

Estimating-

Review the attached Amendment 0001, Project Pictures, Statement of Work, Concept Plans, As-Built, etc. for the ***NAVFAC- SSTC 903a Establish Multi-Purpose Canine Interim Site (E2), Coronado CA* Project.**

COMPLETE BID PACKAGE- [BID PACKAGE- NAVFAC- SSTC 903a CANINE \(click link\)](#)

1. DESCRIPTION OF WORK:

Project is to develop site at Silver Strand Training Complex (SSTC) to house (16) multi-purpose canines (MPC). Project includes Transport yard, Kennels containment, and MPC exercise yard for training of canines. Coordination with Government Furnished Equipment (GFE) will be a significant part of this project. Project includes (6) GFE pre-fabricated structures for housing MPC and supporting MPC mission. Project shall provide fire sprinklers and Mass Notification System (MNS) fire alarm for all (6) structures.

Gov't Furnished Equipment: Gov't is procuring (4) kennels per specifications and sample provided in Part 6, plus (2) lobby-only structures, 8 Structures TOTAL. Kennels will house 4 dogs each and be sized at 12' x 36'. Each kennel will consist of (1) central lobby, (4) dog boxes, and (4) dog runs. Each kennel will have integrated floor drains for kennel washing and (2) gravity flow sewer outfall pipes at end of each dog run. Kennels will not have flushing capability and will depend on operators picking up large solids before pressure washing dog runs. All kennels will come with skids. Lobby-only structures will be 12' x 24'. Lobby-only structures will occasionally house canines, but shall be typically used for food prep, bathing, storage and housing Fire alarm panels. Lobby-only structure will be equipped with in-line water heaters. Both types of pre-fab kennels will be equipped with interior and exterior lights and PTAC units for cooling.

Base Offer Item: Includes all work in accordance with the requirements, SSTC 903a Establish Multi-Purpose Canine Interim Site (E2) scope. The Contractor shall provide all planning, labor, transportation, materials, supplies, equipment, and supervision necessary to accomplish the scope of work for, SSTC 903a Establish Multi-Purpose Canine Interim Site (E2).

TOTAL AMOUNT FOR BASE ITEM 0001: \$_____

OPTION ITEMS: The Government reserves the right to exercise Option Item 0001, 0002, 0003, and 0004 within 120-days of the task order award.

Option Item 0001 – Landscaping: Firm-Fixed Price (Lump-Sum) shall include all work in accordance with the requirements, SSTC 903a Establish Multi-Purpose Canine Interim Site (E2) scope including bond costs. The Contractor shall provide all planning, labor, transportation, materials, supplies, equipment, and supervision necessary to accomplish the scope of work for installation of commercial grade synthetic turf in accordance with RFP.

TOTAL AMOUNT FOR OPTION ITEM 0001: \$_____

Option Item 0002 – Stairs: Firm-Fixed Price (Lump-Sum) shall include all work in accordance with the requirements, SSTC 903a Establish Multi-Purpose Canine Interim Site (E2) scope including bond costs. The Contractor shall provide all planning, labor, transportation, materials, supplies, equipment, and supervision necessary to accomplish the scope of work for installation of stairs, including stair construction and finishes as required by the building code in accordance with the RFP.

TOTAL AMOUNT FOR OPTION ITEM 0002: \$_____

Option Item 0003 – Pavers: Firm-Fixed Price (Lump-Sum) shall include all work in accordance with the requirements, SSTC 903a Establish Multi-Purpose Canine Interim Site (E2) scope including bond costs. The Contractor shall provide all planning, labor, transportation, materials, supplies, equipment, and supervision necessary to accomplish the scope of work for installation of solid concrete pavers in accordance with RFP.

TOTAL AMOUNT FOR OPTION ITEM 0003: \$_____

Option Item 0004 – Lighting: Firm-Fixed Price (Lump-Sum) shall include all work in accordance with the requirements, SSTC 903a Establish Multi-Purpose Canine Interim Site (E2) scope including bond costs. The Contractor shall provide all planning, labor, transportation, materials, supplies, equipment, and supervision necessary to accomplish the scope of work for installation building mounted exterior lighting in accordance with the RFP.

