Brief for the design for the Swimming Pool Refurbishment project,  
Chief of Mission Residence, Port of Spain Trinidad and Tobago

This document describes the brief of what needs to be done to refurbish the swimming pool located at the US Embassy Ambassador’s Residence, Flagstaff Long Circular Road.

The contractor, in establishing his/her proposed price for completion of this work, must declare that he or she is familiar with the location where the work is to be performed, the constraints that the location entails, and the various requirements necessary for working in this location.

All of this information contained in this brief is the general guidance of size depth and general specifications and it is the responsibility of the contractor to verify and submit the full scope of work that will be performed in order to meet the Embassies objectives.

Project Overview:

The work consists of two phases. The first being the design and the other the construction phase. In the design phase the contractor must produce the requisite drawings for the construction and approval by the Department of Overseas Building Operations in Washington. These are but are not limited to the following:

1- The use of the International Swimming Pool and Spa Code (ISPSC) and defining this pool as a public pool in designing the technical requirements of this pool. The 2018 OBO swimming pool and spa code.
2- General layout of the pool.
3- Electrical drawings to NFPA 70 for pool design.
4- Mechanical/Plumbing and water treatment system (detail submittals and specifications).
5- Mechanical and plumbing drawings.
6- All calculations used for design of flows.
7- All drawings and specifications for the framing of the structure.
8- Specifications of the concrete to be used in the construction as per OBO swimming pool and spa code 2018.
9- Finishes to be used (detailed submittals and specifications)
10-Geotechnical and structural design of any reinforcement for the pool structure residing near an incline. Taking into account the effects of slope geometry and erosion.

11-Geotechnical report of area in which pool resides stating the suitability of the area and provide recommendations to incorporate into the final design of the project.

12- Design of an accessible route between the entry and pool. While this does not currently exist on the site, accessibly regulations require new construction to be compliant.

13- Design of a compliant safety barrier around the pool.

14- Submittals of signage to be installed and drawings where they are to be installed.

When these pieces of information are submitted to the FM they will be submitted to Washington in digital format for approval of the design. After review the design is subject to changes or corrections based on OBO building standards.

The general specifications of the brief is as follows:

1- The new pool design shall maintain the original shape and depth of the old pool currently in place.

2- A stairway must be provided for entry to the pool from the shallow end with a rail for support.

3- A ladder must be installed so that the user of the pool can exit the pool from the deep end if they require to do so.

4- The finish of the interior of the pool will be of one inch blue mosaic tile. The final selection will be performed by the Facility Manager.

5- New jets are to be added to the pool design so as to provide proper circulation of the water to remove debris via the skimmer baskets.

6- An additional skimmers must be added to also facilitate the removal of surface debris.

7- All plumbing lines must be properly sized and replaced.

8- An additional under water light fixture must be installed in the deep end of the pool.

9- All electrical work must be to NFPA 70 standard. (the use of GFCI breakers and outlets and proper grounding)
10- The coping used must be cantilever, bullnose brick or natural stone.
11- The deck must be of nonskid tile of neutral tone in colour.
12- The filtration and chlorination water treatment system must be converted to a salt water system treatment system.
13- The framing and construction of the pool walls must be appropriate of a pool of that size and the position where it is placed.
14- A barrier will be constructed around the pool area at a distance of approximately ten feet from the coping.
15- The non-climbable barrier will be 45 inches high, no higher than four inches off the ground and a spacing of no greater than four inches. The gates must open outward with spring loaded hinges and self-locking mechanism. (further clarification can be requested on this design)
16- A schedule must be included for the construction phase to indicate the time required for the total construction.

During the construction phase:

The contractor is responsible for correcting at its own expense any incidental damages to the existing structure while the work is being carried out.

The contractor is also entirely responsible for the health and safety of its personnel and for any accident that may arise from the non-respect of normal health and safety protection measures.

The contractor shall provide qualified supervisory, technical and labor personnel capable of meeting the embassy requirements for the project. The labor force shall possess the plumbing/fitting/carpentry/masonry/painting skills for this project and sufficient staff to accomplish the work in a timely manner in accordance with the schedule submitted. The contractor will provide all necessary tools/equipment/materials and vehicles required for
this work. The contractor shall complete the construction project in accordance with the submitted approved design.

Contractor should ensure the minimum disturbance and no damages to the existing property of the premises and inside the building.

The Embassy reserves the right to inspect the quality of refurbishment works and to order corrections or replacement, at no additional cost to the Government, of items determined as not meeting the minimum standards.

The contractor shall remove left over materials from the site(s) prior to the project being determined as complete. No trash or construction debris shall be left in the project area prior to acceptance by the Embassy.

The contractor shall make every reasonable effort to keep the job site clean during the duration of the project.

Notes:

- The Contractor is responsible to take his/her own measurements of the pool for bidding purposes.
- The Contractor shall provide all materials, tools and personnel to execute the work.
- The Contractor must abide by US Embassy security regulations related to the work including providing names of staff and vehicles one week prior to work is to be performed.
- The Contractor is responsible to maintain a clean work area.
- Debris from the worksite must be contained within the designated work area and must be removed from the site as frequently as required to maintain a safe and presentable environment.
- Contractor shall dispose of the debris in a way that is acceptable by local authorities.
- Contractor shall not dump any debris within the Embassy compound nor shall it be dumped on the beach or neighboring property.
**The Bid Price:**

Bids must be given in two parts. The first part must consist of the full design cost and the second the cost of construction to completion. This must include the description of work to be performed, proposed materials that will be used, and the time required to complete the work.

**WORKING HOURS**

Working hours are to be 0800 to 1600. No work is to take place outside these hours unless FM has given agreement.