



# SCOPE OF WORK

## SCOPE OF WORK (SOW) BID PACKAGE N1-3 PRIDCO-FEMA-4339-DR-PR NORTH REGION

### I. Project Worksheet: #8144

#### a. Damage #218811

##### GENERAL INFORMATION:

- **Project Worksheet (P/W):** 8144
- **Damage Information (DI):** 218811
- **PRIDCO Bldg. I.D.:** T082506700

##### GENERAL FACILITY INFORMATION:

- **Facility Type:** Building
- **Building Type:** Warehouse
- **Facility:** PRIDCO Building ID - T-0825-0-67-00 & Extension
- **Facility Description:** Industrial building used (leased) for manufacturing and commercial activities. One-story building, with main structure components (beams, columns ground slabs and foundation) comprised of reinforced concrete and concrete masonry Units (CMU). Roof structure composed of precast concrete beams with precast concrete roof deck planks (PORETE) with built-up roofing material. The building was constructed in 19XX and has approximate roof dimensions of 242FT x 95FT; (2)- [36FT x 10FT] (restroom unit roofs) for an approximate total roof area of 23,710SF.
- **Year Built:** 1967
- **Location Description:** Road PR-128, Km. 40.9, Lot #24, Zeno Gandia Industrial Park, Arecibo, Puerto Rico, 00612
- **GPS Latitude/Longitude:** 18.45882, -66.74318
- **Number of Stories:** 1  
**Actual Tenants:** Original Footwear

##### GENERAL DAMAGE INFORMATION:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** Wind driven rain, high winds and wind-blown debris impact

##### SCOPE OF WORK:

Below is a general description of the scope of work (SOW) related to the repair of the PRIDCO building facilities. Scope of work and their respective descriptions subdivided into Public Assistance (PA), Hazard Mitigation (HM) and additional work:

**Public Assistance (PA) – work to be performed:**

- 1) Damages - Public Assistance (PA) - Exhaust Fan (remove, dispose and install new exhaust fan according to PRIDCO specifications) Building Exterior, 2 each of Exhaust Fans (hood caps), 5 FT long x 5 FT wide, Aluminum roof fan extractor cap w/ gravity self-acting back draft damper face-flush install, 36in Fan Size, 1-HP Motor, 115/230V, damaged by high wind, 0% work completed.

**Hazard Mitigation (HM) – work to be performed:**

- 1) Damages - Hazard Mitigation (HM) - Secure the 2 EA exhaust fans (hood caps), 5 FT x 5 FT, to roof to prevent displacement from wind. Installation of an equipment-anchoring assembly to protect exhaust fans from high wind pressure.

**Additional Work Description – work to be performed:**

- 1) Damages - Additional Damages - Chain Link Fence (remove and dispose existing damage material, install new chain link fence according to applicable codes and PRIDCO specifications) Roughly 80 feet of perimeter fence is showing signs of damage with erosion visibly revealing and potentially undermining the concrete footing at several posts.
- 2) Damages – Additional Damages - Secure the 2 EA exhaust fans (hood caps), 5 FT x 5 FT, to roof to prevent displacement from wind. Two additional exhaust fans were missing an anchorage system that helps prevent displacement from high winds.

**b. Damage #218815**

**GENERAL INFORMATION:**

- **Project Worksheet (P/W):** 8144
- **Damage Information (DI):** 218815
- **PRIDCO Bldg. I.D.:** T090306800

**GENERAL FACILITY INFORMATION:**

- **Facility Type:** Building
- **Building Type:** Warehouse
- **Facility:** T-093606800
- **Facility Description:** Industrial building used (leased) for manufacturing and commercial activities. One-story building, with main structure components (beams, columns ground slabs and foundation) comprised of reinforced concrete and concrete masonry Units (CMU). Roof structure composed of precast concrete beams with precast concrete roof deck planks (PORETE) with built-up roofing material. The building was constructed in 1968 and has approximate roof dimensions of 240FT x 94FT; [60FT x 10FT] (restroom unit roofs) for an

BID PACKAGE N1-3 SCOPE OF WORK [PW: 8144 DI: 218811, 218815 & 218823] – [PW: 7801 DI: 219340, 219341, 219342] – [PW:8067 DI:219458]

approximate total roof area of 23,160SF.