TOTAL AMOUNT FOR OPTION ITEM 0004: \$_____

Provide pricing in your trade for the following PART 6- CONCEPT PLANS & PART 3- Scope of Work (Pg. 1-18):

Scope of Work:

1. Design Team: Architect, Civil Engineer, Structural Engineer, Plumbing Engineer, Electrical Engineer
2. Fire Protection Engineer: QFPE, Concept Design, Design Development and Final Design Submittals
3. Abatement: NONE.
4. Demolition Hard:
 - a. Remove or level any protruding anchor bolts from concrete slabs and patch.
5. Excavation & Grading:
 - a. Gravel roadway is adequate for final surface. Contractor shall provide additional gravel, if needed.
 - b. Excavate the trench as recommended by the manufacturer of the pipe to be installed. Slope trench walls below the top of the pipe, or make vertical, and of such width as recommended in the manufacturer's printed installation manual. Provide vertical trench walls where no manufacturer's printed installation manual is available. Shore trench walls, cut back to a stable slope, or provide with equivalent means of protection for employees who may be exposed to moving ground or cave in, as determined by the Contractor's Safety Engineer or other competent person; refer to USACE publication EM 385-1-1.
 - c. Backfill trenches to the grade. Leave the joints and couplings uncovered during the pressure test.
6. Utilities: Project includes all work to provide utility connections to kennels and lobby-only structures. These shall include electricity, sewer connection, domestic water connection to (4) hose bibbs and sinks, fire protection, and communications connection for fire alarm/MNS connection, as required per D40. Provide (1) power meter per G40 at location indicated in Part 6.
 - a. Fire Protection
 - b. Plumbing- Sewer & Water
 - c. Electrical- Power
7. Fence & Gates: Project is to provide 8' primary fencing, per G10, around kennels pads 903a and 903b ("Kennels Containment" in Part 6 Concept Layout) . Project is to provide secondary fence from Kennel containment fence to B241 and B243 ("Transport Yard" in

Part 6 Concept Layout). Provide personnel doors with cipher locks in quantity indicated in Part 6 Concept Plan. Kennels Containment fence, surrounding kennel pads only, shall be provided with acoustic fence fabric per G2040. There is no requirement for Transport yard or Exercise yard to have acoustic fence fabric. Exterior warning signage from existing NAB kennels site shall be provided to contractor for installation at SSTC MPC site.

- a. Operator truck/van access gates with double swing is required per concept layout in Part 6. Gates may be double swing or rolling as needed, but must be manually operable. Operator preference is for rolling gates.
 - b. Kennels (903b) and lobbies only kennels (903a) require a primary fence to encompass. There must be adequate space on all sides of the kennels to pull a pressure washer, which will require that primary fence be offset 6' to 7' from the kennels.
 - c. Buildings 243, 241, 903a, and 903b shall be enclosed within the secondary fence. Roll-up door and personnel door on west side of 243 shall not be enclosed within secondary fence.
 - d. MPC Exercise yard requires fencing that does not encompass the B243 egress stair or impede Base Maintenance access to backflow preventer. See concept layout in Part 6 for proposed Exercise Yard.
 - e. Temporary restroom facility and laundry facility (Trailers 243a and 243b) shall be excluded from the kennel compound fenced area. MPC operators will use these bathrooms, but also tenants coming from other buildings (B245 Seabees) will still need access.
 - f. Provide chain link security fence, gates, and doors as indicated in Part 6 Concept Layout.
 - g. Secure the site using a 2.43 meter (8-foot) high chain link security fence. Provide five personnel swing gates with cipher locks for operator access, 2 double swing gates for vehicle access.
 - h. Provide polyvinyl chloride (PVC) coated over zinc-coated steel fencing components for the fencing system. PVC coating must be black in color. Provide top and bottom tension wires and top and bottom rails; where tying into an existing fence, match existing fencing system.
 - i. For the security fence, provide one single line fence surrounding the restricted area. No barbed wire or cyclone wire is required.
 - j. Line the wire fence fabric with acoustic fence fabric, where required. Acoustic fence fabric shall be STC 28 and opaque. Fence fabric shall be attached to interior side of fence and personnel doors. Fence fabric shall be reinforced and have integral grommets. Panels shall be attached with stainless steel reusable ties.
 - k. All site furnishings must conform to the Base Exterior Architectural Plan (BEAP) or the Installation and Appearance Plan (IAP).
 - l. Provide (2) bollards as indicated in Concept Layout.
8. Landscaping/Synthetic Grass: MPC Exercise Yard:
- a. Remove plants and small trees as necessary to install fence around concrete pads and clear the MPC exercise yard.
 - b. Wild succulents and overgrown weeds shall be removed from the proposed Exercise Yard. Existing fence to remain is also to be cleaned of plant growth. Existing wheel stops and debris in proposed exercise yard shall also be removed to provide an unobstructed running space for canines. Backflow preventer for 243a/b is to be protected during construction and is to be excluded from Exercise Yard fenced area per Part 6 Concept Layout.

