

3.0 WARRIORS IN TRANSITION COMPLEX (WT) <VER>(REV 2.1 – 30 JUN 2012)</VER>

3.1. GENERAL REQUIREMENTS:

3.1.1. FACILITY DESCRIPTION: WT Complexes are required by the Army to encompass living, training, social interaction and administrative/command operations. The complex includes the following facilities: WT Barracks (WTB), WT Unit Administration Services (WTUAS) comprising of WT Company Headquarters (CoHQ) and WT Battalion Headquarters (BnHQ), WT Soldier Family Assistance Center (SFAC) and Central Energy Plant (CP). These facilities with outdoor areas and any additional support facilities shall be arranged on the site as a unit to allow injured or temporarily disabled soldiers to live, eat, train, and work together. This request for proposal includes the following:

A. **WTB:** <WTB_NO>Not used</WTB_NO><WTB> WT Barracks are comprised of two types of standard 2-bedroom apartments with either 2-bathrooms or 1-bathroom, public toilets, vending, lobby with Charge of Quarters (CQ) station, multi-purpose room, storage and other support areas.

1) Provide «WT_NUMBER_OF_2BED_2BATH» 2-Bedroom, 2-Bath Apartments

2) Provide «WT_NUMBER_OF_2BED_1BATH» 2-Bedroom, 1-Bath Apartments </WTB>

B. **WTUAS:** <WTUAS_NO>Not used</WTUAS_NO><WTUAS> WT Unit Administration Services (WTUAS) are comprised of administration, command operations, special functions, storage and other support areas. The WTUAS comprise of the company headquarters (CoHQ) and the Battalion headquarters (BnHQ) as separate buildings or combined together as one building, where authorized. </WTUAS>

C. **CoHQ:** <WTCO_NO>Not used</WTCO_NO><WTCO> WT Company Headquarters (CoHQ) are comprised of administration, command operations, special functions, storage and other support areas. </WTCO>

D. **BnHQ:** <WTBN_NO>Not used</WTBN_NO><WTBN> WT Battalion Headquarters (BnHQ) are comprised of administration, command operations, special functions, storage and other support areas. </WTBN>

E. **SFAC:** <WTSFAC_NO>Not used</WTSFAC_NO><WTSFAC> WT Soldier Family Assistance Center (SFAC) is a community building for social interaction and special assistance to the soldiers and their families. </WTSFAC>

F. **CP:** <WTCP_NO>Not used</WTCP_NO><WTCP> WT Central Energy Plant (CP) consists of enclosed space for mechanical systems equipment and required maintenance space for such equipment. No administrative space, conference room, or operator office is authorized. </WTCP>

G. **DFAC:** <WTDF_NO>Not used</WTDF_NO><WTDF> A dining facility (DFAC) will be part of the complex but is procured under separate contract. </WTDF>

3.1.2. FACILITY RELATIONSHIPS:

A. TRAVEL DISTANCES

1) The maximum travel distance from POV parking to the Barracks, Company Headquarters and Battalion Headquarters shall not exceed a distance of 1200 feet. The maximum travel distance from handicap parking to the buildings shall not exceed a distance of 225 feet.

2) The Company Headquarters shall be no more than 160 feet from the WT Barracks. Measure the distance based on a pedestrian's path of travel from an entrance of one building to the nearest entrance of the other building.

3.1.3. ACCESSIBILITY REQUIREMENTS:

A. SITE PLAN DESIGN AND CONSTRUCTION: All buildings in the WT Complex with the exception of the central energy plant shall be accessible and in compliance with the Architectural Barriers Act (ABA) Accessibility Standards for Department of Defense Facilities as currently amended.

B. FACILITY DESIGN AND CONSTRUCTION: <WTB_NO>Not used</WTB_NO><WTB>

1) **WT Barracks:** The Army Standard for WT Complexes requires a minimum of 10% of apartments, based on the total number of apartments constructed, to be fully compliant with the Accessibility Guidelines set forth in the ABA Standards for Department of Defense Facilities as currently amended.

a) **“Compliant” Apartment:** A minimum of 10% of the Apartment, based on the entire number of apartment constructed (the 2-Bedroom, 2-Bath Apartment and the 2-Bedroom, 1-Bath Apartment), shall be fully compliant in accordance with ABA. Construct the 2-Bedroom, 2-Bath Apartment module type fully compliant with ABA to meet the minimum requirement (10% of the total number of modules constructed). Construct the 2-Bedroom, 2-Bath Apartment on the first floor fully compliant in accordance with ABA until the minimum 10% requirement is met. If building design does not provide enough 2-Bedroom, 2-Bath Apartment on the first floor to meet the ABA compliance requirement, then the remaining required complaint modules may be on the second floor. This is only allowed after all first-floor 2-Bedroom, 2-Bath Apartment have been used to meet the ABA compliance requirement.

b) **“Adaptable” Apartment:** Design adaptable features in compliance with the ABA Standards for Department of Defense Facilities as currently amended. The Army Standard for WT Complexes requires that 100% of apartments constructed be connected to the building entrance via an accessible route, designed and constructed in such a manner that all contain the following features of adaptable design:

- (1) An accessible route into and through the apartment
- (2) Light switches, electrical outlets, thermostats and other environmental controls be placed in accessible locations
- (3) Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, shower, stall and shower seat where such facilities are provided
- (4) Kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space. <WTB>

3.1.4. BUILDING AREAS:

A. GENERAL: Area requirements for corridors, stairs, electrical rooms, and mechanical rooms will typically be left to the discretion of the offeror in accordance with applicable codes, but shall be counted in the general authorized gross square footage for each facility. Coordinate column spacing and layout with the building’s floor plan so that columns occur within, or in alignment with walls where they may be concealed as much as possible. Hold columns occurring within spaces to a minimum and limit them to larger public spaces. Plan column placement such that they do not interfere with the functionality of the space.

B. GROSS AREA: Reference Paragraph 5 for gross area computation.

C. NET AREA: Reference Paragraph 5 for net area computation. Net area requirements for programmed spaces are included in the Space Allocation Tables in section 3.2.1. If net area requirements are not specified, the space shall be sized to accommodate the required function and to comply with code requirements, overall gross area limitations, and any other requirement of this RFP.

3.1.5. ADAPT BUILD MODEL: (NOT USED)

3.2. FUNCTIONAL AND OPERATIONAL REQUIREMENTS:

3.2.1. FUNCTIONAL SPACES<WTB>

3.2.1.WTB FUNCTIONAL SPACES – WT BARRACKS (WTB)

A. GENERAL: Refer to the Space Allocation Table below for the minimum area requirements.

B. PRIMARY SPACES:

1) 2-Bedroom, 2-Bath Apartments

- a) **Bedrooms:** Provide a private bathroom, walk-in closet<WTB_CEILING_FAN> and ceiling fan</WTB_CEILING_FAN>. Provide space to accommodate one bed, computer desk, chair, nightstand and a dresser with adequate space for circulation.
- b) **Kitchen:** Provide a standard kitchen with dishwasher, garbage disposal, and sink, under counter and overhead cabinets, and counter seating. Place counter seating at wheel chair height for all accessible units, providing adequate space to accommodate two dining. Provide adequate space to accommodate a refrigerator and an electric range. Provide adequate space above the counter to accommodate a microwave oven centered over the dishwasher. Furnish and install exhaust hood centered over the space provided for the electric range.
- c) **Private Bathroom:** Provide a lavatory, water closet and roll-in shower. All adaptable units above first floor shall receive standard shower pan with a face dam in lieu of accessible roll-in shower pan. Provide a shower in compliance with applicable accessibility regulations for all showers.
- d) **Walk-in Closet:** Provide a walk-in closet with no dimension less than 60 inches. Provide shelf and a hanging rod. Provide door mounted mirror and robe hook on closet door.
- e) **Laundry Closet:** Provide an area to accommodate a side by side residential washer and dryer with a shelf above the appliances and accessible from the kitchen.
- f) **General Utility Closet:** Provide space and shelving to store brooms, mops, buckets, detergent, etc. Closet shall be accessible from the kitchen.
- g) **Living Room:** Provide a living room with a ceiling fan. Provide space to accommodate sofas, a lounge chair, an ottoman, an entertainment unit and a side table with adequate space for circulation.

2) 2-Bedroom, 1-Bath Apartments

- a) **Bedrooms:** Provide walk-in closet<WTB_CEILING_FAN> and ceiling fan</WTB_CEILING_FAN>. Provide space to accommodate one bed, a computer desk, chair, nightstand and a dresser with adequate space for circulation.
- b) **Kitchen:** Provide a standard kitchen with dishwasher, garbage disposal, sink, under counter and overhead cabinets and space for counter seating. Place counter seating at wheel chair height for all accessible units, providing adequate space to accommodate two dining chairs. Provide adequate space to accommodate refrigerator and range. Provide adequate space to accommodate appliances including microwave centered above dishwasher.
- c) **Bathroom:** Each apartment shall have one full bathroom with a lavatory, water closet and roll-in shower. All adaptable units above first floor shall receive standard shower pan with a face dam in lieu of accessible roll-in shower pan. Bathroom fixtures are to comply with applicable accessibility regulations for all showers. Provide standard bathroom accessories.
- d) **Walk-in Closet:** Provide a walk-in closet with shelving and rod below shelf for hanging clothes. Provide door mounted mirror and robe hook.

C. COMMON AREAS:

- 1) **Lobby:** Provide an entry lobby on the first floor and a centralized lobby on each upper floor (applies to multi-story barracks only). Provide an electric water cooler in each lobby.
- a) **CQ Station:** Provide a built-in station located in the lobby with modest screening for the station occupant and visual control of building circulation. Provide a minimum of six lockable file drawers. Provide built-in securable compartments for the computer monitor, keyboard and CPU. Station will serve both able and disabled personnel.
- 2) **Public Toilet(s):** Provide separate ABA compliant male and female single-user restrooms with diaper changing station near the lobby on the ground floor.<WTB_DIAPER1> In addition, provide a ABA compliant unisex restroom with diaper changing station.</WTB_DIAPER1> Public restrooms are not required on upper floors.
- 3) **Vestibule:** Provide an enclosed transition space between the exterior and lobby. Provide a minimum of 7 feet clearance between doors. Provide a means for the doors to open automatically via a sensor or push button.

- 4) **Corridors:** Provide minimum 6 feet wide double loaded interior corridors. All access to apartments shall be through interior corridors. Columns or column enclosures (if provided) may encroach into the corridor space as allowed by code.
- 5) **Stairs:** Provide 4 feet 6 in. wide minimum stair treads.
- 6) **Janitor Closet:** Provide a janitor closet on each floor. Provide space for mop sink, mop rack, buckets, a vacuum, shelving and storage of cleaning supplies
- 7) **Mechanical, Electrical and Telecommunications Rooms:** Size mechanical rooms to accommodate equipment maintenance/repair access without having to remove other equipment. Filter changes and preventive maintenance shall be performed without requiring access to the apartment. First floor exterior access is required for centralized mechanical room.
- 8) **Mail Access Area:** Design and construction a mail access area as a part of this project. Provide one USPS-approved combination lock type mailbox per resident and a minimum of one USPS-approved two-key parcel locker per 40 residents. Coordinate the numbering sequence with the user.
- 9) **Vending Area:** Locate a vending area near the lobby on each floor. Size each vending area to accommodate two full size vending machines and one ice maker.
- 10) **Recycling Center in the Barracks:** Provide a niche of adequate size, 3-feet by 4-feet, in the area of the first-floor multi-purpose area (center) for use as a recyclable storage or collection point for newspapers, cans, plastics, and small cardboard.
- 11) **Centralized Laundry:** The Centralized Laundry is intended to support only the building occupants of the 2-Bedroom, 1-Bath Apartments. Locate laundry room(s) on each floor, in close proximity to the 2-Bedroom, 1-Bath Apartments and close to exterior walls so dryers can be exhausted directly to the exterior. Furnish self-serve laundry facilities to accommodate no less than;
- a) 1 commercial washer per 12 occupants (2-Bedroom, 1-Bath Apartment Building) on each floor,
 - b) 1 commercial dryer per 8 occupants (2-Bedroom, 1-Bath Apartment Building) on each floor,
 - c) Provide space for two wall mounted laundry supply vending machines and Folding/Hanging Tables.
- 12) **Multi-Purpose Room:** Provide multi-purpose room space in accordance with paragraph 3.2.1.WTB - Space Allocation Table. If a single Multi-Purpose Room is provided, it shall be located on the first floor. In the case where multiple rooms are provided; locate one room on the first floor. The minimum size of any room will be as noted in the Space Allocation Table below with total number of rooms not exceeding 3. The room(s) shall function as a lounge/activity room and includes lockable chair storage, with storage shelving. Equip room(s) with a kitchenette consisting of a counter space, storage cabinets (below and above), sink and space for a refrigerator. Refer to 3.19.1.WTB
- 13) **General Storage:** Provide a lockable storage room adjacent to each CQ station for all barracks buildings with a population above 100 PN. Reference notes in the Space Allocation Table below.

D. SPACE ALLOCATION TABLE:

WT BARRACKS MINIMUM AREA REQUIREMENTS NET SQUARE FEET (NSF) PER ROOM		
	GROUND FLOOR	UPPER FLOORS
2-Bedroom, 2-Bath Apartment		
BEDROOM	(2) 180	(2) 180
BATHROOM	(2) 60	(2) 60
CLOSET	(2) 50	(2) 50
KITCHEN & LAUNDRY CLOSET	160	160
LIVING ROOM	150	150
MECHANICAL	12	12
2-Bedroom, 1-Bath Apartment		
BEDROOM	(2) 180	(2) 180
BATHROOM	60	60
CLOSET	(2) 32	(2) 32
KITCHEN	150	150
MECHANICAL	12	12
COMMON AREAS		
RECEPTION	AS NEEDED – MINIMUM 10'-0" WIDE	
STAIR	AS NEEDED	
CORRIDORS AND VESTIBULES	AS NEEDED	
CQ STATION	80	N/A
JANITOR CLOSET	40	40
MULTI-PURPOSE ROOM	See Note 1	See Note 1
VENDING	AS NEEDED	
GENERAL STORAGE	See Note 2	See Note 2
BUILDING SUPPORT ROOMS (Mechanical, Telecommunications, Electrical and Janitorial)	AS NEEDED	
Notes:		
<p>1) Multi-Purpose Rooms: Provide multi-purpose rooms with chair storage in accordance with the minimum net square feet (NSF) as based on the building occupancy listed below:</p> <p>(a) (32 – 64 PN) – 250 NSF (b) (65 – 100 PN) – 500 NSF (c) (101 – 190 PN) – 750 NSF (d) (191 PN or more) – 1000 NSF</p> <p>2) General Storage is only required for buildings over 100 PN in population. Designer is encouraged to provide general storage for smaller buildings if overall building allowable area is not exceeded. Provide General Storage as follows:</p> <p>(a) (101 – 200 PN) – 120 NSF (minimum) (b) (200 PN or more) – 240 NSF (minimum)</p>		

</WTB><WTCO>

3.2.1.WTCO FUNCTIONAL SPACES – WT COMPANY HEADQUARTERS (CoHQ)

A. **GENERAL:** Note that not all offices are included on every building size. Refer to the Space Allocation Table below for different sizes of company headquarters and office requirements.

B. **PRIMARY SPACES:**

- 1) Commander: Provide a private administrative office.
- 2) Executive Officer: Provide a private administrative office.
- 3) Supervisory Case Manager: Provide a private administrative office.
- 4) Nurse Case Manager: Provide a private administrative office.
- 5) Case Manager: Provide a private administrative office.
- 6) First Sergeant: Provide a private administrative office.
- 7) Platoon Sergeant: Provide a private administrative office.
- 8) Squad Leader: Provide a private administrative office.
- 9) Social Worker: Provide a private administrative office.
- 10) Extra Office: Provide a private administrative office.
- 11) Open Office Spaces: Provide space for multiple cubicles for administrative personnel. See Space Allocation Table below for additional requirements.

C. **COMMON AREAS:**

1) **Lobby:**

a) **Reception/Waiting Room:** Provide a reception station consisting of a built-in reception counter for each company (shall be combined in a multi-company setting). Reception counter will serve both able and disabled personnel.

2) **Public Toilets:** Reference paragraph 3.5.1 - Finishes and Interior Specialties for the required toilet accessories.

a) **Men's/Women's Restrooms:** Provide separate men's and women's toilet facilities and one shower stall each to serve the administrative personnel assigned to the building. Provide a dressing area with a bench adjacent to the shower stall. Showers will only be provided in staff restrooms in those buildings where the public and staff restrooms are separated.

b) **Shared Toilets:** (for small sized CoHQ's): If toilets will be used by both staff and public, provide toilet facilities and no shower stall to serve the public and administrative personnel assigned to the building.

3) **Vestibule:** Provide a vestibule between the exterior and the reception/waiting room. Provide a minimum of 7 feet clearance between doors. Provide a means for the doors to open automatically via a sensor or push button.

4) **Corridors:** Provide 6 feet wide minimum interior corridors.