- **Year Built:** 1968
- **Location Description:** Road PR-128, Km. 40.9, Lot #25, Zeno Gandia Industrial Park, Arecibo, Puerto Rico, 00612
- **GPS Latitude/Longitude:** 18.45833, -66.74346
- **Number of Stories:** 1
- **Actual Tenants:** Original Footwear

#### GENERAL DAMAGE INFORMATION:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** Wind Driven Rain, High Winds & Wind Blown Debris

#### SCOPE OF WORK:

Below is a general description of the scope of work (SOW) related to the repair of the PRIDCO building facilities. Scope of work and their respective descriptions subdivided into Public Assistance (PA), Hazard Mitigation (HM) and additional work:

#### **Public Assistance (PA) – work to be performed:**

- 1) Damages - Public Assistance (PA) - Exhaust Fans (Remove, dispose and install new exhaust fans according to manufacturer's guidelines and PRIDCO specifications)  
Building Exterior, 1 each of Exhaust Fans Cap, Aluminum roof fan extractor cap w/ gravity self-acting back draft damper face-flush install, 36in Fan Size, damaged by high wind, 0% work completed.

#### **Hazard Mitigation (HM) – work to be performed:**

- 1) Damages - Hazard Mitigation (HM) - Secure the 1 EA exhaust fan cap, 3 FT, to roof to prevent displacement from wind. Installation of an equipment-anchoring assembly to protect exhaust fans from high wind pressure.

#### **Additional Work Description – work to be performed:**

- 1) Damages - Additional Damages - Exhaust Fans (Remove, dispose and install new exhaust fans according to manufacturer's guidelines and PRIDCO specifications)  
According to the tenant, exhaust fan located second in line from the north of facility appears to be malfunctioning as it is barely moving. (1 ea)

- 2) Damages - Additional Damages - Chain Link Fence (remove and dispose existing damage material, install new chain link fence according to applicable codes and PRIDCO specifications) Roughly 90 feet of perimeter fence at southwest side is showing signs of corrosion. Corroded elements include top rail, chain link mesh, posts and barbed wire.
- 3) Damages – Additional Damages - Installation of an equipment-anchoring assembly to protect exhaust fans from high wind pressure. (1 ea)

### c. **Damage #218823**

#### GENERAL INFORMATION:

- **Project Worksheet (P/W):** 8144
- **Damage Information (DI):** 218823
- **PRIDCO Bldg. I.D.:** T125507900

#### GENERAL FACILITY INFORMATION:

- **Facility Type:** Building
- **Building Type:** Warehouse
- **Facility:** T-1255-0-79
- **Facility Description:** Industrial building used (leased) for manufacturing and commercial activities. One-story building, with main structure components (beams, columns ground slabs and foundation) comprised of reinforced concrete and concrete masonry Units (CMU). Roof structure composed of steel joists with metal deck with built-up roofing material. The building was constructed in 1979 and has approximate roof dimensions of 120FT x 93FT, 124FT x 90FT; (2)- [30FT x 13FT] (restroom unit roofs) for an approximate total roof area of 23,100SF.
- **Year Built:** 1979
- **Location Description:** Road PR-128, Km. 40.9, Lot #44, Zeno Gandia Industrial Park, Arecibo, PR, 00612
- **GPS Latitude/Longitude:** 18.45965, -66.74882
- **Number of Stories:** 1
- **Actual Tenants:** Reciclaje del Norte

#### GENERAL DAMAGE INFORMATION:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** Wind Driven Rain, High Winds & Wind Blown Debris

#### SCOPE OF WORK:

Below is a general description of the scope of work (SOW) related to the repair of the PRIDCO building facilities. Scope of work and their respective descriptions subdivided into Public Assistance (PA), Hazard Mitigation (HM) and additional work:

### **Public Assistance (PA) – work to be performed:**

- 1) Damages - Public Assistance (PA) - Chain Link Fence (remove and dispose of existing damage material, install new chain link fence according to applicable codes and PRIDCO specifications. Exterior Site, Chain Link Fence, 90 LF long x 5 FT high, Galv. Ga. No. 9, Post - 2-½" inch diam galv., 3-strands Barbed Wire (4-point), damaged by Hurricane Forced Winds and Rain, 0% work completed.