- c. All grubbing and clearing residue, demolished material, rubbish and debris generated by this project must be hauled off-site and off station by the Contractor.
- d. Provide commercial grade synthetic turf. Synthetic turf system must be safe for canine use. Provide complete installation, including but not limited to: prepared sub-base aggregate base course, sub-base material (tested for permeability), grading and compacting, piping and drain components.
- e. Provide completed synthetic grass surfacing system capable of meeting the following performance requirements:
 - a. ASTM D4491: Water permeability test. Synthetic grass surface shall drain at a rate of 300 inches or more, of water per hour.
 - b. ASTM D1338: Tuft bind. Synthetic grass surfacing shall have a tuft bind, without infill material of 8 pounds or more.

MATERIALS AND PRODUCTS:

- c. Synthetic grass surfacing system shall consist of the following:
- d. Synthetic grass surfacing made with a combination of ridged monofilament polyethylene fibers and slit-film fibers, tufted into a fibrous, perforated and porous backing.
- e. Infill: Graded dust-free silica sand that partially covers the synthetic grass. Graded dust-free silica sand.
- f. Glue, thread, seaming fabric and other materials used to install and mark the synthetic grass.

9. Concrete:

- a. OPTION #3 (Solid concrete pavers)
- b. Provide reinforced spread footings as required to anchor subfloor girders to the existing slab(s). Spread footings shall be a minimum of eighteen (18) inches deep into existing soil. The spread footing shall also be dowelled into the existing slab. All associated work is included.

10. Pavers:

- a. Provide a network of solid concrete pavers, separated from, but connected to vehicular circulation systems, to allow for pedestrian/Canine circulation between various new and existing elements of the project. New pedestrian circulation systems must connect Primary kennels personnel gate to Exercise yard.
- b. See Part 6, "Option 3 Paver Concept Layout" for intended paver locations.

11. Steel Misc.:

- a. Provide bollards to protect transformer located between pads. As operators intend to back into primary fence yard to deliver feed and supplies.
- b. Provide exterior stairs constructed of galvanized steel or wood.
- c. Steel stairs must be primed and painted. Wood stairs must be sealed and stained.
- d. Provide Metal handrails and guardrails. Handrails and guardrails must present a smooth, unbroken surface throughout the length of the stair.
- e. Handrails and guardrails must be finished to withstand extreme wear conditions, galvanized.

12. Carpentry:

- a. Provide exterior stairs constructed of galvanized steel or wood.
- b. Steel stairs must be primed and painted. Wood stairs must be sealed and stained.
- c. Provide wood handrails and guardrails. Handrails and guardrails must present a smooth, unbroken surface throughout the length of the stair.
- d. Handrails and guardrails must be finished to withstand extreme wear conditions.