5) **Janitor Closet:** Provide space for mop sink, mop rack, buckets, a vacuum, shelving and storage of cleaning supplies.

6) **Mechanical, Electrical and Telecommunications Rooms:** Size mechanical rooms to accommodate equipment maintenance/repair access without having to remove other equipment. Filter changes and preventive maintenance shall be performed without requiring access to the apartment. First floor exterior access is required for centralized mechanical room.

7) **Copier and Fax Room:** Provide ABA accessible space to accommodate a standard size copier and fax machines. See Space Allocation Table below for additional requirements.

8) **Conference Room:** See Space Allocation Table below for additional requirements.

9) **Supply Room:** Provide room for miscellaneous administrative supplies. See Space Allocation Table below for additional requirements.

- 10) **Records Room:** Provide room for administrative records storage. See Space Allocation Table below for additional requirements.
- 11) **Kitchenette:** Provide a countertop with lower and upper storage cabinets (including shelves) with a sink. Provide space for a microwave oven, refrigerator, seating space for a minimum of two tables with chairs and space for two vending machines.
- 12) **Distribution Center:** Provide room for administration personnel to provide support service for the distribution of materials. See Space Allocation Table below for additional information.

SAMPLE

D. SPACE ALLOCATION TABLE

CoHQ MINIMUM AREA REQUIREMENTS NET SQ FT (NSF) PER ROOM								
NAME	X-Small ²		Small ²		Medium ²		Large ²	
	Ea	Area	Ea	Area	Ea	Area	Ea	Area
COMMANDER	1	120	1	120	1	120	1	120
EXECUTIVE OFFICER	NR		NR		1	120	1	120
SUPERVISORY CASE MGR	NR		NR		1	120	1	120
CASE MANAGER	1	120	1	120	2	120	4	120
FIRST SERGEANT	1	120	1	120	1	120	1	120
PLATOON SERGEANT	2	120	2	120	3	120	3	120
SQUAD LEADER	3	140	4	140	6	140	6	140
SOCIAL WORKER	1	120	1	120	NR		NR	
NURSE CASE MANAGER	2	120	3	120	4	120	8	120
EXTRA OFFICE	NR		2	120	NR		NR	
MEDICAL NCO - See Note 1	1	48	1	48	NR		1	48
TRAINING SPECIALIST- See Note 1	1	48	2	48	2	48	2	48
OCCUPATIONAL THERAPY ASST- See Note 1	1	48	1	48	1	48	1	48
FINANCIAL TECH SPEC - See Note 1	1	48	2	48	1	48	2	48
MEDICAL SUPPORT ASST- See Note 1	1	48	2	48	1	48	2	48
SUPPLY TECHNICIAN - See Note 1	1	48	1	48	2	48	1	48
HR SPECIALIST- See Note 1	1	48	2	48	1	48	2	48
HR ASSISTANT- See Note 1	NR		NR		3	48	NR	
FAMILY READINESS SUPPORT ASST- See Note 1	1	48	1	48	1	48	1	48
COPIER & FAX	1	96	1	96	1	96	1	96
KITCHENETTE	1	100	1	100	1	100	1	100
RECORDS ROOM	1	100	1	100	1	100	1	100
DISTRIBUTION CENTER	1	110	1	110	1	110	1	110
CONFERENCE ROOM	1	255	1	255	1	255	1	255
SUPPLY ROOM	1	100	1	100	1	100	1	100
RECEPTION / WAITING ROOM	1	250	1	250	1	250	1	250
JANITOR'S CLOSET	1	20	1	20	1	40	1	40
BUILDING SUPPORT AREAS (Restrooms, Mechanical, Telecommunications, Electrical, etc	As needed		As needed		As needed		As needed	
NR - No Requirement								
Notes:								
(1) Collocated in "open office" area (cubicles).								
(2) Numbers in table are per company.								
(3) One per facility when multiple CoHQ's are combined								

3.2.1.WTBN FUNCTIONAL SPACES – WT BATTALION HEADQUARTERS (BnHQ)

A. GENERAL: Addition of SIPRNET room is prohibited without written approval of G3/5/7 proponent.

B. PRIMARY SPACES:

- 1) Battalion Commander: Provide a private administrative office.
- 2) Executive Officer: Provide a private administrative office.
- 3) Command Sergeant Major: Provide a private administrative office.
- 4) Lawyer: Provide a private administrative office.
- 5) Para-Legal: Provide a private administrative office.
- 6) Chaplain: Provide a private administrative office.
- 7) Social worker: Provide a private administrative office.
- 8) Operations Sergeant: Provide a private administrative office.
- 9) Occupational Therapist: Provide a private administrative office.
- 10) Open Office Area: Provide space for multiple cubicles for administrative personnel. See Space Allocation Table below for additional requirements.
- 11) S1 Office: Provide a private administrative office.
- 12) S3 Office: Provide a private administrative office.
- 13) S4 Office: Provide a private administrative office.

C. COMMON AREAS

1) Lobby:

a) **Reception/Waiting Room**: Provide a reception station consisting of a built-in reception counter for one person. Reception counter will serve both able and disabled personnel.

2) Toilets:

a) **Men's/Women's Restrooms**: Provide separate men's and women's toilet facilities with one shower stall each to serve the public and administrative personnel assigned to the building. Provide a dressing area with wooden bench adjacent to the shower stall.

3) **Vestibule**: Provide a vestibule between the exterior and the reception/waiting room. Provide a minimum of 7 feet clearance between doors. Provide a means for the doors to open automatically via a sensor or push button.

4) **Corridors**: Provide 6 feet minimum wide interior corridors.

5) **Janitor Closet**: Provide space for a mop sink, mop rack, buckets, a vacuum, shelving and storage of cleaning supplies.

6) **Mechanical, Electrical and Telecommunications Rooms**: Size mechanical rooms to accommodate equipment maintenance/repair access without having to remove other equipment. First floor exterior access is required for centralized mechanical room.

7) **Copier and Fax Room**: Provide ABA accessible space to accommodate a standard size copier and fax machines.

8) **Conference Room**: See Space Allocation Table below for additional requirements.

9) **Storage Room**: Provide a storage room for miscellaneous administrative items.

10) **Break Room**: Provide a break room with kitchenette. Provide a countertop with lower and upper storage cabinets (including shelves) and a sink. Provide space for a microwave oven, a refrigerator a minimum of two tables with chairs and space for two vending machines.

D. SPACE ALLOCATION TABLE

BnHQ MINIMUM AREA REQUIREMENTS

NET SQUARE FEET (NSF) PER ROOM

ROOM	EA.	AREA
BATTALION COMMANDER	1	200
EXECUTIVE OFFICER	1	120
CHAPLAIN	1	140
LAWYER	1	120
PARA-LEGAL	1	120
S1	1	120
S3	1	120
S4	1	120
COMMAND SERGEANT MAJOR	1	200
OPERATIONS SERGEANT	1	120
SOCIAL WORKER	6	120
OCCUPATIONAL THERAPIST	1	120
OPEN OFFICES: See Note 1		
• CHAPLAIN ASSISTANT	1	48
• DRIVER	1	48
• IT SPECIALIST	1	48
• FINANCIAL MANAGEMENT SPECIALIST	1	48
• SUPERVISORY MEDICAL SUPPORT ASSISTANT	1	48
• SUPPLY SPECIALIST	1	48
• HR SPECIALIST	1	48
• FAMILY READINESS SUPPORT ASSISTANT	1	48
SIPRNET ROOM	1	AS REQ'D.
RECORDS ROOM	1	100
SUPPLY ROOM	1	100
GENERAL STORAGE ROOM	1	150
COPIER AND FAX	1	100
BREAK ROOM	1	195
CONFERENCE ROOM	1	500
RECEPTION/WAITING ROOM	1	250
JANITOR CLOSET	1	20
BUILDING SUPPORT AREAS (Mechanical, Communications, Electrical, & Restrooms, etc.)	AS NEEDED	
Notes:		
(1) Collocate in "open office" area (cubicles)		

</WTBN><WTSFAC>

3.2.1.WTSFAC FUNCTIONAL SPACES – WT SOLDIER FAMILY ASSISTANCE CENTER (SFAC)

A. PRIMARY SPACES:

- 1) **Administrative Areas:** Provide private and open offices for staff as outlined in the Space Allocation Table below.
- 2) **Reception Area:** Provide a large waiting/lounge area immediately adjacent to building entry. The large space will be used as a social interaction space for soldiers and their families. It will also serve as a waiting room for soldiers/families waiting to be assisted by staff members in the administrative areas. Provide a welcoming and warm atmosphere preferably with a visual connection to outside wooded areas and/or courtyard. A central fireplace is a mandatory feature of this space. This fireplace will also serve exterior courtyard. Provide a built-in reception desk for 2 people adjacent to administrative office area. Locate reception desk to oversee operations around the reception area. Reception desk will serve both able and disabled personnel. Provide space for an ATM kiosk located within the reception area. Locate the kiosk within visual control of the reception desk. Provide a dual height electric water cooler in the vicinity of the public restrooms. The exterior courtyard area shall have roofed areas adjacent to the building for tables and chairs for seating.
- 3) **Child Activity Room and Exterior Playground:** Provide a room for child activities for different age groups, mainly infants and toddlers. Design the room to have restrooms for each age group population. Provide entry door to the room with a minimum 2 foot by 2 foot vision pane. There shall be no door at the entrance to the pre-toddler/toddler toilet to allow supervision from the caregiver. Interior door into activity room shall not be capable of being opened by guests within the reception area. All windows and/or sidelites in the child activity room shall be at a minimum height of 18" – 20" above the finished floor. Provide one diaper changing station with a sink and storage for fourteen (14) underneath storage trays. Where diaper changing stations are specified, the wall perpendicular to the diaper changing station shall be no more than 54 inches high from the finished floor. Provide retractable stairs which lock into place. Provide the following:
 - a) **Food Preparation Area:** Provide one food preparation area with sink and space for:
 - (1) A refrigerator. Coordinate plumbing requirements with contracting officer. Refer to 3.19.2.WTSFAC for additional appliance information.
 - (2) Provide a built-in countertop with upper and lower cabinets
 - b) **Sign-in Desk Area:** Provide a built-in desk located immediately inside the room entrance with power and a data port (See drawings in Appendix J). The built-in desk must be adjacent to a lockable coat closet.
 - c) **Coat Closet:** Where required, provide lockable coat closet to store coats and personal items. Door on coat closet must have a minimum 2 foot by 2 foot vision pane. Mark interior walls and storage closets with a red line 1 inch in width and located 20 inches below the ceiling.
 - d) **Storage Cubicle Area:** Provide storage cubicles for a population of «WTSFAC_STORAGE_CUBES» children and adequate storage shelving for books, magazines, toys, etc. See drawings in Appendix J.
 - e) **Exterior Playground Area:** Provide an exterior playground area with direct access from the child activity room. Reference section on child outdoor play areas in paragraph 3.4 (SITE & LANDSCAPE REQUIREMENTS) for playground requirements.

B. COMMON AREAS:

- 1) **Public Computer Access Room:** Provide chair-height counter space along room perimeter to accommodate 6 chairs for personnel utilizing individual personal computers.
- 2) **Toilets:**
 - a) **Men's/Women's Restrooms:** Provide separate men's and women's toilet facilities to serve the public and administrative personnel assigned to the Soldier Family Assistance Center (SFAC).
- 3) **Vestibule:** Provide a vestibule between the exterior and the reception/waiting room. Provide a minimum of 7 feet clearance between doors. Provide a means for the doors to open automatically via a sensor or push button.
- 4) **Corridors:** Provide 6 feet minimum wide interior corridors.

- 5) **Janitor Closet:** Provide space for mop sink, mop rack, buckets, a vacuum, shelving and storage of cleaning supplies.
- 6) **Mechanical, Electrical and Telecommunications Rooms:** Size mechanical rooms to accommodate equipment maintenance/repair access without having to remove other equipment.
- 7) **Camera Room:** Provide a room for a video monitoring security equipment rack. Rack is 36 in. wide by 30 in. deep by 84 in. high. Provide 3 feet working clearance behind rack. Provide 2 feet working clearance on at least one side and in front of rack. Space shall be conditioned with same equipment required for the telecommunications room.
- 8) **Multi-use/Conference Room:** Provide a room for social gatherings and conferences. Provide a minimum «WTSFAC_CHAIR_STORAGE» NSF chair storage room accessible from within the multi-use/conference room.
- 9) **Nourishment Center:** Provide a nourishment center that will serve as a snack bar/food preparation and serving area. Provide a built-in countertop with under/overhead storage cabinets (including shelves) sink with garbage disposal and a shelf for microwave. Provide space for a range with hooded exhaust, refrigerator, under counter dishwasher, two vending machines and trash/recycle receptacles.
- 10) **Storage Room:** When applicable provide a storage room. Reference Space Allocation Table below for additional information.

SAMPLE

C. SPACE ALLOCATION TABLE

SFAC MINIMUM AREA REQUIREMENTS NET SQUARE FEET (NSF) PER ROOM				
NAME	SMALL		LARGE	
RECEPTION AREA	1,650		2,760	
PUBLIC COMPUTER ACCESS	160		240	
MULTI-USE/CONFERENCE ROOM W/ CHAIR STORAGE	450 (400/50)		1095 (1000/95)	
NOURISHMENT CENTER	195		450	
CHILD ACTIVITY ROOM	870		1,400	
STORAGE ROOM	N/A		140	
EXTERIOR COURTYARD - SEE NOTE 1	500		800	
BUILDING SUPPORT AREAS (Cam Room, Mechanical, Communications, Electrical, & Restrooms, etc.)	AS NEEDED		AS NEEDED	
ADMINISTRATIVE OFFICES				
OFFICE	QTY	NSF	QTY	NSF
DIRECTOR	1	140	1	140
FAMILY SUPPORT	1	160	1	230
DISTRIBUTION CENTER	1	140	1	260
STORAGE ROOM	1	140	1	140
STORAGE ROOM			1	40
SOCIAL SERVICES ASSISTANT	1	140	1	140
VOLUNTEER	1	140	-	-
CHAPLAIN	1	140	1	140
TRANSITIONAL EMPLOYMENT	-	-	1	140
DFAS	-	-	2	140
DFAS/TRANSITIONAL EMPLOYMENT	1	140	-	-
MILITARY BENEFITS/ID PROCESSING	1	140	1	140
MILITARY BENEFITS	-	-	1	140
EDUCATION	1	140	2	140
VA	-	-	1	140
TSGLI	-	-	1	140
AW2	-	-	1	140
OUTREACH	-	-	1	140
ACS I & R (INFO EXPL)	-	-	1	140
FINANCIAL COUNSEL	-	-	1	140
OPEN OFFICES (CUBICLES)				
NCOIC	-	-	1	64
ADMINISTRATION	-	-	1	64
LEGAL	-	-	1	64
C & Y SERVICES	-	-	1	64
CPAC	-	-	1	64
VOLUNTEER	-	-	2	64
OPEN	-	-	1	64

Notes:

- 1) Areas shown are for roofed areas, courtyard may be larger as allowed by overall building area.
- 2) Locate Director's Office adjacent to the Reception waiting area and accessible to parents and visitors.
- 3) Storage Room in the Large SFAC Reception Area (located behind the reception desk) shall be a conditioned space
- 4) Storage Room in the Large and Small SFAC Administrative Office area shall be a conditioned space.
- 5) Entry door separating reception area from private offices shall have a 2 foot by 2 foot vision pane.
- 6) Storage Room in Child Activity Room where provided shall have a 2 foot by 2 foot vision pane.

</WTSFAC><WTCP>

3.2.1.WTCP FUNCTIONAL SPACES – WT CENTRAL ENERGY PLANT (CP)

A. GENERAL: Provide CP building with adequate space and clearance for equipment maintenance and repair. </WTCP>

3.3. SITE FUNCTIONAL REQUIREMENTS

A. PARKING: Provide handicap parking in accordance with the Architectural Barriers Act.

1) Privately Owned Vehicle (POV) Parking: Design and construct the POV parking, within the designated construction area. Provide POV parking as follows:

a) **WT Barracks (WTB)**: (If required by RFP) Provide POV parking spaces for 70 percent of the personnel.

b) **WT Company Headquarters (CoHQ)**: (If required by RFP) Provide POV parking spaces for 90 percent of the personnel plus 10 visitor spaces.

c) **WT Battalion Headquarters (BnHQ)**: (If required by RFP) Provide POV parking spaces for 90 percent of the personnel plus 10 visitor spaces.

d) **WT Soldier Family Assistance Center (SFAC)**: (If required by RFP) Provide a minimum «WTSFAC_PARKING_SPACES» POV parking spaces.

B. ACCESS DRIVES AND LANES: Design and construct drives with curbs and gutters when necessary for drainage purposes.

1) Access Drives: Provide access drives to each building with a minimum width of 24 feet. Provide drives with curb and gutter and a minimum turning radius as required for emergency vehicle access.

2) Service Drives: Provide service drives to each mechanical and/or electrical room with a minimum width of 10 feet.