### **Additional Work Description – work to be performed:**

- 1) Damages - Additional Damages - Chain Link Fence (remove and dispose existing damage material, install new chain link fence according to applicable codes and PRIDCO specifications. Signs of damage were seen throughout roughly 210 feet of additional chain-link fence. Posts are considerably corroded, and irreparably bent or partially collapsed. Sections of concrete curb that serves as support for chain link fence are partially collapsed and in poor condition, undermining its intended purpose.
- 2) Damages - Additional Damages - Ceiling Paint (prepare the surface, repair cracks and holes with wall putty and sand the affected area. Apply primer. Apply 2 coats of paint according to PRIDCO specifications) Upon inspection, ceiling paint in restroom was found to be damaged and in poor condition due to water infiltration and humidity in surface. (200 sf)
- 3) Damages - Additional Damages - Waterproofing Membrane (remove and dispose damaged material, clean and prepare surface, install new waterproofing membrane and accessories according to applicable codes, PRIDCO specifications and manufacturer recommended guidelines. Upon inspection, there were discernible signs of significant deterioration of the waterproofing membrane at various roof areas. Several patches of membrane appeared to have been detached and/or significantly affected, possibly by sustained hurricane winds. Further, apparent signs of water infiltration seen on facility's ceiling suggests possible underlying issues with waterproofing that may warrant removal and replacement of waterproofing membrane throughout entirety of roof. No evidence was provided during visit in order to confirm whether the waterproofing system meets PRIDCO specifications and manufacturer recommended guidelines. (23,100 sf)
- 4) Damages - Additional Damages - Aluminum Windows (remove any damaged material, install new window operators, in kind). Windows (3 FT x 6 FT) do not appear to show discernible damage. However, a total of 19 window operators appears to be needed for proper operation of windows.

### **Environmental Historical Preservation (EHP) Conditions:**

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will

immediately cease construction in that area and notify the State and FEMA.

- Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA) Conditions: 1. The Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the JCA/EQB guidelines at a permitted site or landfill. 2. For asbestos containing material and lead base paint the Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the DNER/EQB guidelines at a permitted site or landfill or provide evidence of the close out permit from DNER/EQB for activities of remediation, abatement or removal of those materials. 3. Unusable equipment, debris, white goods, scrap metal any other material shall be disposed in approved manner and location. In the event significant items are discovered during the implementation or development of the project the Applicant shall handle, manage and dispose petroleum products, hazardous materials and toxic waste in accordance to the requirements of the local and federal agencies. Noncompliance with these requirements may jeopardize receipt of federal funds.
- Endangered Species Act (ESA) Conditions for Epicrates Inornatus (Puerto Rican Boa): 1. Inform all personnel about the potential presence of the PR boa and the VI boa in areas where the proposed work will be conducted. Photographs of the PR and VIBoa are to be prominently displayed at the site. The recipient must ensure that project personnel is able to correctly identify a PR or VI boa. For information on PR boa, please visit: <https://ecos.fws.gov/ecp/species/6628>. 2. Prior to any construction activity, including removal of vegetation and earth movement, the boundaries of the project area must be delineated, buffer zones, and areas to be excluded and protected, should be clearly marked in the project plan and in the field to avoid further habitat degradation into forested areas. Once areas are clearly marked, and prior to any construction activity, including site preparation, project personnel able to correctly identify a PR or VI boa must survey the areas to be cleared to ensure that no boas are present within the work area. Vehicle and equipment operation must remain on designated access roads/paths and within rights-of way. 3. If a PR boa is found within any of the working or construction areas, activities should stop in the area where the boa was found. Do not capture the boa. If boas need to be moved out of harm's way, project personnel designated by the recipient shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #s: 787- 724-5700, 787-230-5550, 787-771-1124). If immediate relocation is not an option, project-related activities at this area must stop until the boa moves out of harm's way on its own. Activities at other work sites, where no boas have been found after surveying the area, may continue. 4. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal and let it move on its own or call PRDNER Rangers for safe capture and relocation of the boa (PRDNER phone #s: 787-724-5700, 787-230-5550, 787-771-1124). If not possible, the animal should be left alone until it leaves the vehicle on its own. 5. PR boas may seek



shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If PR boas are found within debris piles, do not capture the animal and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future. 6. For all boa sightings (dead or alive), personnel designated by the recipient must record the time and date of the sighting and the specific location where the boa was found. Data should also include a photo of the animal dead or alive, and site GPS coordinates, and comments on how the animal was detected and its behavior. If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. All boa sighting reports should be sent to the USFWS Caribbean Ecological Services Field Office, Marelisa Rivera - Deputy Field Supervisor, 787-851-7297 extension 206, 787-510-5207, marelisa\_rivera@fws.gov. For Virgin Islands Boas in St. Thomas and Steven's Cay US Virgin Islands (VI boas have not been reported on St. Croix or St. John): 7. Follow the same guidance above but contact the VIDivision of Fish and Wildlife (VIDFW), for technical assistance (340-775-6762) and capture of any VI boas. For information on USVI boa, please visit: <https://ecos.fws.gov/ecp/species/3247> b. The VIDFW has developed site-specific VI boa protocol; Applicants will be responsible for executing conservation measures recommended by VIDFW. Final project report to be submitted to USFWS. The Applicant must provide documentation at close-out that proves the completion of required Conservation Measures.