13. Signage: Identify each Building, 8ea.

14. Fireproofing: Caulking of ALL penetrations (per trade)

15. Plumbing:

- a. Project shall include all work to hook up kennels to electricity, sewer, fire alarm with integrated MNS, fire suppression, and potable water.
- b. Provide sanitary drain connection to prefabricated dog kennel point of connection. Connect and/or cap prefab kennel drains/pipes as required.
- c. Provide with a solids interceptor to capture dog hair downstream of every set of dog kennel assemblies. Interceptors must be strategically placed to serve as a secondary way of containment and must be easily accessible with retractable filter for ease of cleaning and maintenance.
- d. Size combined sanitary drain piping at no less than 4". Provide with plastic PVC or ABS sanitary drain piping, fittings, and solvent cement meeting requirements of ASTM D 2665 or ASTM D 2661 for below and above ground applications.
- e. Connect domestic water to existing water service serving Building 243. Building 243 is served by 2" main water line which enters the building to the north of the east exterior wall Connection to the existing water domestic line must be at the exterior prior of entering Building 243.
- f. Domestic water pipe on above and underground installation must be Type K Copper pipe on pipes smaller than 4" diameter. Provide cathodic protection by sacrificial anode on metallic piping.
- g. (4) Hose bibbs with domestic water shall be added per locations indicated in Part 6 Concept Layout. Provide with a total of four hose bibs designed for heavy duty use and equipped with quick connect outlet adapters. Provide copper alloy hose bibbs with vacuum breaker. Locate one hose bibb at the exercise yard, one at the 903A in the south-west corner, one in the north-west corner of 903B, and one in the south-east corner of 903B. Provide each hose bibb with heavy duty floor mounted hose reels equipped with quick connect outlet adapter and heavy duty hose of 100 feet in length with quick connect outlet adapter.
- h. Provide piping supports in accordance with the IPC. Provide inspections, disinfection, and testing in accordance with the IPC.

16. Electrical:

- a. Option #4: Provide building mounted exterior lighting for the MPC exercise yard.
- b. Project shall include all work to hook up kennels to electricity, sewer, fire alarm with integrated MNS, fire suppression, and potable water.
- c. Each concrete pad shall include (1) exterior rated electrical panel with convenience and peculiar outlets, per D50 and Concept Layout.
- d. Provide power meters as required.
- e. Project shall extend B241 communications in exterior rated conduit to vantage point on B241 roof for surveillance camera to be installed by others.
- f. Contractor shall remove existing panels and provide new exterior rated panel(s) that can withstand coastal salt-air. New exterior panels shall be 316L marine grade stainless steel.
- g. Provide connection to prefabrication electrical sub panel(s) 100 amperes provided by kennel manufacturer. Verify requirements with kennel specifications provided in Part 6.
- h. Provide a complete lighting system consisting of exit and emergency lighting and area lighting consisting of light emitting diode (LED) lighting including switches

and automatic controls including occupancy sensors, automatic lighting shutoff systems, dimming systems.

- i. Provide lighting and general purpose receptacles at location of electrical panels. Refer to Part 6 Concept Layout for general receptacle location.
- j. Provide 20 amp exterior rated GFI convenience receptacle at electrical panel board enclosure on pad 903a and 903b. Receptacles shall have weatherproof in-use cover.
- k. Telecom- Provide 2 pair telephone cable connection to FACP/DACT's. Provide spares such that 12 pair count remains in B241. Extend pairs as needed for new fire alarm system. Provide power connection to FACP/DACT. See "Concept Layout" photo references for B241 communications tie in points.
- l. Provide (1) POE connection for security camera on Kennels Containment fence to be coordinated with end-user. Location of POE must provide a view of most of the kennels. Equipment to be provided and installed by Navy.
- m. Provide transient Surge Protective Devices (SPDs) at the following locations: Panel boards including circuits feeding exterior lighting system
- n. Provide connections for (2) pressure washers, 208V as shown in Part 6 "Concept Layout." Contractor shall coordinate with end user regarding pressure washer requirements.
- o. At Service #1 (See Part 6: "Utility Drawing" for location) requires one meter to monitor one circuit. Provide and install the following:
 - a. Single meter socket enclosure with test switch. Meter enclosure material shall be 316L stainless steel.
 - b. Attach meter enclosure to existing Unistrut supporting the existing distribution board. All hardware shall be stainless steel to withstand salt air coastal environment 200:5 CTs for each current carrying conductor for existing 480V, 3ph, 4 wire system
 - c. Circuit capacity is 175 Amps – to Tents structure
 - d. Provide appurtenances to power/protect the existing meter
 - e. Meter type 9S provided by the Navy, installed by the contractor

