



## Preface

The Bermuda House is a property comprised of two multi-story structures. GSO Contracting seeks a proposal for the renovation and furnishing of the two structures. This project will be awarded as a Firm Fixed Price (FFP) IDIQ Subcontract. GSO Contracting will preapprove the vendors offered the opportunity to provide the proposal in response to this solicitation.

## Part I – Section C

### Statement of Work / Project Program

#### DESCRIPTION/SCOPE OF WORK/FIXTURES

**ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTORS WILL BE AFFORDED THE OPPORTUNITY TO VERIFY MEASUREMENTS DURING THE SITE VISIT.**

##### A. Perimeter Walls

The Bermuda House is fronted on the East and North sides with a garden wall and Hescoe barriers. The South wall is a common garden wall with a structure on the adjoining property. The West wall is a common garden wall with sniper screen denying adjoining property access. The contractor will be required to perform the following tasks in the renovation of the perimeter walls to enhance physical security.

- Removal of the Hescoe barriers on the East and North perimeter.
- Removal of the Hescoe guard house on the East side wall.
- Removal of trees as required.
- Preparation of the ground for installation of T-walls.
- Manufacture and installation of 4 meter T-walls to replace the Hescoe barriers. Material and manufacturing requirements are included at the end of this document.
- T-walls, once installed, will be cabled together on the friendly (non-attack) side using steel cable and clamps.
- Install a 2-meter sniper screen topped with razor wire on top of the T-walls.
- Install a 2-meter sniper screen topped with razor wire on top of the South garden wall to deny observation from the adjoining property.

The T wall work can be done during the night if you have problem during the day for movement around because of traffic.

##### B. Electrical



The two structures comprising the Bermuda House will require a primary and backup generator of approximately 70 kva each. A fuel tank will be required with sufficient capacity to provide continuous generator operations for 7 days. The USG will procure the generator and fuel tank using a different O/M procurement action.

- The contractor will perform a function check of all electrical components on the exterior and interior of the structures. This check will consist of sub-panel and main panel connections, condition of cables and wiring, inspection of wiring runs between junction boxes, interior and exterior lighting, etc. The main panel box for the northern structure is missing and will require replacement and hookup.
- Replace all substandard electrical components with Western quality replacements.
- Recommended placement of the generators is adjacent to the East interior wall for ease of refueling and servicing.

#### C. Bermuda House Renovation

- Contractor will inspect and document conditions of necessary electrical, plumbing, interior and exterior of the structures which are currently wet, i.e. equipped with bathrooms. Upon completion of a building inspection, present repair requirements to COR for verification. COR will issue NTP upon verification completion.
  - Verify electrical system meets Western electrical standards.
    - Replace all substandard electrical components to Western standards.
    - Replace HVAC systems if required. Each bedroom and common area require a minimum of (1) 24,000 BTU HVAC. Bathrooms and kitchen areas require (1) 18,000 BTU HVAC.
    - Replace defective lighting systems.
  - Verify plumbing system meets Western plumbing standards.
    - Replace all substandard plumbing components with Western standard components. Ensure P-traps are properly installed. Caulk fixtures as required. Replace fixtures as required including shower basins, toilets, sinks, hot water heater, mirrors, towel racks, etc. Ensure ventilation fans are functional, if not, replace.
  - Inspect windows, doors, framing.
    - Replace all broken windows.
    - Cover all exterior windows with 8mm Mylar blast film.
    - Replace doors and door closure units as necessary.
    - Caulk all window and door framing as necessary.
  - Inspect interior paint.
    - Paint two primer coats and two top coats on all walls and ceilings, as required. This includes hallways.
  - Inspect interior flooring.
    - Replace flooring to include sub-floor if necessary for those areas requiring repairs. Replace existing carpets.
  - Inspect exterior paint.
    - Paint two primer coats and two top coats of exterior paint.



- Inspect roof.
  - Repair all roof areas that exhibit deterioration. If required recover complete roof.
- Inspect stairwells and landings.
  - Repair all welds as necessary. Repaint with a rust inhibitor paint, two primer coats, two top coats.
- Fixtures – List of fixtures is for each bedroom and living rooms in each house.
  - Office desk (4)
  - Office chair (4)
  - Single bed, mattress, pillows (4)
  - Bed linens, sets (4)
  - Wall locker (lockable) (4)
  - Waste basket (1)
  - White board (1)

- Beds: Twin Size Metal Frame is acceptable
- Office Desk: Metal Frame or Wood, no formaldehyde
- Office Chair: Seat Adjustable with floor wheels, black in color
- Bed Linens: White
- Pillows: White
- Wall Locker: Lockable, Metal or Wood, Single Person Use
- Waste Basket: Any color, small size, single person use
- White Board: Minimum 36 x 36 inches

#### D. Fire Protection

- Install new fire alarm/wireless (if available) smoke detectors, battery operated. Placement in hallways and each bedroom.
- Install fire extinguishers (ABC) in each room.

#### E. Plumbing

- Existing water closet facilities require cleaning, inspection, and repairs as required.
- Provide wall mounted water heater for each water closet, quantity of three per structure.
- A central, electric, storage type water heater will be provided. Water heater will generate 43.3 degree C. (110 degree F.) water for hand and body washing fixtures.

#### F. Ablution Units

Contractor shall provide complete design and construction services and contract coordination and supervision, including but not limited to the management, professional design services, and construction necessary to meet the requirements set forth.