## **II. Project Worksheet: #7801**

### **a. Damage #219340**

#### GENERAL INFORMATION:

- **Project Worksheet (P/W):** 7801
- **Damage Information (DI):** 219340
- **PRIDCO Bldg. I.D.:** T085506700

#### GENERAL FACILITY INFORMATION:

- **Facility Type:** Building
- **Building Type:** Warehouse
- **Facility:** PRIDCO Building - T085506700
- **Facility Description:** Industrial building used (leased) for manufacturing and commercial activities. One-story building, with main structure components (beams, columns ground slabs and foundation) comprised of reinforced concrete and concrete masonry Units (CMU). Roof structure composed of precast concrete beams with precast concrete roof deck planks (PORETE) with built-up roofing material. The building was constructed in 1967 and has approximate roof dimensions of 241FT x 96FT; [60FT x 10FT] (restroom unit roofs) for an approximate total roof area of 23,736SF.
- **Year Built:** 1967
- **Location Description:** Road PR-2, Km. 100.8, San Jose Ward Quebradillas, Puerto Rico



BID PACKAGE N1-3 SCOPE OF WORK [PW: 8144 DI: 218811, 218815 & 218823] – [PW: 7801 DI: 219340, 219341, 219342] – [PW:8067 DI:219458]

- **GPS Latitude/Longitude:** 18.47179, -66.93382
- **Number of Stories:** 1
- **Actual Tenants:** One to Seven

#### GENERAL DAMAGE INFORMATION:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** Wind Driven Rain, High Winds & Wind Blown Debris

#### SCOPE OF WORK:

Below is a general description of the scope of work (SOW) related to the repair of the PRIDCO building facilities. Scope of work and their respective descriptions subdivided into Public Assistance (PA), Hazard Mitigation (HM) and additional work:

#### Public Assistance (PA) – work to be performed:

- 1) Damages - Public Assistance (PA) - Barbed Wire (remove, dispose and install new barbed wire) Exterior Site, Barbed Wire, 130 LF long, 3-strands barbed wire (4-point), damaged by strong winds combined with windblown debris, 0% work completed.
- 2) Damages - Public Assistance (PA) - Chain Link Fence (remove and dispose of existing damage material, install new chain link fence according to applicable codes and PRIDCO specifications. Dimensions: L=410 LF x H=6 LF) Exterior Site, Chain Link Fence, 410 LF long x 6 FT high, ga. no. 9, post - 2-1/2" inch diam galv., 3-strands barbed wire (4-point), damaged by strong winds, wind blow debris, fallen trees and vegetation, 0% work completed.
- 3) Damages - Public Assistance (PA) - Handrail Paint (Clean and prepare the surface. Apply primer, and 2 coats of paint according to PRIDCO specifications.) Exterior Site, Handrail Paint, 29 FT long x 3 FT high, galvanized steel double tube (2 IN Diameter) horizontal members and single tube vertical member, damaged by strong winds and wind blow debris, 0% work completed.
- 4) Damages - Public Assistance (PA) - Handrail Paint (Clean and prepare the surface. Apply primer, and 2 coats of paint according to PRIDCO specifications.) 10 FT long x 3 FT high, galvanized steel single tube (2 IN Diameter) horizontal and vertical members, damaged by strong winds and wind blow debris, 0% work completed.

#### Additional Work Description – work to be performed:

- 1) Damages - Additional Damages - Exhaust Fans (Remove, dispose and install new exhaust fans according to manufacturer's guidelines and PRIDCO specifications.) One exhaust fan was found damaged at the time of inspection. The exhaust fan was seen inoperable, and the extraction vent has missing blades. (1 ea)
- 2) Damages - Additional Damages - Downspout Drainage (Clean and prepare the surface for the new downspout installation. Install a new downspout PVC pipe

Schedule 40, 1.5 inches, following the manufacturer's instructions and PRIDCO specifications.) During the inspection, it was noted that one of the PVC downspout drainages adhered to the building's exterior wall is missing a 2-foot section, extending away from the center of the wall toward the concrete slab.