3) Emergency Vehicle/Fire Access Lanes: Provide fire access lanes to each building. Design the fire access lanes in accordance with NFPA 1, UFC-3-600-01 and the installation's requirements. Sidewalks designed to support emergency vehicle traffic shall be a minimum of 20 feet wide per NFPA requirements.

a) **WT Barracks**: (If required by RFP) access must be provided to three sides minimum.

4) Drop-off Lanes: Provide ABA accessible drop-off lanes.

a) **WT Barracks**: (If Barracks are required by RFP) Provide drop off lanes at the Barracks.

b) **Soldier Family Assistance Center**: (If SFAC is required by RFP) Provide drop off lanes at the Soldier Family Assistance Center.

3.4. SITE AND LANDSCAPE REQUIREMENTS

A. SITE STRUCTURES:

1) **Dumpster Enclosures:** Locate, design, and construct the dumpster enclosure area(s) and screening. Dumpster screening shall be aesthetically and architecturally compatible with the building it serves and designed in accordance with Installation Guidelines.

B. **LANDSCAPING/HARDSCAPING:**

1) **Non-Vehicular Walks:** Construct pedestrian walks within the designated construction area and connect to existing sidewalks, where applicable. The geometric design of walks for pedestrian circulation shall adhere to UFC 3-210-01A "Area Planning, Site Planning, and Design". Construct walks paralleling buildings beyond the eave drip line and at least 5 feet from the foundation.

a) **Pedestrian Sidewalks:** Sidewalks shall be a minimum of 6 feet wide. Construct non-vehicular pedestrian sidewalks of Portland Cement Concrete having a minimum nominal thickness of 4 inches. Design joint patterns uniformly, symmetrical, and in accordance with the American Association of State Highway and Transportation Officials (AASHTO) standards. For joints, do not exceed the length to width ratio of 1.25 for non-reinforced pavements.

2) **Roadway Pavements:** Sidewalks designed to support emergency and service vehicle traffic will be considered roadway pavements and designed to meet the AASHTO standards. Construct vehicular supported walks of Portland Cement Concrete having a minimum nominal thickness of 7 inches. Design joints uniformly, symmetrical, and in accordance with AASHTO standards. Do not exceed the length to width ratio of 1.25 for non-reinforced pavements. Sidewalks designed to support emergency and service vehicle traffic shall have minimum widths as stated in section 3.3 - Access Drives and Lanes.

3) **Child Outdoor Play Areas** (If SFAC is required by RFP):

a) The outdoor play area must meet guidelines contained in the Consumer Products Safety Commission (CPSC) Handbook for Public Playground Safety, the American Society for Testing Materials (ASTM) F-1487-93, UFC 3-210-04 Chapter 7 "Children's Outdoor Play Area, Child Safety Requirements for Outdoor Play Areas" and any ABA guidelines for Play Areas (www.access-board.gov).

b) Design and construct the play area within allotted programmed funds. The play area shall be a minimum 50 foot by 60 foot area surrounded by a fence and a gate to allow for emergency egress. Refer to Site Specialties and Furnishings below for additional information on fencing.

c) Provide four foot (4') wide trike paths/sidewalks, a minimum 12-foot by 12-foot (12' x12') shade structure, a hard surface area with a basketball goal, a composite play system for ages two to five and benches for viewing each area. Provide swings if space is available.

d) Provide a safety surface throughout all use zones and under all play equipment using a unitary or poured in place material. The safety surface in the swing zone shall be wood fiber, with approved rubber matting at the foot contact point underneath the swings. Provide a unitary safety surface beneath infant swings.

4) **Landscaping:** Provide Landscaping. Poisonous plants with thorns and fruit bearing plants are not permitted.

C. **SITE SPECIALTIES AND FURNISHINGS:**

1) **Site Specialties:**

a) **Bus Stop:** (If required by RFP) Design and construct a bus stop with a sheltered area for a minimum of 10 people. The shelter shall be aesthetically and architecturally compatible with the WT buildings. Design the bus stop in accordance with ABA and UFC 4-010-01 "DoD Minimum Antiterrorism Standards for Buildings". Provide pedestrian access from the WT Barracks and other facilities in the WT Complex to the bus stop.

b) **Fencing** (If SFAC is required by RFP - Child Outdoor Play Area): Provide fence shall be a 4 foot high vinyl coated chain-link security type fence with a 3 foot wide gate to allow for emergency egress. Provide gate with a controlled locking hardware device. Cut off the fence bolts so no more than two threads are exposed and cover the end with plastic caps or silicone caulk. Install the bolts so that the threaded end faces away from the play area.

2) **Site Furnishings:**

a) **Benches** (If SFAC is required by RFP - Child Outdoor Play Area): Provide benches in the Child outdoor play area. Coordinate with contracting officer for bench type and quantity.

3.5. ARCHITECTURAL REQUIREMENTS

A. GENERAL: Do not use exterior materials that require periodic repainting or similar refinishing processes. Material exposed to weather shall be factory pre-finished, integrally colored or provided with intrinsic weathering finish.

B. WALLS:

1) Exterior Walls: Where Exterior Insulation and Finish Systems (EIFS), or any other material except CMU or other Masonry material is used as exterior finish material, it shall be in conjunction with a CMU wainscot. EIFS shall be "high-impact" and "drainable" type.

C. MOLD AND MILDEW: The Designer of Record shall provide details in the design analysis and design showing steps taken to mitigate the potential growth of mold and mildew in the facility. Perform a wall and/or roof construction moisture analysis to verify appropriate thermal insulation and vapor permeability retardant assemblies to prevent condensation with the wall and/or roof under all foreseeable climate conditions. All gypsum board shall achieve a score of 10, the highest level of performance for mold resistance under the ASTM D 3273 test method. All gypsum board shall be transported, handled, stored and installed in accordance with the GYPSUM ASSOCIATION – Guidelines for Prevention of Mold Growth on Gypsum Board (GA-238-03).

D. ROOF SYSTEMS: Provide minimum roof slope of ¼ inch per foot for membrane roof systems and ½ inch per foot slope minimum for roof crickets. Minimum slope for high pitched roofs is 3:12.

1) Trim and Flashing: Gutters, downspouts and fascias shall be factory pre-finished metal and compliant with SMACNA Architectural Sheet Metal Manual.

E. OPENINGS

1) Storefronts/Curtain Walls & Entrances:

a) Storefronts (Main Entrance Doors): Provide aluminum storefront doors and frames with Architectural Class 1 anodized finish, fully glazed, with medium or wide stile for entry into lobbies or corridors. Framing systems shall have thermal-break design. Provide storefront systems complying with wind load requirements of applicable codes and criteria.

b) Curtain Wall Systems: Curtain wall systems where used, shall be capable of withstanding area wind loads, thermal and structural movement required by location and project requirements and in compliance with applicable codes and criteria.

2) Windows: Window material and installation shall comply with applicable codes and criteria.

a) Exterior windows: Provide insulated, high efficiency window systems, with thermally broken frames complying with applicable codes and criteria including UFC4-010-01. Design window sills to discourage bird nesting.

3) Doors and Frames: Provide fire-rated openings, fire rated and smoke control doors in compliance with applicable codes and the requirements of labeling authority. Door frame installation shall comply with applicable codes and criteria. Provide interior hollow metal doors, or interior flush solid core wood doors as required. All interior door frames shall be hollow metal. STC ratings shall be of the sound classification required and shall include the entire door and frame assembly.

a) Exterior Insulated Hollow Metal Doors & Frames: Provide galvanized insulated hollow metal exterior doors for entry to all spaces other than corridors, lobbies, or reception/waiting rooms. Doors and frames shall comply with applicable codes and criteria. Doors shall be minimum Level 3, physical performance Level A, Model 2 flush. Provide 12-gauge frames with continuously welded mitered corners and seamless face joints. Provide factory primed A60 galvanized doors and frames in compliance with ASTM A653. Fire-rated openings shall comply with applicable codes, and the requirements of the labeling authority.

b) Interior Insulated Metal Doors: Provide factory primed interior Insulated Metal Doors complying with ANSI A250.8/SDI 100. Doors shall be minimum Level 2, physical performance Level B, Model 2. Provide insulated hollow metal doors for utility rooms, storage rooms and bathrooms.

c) Solid Core Wood Doors: Provide all wood doors except noted otherwise. Provide flush solid core wood doors conforming to WDMA I.S.-1A. Stile edges shall be non-finger jointed hardwood compatible with face

veneer. Provide Architectural Woodwork Institute (AWI) Grade A hardwood face veneer for transparent finished doors.

d) **Interior Hollow Metal Frames:** Provide factory primed interior Hollow Metal Frames complying with ANSI A250.8/SDI 100. Frames shall be minimum Level 2, 16 gauge, with continuously welded mitered corners and seamless face joints.

4) **Hardware:**

a) **Door Finish Hardware: (Master Keying System/Cores):** Coordinate all requirements for hardware keying with the Contracting Officer. Provide for the extension of the existing Installation keying system. The Installation keying system is «WT_KEYING_SYSTEM». Provide cores with no less than seven pins and key-removable type cores cylinders. Locksets for mechanical, electrical and communications rooms only shall be keyed to the existing Installation Master Keying System. HVAC terminal units that are accessed from a central corridor shall have a deadbolt to minimize protrusion into corridor. Plastic cores are unacceptable.

b) **Auxiliary Hardware:**

(1) **Robe Hooks - Toilets/Showers:** Provide a type 304 satin finished stainless steel robe hook adjacent to shower stall entry.

c) **Non-Destructive Emergency Access System (KNOX Box):** <WT_LOCKBOX_NO> Not Used<WT_LOCKBOX_NO><WT_LOCKBOX>Fire Department Secure Lock-Box: «WT_LOCKBOX_DESCRIPTION»<WT_LOCKBOX>

5) **Louvers and Vents:** Provide exterior louvers with bird, bug and/both screens designed to exclude wind-driven rain constructed to withstand wind loads in accordance with the applicable codes. Provide wall louvers bearing the Air Movement & Control Association (AMCA) International certified ratings program seal for air performance and water penetration in accordance with AMCA 500-D and AMCA 511. Provide louvers with factory applied finishes and color to match adjacent finish.

F. **EXTERIOR SPECIALTIES:**

1) **Bird Habitat Mitigation:** Provide details in the design necessary to eliminate the congregating and nesting of birds at, on, and in the facility.

G. **ELEVATORS/CONVEYING SYSTEMS:**

1) **Elevators:** The Army Standard for WT Complexes requires that an elevator be provided for any building which exceeds one-story (1-Story). Provide an elevator system fully compliant with ASME A17.1 and ASME A17.2.1 in their entirety, as well as any additional requirements specified herein. Locate primary elevators centrally within the facility with a minimum rated load capacity of 3,500 lb (1588 kg), with center opening doors and interior dimensions sized to accommodate a fully extended Emergency Medical Services (EMS) gurney, approximately 24 inches wide by 77 inches long, and four average sized adults. Provide an additional elevator, meeting all specifications outlined above for every additional one-hundred (100) persons, or fraction thereof over the first one-hundred (100) persons the building is designed to accommodate, unless determined otherwise by a foot-traffic analysis. Such foot-traffic analysis shall be included in the general facility Design Analysis.

2) **Elevator Inspector:** The Elevator Inspector shall be certified in accordance with the requirements of ASME A17.1 and ASME QEI-1 and licensed as a Certified Elevator Inspector by the State where the project is constructed. The Certified Elevator Inspector shall inspect the installation of the elevator(s) to assure that the installation conforms to all contract requirements. The Certified Elevator Inspector shall be directly employed by the Prime Contractor and shall be independent of the Elevator System Manufacturer and the Elevator System Installer.

H. **ACOUSTICAL REQUIREMENTS:** Design exterior walls and roof/floor/ceiling assemblies, doors, windows and interior partitions to provide for attenuation of external noise sources such as airfields in accordance with applicable criteria. Sound conditions and levels for interior spaces, due to the operation of mechanical and electrical systems and devices, shall not exceed levels as recommended by ASHRAE handbook criteria. Provide sound insulation in the under listed areas to meet a minimum rating of:

1) **Interior Walls & Floor Ceiling/Assemblies (Offices & Conference Room):** Provide a minimum rating of STC 49 at walls and doors.

- 2) **Video Teleconferencing Areas:** In addition to the sound insulation required, video teleconferencing areas shall meet a noise criteria (NC) 30 rating in accordance with ASHRAE Fundamentals Handbook.
- 3) **Interior Solid Core Doors in Metal Frames:** STC 25.

I. **THERMAL REQUIREMENTS:** Place emphasis on providing thermal envelope performance using continuous insulation components outside of the structural elements of the facility. Reference section 3.12 for energy conservation requirements. <WTB>

3.5.WTB ARCHITECTURAL REQUIREMENTS – WT BARRACKS (WTB)

A. OPENINGS

1) **Hardware (Auxiliary Hardware):**

a) **Robe Hooks:**

- (1) **Closet Doors:** Provide each walk-in closet door shall have a Type 304 satin finished, stainless steel, robe hook mounted on the closet side of the door.
- (2) **Dwelling Bathroom Doors:** Provide each bathroom door with a Type 304 satin finished, stainless steel double robe hook mounted on inside face of bathroom door.
- b) **Electronic Key Card Access System:** A Programmable Electronic Key Card Access System shall be provided on all exterior entry doors, apartment doors and bedroom doors. <WTB_SINGLE_MANUFACTURER>The Installation does not have a single manufacturer established for this equipment at this time</WTB_SINGLE_MANUFACTURER><WTB_EXISTING_ACCESS>Extension of the existing Installation key card access system shall be provided, the existing Installation key card access system is «WT_ACCESS_MANUFACTURER»</WTB_EXISTING_ACCESS>. The minimum operability requirement is a key card access system that provides a single key card for the individual soldier, programmable to open all exterior entry doors, the soldier's apartment door, and the soldier's bedroom door. A Programmable Electronic Key Card Access System Manufacturer's Representative shall install all hardware and software necessary for the operation of the Electronic Key Card Access System and program all locksets. Provide six (6) blank key cards for each personnel door in each building. Furnish in three-ring binders, one full set of the system manufacturer's system training manual, system maintenance manual, and one training video (in format provided by the system manufacturer), with each system installed. The Programmable Electronic Key Card Access System Manufacturer's Representative shall provide two (2) separate 4-hour classes of training for the user on software use, programming locks, encoding cards and printing reports. Provide each building with a complete stand-alone key card system package. System shall be capable of being compartmentalized so that each building has only the capability to produce key cards for that building.
- 2) **Glass and Glazing (Mirrors - Door Mounted):** Provide each apartment walk-in closet door with a 16 inches wide by 70 inches high by ¼ inch thick, select float glass, full length mirror, in a one piece ½ inch by ½ inch by ½ inch Type 304 satin finished, stainless steel frame, with mitered corners, mounted on the bedroom side of the door. Locate bottom of mirror at 6 inches above finish floor.

B. POSTAL/MAIL BOX REQUIREMENTS:

- 1) **Exterior:** <WTB_MAIL_EXT> Locate mail access area on an exterior wall, protected from the elements and conforming to the requirements of ATFP UFC 4-010-01. </WTB_MAIL_EXT><WTB_MAIL_KIOSK> Provide mail kiosk separated from the main building with box access on outside and rear (or front) loading. Location of mail kiosk shall conform to the requirements of ATFP UFC 4-010-01. Mail kiosk shall be architecturally compatible with the associated barracks building. </WTB_MAIL_KIOSK><WTB_MAIL_EXT_NO>Not Used</WTB_MAIL_EXT_NO>
- 2) **Interior:** <WTB_MAIL_LOB> Locate mail access area in an interior lobby (design and location shall conform to the requirements of ATFP UFC 4-010-01). </WTB_MAIL_LOB><WTB_MAIL_LOB_NO>Not Used</WTB_MAIL_LOB_NO>

C. **ACOUSTICAL REQUIREMENTS:** Provide sound insulation in the under listed areas to meet a minimum rating of:

- 1) **Walls/Floors Separating Bedrooms:** Provide sound insulation to meet a minimum rating of STC 50/IIC 55 at walls and floors separating bedrooms.

2) Provide acoustical treatment for drain lines and other utilities to prevent noise transmission into the interior of sleeping units. </WTB><WTSFAC>

3.5.WTSFAC ARCHITECTURAL REQUIREMENTS – WT SOLDIER FAMILY ASSISTANCE CENTER (SFAC)

A. OPENINGS

1) **Hardware - Gate Hardware (Child Outdoor Play Area):** Provide gate hardware with a keyed entry to the child outdoor play area only. Exit from the playground shall have an adult controlled securing device. Coordinate keying requirements with contracting officer.

2) **Auxiliary Hardware:** Provide finger guards on all doors in child accessible areas.

a) **Child Activity Room:** Provide a hold open device on the exterior exit door to the activity room. Closing time is to be 5 seconds minimum.

b) **Coat Closet:** Provide a self closing device to coat closet door.

c) **Vestibule:** Provide a means for doors to open automatically via a sensor or push button at the vestibule doors.

d) **Storage Room:** Where provided, storage room in child activity room shall a self closing device on door. </WTSFAC>

3.5.1. FINISHES AND INTERIOR SPECIALITIES

A. **GENERAL:** Provide sustainable materials and furnishings that are easily maintained and replaced. In addition to the materials specified below, design in conformance with applicable criteria identified in Paragraphs 4 and 5. Provide interior surfaces that are easy to clean and light in color. Coordinate finishes through the United States Army Corps of Engineers Center of Standardization to ensure use of therapeutic colors, flooring material, and countertop textures.

