-slot lightning protector chassis (PRM24 or equivalent) with 24 lightning assestors (PNET6 or chassis compatible equivalent).

2U Horizontal Wire Management (HC219ME3S or equivalent)

Unloaded Voice patch panel (UDX 24E or equivalent) labeled V1 to V24 with 110 jacks (HXJ6OR or equivalent)