17. Fire Sprinklers:

- a. Project shall include all work to hook up kennels to electricity, sewer, fire alarm with integrated MNS, fire suppression, and potable water.
- b. The incoming sprinkler service shall be provided with a double check detector assembly backflow preventer.
- c. Thrust rod all pipe penetrations through the grade floor slab, unless flanged or welded joints are used throughout the below slab piping. All pipe penetrations through the grade floor slab must be sleeved and sealed. All exterior sprinkler system risers shall be provided with thrust rods and sleeves for pipe penetrations at grade level. Provide a minimum clearance of 3 feet access to and in front of all equipment and 6-in. behind the equipment. Provide a sign on all fire sprinkler risers stating: "MAINTAIN 3' CLEARANCE", for maintenance and fire department access.

18. Fire Alarm/MASS:

- a. Project shall include all work to hook up kennels to electricity, sewer, fire alarm with integrated MNS, fire suppression, and potable water.
- b. Provide an integrated fire alarm and mass notification system and suppression system capable of notifying building occupants and controlling any fire that may start inside the facility.

- c. Provide an integrated fire alarm (FA), and mass notification (MNS) systems capable of notifying building occupants inside the facility. Patch, paint, and otherwise repair all damaged or discolored surfaces to match the kennels architectural finish. Provide a complete, electrically supervised, addressable intelligent, manual and automatic, annunciated fire alarm [and detection] system throughout the facility. The system shall be a voice evacuation type system and shall also serve as a mass notification system. This integrated system shall be capable of notifying building occupants by means of chimes, tones, strobes, prerecorded and live voice announcements.
- d. The fire alarm system shall include manual stations, system smoke detectors, carbon monoxide detectors, audio/visual alarms, fire alarm radio transmitter, electrical supervision of all sprinkler system alarm and supervisory devices.
- e. The fire reporting portion of the system shall be compatible with the existing base fire reporting system. Provide two new dedicated telephone lines for the facility FACP DACT.
- f. The fire alarm control panel shall be sized to accommodate all individually identified sensors for this project and have an additional 25% spare individually identified sensor capacity. The fire alarm control panel and supplemental control panels shall be located in a year-round conditioned space within the building. Exposed conduit shall not enter the top of any cabinet, enclosure, or component back box. Compression fittings shall use non-split style rings to prevent moisture from entering the conduit at these connection points.
- g. Refer to UFC 3-600-01 Appendix E for the audible and visible requirements for FA/MNS and carbon monoxide messages. The default fire alarm voice evacuation message shall be a female voice.
- h. Provide back-up amplifiers for combination fire alarm/mass notification systems.
- i. Manual pull stations shall be surface mounted. Provide manual pull stations at all exits, regardless of occupancy.
- j. Refer to Part 3 SOW- D4010 FIRE ALARM AND DETECTION SYSTEMS for additional requirements.

We would greatly appreciate having your proposal by 2:00PM Wednesday, September 06, 2023. Feel free to contact me directly at 619.602.0778 should you have any questions.

All trades should visit the job site to assist in their scope of work. Work is to be performed during regular hours. This is a Prevailing Wage and Buy American Project. Respond with a conformation via e-mail or fax. Speedway & Orion JV looks forward to working with your company towards a mutually successful project.

Regards-

William Forero

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