B. **FINISHES:** Designers are not limited to the minimum finishes listed in this paragraph and are encouraged to offer higher quality finishes.

1) **Minimum Finish Requirements:** Provide wall, ceiling and floor finishes conforming to the applicable requirements and criteria as identified in Paragraphs 4 and 5. Where code requirements conflict, the most stringent code requirement shall apply.

a) **Walls:** Use impact resistant gypsum board in corridors, storage rooms, stairwells and activity rooms and centralized laundries (if centralized laundries are required by RFP).

b) **Ceilings:** Provide minimum 5/8" gypsum board, except where stated otherwise. Provide a Level 4 Finish in accordance with USG Handbook, latest edition.

(1) **Acoustical Ceiling Tiles (ACT):** Shall be 24"x 24" Acoustical tile panels of 5/8 inch minimum thickness. Type as indicated, Class A. Light reflectance shall exceed 75 percent, color, texture and finish shall be as indicated. When not indicated provide white, fissured texture acoustical panels with a beveled tegular edge. NRC not less than 0.60, CAC not less than 35.

(2) **Ceiling Grid:** Provide a 9/16" suspension system - Type as indicated. Color, texture and finish shall be as indicated. When not indicated provide white, hot-dipped galvanized steel, exposed tee grid with hold down clips for ceiling tiles.

c) **Floors - Resilient Flooring:** Provide resilient flooring with a minimum 1/8 inch thick, conforming to ASTM F 1066, class 2, through-pattern tile, composition 1, asbestos free, with color and pattern uniformly distributed throughout the thickness of the tile.

d) **Countertops:** Provide solid surfacing of either Solid Polymer or Solid Polyester Resin Composition to be used for countertops and backsplashes, 1/2-inch minimum thickness. Must meet ANSI/NEMA LD 3 and ASTM E 84. High-Pressure Laminate will not be allowed for countertops in restroom, toilet room, kitchen or break room applications. Provide countertops with waterfall front edge and integral covered backsplash, minimum 4" high.

e) **Window Stools:** Provide solid surfacing of either Solid Polymer or Solid Polyester Resin Composition 1/2-inch minimum thickness. Must meet ANSI/NEMA LD 3 and ASTM E 84.

f) **Elevator(s) Finishes:** All elevator interior walls, doors, and fixtures shall have a Satin No. 4 Stainless Steel Finish. All elevators shall be furnished with removable hanging protective pads and fixed hooks to facilitate conversion to use for moving freight.

2) **Minimum Paint Finish Requirements:** All paints used shall be listed on the "Approved product list" of the Master Painters Institute, (MPI). Application criteria shall be as recommended by Master Painters Institute (MPI) guide specifications for the substrate to be painted and the environmental conditions existing at the project site. Except factory pre-finished material or exterior surfaces receiving other finishes, paint surfaces with a minimum of one prime coat and two finish coats. Paints having a lead content over 0.06 percent by weight of nonvolatile content are unacceptable. Paints containing zinc-chromate, strontium-chromate, mercury or mercury compounds, confirmed or suspected human carcinogens shall not be used on this project.

a) **Exterior Surfaces:** Use exterior paints and coating products classified as containing low volatile organic compounds (VOCs) in accordance with MPI criteria. Provide an MPI Gloss Level 5 Finish (Semi-gloss), unless otherwise specified.

b) **Interior Surfaces:** Use interior paints and coating products containing a maximum level of 150 g/l (grams per liter) of volatile organic compounds (VOCs) for non-flat coatings and 50 g/l of VOCs for flat coatings. Provide an MPI Gloss Level 5 Finish (Semi-gloss) in wet areas and a flat finish in all other areas.

C. INTERIOR SPECIALTIES:

1) Signage and Directories:

a) **Signage:** Provide room signage conforming to ABA standards. At each room, provide room number and changeable two-line message strip signage of the same construction as standard room signs and to include a clear sleeve that will accept a paper or plastic insert with identifying changeable text. The insert shall be prepared typeset message photographically enlarged to size and mounted on paper card stock. Army Standard Signage format and Installation standard finishes and styles precedes details written here.

2) **Toilet Accessories:** Furnish and install toilet accessories listed below in addition to any other toilet accessory(ies) listed elsewhere for a complete and usable facility Provide Type 304 stainless steel with satin finish toilet accessories conforming to the requirements of the ABA. They include, but not limited to the following:

a) **Public/Staff/Shared Toilet(s) & Showers (Men's & Women's)**

(1) Glass mirrors on stainless steel frame and shelf – at each lavatory

(2) Liquid soap dispenser – at each lavatory

(3) Combination recessed mounted paper-towel dispenser/waste receptacle

(4) Sanitary napkin disposal at each female/unisex toilet

(5) Recessed mounted lockable double toilet paper holder – at each water closet.

(6) Sanitary toilet seat cover dispenser – a minimum of one per toilet room

(7) Grab bars – as required by ABA

(8) Shower curtain rod – curved extra heavy duty (where a shower is required)

(9) Shower curtain – white anti-bacterial nylon/vinyl fabric shower curtain shall completely close the shower width (where a shower is required)

(10) Soap dish – built-in shower (where a shower is required)

3) Wall Protection:

a) **Chair Rail:** Provide and install chair rails in areas prone to hi-impact use, such as corridors, waiting areas, lobbies, conference and multi-purpose rooms.

b) **Corner Guards:** Provide surface mounted, high impact resistant, integral color, snap-on type resilient corner guards, extending from floor to ceiling for wall and column outside corners in high traffic areas such as corridors, waiting areas, lobbies, conference and multi-purpose rooms. Furnish factory fabricated end closure caps for top and bottom of surface mounted corner guards.

4) **Storage Shelving in Janitor Closets:** Provide two (2) 18 in deep by 48 in long, heavy duty, stainless steel shelves minimum for storage of cleaning supplies and a four holder mop rack.

5) **Fire Extinguishers, Cabinets & Mounting Brackets:** Furnish a list of installed fire extinguisher cabinets and mounting brackets (including location, size and type) to the Contracting Office Representative. Provide a list of all required portable fire extinguishers, with descriptions (location, size, type, etc.) and total number per type. See also Section 01 33 16, Attachment D, "SAMPLE FIRE PROTECTION AND LIFE SAFETY CODE REVIEW", paragraph 1.14. <WTB>

SAMPLE

3.5.1.WTB FINISHES AND INTERIOR SPECIALTIES – WT BARRACKS (WTB)

A. GENERAL: Design WT barracks with a residential ambience.

B. FINISHES:

1) Floors: Carpet is not used as a floor finish on this project.

2) Finish Table:

WT BARRACKS INTERIOR FINISHES															
	FLOORS					BASE			WALLS		CEILING			REMARKS	
	RESILIENT FLOORING	PORCELAIN OR QUARRY TILE	CERAMIC TILE	RECESSED ENTRY MAT	SEALED CONCRETE	RESILIENT BASE	PORCELAIN OR QUARRY BASE	CERAMIC BASE	GYPSUM WALL BOARD - PAINT	CERAMIC TILE	LAMINATED GLASS, INSUL. STORE FRONT SYSTEM	GYPSUM WALL BOARD - PAINT	ACOUSTICAL CEILING TILE		MINIMUM-HEIGHT 8'-0" UNLESS STATED OTHERWISE
APARTMENT UNITS															
BEDROOM	•					•			•			•		9'	
BATHROOM			•					•	•	•		•			NOTES 1
CLOSET	•					•			•			•			
KITCHEN			•					•	•			•			NOTE 3
LIVING ROOM	•					•			•			•			NOTE 8
MECHANICAL					•	•			•			•			
COMMON AREAS															
LOBBY		•					•		•			•	•		NOTE 10
STAIR	•				•	•			•			•			NOTE 7
CORRIDORS & VESTIBULES		•		•				•	•		•	•		9'	NOTE 10
CQ STATION		•						•				•		9'	
MULTI-PURPOSE ROOM	•					•			•			•			NOTE 3
VENDING	•					•			•			•			NOTES 3 & 5
MEN'S RESTROOM			•					•	•	•		•			NOTE 1
WOMEN'S RESTROOM			•					•	•	•		•			NOTE 1
LAUNDRY					•	•			•			•			
GENERAL STORAGE	•					•			•			•			
JANITOR CLOSET			•					•	•			•			NOTE 2
MECHANICAL					•	•			•			•			NOTE 6
TELECOMM	•					•			•			•		9'	
ELEVATOR		•					•		•			•			NOTE 9
ELECTRICAL					•	•			•			•			NOTE 6

NOTES:

1. ALL WET WALLS IN TOILET ROOMS SHALL HAVE 4'-0" HIGH CERAMIC TILE WAINSCOT. SHOWERS SHALL HAVE FULL-HEIGHT TILE WALLS.
2. WALLS ADJACENT TO JANITOR'S SINK SHALL HAVE A 4'-0" HIGH CERAMIC TILE WAINSCOT.
3. USE SAME FINISHES IN ADJACENT CLOSET OR STORAGE ROOM.
4. NOT USED
5. IN VENDING OR RECYCLABLES STORAGE AREA, MATCH FLOORING, WALL & CEILING FINISHES TO THOSE OF ADJACENT AREA.
6. CEILING MAY BE PAINTED EXPOSED STRUCTURE IF ALLOWED BY APPLICABLE CODE.
7. PROVIDE PAINTED RISERS. STAIR LANDINGS AND TREADS SHALL HAVE RESILIENT FLOORING OR SEALED CONCRETE. PROVIDE TREADS WITH SLIP RESISTANT NOSINGS.
8. LIVING ROOM ONLY OCCURS ON 2-BEDROOM, 2-BATH APARTMENTS
9. USE ONLY ON MULTI-STORY FACILITIES.
10. UP TO 50% OF CEILING AREA MAY BE ACOUSTICAL CEILING TILE. INSTALL ACOUSTICAL CEILING TILES WITH HOLD DOWN CLIPS TO PREVENT UPWARD MOVEMENT

C. INTERIOR SPECIALTIES:

- 1) **Signage & Directories - Room Signage:** Provide room signage conforming to the Housing Automated Management System, (HOMES4). At each dwelling unit, provide two (one on each side of entry door) dwelling unit/room number and changeable two-line message strip signage. Number dwelling units sequentially. For example, the first unit on the first floor shall be "101", first unit on the second floor shall be "201". Designate rooms using the letters "A and B". The room designation is determined by standing in the corridor facing the entry door of the dwelling unit, the bedroom on the left is "A" and the one on the right is "B". The complete dwelling unit/room numbering shall be as in this example, first unit on the second floor "201A and 201B".
- 2) **Visual Display Units/Cases - Bulletin Boards:** In each WT Barracks building, provide one centrally located bulletin board per floor measuring 4 feet high and 6 feet wide with a header panel and lockable, glazed doors.
- 3) **Toilet Accessories:**
 - a) **Public Toilet(s):** Public toilets shall be provided with a diaper changing station in addition to the standard list of toilet accessories listed in paragraph 3.5.1 - Interior Specialties. The diaper changing station will measure 35 ¼" h x 60 ½" w x 24" d at a minimum. Provide a diaper changing table with integral 6" lip to prevent infant from rolling off.
 - b) **Apartment Bedroom Toilet(s):** Toilet accessories include the following:
 - (1) Towel bars - Provide two heavy duty accessible style grab bars a minimum 24 inches wide and necessary in-wall blocking in each of the modules in lieu of standard towel bars.
 - (2) Medicine cabinets:
 - a) **2-Bedroom, 2-Bath Apartments:** Provide one (1) per bathroom minimum, 16-inches wide by 36 inches high recessed mirrored medicine cabinets, with adjustable shelves, mounted on the back wall of the vanity. Medicine cabinet construction shall be heavy gauge steel, all welded, with a powder-coated finish. Provide a ¼ inch thick select float glass mirror in a one piece ½ inch by ½ inch by ½ inch Type 304 satin finished, stainless steel frame, with mitered corners
 - b) **2-Bedroom, 1-Bath Apartments:** Provide two (2) per bathroom minimum, 16-inches wide by 36 inches high recessed mirrored medicine cabinets, with adjustable shelves, mounted on the back wall of the vanity in each module. Medicine cabinet construction shall be heavy gauge steel, all welded, with a powder-coated finish. Mirror shall be ¼ inch thick select float glass in a one piece ½ inch by ½ inch by ½ inch Type 304 satin finished, stainless steel frame, with mitered corners.
 - (3) Provide two soap dishes in shower of each module

- (4) Combination soap dish/toothbrush holder – at each lavatory
- (5) Provide one (1) toilet paper holder per toilet
- (6) Shower curtain rod - curved extra heavy duty
- (7) Shower curtain – white anti-bacterial nylon/vinyl fabric shower curtain shall completely close the shower width.

4) **Storage Shelving:**

- a) **Walk-in Closets (bedrooms):** Provide one 14 in. by 60 in. (minimum) shelf set at 66 in. vertically above closet floor and capable of supporting a minimum of 15 pounds per linear foot. Provide a rod (minimum 60 in. long) for hanging of clothes below shelf.
- b) **Laundry Closet:** Provide 14 in. deep (minimum) shelf above appliances. Shelf length shall equal closet width.
- c) **General Utility Closet:** Provide a shelf 14 in. deep by the width of closet mounted 60 in. above floor.
- d) **Multi-purpose Room:** Provide at a minimum two 18 in. deep storage shelves. Shelves shall be spaced at 12 in. on center starting at 6 feet above finished floor and capable of supporting a minimum of 20 pounds per linear foot. </WTB><WTCO>

3.5.1.WTCO FINISHES AND INTERIOR SPECIALTIES – WT COMPANY HEADQUARTERS (CoHQ)

A. GENERAL: Design WT-Company Headquarters with an office ambience.

B. FINISHES:

1) **Minimum Finish Requirements - Floors:** Carpet shall be minimum of 2 yarn ply, modular tile conforming TO ISO 2551, ASTM D 418, ASTM D 5793, ASTM D 5848, solution dyed, tufted, cut and loop pile, commercial 100% branded (federally registered trademark) nylon continuous filament.

2) **Finish Table:**

CoHQ INTERIOR FINISHES																	
	FLOORS					BASE			WALLS			CEILING		REMARKS			
	RESILIENT FLOORING	PORCELAIN OR QUARRY TILE	CERAMIC TILE	RECESSED ENTRY MAT	SEALED CONCRETE	CARPET	RESILIENT BASE	PORCELAIN OR QUARRY BASE	CERAMIC BASE	GYPSUM WALL BOARD-PAINT	LAMINATED GLASS, INSUL. CURTAIN WALL SYSTEM	CERAMIC TILE	LAMINATED GLASS, INSUL. STORE FRONT SYSTEM		GYPSUM WALL BOARD-PAINT	ACOUSTICAL CEILING TILE	MINIMUM HEIGHT 8'-0" UNLESS STATED OTHERWISE
COMMANDER						•	•				•				•		REFER TO NOTE 5
EXECUTIVE OFFICER						•	•				•				•		NOTE 5
SUPERVISORY CASE MANAGER						•	•				•				•		NOTE 9
CASE MANAGER						•	•				•				•		
FIRST SERGEANT						•	•				•				•		NOTE 5
PLATOON SERGEANT	•						•				•				•		
SQUAD LEADER	•						•				•				•		
SOCIAL WORKER						•	•				•				•		NOTE 5

NURSE CASE MANAGER						•	•									•			NOTE 5
EXTRA OFFICE						•	•									•			NOTE 8
OPEN OFFICE AREA	•						•									•	9'		
COPIER AND FAX	•						•									•			
KITCHENETTE	•						•									•			NOTE 4
RECORDS ROOM	•						•									•			
CONFERENCE ROOM						•	•												NOTE 5
SUPPLY ROOM	•						•												
RECEPTION/WAITING ROOM		•						•								•	9'		
MESSAGE CENTER	•						•									•			
STORAGE ROOM	•						•									•			NOTE 10
MEN'S RESTROOM				•					•	•		•			•				NOTE 1
WOMEN'S RESTROOM				•					•	•		•			•				NOTE 1
JANITOR CLOSET				•					•	•		•			•				NOTE 2
CORRIDORS	•						•									•	9'		
VESTIBULES		•		•				•			•	•	•		•		9'		
STAIRS	•				•			•							•				NOTE 7
ELEVATOR		•							•							•			NOTE 11
PUMP ROOM					•		•								•				NOTE 11
MECHANICAL					•		•								•				NOTE 6
ELECTRICAL					•		•								•				NOTE 6
TELECOMM						•	•									•	10'		

1. ALL WET WALLS IN TOILET ROOMS SHALL HAVE 4'-0" HIGH CERAMIC TILE WAINSCOT. SHOWER WALLS SHALL BE FINISHED WITH FULL HEIGHT TILE WALLS.
2. WALLS ADJACENT TO JANITOR'S SINK SHALL BE FINISHED WITH A 4'-0" HIGH CERAMIC TILE WAINSCOT.
3. NOT USED.
4. IN VENDING OR RECYCLABLES STORAGE AREA, MATCH FLOORING, WALL, AND CEILING FINISHES TO THOSE OF ADJACENT AREA.
5. EXTEND PARTITIONS TO DECK. PROVIDE SOUND INSULATION TO MEET A MINIMUM RATING AT DOORS AND WALLS AS NOTED IN ACOUSTICAL REQUIREMENTS IN PARAGRAPH 3.5 – ARCHITECTURAL REQUIREMENTS.
6. CEILING MAY BE PAINTED EXPOSED STRUCTURE IF ALLOWED BY APPLICABLE CODE.
7. RISERS SHALL BE PAINTED STEEL. STAIR LANDINGS AND TREADS SHALL HAVE RESILIENT FLOORING OR SEALED CONCRETE. PROVIDE TREADS WITH SLIP RESISTANT NOSING.
8. ONLY USED ON SMALL CoHQ's
9. USED ON ALL MEDIUM AND LARGE CoHQ's
10. ONLY USED ON MEDIUM DUPLEX CoHQ's.
11. USED ONLY ON MEDIUM STACKED AND LARGE STACKED CoHQ's.