Contractor will provide two 20' shipping containers for conversion to ablation units.

Ablution units to be placed between the two Bermuda House structures.

- Contractor will be required to design and install water hookups, septic hookups, and electrical hookups to the newly installed generators provided by the contractor.
- Equipment: Show contractor-furnished equipment. Indicate height above finished floor for wall-mounted equipment:
  - Split Pack A/C Units
  - Hand Dryers
  - Mirrors
  - Soap Dispensers
- Show locations of doors, windows, and louvers. Show Contractor-furnished specialties, equipment and furnishings and special features, such as millwork and counters, observation/transaction windows, and power raceways.
- All windows will be covered with 8 mm Shatter Resistant Film.
- Each ablation unit will have split pack HVAC
- Exhaust fans of adequate size to remove volume of structure 10 times per hour will be installed above toilets and configured on separate wall switch and separate breaker from lights.
- Provide water heaters for the Toilets & Shower Units to meet peak hot water usage demand and storage requirements.
  - Demand should not exceed 30 personnel per hour.
  - Select water heaters that have multiple low wattage heating elements in lieu of fewer high wattage heating elements.
  - Provide glass-lined storage tanks with a minimum 3 year warranty.
  - Water heaters MUST have a pressure relief valve feature.
- Each 20' shipping container, when completed will consist of the following:
  - Interior will consist of 4 showers, 4 western style toilets, storage space for supplies, plus 4 lavatory (sink) units that will fit design.
  - Contractor will install all mirrors, soap holders, toilet paper holders, paper towel holders, etc. to present a completely renovated interior.
- Provide preliminary schedule with capacities, types and electrical characteristics. Riser diagrams showing plumbing drains, vents, and hot and cold water. All plumbing should be in accordance with IBC 4 and IPC.
- Electrical Power Distribution. Show basic arrangement of building grounding earth electrode system and lightning protection system.

Show the following in the design

  - Branch circuit wiring
  - Lighting control panels



- Emergency lighting
- Mounting heights where not mounted in ceiling panels.
- Heating Ventilation and Air Conditioning  
Provide heating and cooling split-pack type heat pumps along the walls at the building entrances and on the ceiling of the shower/toilet areas. Mount the outdoor units on grade adjacent to the facility and provide with low ambient kits.

Plumbing:

- Domestic cold water and hot water, waste and vent systems will be provided to serve all fixtures and equipment.
- A central, electric, storage type water heater will be provided. Water heater will generate 43.3 degree C. (110 degree F.) water for hand and body washing fixtures.
- Water closets will be vitreous china, floor mounted with 6.06 lpf (1.6 gpf) manual flush valve.
- Lavatories will be countertop or wall-hung, vitreous china with manual 1.9 L/min (0.5 gpm) faucets.
- Sinks will be stainless steel with 1.9 L/min (0.5 gpm) manual faucets with wrist blade handles and gooseneck spouts.
- Showers will be pre-formed base and surround with pressure balancing shower valve, shower arm and 9.5 L/min (2.5 gpm) shower head.
- Hose bibs with vacuum breakers will be provided in each ablution unit.
- Non-freeze wall hydrants will be provided on the exterior of the building at maximum 45 meters spacing.
- Floor drains will be provided in each ablution unit, minimum 76 mm (3").





DESIGNED BY: 77 Co. Eng. Team

DRAWN BY: AS OZOKMA

CHECKED BY: MURRAY CHADOCK

Engineering Team

USA ARMY PROTECTION BARRIER

T-WALL 12' PROJECT

  

POZ NO	QTY	DIA. (Ø)	LENGTH (m)	TOTAL LENGTH (m)			
				Ø12	Ø14	Ø16	Ø22
1	14	12	4.77	66.78			
2	18	12	3.34	53.44			
3	12	12	1.40	16.80			
4	4	12	3.55	14.20			
5	2	16	3.40		5.60		
TOTAL LENGTHS			(m)	151.22	6.80		
UNIT WEIGHT			(kg/m)	0.888	1.208	1.580	2.470
TOTAL WEIGHT			(kg)	134.28	10.74		2,884
GENERAL TOTAL			(kg)	145.02			

  

**REBAR QUANTITIES OF T-WALL 12'**

1) ALL DIMENSIONS ARE IN CENTIMETER

2) CONCRETE TYPE 4500PSI

3) REINFORCEMENT SHALL BE LAW

ASTM-A615, GRADE60

COMMENTS:

CONCRETE: 2.02m<sup>3</sup> 4500PSI

WIDE: 1500mm(5')

HEIGHT: 3650mm(12')

WEIGHT: 5425kg

**TECHNICAL SPECIFICATION**

THE COMPRESSIVE STRENGTH OF CONCRETE IS 4500PSI AFTER 28 DAYS

THE YIELD STRENGTH OF THE STEEL IS 420 N/mm<sup>2</sup>

ALL DIMENSIONS ARE IN MILLIMETER UNLESS NOTE OTHERWISE

  

**FRONT VIEW**

**ISOMETRIC VIEW**

**SECTION 1-1**

**OPTIONAL JOINT DETAIL**

  

**PLAN**

**SECTION 2-2**

**SECTION 1-1**

**OPTIONAL JOINT DETAIL**

  

② L=3340mm 16 ea #12/200mm

③ L=1400mm 12 ea #12/----

④ L=3550mm 4 ea #12/----

① L=4770mm 14 ea #12/200mm

⑤ L=3400mm 2 ea #16/----