C. INTERIOR SPECIALTIES:

1) **Visual Display Units/Cases - Bulletin Boards:** Provide one bulletin board near the main entrance measuring 4 feet high and 6 feet wide with a header panel and lockable, glazed doors. <WTCO><WTBN>

3.5.1.WTBN FINISHES AND INTERIOR SPECIALITIES – WT BATTALION HEADQUARTERS (BnHQ)

A. GENERAL: Design WT-Battalion Headquarters with an office ambience.

B. FINISHES:

1) Minimum Finish Requirements - Floors: Carpet shall be minimum of 2 yarn ply, modular tile conforming to ISO 2551, ASTM D 418, ASTM D 5793, ASTM D 5848, solution dyed, tufted, cut and loop pile, commercial 100% branded (federally registered trademark) nylon continuous filament.

SAMPLE

2) **Finish Table:**

BnHQ INTERIOR FINISHES																
	FLOORS					BASE			WALLS			CEILING		REMARKS		
	RESILIENT FLOORING	PORCELAIN OR QUARRY TILE	CERAMIC TILE	RECESSED ENTRY MAT	SEALED CONCRETE	CARPET	RESILIENT BASE	PORCELAIN OR QUARRY BASE	CERAMIC BASE	GYPSUM WALL BOARD-PAINT	LAMINATED GLASS, INSUL. CURTAIN WALL SYSTEM	CERAMIC TILE	LAMINATED GLASS, INSUL. STORE FRONT SYSTEM		GYPSUM WALL BOARD-PAINT	ACOUSTICAL CEILING TILE
BATTALION COMMANDER						•	•			•				•		REFER TO NOTE
EXECUTIVE OFFICER						•	•			•				•		NOTE 5
CHAPLAIN						•	•			•				•		NOTE 5
LAWYER						•	•			•				•		NOTE 5
PARA-LEGAL						•	•			•				•		NOTE 5
S1						•	•			•				•		
S3						•	•			•				•		
S4						•	•			•				•		
COMMAND SERGEANT MAJOR						•	•			•				•		NOTE 5
OPERATIONS SERGEANT						•	•			•				•		
SOCIAL WORKER						•	•			•				•		NOTE 5
OCCUPATIONAL THERAPIST						•	•			•				•		NOTE 5
OPEN OFFICE AREA	•					•	•			•				•	9'	
STORAGE ROOM	•					•	•			•				•		
COPIER AND FAX	•					•	•			•				•		
BREAKROOM	•					•	•			•				•		NOTES 4
CONFERENCE ROOM						•	•			•				•		NOTE 5
RECEPTION/WAITING ROOM		•					•			•				•	9'	
JANITOR CLOSET			•						•	•				•		NOTE 2
MEN'S RESTROOM			•						•	•				•		NOTE 1
WOMEN'S RESTROOM			•						•	•				•		NOTE 1
OFFICE CORRIDORS	•					•	•			•				•	9'	
VESTIBULES		•		•			•			•		•		•	9'	
MECHANICAL					•	•				•				•		NOTE 6
ELECTRICAL					•	•				•				•		NOTE 6
TELECOMM					•	•				•				•	10'	
SIPRNET ROOM					•	•				•				•	9'	NOTE 7

1. ALL WET WALLS IN TOILET ROOMS SHALL HAVE 4'-0" HIGH CERAMIC TILE WAINSCOT. PROVIDE SHOWERS WITH FULL HEIGHT TILE WALLS.
2. WALLS ADJACENT TO JANITOR'S SINK SHALL BE FINISHED WITH A 4'-0" HIGH CERAMIC TILE WAINSCOT.
3. NOT USED.

4. IN VENDING OR RECYCLABLES STORAGE AREA, MATCH FLOORING, WALL, AND CEILING FINISHES TO THOSE OF ADJACENT AREA.
5. EXTEND PARTITIONS TO DECK. PROVIDE SOUND INSULATION TO MEET A MINIMUM RATING AT DOORS AND WALLS AS NOTED IN ACOUSTICAL REQUIREMENTS IN PARAGRAPH 3.5 – ARCHITECTURAL REQUIREMENTS.
6. CEILING MAY BE PAINTED EXPOSED STRUCTURE IF ALLOWED BY APPLICABLE CODE.
7. IF AUTHORIZED, CONSTRUCT IN ACCORDANCE WITH AR 380-5, SECTION III, CHAPTER 7.

C. INTERIOR SPECIALTIES:

- 1) **Visual Display Units/Cases - Bulletin Boards:** Provide one bulletin board near the main entrance measuring 4 feet high and 6 feet wide and shall have a header panel and lockable, glazed doors. <WTBN><WTSFAC>

3.5.1.WTSFAC FINISHES AND INTERIOR SPECIALITIES – WT SOLDIER FAMILY ASSISTANCE CENTER (SFAC)

A. GENERAL: Design WT-Soldier Family Assistance Center with a residential ambience.

B. FINISHES:

1) **Minimum Finish Requirements:**

- a) **Floors:** Carpet shall be minimum of 2 yarn ply, modular tile conforming to ISO 2551, ASTM D 418, ASTM D 5793, ASTM D 5848, solution dyed, tufted, cut and loop pile, commercial 100% branded (federally registered trademark) nylon continuous filament.
- b) **Countertops (Child Activity Room):** Provide a countertop in the food prep area.

2) Finish Table:

SFAC INTERIOR FINISHES																		
	FLOORS						BASE			WALLS				CEILING				REMARKS
	RESILIENT FLOORING	PORCELAIN TILE	RUBBER FLOORING	RECESSED ENTRY MAT	SEALED CONCRETE	CARPET	RESILIENT BASE	WOOD BASE	CERAMIC BASE	GYPSUM WALL BOARD - PAINT	WOOD VENEER WALL COVERING	CERAMIC TILE	VENEER STONE WALL FINISH	LAMINATED GLASS, INSUL. STORE FRONT SYSTEM	GYPSUM WALL BOARD - PAINT	ACOUSTICAL CEILING TILE	LAY-IN WOOD TILE	
PUBLIC & SUPPORT SPACES																		
RECEPTION AREA						•	•		•	•	•			•	•	•		
PUBLIC COMPUTER ACCESS						•	•		•						•			
MULTI-USE/CONFERENCE ROOM W/STORAGE						•	•		•					•	•			
NOURISHMENT CENTER		•						•	•					•				
CHILD ACTIVITY ROOM	•		•				•			•				•	•			
STORAGE ROOM						•	•		•					•				
MEN'S RESTROOM		•						•			•			•				
WOMEN'S RESTROOM		•						•			•			•				
TOILET		•						•			•			•				
JANITOR CLOSET		•						•	•		•			•				NOTE 5
MECHANICAL					•		•		•					•				NOTES 3 & 4
ELECTRICAL					•		•		•					•				NOTES 3 & 4
TELECOMM					•		•		•					•			10'	
CAM ROOM					•		•		•					•				
ADMINISTRATIVE OFFICES																		
DIRECTOR						•	•		•						•			
FAMILY SUPPORT						•	•		•						•			

DISTRIBUTION CENTER						•	•				•						•			
STORAGE ROOM						•	•				•						•			
SOCIAL SERVICES ASST.						•	•				•						•			
VOLUNTEER						•	•				•						•			NOTE 1
CHAPLAIN						•	•				•						•			
TRANSITIONAL EMPLOYMENT						•	•				•						•			NOTE 2
DFAS						•	•				•						•			NOTE 2
DFAS/TRANSITIONAL EMPLOYMENT						•	•				•						•			
MILITARY BENEFITS/ID PROCESSING						•	•				•						•			
MILITARY BENEFITS						•	•				•						•			NOTE 2
EDUCATION						•	•				•						•			
VA						•	•				•						•			NOTE 2
TSGLI						•	•				•						•			NOTE 2
AW2						•	•				•						•			NOTE 2
OUTREACH						•	•				•						•			NOTE 2
ACS I & R (INFO EXPL)						•	•				•						•			NOTE 2
FINANCIAL COUNSEL						•	•				•						•			NOTE 2
ADMINISTRATIVE OPEN OFFICES																				
NCOIC						•	•				•						•			NOTE 2
ADMINISTRATION						•	•				•						•			NOTE 2
LEGAL						•	•				•						•			NOTE 2
C & Y SERVICES						•	•				•						•			NOTE 2
CPAC						•	•				•						•			NOTE 2
VOLUNTEER						•	•				•						•			NOTE 2
OPEN						•	•				•						•			NOTE 2

Notes:

1. ONLY USED IN SMALL SFAC's
2. ONLY USED IN LARGE SFAC's
3. WALL PAINT TO BE WATER-BASED EPOXY
4. CEILING MAY BE PAINTED EXPOSED STRUCTURE IF ALLOWED BY APPLICABLE CODE

5. WALLS ADJACENT TO JANITOR'S SINK SHALL HAVE A 4"-0" HIGH CERAMIC TILE WAINSCOT

C. INTERIOR SPECIALTIES:

- 1) **Toilet Accessories - Child Activity Room:** In addition to the standard list of toilet accessories listed in paragraph 3.5.1 - Interior Specialties, provide one Wall-mounted Diaper Changing Station measuring 35 ¼" h x 60 ½" w x 24" d at a minimum with an integral 6" lip to prevent infant from rolling off.
- 2) **Fireplace:** The fireplace in the reception area shall be gas fired, back to back type. <WTSFAC><WTCP>

3.5.1.WTCP FINISHES AND INTERIOR SPECIALTIES – WT CENTRAL ENERGY PLANT (CP)

A. FINISHES:

- 1) **Minimum Finish Requirements - Floors:** Provide sealed concrete floors with a resilient base and painted impact resistant gypsum wallboard. <WTCP>

3.6. STRUCTURAL REQUIREMENTS

A. GENERAL: Design and construct as a complete system in accordance with APPLICABLE CRITERIA.

B. DESIGN LOADS:

- 1) **Live Loads:** Design live loads per the IBC but not lower than the following minimums.
 - a) **Elevated slabs:** 60 pounds per square foot (psf) minimum
 - b) **Slab on grade:** 150 psf minimum
 - c) **Centralized laundry area** (If Barracks are required by the RFP): 150 psf, but not less than actual equipment loads.

3.7. SEE PARAGRAPH 6.7 THERMAL PERFORMANCE – NOT USED

3.8. PLUMBING REQUIREMENTS

A. PLUMBING FIXTURES

- 1) **Commercial Plumbing Fixtures - Mop Sink (Janitor Closets):** Provide a 10 in. deep floor mounted stainless steel mop sink with hot and cold service faucet <WTB>

3.8.WTB PLUMBING REQUIREMENTS – WT BARRACKS (WTB)

A. DOMESTIC WATER: Provide water supply to all fixtures including ice machine, washing machines etc.

- 1) **Heating System:** Size domestic water heating system based on 20 gallons of 110 degrees F hot water consumption per occupant during morning peak period. Peak period duration shall be 30 minutes (10 minute duration for shower and lavatory use per occupant per individual bathroom unit with usage alternating during the 30 minute period). Size hot water storage capacity based on 75% usable storage and a storage temperature of 140 degrees F. Domestic hot water distribution shall be at 120 deg F from a central system mixing valve. Design the domestic hot water distribution piping to handle up to 180 deg F water temperatures.
- 2) **Pipe Sizing:** Size the domestic hot water pipe based on all showers flowing simultaneously at a rate of 1.5 gallons per minute (gpm) per shower. Waste stacks, building waste drains, and lift stations shall be sized with consideration to the increased flow rates as well.

B. DRAINS, INTERCEPTORS, SEPARATORS & CLEANOUTS:

- 1) **Solid Interceptors – (Centralized Laundry 2-Bedroom, 1-Bath Apartments):** Laundry facilities shall be considered commercial laundries with respect to the International Plumbing Code (IPC). Provide easily maintainable solids interceptor(s) in accordance with the IPC.

- 2) **Drains:**
- a) **Vending Area:** Provide floor drains with trap primers for all ice machines.
- b) **Centralized Laundry (2-bedroom, 1-Bath Apartments):** Provide drain connections for all washers.
- C. **PLUMBING FIXTURES:** Provide each apartment with plumbing fixtures in compliance with ABA accessibility guidelines. This applies to either an ABA accessible apartment or an apartment designated as adaptable to meet ABA. Plumbing fixture features are subject to requirements of local medical authority. Reference paragraph 6.0 for site specific requirements.

1) **Residential Plumbing Fixtures: - Apartment Kitchen & Bathroom Fixtures:**

- a) **Sink:** Furnish and install a single bowl stainless steel kitchen sink.
- b) **Shower head:** Provide shower head with a long hose.

2) **Commercial Plumbing Fixtures:**

- a) **Lobby:** Provide an electric water cooler
- b) **Multi-purpose room:** Furnish the multi-purpose room kitchenette with a stainless steel sink. </WTB><WTCO>

3.8.WTCO **PLUMBING REQUIREMENTS – WT COMPANY HEADQUARTERS (CoHQ)**

A. **PLUMBING FIXTURES:**

1) **Commercial Plumbing Fixtures:**

- a) **Urinals:** Provide non-water using (waterless, water-free, etc.) urinals. <WTCO><WTBN>

3.8.WTBN **PLUMBING REQUIREMENTS – WT BATTALION HEADQUARTERS (BnHQ)**

A. **PLUMBING FIXTURES:**

1) **Commercial Plumbing Fixtures:**

- a) **Break Room:** Furnish and install a stainless steel double sink at the Break room.
- b) **Urinals:** Provide non-water using (waterless, water-free, etc.) urinals. <WTBN><WTSFAC>

3.8.WTSFAC **PLUMBING REQUIREMENTS – WT SOLDIER FAMILY ASSISTANCE CENTER (SFAC)**

A. **DRAINS, INTERCEPTORS SEPARATORS & CLEANOUTS:**

- 1) **Drains:** In addition to the drain requirements required elsewhere, provide self-priming floor drain in child activity room toilet areas.

B. **PLUMBING FIXTURES:**

1) **Kitchen Plumbing Fixtures:**

- a) **Sink:**
- (1) Child Activity Room (Food Prep. Area): Furnish and install two separate stainless steel sinks.
- (2) Nourishment Center: Furnish and install a double stainless sink.

2) **Bathroom Fixtures (Child Activity Room):**

a) **Pre-Toddler/Toddler Toilet Area:**

- (1) **Water Closet:** <WTSFACSM> Provide one pediatric water closet <WTSFACSM><WTSFACLG> Provide two pediatric water closets <WTSFACLG> (10 inches to rim above finished floor (AFF)). Water closet shall not use automatic flush valve.

- (2) **Lavatories:** **<WTSFACSM>**Provide one wall hung child size lavatory**</WTSFACSM><WTSFACLG>**Provide two wall hung child size lavatories**</WTSFACLG>** mounted 17 inches AFF. Install lavatories opposite from water closet.
- (3) **Faucet:** For sink in the toilet area (Not the sinks in the Food Prep area), provide pre-mixed single push control faucet that meets ABA requirements. Water shall run for 15 seconds. Provide sink for built-in diaper changing station with goose neck faucet and wrist blade handles.
- (4) **Drinking Fountain:** Provide one bubbler water fountain, with guarded stream drinking head, outside pre-toddler/toddler toilet area. Bubbler shall be mounted 17 inches AFF.
- b) **Preschool/School Age Toilet Area:** **<WTSFACLG_NO>**Not Used**</WTSFACLG_NO><WTSFACLG>**
- (1) **Water Closet:** Provide one pediatric water closet (13 inches to rim above finished floor (AFF)). Water closet shall not use automatic flush valve.
- (2) **Lavatories:** Provide one wall hung child size lavatory mounted 20 inches AFF. Mount lavatory opposite from water closet.
- (3) **Faucet:** For sink in the toilet area (Not the sinks in the Food Prep area). Provide faucet pre-mixed single push control faucet that meets ABA requirements. Water shall run for 15 seconds.
- (4) **Drinking Fountain:** Provide one bubbler water fountain, with guarded stream drinking head outside pre-school/school age toilet area. Bubbler shall be mounted 20 inches AFF. **</WTSFACLG>**
- c) **Diaper Change Station:**
- (1) **Faucet:** Faucet shall be a Goose-neck type with wrist blade handles.
- 3) **Commercial Plumbing Fixtures:**
- a) **Electric Water Cooler:** Provide an electric water cooler at the reception area.
- b) **Hose Bib (Landscape):** Provide a frost/freeze protected hose bib 18 inches above finished grade with removable cut off handles and integral vacuum breakers**</WTSFAC><WTCP>**

3.8.WTCP PLUMBING REQUIREMENTS – WT CENTRAL ENERGY PLAN (CP)

A. **GENERAL:** Provide Cooling Plant with all necessary plumbing to allow for make-up water, maintenance, leakage and condensate drainage, blow down drainage, and anything else necessary for a fully functional and maintainable Central Energy Plant. **</WTCP>**

3.9. COMMUNICATIONS AND SECURITY SYSTEMS

A. **TELECOMMUNICATION SYSTEMS:** Provide telecommunications outlets per applicable criteria based on functional purpose of the space within the building and in accordance with other provisions of this RFP. Provide voice and data connection capability to all workstations.

1) **CATV:** All CATV outlet boxes, connectors, cabling, and cabinets shall conform to applicable criteria unless noted otherwise. All horizontal cabling shall be homerun from the CATV outlet to the nearest telecommunications room unless noted otherwise.

B. AUDIO/VISUAL SYSTEMS & INFRASTRUCTURE:

1) **Projectors (Conference Room):** Provide a dual 8-pin modular jack outlet at the front of each conference room and an empty 1" conduit (with pull wire) above the ceiling from each GFGI ceiling mounted projector location to a wall mounted outlet box located adjacent to the dual jack outlet.

C. **MASS NOTIFICATION SYSTEMS:** **<WT_MNS_INTEGRATE>** Integrate the MNS into the installation's area wide MNS (Giant Voice). See Paragraph 6 for further requirements. **</WT_MNS_INTEGRATE><WTB>**

3.9.WTB COMMUNICATIONS AND SECURITY SYSTEMS – WT BARRACKS (WTB)

A. TELECOMMUNICATION SYSTEMS:

1) **Connectivity:**

- a) **Bedrooms:** Provide each bedroom with a dual 8-pin modular jack outlet. Locate near desk in the bedrooms.
- b) **Living Room:** Provide each living room with a dual 8-pin modular jack outlet.
- c) **Lobby (CQ Station):** Provide a dual 8-pin modular jack outlet in the CQ station.
- d) **Multi-purpose Room:** Provide a dual 8-pin modular jack outlet in the multi-purpose room.
- 2) **CATV:**
 - a) **Bedrooms:** Provide connectivity in all bedrooms.
 - b) **Living Room:** Provide connectivity in all living rooms.
 - c) **Multi-purpose Room:** Provide connectivity in all multi-purpose rooms. <WTB><WTCO>

3.9.WTCO COMMUNICATIONS AND SECURITY SYSTEMS – WT COMPANY HEADQUARTERS (CoHQ)

A. TELECOMMUNICATION SYSTEMS:

1) **Connectivity:**

- a) **Reception station:** Provide one dual 8-pin modular jack outlet in the reception station.
- b) **Copier and Fax Room:** Provide two dual 8-pin modular jack outlets in the copier and fax room.
- c) **Conference Room:** Provide two dual 8-pin modular jack outlets at two other side walls.
- d) **Open Office Area/Cubicles:** Provide a dual 8-pin modular jack outlet at each designated individual work space (cubicle) in the open office area.

2) **CATV:**

- a) **Conference Room:** Provide connectivity in all Conference rooms.
- b) **Reception/Waiting Room:** Provide connectivity in reception/waiting room. Provide a minimum of two outlets.

B. AUDIO/VISUAL SYSTEMS & INFRASTRUCTURE:

- 1) **Video Teleconferencing (VTC) - Conference Rooms:** Provide an outlet that has both a fiber optic jack and a coaxial jack to provide video teleconferencing connectivity in each conference room. Provide a 125-volt duplex receptacle outlet mounted adjacent to it in accordance with the Technical Criteria for I3A. <WTCO><WTBN>

3.9.WTBN COMMUNICATIONS AND SECURITY SYSTEMS – WT BATTALION HEADQUARTERS (BnHQ)

A. TELECOMMUNICATION SYSTEMS:

1) **Connectivity:**

- a) **Conference Room:** Provide one dual 8-pin modular jack outlet in the conference room.
- b) **Copier and Fax Room:** Provide two dual 8-pin modular jack outlets in the copier and fax room.
- c) **Open Office Area/Cubicles:** Provide a dual 8-pin modular jack outlet at each designated individual work space (cubicle) in the open office area.
- d) **Reception Station:** Provide one dual 8-pin modular jack outlet in reception station.

2) **CATV:**

- a) **Conference Room:** Provide connectivity in all Conference rooms.
- b) **Reception/Waiting Room:** Provide connectivity in reception/waiting room. Provide a minimum of two outlets.

B. AUDIO/VISUAL SYSTEMS & INFRASTRUCTURE:

1) **Video Teleconferencing (VTC) - Conference Rooms:** Provide an outlet that has both a fiber optic jack and a coaxial jack to provide video teleconferencing connectivity in each conference room. Provide a 125-volt duplex receptacle outlet mounted adjacent to it in accordance with the Technical Criteria for I3A.

C. **SECURE COMMUNICATIONS (SIPRNET Room):** In the BnHQ, design the SIPRNET room designed in accordance with paragraph 6.3.4.3 of the Technical Guide for the Integration of the SECRET Internet Protocol Router Network (SIPRNET).

D. **SECURITY INFRASTRUCTURE/SYSTEMS (Intrusion Detection System (IDS)):** Provide infrastructure for an Intrusion Detection System for the SIPRNET room consisting of conduit, pull wire and outlet boxes. Outlet boxes are required for a control panel, balanced magnetic switch, motion sensor, and duress switch unless specified otherwise in paragraph 6.10. Coordinate system requirements with the Installation. </WTBN><WTSFAC>

3.9.WTSFAC COMMUNICATIONS AND SECURITY SYSTEMS – WT SOLDIER FAMILY ASSISTANCE CENTER (SFAC)

A. TELECOMMUNICATION SYSTEMS:

1) **Connectivity:**

- a) **Public Computer Access Room:** Provide six single 8-pin modular jack outlets for data connectivity in the public computer access room evenly spaced above counter.
- b) **Reception Area (ATM Kiosk):** Provide necessary LAN connection for kiosk.
- c) **Reception Desk:** Provide a dual 8-pin modular jack outlet in the reception desk.
- d) **Open Office Area/Cubicles (Large SFAC's):** Provide a dual 8-pin modular jack outlet at each designated individual work space (cubicle) in the open office area.
- e) **Multi-use/Conference Room:** Provide a dual 8-pin modular jack outlet at the front of the conference/multi-use room.
- f) **Child Activity Room:** Provide a dual 8-pin modular jack outlet above the sign-in countertop in the child activity room. Locate adjacent to duplex receptacle.
- g) **Preschool/School Age Area:** Provide a minimum of five single 8-pin modular jack (data) outlets along the wall in the older children's area within the child activity room. Locate each adjacent to a duplex receptacle.
- h) **Vestibule:** Provide connectivity for two pay phones in vestibule. Coordinate requirements with local private telephone company.
- i) **Distribution Center:** Provide a minimum of four dual 8-pin modular jack outlets in the distribution center.
- j) **Storage Room:** Provide two dual 8-pin modular jack outlets in the storage room behind the reception desk and in the storage room adjacent to the AW2 office. Locate adjacent to a duplex receptacle.

2) **CATV:**

- a) **Multi-use/Conference Room:** Provide connectivity in Multi-use/Conference room.
- b) **Child Activity Room:** Provide connectivity in child activity room. Provide a minimum of two outlets.
- c) **Reception/Waiting Room:** Provide connectivity in reception/waiting room. Provide a minimum of two outlets.

B. AUDIO/VISUAL SYSTEMS & INFRASTRUCTURE:

1) **Video Teleconferencing (VTC) - Conference Rooms:** Provide an outlet that has both a fiber optic jack and a coaxial jack to provide video teleconferencing connectivity in each conference room. Provide a 125-volt duplex receptacle outlet mounted adjacent to it in accordance with the Technical Criteria for I3A.

2) **Sound System Infrastructure - Reception/Waiting Area:** Provide speakers, conduit, and wiring for a standalone sound system within the reception area. Wiring and conduits shall be run back to the reception desk to be connected (by others) to a sound system provided by others. Provide 10' of slack for all wiring.

C. SECURITY INFRASTRUCTURE/SYSTEMS:

- 1) **Security Observation Systems Infrastructure:** Install infrastructure to support GFGI cameras, CPU'S and monitors. Coordinate location of GFGI cameras with the installation through the COR and approved by the Family and Morale Welfare and Recreation Command (FMWRC). Infrastructure shall consist of conduit, pull wire and outlet boxes to allow for interconnection of all system components Cameras, CPU's and monitors are not in contract.
 - a) **Child Activity Rooms:** Cameras will be installed in child activity room to allow for observation of all areas within the room.
 - b) **Playground Areas:** Cameras will be installed throughout the playground area to allow for observation of all areas within the playground.
 - c) **Storage Areas:** Cameras will also be installed within all storage areas accessible from within the child activity room
 - d) **Reception/Waiting Area:** Observation monitors will be located in the reception/waiting room visible to both waiting personnel and the reception desk.
 - e) **Open Office Area (Large SFAC's):** A monitor will be located in the open office area.
 - f) **Director's Office (Small SFAC's):** A monitor will be provided in the director's office.
 - g) **Camera Room:** CPU'S will be located on dedicated equipment racks within the camera room.</WTSFAC><WTCP>

3.9.WTCP COMMUNICATIONS AND SECURITY SYSTEMS – WT CENTRAL ENERGY PLANT (CP)

A. TELECOMMUNICATIONS SYSTEMS:

- 1) **Connectivity:** Provide one dual 8-pin modular jack outlet.</WTCP>

3.10. ELECTRICAL REQUIREMENTS

A. GENERAL: Select electrical characteristics of the power system to provide a safe, efficient, and economical distribution of power based upon the size and types of loads to be served. Use distribution and utilization voltages of the highest level that is practical for the load to be served. The effect of nonlinear loads such as computers, other electronic equipment and electronic ballasts shall be considered and accommodated as necessary. Voltage drop shall not exceed the maximum allowed per ASHRAE 90.1. Provide transient voltage surge protection on service equipment for WT Barracks, WTUAS's and SFAC's.

B. POWER: Provide power for all installed equipment requiring power including all government furnished contractor installed equipment and all GFGI equipment. Power poles are not allowed. The following shall also be provided:

- 1) **Outlets:** In addition to receptacles required elsewhere in the statement of work provide one 125-volt duplex receptacle per wall in all normally occupied spaces. Provide 125-volt duplex receptacles per NFPA 70, in conjunction with the proposed equipment and furniture layouts, and as per other stated requirements elsewhere in the RFP. Reference Appliances and Equipment section in paragraph 3.19.2 Equipment for additional information.
 - a) **CATV:** Provide a 125-volt duplex receptacle mounted adjacent to each CATV.
 - b) **Corridors:** For housekeeping purposes provide a minimum of one 125-volt duplex receptacle per corridor. No point along corridor wall bottom shall be more than 25 feet from a receptacle.
 - c) **Lavatories:** Provide 125-volt duplex receptacles adjacent to lavatories. Provide a minimum of one for every two adjacent lavatories. Provide a receptacle for each single lavatory.
 - d) **Mechanical & Electrical Room:** Provide a minimum of two 125-volt duplex receptacles in each mechanical room in addition to those required per NFPA 70. In addition, provide a minimum of one receptacle in each electrical room.

C. LIGHTING LEVELS, FIXTURES & CONTROLS: Provide lighting levels within +/- 10% of required lighting levels. Local manual controls shall supplement automatic controls in multi-purpose room and public toilets.

- 1) **Mechanical and Electrical Rooms:** Provide an illuminance level of 30 foot-candles in mechanical and electrical rooms.
- D. **GROUNDING:** Provide grounding in accordance with NFPA 70 and the Technical Criteria for I3A. <WTB>

3.10.WTB ELECTRICAL REQUIREMENTS – WT BARRACKS (WTB)

- A. **GENERAL:** For purposes of code requirements, each apartment is the equivalent of a dwelling unit per NFPA 70 definition
- B. **POWER:**
- 1) **Outlets:**
- a) **Lobby - CQ Station:** Provide two 125-volt duplex receptacles for the CQ workstation adjacent to the telecommunications outlet. Receptacles shall be on a dedicated circuit.
- b) **Multi-purpose Room:** Provide a minimum of two 125-volt duplex receptacles above countertop in multi-purpose room.
- c) **Bathrooms:** Provide a GFCI duplex receptacle adjacent to each water closet in all apartment bathrooms for future bidet.
- d) **Laundry Rooms:** Electrical service shall be provided for electric dryers regardless of whether or not electric dryers are to be used. Provide minimum 2 counter height power receptacles. Also provide power receptacles for washer and dryers.
- C. **LIGHTING LEVELS, FIXTURES & CONTROLS:**
- 1) **Apartment Units:**
- a) **Bedrooms:** Provide an illuminance level of 15 foot-candles in bedrooms. Provide compact fluorescent or LED light fixtures with vacancy sensor detection switching and manual override switch for occupant sleeping.
- b) **Kitchen:** Provide an illuminance level of 30 foot-candles in the kitchen with automatic vacancy sensor detection switching. Install counter top task lighting under cabinets controlled also by an additional vacancy sensor.
- c) **Living Room:** Provide an illuminance level of 10 foot-candles in living room. Provide compact fluorescent or LED light fixtures with vacancy sensor detection switching. . If a ceiling fan is required in the living room, a light kit may be provided to help achieve required lighting levels.
- d) **Walk-in-Closet:** Provide an illuminance level of 10 foot-candles in walk in closets. Provide compact fluorescent light fixtures or LED with vacancy sensor detection switching.
- 2) **Lobby:** Provide an illuminance level of 10 foot-candles in the lobby.
- a) **Lobby–CQ Station:** Provide an illuminance level of 30 foot-candles on the CQ workstation within the lobby.
- 3) **Centralized Laundry:** Provide an illuminance level of 30 foot-candles in the laundry room(s).
- 4) **Multi-purpose Room:** Provide an illuminance level of 30 foot-candles in the multi-purpose room(s). </WTB><WTCO>

3.10.WTCO ELECTRICAL REQUIREMENTS – WT COMPANY HEADQUARTERS (CoHQ)

- A. **POWER:**
- 1) **Outlets:**
- a) **Office Areas/Cubicles:** Provide a minimum of two 125-volt duplex receptacles for each designated individual work space (cubicle) in all open office areas. Locate one of the receptacles adjacent to the telecommunications outlet.

- b) **Reception/Waiting Area:** For housekeeping purposes provide a minimum of one 125-volt duplex receptacle on each wall within reception/waiting room. No point along bottom of walls shall be more than 25 feet from a receptacle.
- c) **Reception Station:** Provide two 125-volt duplex receptacles for the reception station adjacent to the telecommunications outlet. Receptacles shall be on a dedicated circuit.
- d) **Kitchenette:** Provide a 125-volt duplex receptacle above countertop on either side of the sink in kitchenette. These two receptacles shall be on a dedicated circuit. All remaining receptacles in room shall be on another dedicated circuit

B. LIGHTING LEVELS, FIXTURES & CONTROLS:

1) Admin. Areas:

a) **Reception/Waiting Area:** Provide an illuminance level of 20 foot-candles in the reception and waiting area.

(1) **Reception Station:** Provide an illuminance level of 30 foot-candles on the reception station in the reception/waiting room.

b) **Kitchenette:** Provide an illuminance level of 30 foot-candles in kitchenette. Provide automatic vacancy sensor detection switching for fixtures.

c) **Supply/Records Room:** Provide an illuminance level of 10 foot-candles in supply and records rooms. Provide automatic vacancy sensor detection switching for fixtures. <WTCO><WTBN>

3.10.WTBN ELECTRICAL REQUIREMENTS – WT BATTALION HEADQUARTERS (BnHQ)

A. POWER:

1) Outlets:

a) **Office Areas/Cubicles:** Provide a minimum of two 125-volt duplex receptacles for each designated individual work space (cubicle) in all open office areas. Locate one of the receptacles adjacent to the telecommunications outlet.

b) **Reception/Waiting Area:** For housekeeping purposes provide a minimum of one 125-volt duplex receptacle on each wall within reception/waiting room. No point along bottom of walls shall be more than 25 feet from a receptacle.

c) **Reception station:** Provide two 125-volt duplex receptacles for the reception station adjacent to the telecommunications outlet. Receptacles shall be on a dedicated circuit.

d) **Break Room:** Provide 125-volt duplex receptacles above countertop in break room such that no point along countertop is more than 4 feet from a receptacle.

B. LIGHTING LEVELS, FIXTURES & CONTROLS:

1) Admin. Areas:

a) **Reception/Waiting Area:** Provide an illuminance level of 20 foot-candles in the reception and waiting area.

(1) **Reception station:** Provide an illuminance level of 30 foot-candles on the reception station in the reception/waiting room.

b) **Break Room:** Provide an illuminance level of 30 foot-candles in break room. Provide automatic vacancy sensor detection switching for fixtures.

c) **Supply/Records Room:** Provide an illuminance level of 10 foot-candles in supply and records rooms. Provide automatic vacancy sensor detection switching for fixtures. <WTBN><WTSFAC>

3.10.WTSFAC ELECTRICAL REQUIREMENTS – WT SOLDIER FAMILY ASSISTANCE CENTER (SFAC)

A. POWER:

1) **Outlets:**

a) **Office Areas/Cubicles (For Large SFAC's):** Provide a minimum of two 125-volt duplex receptacles for each designated individual work space (cubicle) in all open office areas one of which shall be adjacent to the telecommunications outlet.

b) **Reception Area:** For housekeeping purposes provide a minimum of one 125-volt duplex receptacle on each wall within reception area. No point along bottom of reception area perimeter walls shall be more than 25 feet from a receptacle. Provide a minimum of four floor recess mounted 125-volt duplex receptacles in the reception area. Coordinate receptacle locations with the furniture layout and placement finalized during design. Provide electrical power for ATM location. Provide door bell button adjacent to the door leading to child activity room. Locate door bell inside the child activity room and be audible throughout the entire room.

(1) **Reception Desk:** Provide two 125-volt duplex receptacles for the reception desk adjacent to the telecommunications outlet. Receptacles shall be on a dedicated circuit.

(2) **Fireplace Area:** Provide a 125-volt duplex receptacle adjacent to the fireplace in the reception area in addition to the power requirement for housekeeping.

c) **Computer Access Room:** Provide a 125-volt duplex receptacle adjacent to each data outlet in public computer access rooms.

d) **Child Activity Room:**

(1) **Nourishment Center:** Provide 125-volt duplex receptacles above shelf for microwave and above countertop in the nourishment center in the child activity room such that no point along countertop is more than 4 feet from a receptacle. Receptacles above countertop and above shelf in Nourishment Center shall be on a dedicated circuit.

(2) **Sign-in Desk:** Provide a 125-volt duplex receptacle above sign-in countertop in child activity room.

e) **Pre-School/Older Children's Area:** Provide a minimum of five 125-volt duplex receptacles along the wall in the older children's area within the child activity room. Mount receptacles 54 in. above finished floor. Locate each receptacle adjacent to a telecommunications outlet.

f) **Camera Room:** Provide two 125-volt quadraplex receptacles on the back wall of the camera room mounted 36 in. above finished floor. Receptacles shall be on a dedicated circuit.

g) **Storage Rooms:** Provide two 125-volt duplex receptacles in the storage room behind the reception desk and in the storage room adjacent to the AW2 office. Receptacles shall be placed on opposite walls and located adjacent to a dual jack telecommunications outlet.

h) **Distribution Center:** Provide required receptacles required per the Technical Criteria for I3A in the distribution center.

i) **Copier and Fax Room:** Provide two dedicated circuits with a single power receptacle connected to each for copiers. Power requirements for these circuits will not be known until a copier is selected by the Installation during the design phase.

j) **Courtyard Area:** Provide a minimum of four 125-volt duplex receptacles in courtyard area evenly spaced along perimeter walls. Provide a minimum of two 125-volt duplex receptacles in the courtyard mounted at eave height for decorative lighting.

B. **LIGHTING LEVELS, FIXTURES & CONTROLS:** Local manual controls shall supplement automatic controls in restrooms, public computer access rooms and offices, <WTSFACLG> open work spaces, <WTSFACLG> reception area, and specialized areas such as multi-use/conference rooms.

1) **Reception Area:** Provide an illuminance level of 20 foot-candles in the reception area. Provide an illuminance level of 30 foot-candles on reception desk within the reception area.

2) **Child Activity Room:** Provide an illuminance level of 30 foot-candles in the child activity room and over the sign-in desk. Lighting shall be compatible with security cameras to ensure area covered by each camera can be clearly seen on the reception monitor. Coordinate camera type and location with the installation through the contracting officer's representative.

3) **Computer Access Room:** Provide an illuminance level of 30 foot-candles in the public computer access room.

- 4) **Nourishment Center:** Provide an illuminance level of 30 foot-candles in the nourishment center.
- 5) **Distribution Center:** Provide an illuminance level of 10 foot-candles in the distribution center
- 6) **Fireplace Area:** Provide separately switched accent lighting on the interior side of the fireplace.
- 7) **Camera Room:** Provide an illuminance level of 50 foot-candles in the camera room.
- 8) **Courtyards:** Provide a minimum illuminance level of 1 foot-candle in courtyards. Decorative lighting fixtures are required. If poles are utilized they are not allowed to be over 10 feet tall. Provide manual switching from inside the SFAC.
- 9) **Storage Room:** Provide an illuminance level of 30 foot-candles in the storage room behind the reception desk and in the storage room adjacent to the AW2 office. <WTSFAC><WTCP>

3.10.WTCP ELECTRICAL REQUIREMENTS – WT CENTRAL ENERGY PLANT (CP)

- A. **POWER:** Provide secondary power to serve convenience receptacles, heat tracing (if required) and all mechanical controls and equipment.
- B. **LIGHTING LEVELS, FIXTURES & CONTROLS:** Provide an illuminance level of 30 foot-candles. <WTCP>

3.11. HEATING VENTILATING AND AIR CONDITIONING (HVAC) REQUIREMENTS

- A. **GENERAL:** Content in this section applies to all facilities unless specific building requirements are provided.
- B. **HVAC DESIGN CRITERIA:**
 - 1) **Unit Location and Access:** Locate all air handling units in mechanical rooms accessible only through an exterior door. Size mechanical rooms for ease of service, maintenance, and replacement of HVAC equipment. Locate air filters in the mechanical room.
 - 2) **Ventilation:** Air handling units shall run continuously during occupied hours. Similarly, outdoor ventilation air required by ASHRAE 62.1 shall be continuous during occupied hours.
 - 3) **Exhaust:** Interlock restroom exhaust fans with the air handling units.
- C. **TEMPERATURE CONTROLS:** Occupant control shall also include ability to select heating or cooling mode. HVAC system shall be able to provide for year round heating.
- D. **ZONING:** Space zoning shall be based on exterior envelope exposures. Where VAV systems are used, limit individual zones to a maximum of 2,500 cfm. Each conference and multi-purpose room where applicable, shall be zoned separately. <WTB>

3.11.WTB HEATING, VENTILATING & AIR-CONDITIONING – WT BARRACKS (WTB)

- A. **HVAC DESIGN CRITERIA:**
 - 1) **Unit Location and Access:**
 - a) **Dwelling Unit:** Locate all apartment HVAC units in utility closets accessible only through a corridor access door. Size utility closet doors for ease of service and maintenance of HVAC units. Access for maintenance shall not require entry into the apartment. Locate air filters in duct mounted filter boxes within the utility closet.
 - 2) **Ventilation:** All apartments units shall be positively ventilated using one or more dedicated outdoor air units. Dedicated outdoor air units shall continuously supply dehumidified, tempered air to each apartment. Supply air conditions shall be between 70 and 75 degrees F dry bulb and no greater than 51 degrees F dew point.
 - a) **2-Bedroom, 2-Bath Apartments:** Outside air supply quantity shall be 130 cubic feet per minute (cfm) per apartment.
 - b) **2-Bedroom, 1-Bath Apartments:** Outside air quantity shall be 105 cfm per apartment.

- c) **Corridors:** Corridors shall be ventilated per ASHRAE 62.1 by supply from the dedicated outdoor air unit(s).
- 3) **Exhaust:** The number of exhaust fans and dedicated outdoor air units shall be the same. Locate units such that exhaust air energy recovery is possible.
 - a) **2-Bedroom, 2-Bath Apartments:** Apartment exhaust shall be 50 cfm continuous through each bathroom exhaust for a total apartment exhaust rate of 100 cfm.
 - b) **2-Bedroom, 1-Bath Apartments:** Apartment exhaust shall be 50 cfm continuous through bathroom exhaust.
 - c) **Laundry Closet:** Dryer exhaust shall be ducted to the outside.
 - d) **Centralized Laundry:** Provide vent connections for all dryers.
- 4) **Ductwork (Kitchen Range Hoods):** Apartment kitchen exhaust hoods shall be ductless.

B. TEMPERATURE CONTROLS:

- 1) **Apartment Unit:** Apartment room temperature control shall be through the direct digital control (DDC) system. Each apartment shall have a heating/cooling unit with temperature control located in the living room. Occupant control will include on/off fan selection and an occupant temperature set point adjustment mechanism that allows +/- 2 degrees F of adjustment from the DDC programmed set points of 70 degrees F heating and 75 degrees F cooling. Additionally the DDC controls shall monitor each living room for sub-cooling. The DDC system shall record an alarm event if the space temperature drops below 71 degrees F (adjustable) when the outside air is greater than 85 degrees F (adjustable). HVAC control in each apartment shall meet all ABA accessibility requirements. **</WTB><WTSFAC>**

3.11.WTSFAC HEATING, VENTILATING, & AIR-CONDITIONING – WT SOLDIER FAMILY ASSISTANCE CENTER (SFAC)

A. HVAC DESIGN CRITERIA:

- 1) **Exhaust - Diaper Changing Station(s):** Provide continuous exhaust above diaper changing station at a rate of 100-150 cfm **</WTSFAC><WTCP>**

3.11.WTCP HEATING, VENTILATING & AIR-CONDITIONING – WT CENTRAL ENERGY PLANT (CP)

A. HVAC DESIGN CRITERIA: Design the CP to support the peak block load of all connected buildings. If heating is provided for domestic water or building heat, provide low temperature hot water. Distributed steam or high temperature hot water shall not be used except in climate zones 6 and 7. Reference ASHRAE Standard 90.1 for climate zone locations. Central plants providing heat source/heat sink for water source heat pumps are acceptable system types. Provide multiple units for major equipment components such as chillers, boilers, pumps, and cooling towers so that no more than 50% capacity is lost in the event of a single failure. However, backup or spare capacity is not authorized. Design the system in accordance with ASHRAE Handbooks.

- 1) **Unit Location and Access:** Enclose equipment located outside in a screened equipment yard. Sound/noise shall be a consideration in the selection of equipment. Provide all hydronic systems with provisions for chemical treatment. Incorporate continuous, automatic water treatment in open loop systems.
- 2) **Ventilation:** Ventilate the CP in accordance with ASHRAE 55 and ASHRAE 15. Provide space heat for freeze protection. No space within the CP shall be air conditioned. **</WTCP>**

3.12. ENERGY CONSERVATION REQUIREMENTS<WTB>

3.12.WTB ENERGY CONSERVATION REQUIREMENTS – WT BARRACKS (WTB)

A. ENERGY PERFORMANCE: See Section 5.10.1 for energy performance requirements.

B. LOAD & SET-POINT SCHEDULES: The following facility schedules must be used in all facility energy simulations for purposes of documenting compliance with energy performance requirement.

- 1) **WT Common Area Internal Load Schedules**

Hr	Occupancy			Lighting			Washer/Dryer Use			Washer SHW		
	Wk	Sat	Sun	Wk	Sat	Sun	Wk	Sat	Sun	Wk	Sat	Sun
1-6	0.00	0.00	0.00	0.30	0.30	0.30	0.00	0.00	0.00	0.00	0.00	0.00
7-10	0.20	0.20	0.20	0.30	0.30	0.30	0.00	0.00	0.00	0.00	0.00	0.00
11-18	0.00	0.00	0.00	0.30	0.30	0.30	0.00	0.00	0.00	0.00	0.00	0.00
19	0.00	0.00	0.00	0.80	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00
20-21	0.20	0.20	0.20	0.80	0.80	0.80	0.50	0.50	0.50	0.50	0.50	0.50
22-23	0.40	0.40	0.40	0.80	0.80	0.80	1.00	1.00	1.00	1.00	1.00	1.00
24	0.20	0.20	0.20	0.80	0.80	0.80	0.50	0.50	0.50	0.50	0.50	0.50
Peak	5 occ/floor			1.0 W/ft ² (10.8 W/m ²)			8.4 kW/floor			53.3 gal/hr/flr (202 L/hr/flr)		

2) WT Apartment Unit Internal Load Schedules

Hr	Occupancy			Lighting			Plug Loads			Service Hot Water		
	Wk	Sat	Sun	Wk	Sat	Sun	Wk	Sat	Sun	Wk	Sat	Sun
1-5	0.80	0.75	0.75	0.20	0.20	0.20	0.20	0.20	0.20	0.00	0.00	0.00
6	0.70	0.65	0.75	0.40	0.30	0.20	0.20	0.20	0.20	0.10	0.10	0.10
7	0.60	0.60	0.70	0.70	0.50	0.30	0.40	0.35	0.20	0.40	0.40	0.40
8	0.50	0.50	1.00	0.50	0.50	0.50	0.40	0.40	0.40	0.20	0.20	0.20
9	0.25	0.25	0.00	0.20	0.20	0.20	0.30	0.40	0.40	0.00	0.00	0.00
10-17	0.20	0.20	0.20	0.20	0.20	0.20	0.30	0.30	0.30	0.00	0.00	0.00
18	0.30	0.30	0.30	0.50	0.50	0.50	0.50	0.50	0.50	0.10	0.10	0.10
19	0.50	0.30	0.30	0.70	0.70	0.70	0.50	0.50	0.50	0.10	0.10	0.10
20	0.50	0.50	0.50	0.70	0.70	0.70	0.60	0.50	0.50	0.10	0.10	0.10
21	0.70	0.50	0.50	0.70	0.70	0.70	0.60	0.50	0.50	0.00	0.00	0.00
22	0.70	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.00	0.00	0.00
23	0.80	0.75	0.75	0.40	0.40	0.40	0.40	0.50	0.50	0.00	0.00	0.00
24	0.80	0.75	0.75	0.20	0.20	0.20	0.20	0.20	0.20	0.00	0.00	0.00
Peak	2 occ/unit			1.1 W/ft ² (10.8 W/m ²)			1.7 W/ft ² (18 W/m ²)			40 gal/hr (114 L/hr)		

3) WT Apartment Unit Internal Load Schedules

Hr	Refrigerator			Range and Oven		
	Wk	Sat	Sun	Wk	Sat	Sun
1-6	1.00	1.00	1.00	0.01	0.01	0.01
7-16	1.00	1.00	1.00	0.04	0.04	0.04
17-18	1.00	1.00	1.00	0.05	0.05	0.05
19-20	1.00	1.00	1.00	0.11	0.11	0.11
21-23	1.00	1.00	1.00	0.10	0.10	0.10
24	1.00	1.00	1.00	0.03	0.03	0.03
Peak	76.36 W/unit			68.95 W/unit		

4) WT Apartment Unit Thermostat Set-Point Schedules

Hr	Heating (°F)			Heating (°C)			Cooling (°F)			Cooling (°C)		
	Wk	Sat	Sun									
>												
1-24	68	68	68	20	20	20	75	75	75	24	24	24

5) WT Unoccupied Zones (ie stairwells, mechanical rooms) Thermostat Set-Point Schedules

Hr	Heating (°F)			Heating (°C)		
	Wk	Sat	Sun	Wk	Sat	Sun
1-24	55	55	55	12.8	12.8	12.8

</WTB>

3.13. FIRE PROTECTION REQUIREMENTS

A. FIRE SUPPRESSION SYSTEMS: Design fire suppression systems in accordance with the latest edition of UFC 3-600-01. Protect all facilities that are a part of the complex by a complete automatic sprinkler system.

B. FIRE DETECTION AND ALARM SYSTEMS:

1) **Software**: All software, software locks, special tools and any other proprietary equipment required to maintain, add devices to or delete devices from the system, or test the Fire Alarm system shall become property of the Government and be furnished to the Contracting Officer's Representative prior to final inspection of the system.

2) **Smoke Detectors**:

a) **Apartment Bedrooms**: (If Barracks are required by RFP) Provide smoke detectors in all bedrooms. <WTB_SMOKE1>Smoke detectors in bedrooms shall be monitored. Tampering with a smoke detector shall send a trouble signal. Transmit trouble signals to the fire department. <WTB_SMOKE1><WTB_SMOKE2>Smoke alarm signals shall not be transmitted to the fire department. <WTB_SMOKE2><WTB_SMOKE3>Smoke alarm signals shall be transmitted as a supervisory signal to the fire department. <WTB_SMOKE3><WTB_SMOKE4>Smoke alarm signals shall be transmitted as an alarm signal to the fire department. <WTB_SMOKE4>

b) **Child Activity Room**: (If Soldier Family Assistance Center is required by RFP): Install smoke detectors in coat closet.

3.14. SEE PARAGRAPH 6.14 SUSTAINABLE DESIGN – NOT USED

3.15. SEE PARAGRAPH 6.15 ENVIRONMENTAL – NOT USED

3.16. SEE PARAGRAPH 6.16 PERMITS – NOT USED

3.17. SEE PARAGRAPH 6.17 DEMOLITION – NOT USED

3.18. SEE PARAGRAPH 6.18 ADDITIONAL FACILITIES – NOT USED

3.19. EQUIPMENT AND FURNITURE REQUIREMENTS

3.19.1. FURNISHINGS

A. WINDOW TREATMENTS: Provide horizontal mini blinds at all exterior windows. Maintain uniformity of window covering color and material to the maximum extent possible throughout each building.

B. CASEWORK: Provide cabinets complying with AWI Quality Standards. <WTB>

3.19.1.WTB FURNISHINGS – WT BARRACKS (WTB)

A. FURNITURE LIST/CHARTS:

1) **Furniture List**

a) **Bedrooms – (2-Bedroom, 2-Bath & 2 Bedroom, 1 Bath Apartments)**: The following GFGI furniture will be accommodated in the bedrooms:

(1) One single bed with headboard, footboard and 40 in. x 85 in. mattress

- (2) One computer desk 60 in. wide x 25 in. deep x 30 in. high with keyboard tray retracted and overhead study carrel (hutch)
- (3) One free-standing nightstand 18 in. to 26 in. wide x 16 in. to 20 in. deep x 20 in. to 24 in. high with table lamp.
- (4) One ergonomic task chair, 16 in. to 21 in. high by 15 in. to 18 in. deep with adjustable arm height.
- (5) One dresser 30 in. wide x 20 in. deep x 30 in high
- b) **Living Room – (2 Bedroom, 2 Bath only):** The following GFGI furniture will be accommodated in the living room:
 - (1) One 2-seat cushioned sofa 55 in. – 60 in. wide x 32 in. deep
 - (2) One lounge chair 33 in. wide x 32 in. deep x 32 in. high
 - (3) One ottoman 20 in. wide x 18 in. deep
 - (4) One entertainment unit 53 in. – 60 in. wide x 20 in. – 24 in. deep x 25 in. – 32 in. high
 - (5) One side table 22 in. – 26 in. wide x 20 in. – 26 in. deep x 21 in. x 23 in. high.
- 2) **WTB Furniture Chart:**

WT BARRACKS FURNITURE CHART		
DESCRIPTION	COMMENTS	FURNITURE REQUIRED
Lobby -1st Floor	CQ Station & Building Reception Area	1 CQ Station, two 3-Drawer lateral file cabinets, one task chair
Multi-Purpose Room	Lounge/Activity Room	Number of stackable chairs to equal one - half total housed soldiers, number of folding tables to equal one-quarter of the total housed soldiers
2 Bedroom/2 Bath Apartment	Bedroom	Two beds, two nightstands, two lamps, two dressers, two desks with hutch, two task chairs
	Living-Dining	One loveseat, one lounge chair, one ottoman, one side table, one lamp, one entertainment unit
	Kitchen Area	Two dining chairs
2 Bedroom/1 Bath Apartment	Bedroom	Two beds, two nightstands, two lamps, two dressers, two desks with hutch, two task chairs
	Kitchen Area	One dining table, two dining chairs

- 3) **Apartment Units Casework:**
 - a) **Kitchen:** Provide under counter and overhead cabinets with a minimum of two 12-inch wide drawer units in the kitchen base cabinet system.
 - b) **Multi-purpose Room Kitchenette:** Provide 6 linear feet minimum of clear counter space, storage cabinet (below and above) in the kitchenette.
- B. **WINDOW TREATMENTS:** Provide room darkening mini blinds in WT Barracks bedrooms
</WTB><WTCO>

3.19.1.WTCO **FURNISHINGS – WT COMPANY HEADQUARTERS (CoHQ)**

- A. **FURNITURE LIST/CHARTS:**

- 1) **Furniture List:**
 - a) **Kitchenette:** Provide two (2) 36 in. x 36 in. (or 36 in. diameter) tables with four chairs each.
 - b) **Public Toilets:** Provide a built-in teak wooden bench at each dressing area, the length of shower minus 6 inches. Mount benches on powder-coated steel pedestals permanently anchored to the floor.

2) **Furniture Chart:**

CoHQ FURNITURE CHART		
Description	Comments	Furniture Required
Commander	Private Office	U-shaped executive desk with 2 pedestals, hutch, one 4-drawer lateral file, 2 guest chairs, 1 executive chair
Executive Officer	Private Office	L-shaped double pedestal desk unit, hutch, one 4-drawer lateral file, 2 guest chairs, 1 task chair
First Sergeant	Private Office	L-shaped double pedestal desk unit, hutch, two 4-drawer lateral files, 2 guest chairs, 1 executive chair
Office 1 (See note 1)	Private Office	L-shaped double pedestal desk unit, hutch, two 4-drawer lateral files, 2 guest chairs, 1 task chair
Platoon Sergeant	Shared Office	2 L-shaped modular furniture workstations with work surfaces, file pedestals, and overhead storage, one 4-drawer lateral files, 2 task chairs, 2 guest chairs
Squad Leaders	Shared Office	3 single pedestal desks, 3 task chairs, 3 guest chairs
Open Office (See note 2)	48 NSF Open Workstations	6 x 8 systems furniture workstation with work surfaces, file pedestals, and overhead storage, 1 task chair, 1 guest chair, room enough for wheelchair access into cubical
Conference Room	Commander's Conference Room	Boat-shaped conference table, 12 conference chairs, minimum of 4 side chairs, 1 small storage credenza
Copier and Fax	Copy Room with Fax Machine	1 work surface with storage for paper
Records Room	Storage	Minimum of five 4-drawer lateral files
Supply Room	Storage	Minimum of 80 linear feet of shelving, Minimum of 1 locking cabinet
Reception/Waiting Room	Building Reception and Waiting Area	1 reception station with task chair(s), minimum of 10 lobby seats with side tables.
<p>Notes:</p> <p>(1) Office 1 layout applies to Case manager, Nurse Case manager, Social Worker, Extra Office and Supervisor Case Manager.</p> <p>(2) Open Office workstations apply to Occupational Therapy Assistant, Medical NCO, Financial Tech. Specialist, Training Specialist, Medical Support Assistant, Supply Technician, HR Specialist, HR Assistant and Family Readiness Support Assistant.</p>		

3.19.1.WTBN FURNISHINGS – WT BATTALION HEADQUARTERS (BnHQ)

A. FURNITURE LIST/CHARTS:

1) Furniture List:

a) **Toilets:** Provide a built-in teak wooden bench at each dressing area, the length of shower minus 6 inches. Mount benches on powder-coated steel pedestals permanently anchored to the floor.

2) Furniture Chart:

BnHQ FURNITURE CHART		
Description	Comments	Furniture Required
Battalion Commander	Private Office	L-shaped executive desk with 2 pedestals, two 4-drawer lateral files, 1 conference table, 4 conference chairs, 2 guest chairs, 1 executive chair
Executive Officer, Command Sergeant Major	Private Offices	Each office to accommodate L-shaped executive desk with 2 pedestals, one 4-drawer lateral file, 1 book case, 2 guest chairs, 1 managerial chair
Office 1 (See note1)	Private Office	L-shaped executive desk with 2 pedestals, 1 double pedestal credenza, hutch, one 4-drawer lateral file, 2 guest chairs, 1 managerial chair
Chaplain	Private Office	L-shaped executive desk with 2 pedestals, hutch, one 4-drawer lateral file, 1 guest chair, one 3-seat upholstered arrangement, 1 managerial chair
Open Office (See note 2)	48 NSF Open Workstations	6 x 8 systems furniture workstation with work surfaces, file pedestals, and overhead storage, 1 task chair, 1 guest chair, room enough for wheelchair access into cubical
Conference Room	Commander's Conference Room	Boat-shaped conference table, 16 conference chairs, 16 side chairs, 1 small storage credenza
Reception/Waiting Room	Building Reception and Waiting Area	1 reception station with task chair, minimum of 12 guest chairs and 5 side tables
Break Room	Kitchenette	2 square tables, 4 stackable chairs
Copier and Fax	Copy Room with Fax Machine	1 work surface with lockable storage for paper products
Storage Room	General Storage	Minimum of 80 linear feet of shelving, Minimum of 1 locking cabinet
<p>(1) Office 1 layout applies to S-1, S-3, S-4, Operations Sergeant, Occupational Therapist and Social Worker Lawyer and Para-Legal.</p> <p>(2) Open Office workstations apply to IT Specialist, Financial Management Specialist, Supply Specialist, Supervisory Medical Support Assistant, HR Specialist, Family Readiness Support Assistant, Chaplain Assistant and Driver.</p>		

B. CASEWORK:

1) **Kitchen Casework (Break Room):** Provide a countertop with both lower and upper storage cabinets (including shelves) <WTBN><WTSFAC>

A. FURNITURE LIST/CHARTS:1) Furniture Chart:

SFAC FURNITURE CHART (See note 1)		
Description	Comments	Furniture Required
Office (See note 2)	Private Office	L-shaped systems furniture workstation with 1 pedestal, one 2-drawer lateral file, 2 guest chairs, 1 executive chair
Open Office-Large Only (See note 3)	48 NSF Open Workstations	6 x 8 systems furniture workstation with work surfaces, 2 file pedestals, and overhead storage, 1 task chair, 1 guest chair, room enough for wheelchair access into cubical
Family Support-Small	Private Lounge	One 3-seat upholstered arrangement, one 2-seat upholstered arrangement, 1 upholstered chair, 1 side table, 1 computer table
Family Support-Large	Private Lounge	One 3-seat upholstered arrangement, one 2-seat upholstered arrangement, 2 upholstered chairs, 2 side tables, 1 computer table
Nourishment Center-Small	Food prep area	3 round tables, 6 chairs
Nourishment Center-Large	Food prep area	3 round tables, 10 chairs
Multi-Use/Conference Room-Small	Conference Room	Six 30"x60" training tables, 16 conference chairs, one 24"x75" credenza
Multi-Use/Conference Room-Large	Conference Room	Eight 30"x60" training tables, 20 conference chairs, one 24"x75" credenza
Reception Area-Small	Reception/waiting/dining	Two 3-seat upholstered arrangement, one 2-seat upholstered arrangement, 5 upholstered chairs, 4 side tables, 2 sofa tables, 1 coffee table, 3 round dining tables, 6 dining chairs, U-shaped reception station with work surface, 2 file pedestals, and overhead storage, transaction top, 2 task chairs.
Reception Area-Large	Reception/waiting/dining	Two 3-seat upholstered arrangement, two 2-seat upholstered arrangement, 15 upholstered chairs, 11 side tables, 1 sofa table, 3 round dining tables, 10 dining chairs, L-shaped reception station, with work surface, 2 file pedestals, and overhead storage, transaction top, 2 task chairs.
Public Computer Access	Computer Room	6 task chairs
Courtyard-Small	Open-air dining	7 round tables, 28 chairs
Courtyard-Large	Open-air dining	10 round tables, 29 chairs
General Storage-Small	Storage	Minimum of 162 total linear feet of wire shelving; two 5-high lateral file cabinets and 1 lockable storage cabinet for main storage
General Storage-Large	Storage	Minimum of 90 total linear feet of wire shelving; two 5-high lateral file cabinets and 2 lockable storage cabinets for main storage
Distribution Center-Small	Storage	Minimum of 54 linear feet of wire shelving, two 5-drawer lateral file cabinets, 1 locking cabinet

SFAC FURNITURE CHART (See note 1)		
Description	Comments	Furniture Required
Distribution Center-Large	Storage	Minimum of 90 linear feet of wire shelving, 3 locking storage cabinets, three 5-drawer lateral file cabinets, two 36" x 60" tables
<i>Notes:</i>		
<p>(1) Coordination with drawings is necessary to verify room list per building.</p> <p>(2) Office layout applies to all hard wall offices. Coordinate with drawings, can include the following: Director, Family Support, Distribution Center, General Storage, Social Services Assistant, Volunteer, Pastoral, Transition Employment, DFAS, DFAS/Transition Employment, Military Benefits/ID Processing, Military Benefits, Education, VA, TSGLI, AW2, ACS I&R (Reception), ACS I & R (Info Expl) and/or Financial Counsel.</p> <p>(3) Open Office workstations apply to NCOIC, Administration, Legal, C&Y Services, CPAC, two Volunteers and Open.</p>		

B. CASEWORK:

1) Child Activity Room:

- a) **Food Prep. Area:** Provide upper and lower cabinets with individual locks (not keyed alike) with provisions for a microwave.
- b) **Sign-in Desk:** Provide a 4 feet long sign-in desk at a minimum with individual keyed locks on cabinet doors.

C. WINDOW TREATMENTS: Do not provide blinds at any window in the child activity room. <WTSFAC>

3.19.2. EQUIPMENT <WTB>

3.19.2.WTB EQUIPMENT - WT BARRACKS (WTB)

A. RESIDENTIAL APPLIANCES:

1) **Apartment Kitchen Appliances:** Furnish each Apartment unit kitchen with the following:

- a) **Refrigerator:** Make provisions for a full size GFGI refrigerator, 28 inches wide.
- b) **Range:** Make provisions for a GFGI four-burner electric range with oven 30 in. wide
- c) **Exhaust Hood:** Furnish and install a 30 in. wide exhaust hood.
- d) **Microwave:** Make provisions for GFGI microwave.
- e) **Garbage Disposer:** Furnish and install garbage disposer at kitchen sink.
- f) **Dishwasher:** Furnish and install a dishwasher.

2) **Multi-purpose Room:** Make provisions for a GFGI full size refrigerator, 28 in. wide.

3) **Laundry Closet (2-Bedroom, 2-Bath):** Provide the required power, water, drain and ventilation connections for A full size heavy duty residential washer and dryer to be located side by side.

B. COMMERCIAL EQUIPMENT:

1) **Commercial Laundry Equipment:** Furnish and install self-serve laundry facilities in the 2-bedroom, 1-bath apartments only. Coordinate with contracting officer for type and quantity. Laundry equipment to include no less than:

- a) **Commercial Washer:** Furnish and install a commercial grade washer.
- b) **Commercial Dryer:** Furnish and install a commercial grade dryer.
- c) **Fixed Tables:** Provide at a minimum 5 foot fixed heavy gauge stainless steel folding/hanging tables - CFCI.

2) **Vending and Ice Machine Equipment:**

a) **Centralized Laundry supply vending machines:** Furnish and install wall mounted laundry supplies vending machine.

b) **Vending Area (near lobby):**

(1) **Ice Maker:** The Ice maker in vending area shall be capable of producing minimum 250 pounds of regular ice cubes in 24 hours with 180 pounds storage capacity - GFGI.

(2) **Vending Machines:** Make provisions for GFGI full size vending machines. </WTB><WTCO>

3.19.2.WTCO EQUIPEMENT – WT COMPANY HEADQUARTERS (CoHQ)

A. RESIDENTIAL APPLIANCES

1) **Kitchen Appliances (Break Room):**

a) **Refrigerator:** The GFGI refrigerator shall be full size 28 inches wide.

b) **Microwave:** Make provisions for GFGI microwave.

B. COMMERCIAL EQUIPMENT:

1) **Vending Machine Equipment in Kitchenette:** The GFGI vending machine shall be full size. </WTCO><WTBN>

3.19.2.WTBN EQUIPMENT – WT BATTALION HEADQUARTERS (BnHQ)

A. RESIDENTIAL APPLIANCES

1) **Kitchen Appliances (Break Room):**

a) **Refrigerator:** The GFGI refrigerator shall be full size 28 inches wide.

b) **Microwave:** Make provisions for GFGI microwave.

B. COMMERCIAL EQUIPMENT:

1) **Vending and Ice Machine Equipment in Break Room(2):** Coordinate with contracting officer for type and quantity. </WTBN><WTSFAC>

3.19.2.WTSFAC EQUIPMENT – WT SOLDIER FAMILY ASSISTANCE CENTER (SFAC)

A. RESIDENTIAL APPLIANCES:

1) **Kitchen Appliances:**

a) **Nourishment Center:**

(1) **Refrigerator:** The GFGI refrigerator shall be full size, 28 inches wide.

(2) **Range:** Provide space for a GFGI standard size residential oven/4-burner range combo 30 in. wide with exhaust hood above.

(3) **Garbage Disposer:** Provide a garbage disposer at the sinks (CFCI).

(4) **Dishwasher:** Provide a standard size under counter dishwasher (CFG I).

(5) **Microwave:** Make provisions for a GFGI microwave.

b) **Child Activity Room (Food Prep Area):**

(1) **Refrigerator:** Make provisions for a full size refrigerator 28 inches wide, GFGI.

(2) **Microwave:** Make provisions for GFGI microwave.

B. COMMERCIAL EQUIPMENT:

1) **Vending Machine Equipment:** Vending machines shall be GFGI. </WTSFAC>

3.20. FACILITY SPECIFIC REFERENCES: (NOT USED)

SAMPLE