- 3) Damages - Additional Damages - Handrail (Remove and replace handrails, in accordance with manufacturer's guidelines, applicable codes, and PRIDCO specifications.) During the inspection, 29 linear feet of damaged handrail were discovered. The handrail at the front of the facility displays noticeable signs of paint deterioration, characterized by fading, peeling, or areas where the paint is entirely absent. Furthermore, there is a 2-inch diameter PVC T fitting on the handrail that requires repair. Additionally, there is a missing linking section of the handrail for the down post/pipe and top rail. To address this, the tenant has used a temporary fix, a PVC Plumbing Tee-section, to link the rails together. It's important to note that the handrail does not comply with applicable codes and regulations.
- 4) Damages – Additional Damages - As a hazard mitigation measure, an equipment anchoring assembly is advised - This anchor provides stability and reduce risk of similar damages in the future. (4 ea)

## **b. Damage #219341**

### GENERAL INFORMATION:

- **Project Worksheet (P/W):** 7801
- **Damage Information (DI):** 219341
- **PRIDCO Bldg. I.D.:** T095407000

### GENERAL FACILITY INFORMATION:

- **Facility Type:** Building
- **Building Type:** Warehouse
- **Facility:** PRIDCO Building - T095407000 & Extension
- **Facility Description:** Industrial building used (leased) for manufacturing and commercial activities. One-story building, with main structure components (beams, columns ground slabs and foundation) comprised of reinforced concrete and concrete masonry Units (CMU). Roof structure composed of precast concrete beams with precast concrete roof deck planks (PORETE) with built-up roofing material. The building was constructed in 1969 and has approximate roof dimensions of 120FT x 94FT; The second section was constructed in 1974

and consists in a one story building (18 FT Height) with concrete slab, concrete walls, steel joists, Metal Deck roof with bituminous waterproofing with approximate roof dimensions of 122FT x 94FT; (2)- [30FT x 12FT] (restroom unit roofs) for an approximate total roof area of 23,468SF. This PRIDCO site is located inside San Jose Ward (L-276-0-64-00) at Quebradillas, Puerto Rico. The facility was Occupied before the disaster, and still is, by Metropolitan Lumber & Hardware (NATIONAL).

- **Year Built:** 1970

BID PACKAGE N1-3 SCOPE OF WORK [PW: 8144 DI: 218811, 218815 & 218823] – [PW: 7801 DI: 219340, 219341, 219342] – [PW:8067 DI:219458]

- **Location Description:** Road PR-2, Km. 100.6, San Jose Ward. Quebradillas, Puerto Rico
  - **GPS Latitude/Longitude:** 18.47259, -66.93419
  - **Number of Stories:** 1
- Actual Tenants:** Metropolitan Lumber & Hardware

#### GENERAL DAMAGE INFORMATION:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** Wind Driven Rain, High Winds & Wind Blown Debris

#### SCOPE OF WORK:

Below is a general description of the scope of work (SOW) related to the repair of the PRIDCO building facilities. Scope of work and their respective descriptions subdivided into Public Assistance (PA), Hazard Mitigation (HM) and additional work:

#### **Public Assistance (PA) – work to be performed:**

- 1) Damages - Public Assistance (PA) - Waterproofing Membrane (remove and dispose damaged material, clean and prepare surface, install new waterproofing membrane and accessories according to applicable codes, PRIDCO specifications and manufacturer recommended guidelines. Building Exterior, 60 SF of Waterproofing System, 2-Ply Styrene butadienne Styrene (SBS)Modified Bituminous composite reinforced roofing system, damaged by wind driven rain, wind blow debris and strong winds, 0% work completed.
- 2) Damages - Public Assistance (PA) - Exhaust Fan (remove, dispose and install new exhaust fan according to PRIDCO specifications) Building Exterior, 4 each of Exhaust Fans , 5 FT long x 5 FT wide, aluminum roof fan extractor cap w/ gravity self-acting back draft damper face-flush install, 36in fan size, 1-HP motor, 115/230V, damaged by strong winds and wind blow debris, 0% work completed.
- 3) Damages - Public Assistance (PA) - Aluminum Jalousie Windows (remove, dispose and install new windows hardware and accessories, in-kind) Building Exterior, 4 each of Aluminum Jalousie Windows, 3 FT wide x 5 FT high, Miami Type, ga 0.062, heavy duty hardware, Strong winds and windblown debris impacted the windows slats resulting in permanent damages that prevent windows to close properly, 0% work completed.
- 4) Damages - Public Assistance (PA) - Remove and dispose of damaged material, install new barbed wire. Exterior Site, 1 each of Barbed Wire, 130 FT long, 3-strands barbed wire (4-point), damaged by strong winds combined with wind blow debris, 0% work completed.

#### **Hazard Mitigation (HM) – work to be performed:**

- 1) Damages - Hazard Mitigation (HM) - When replacing the exhaust fans, add an anchoring system for each unit that will resist expected wind pressure during a similar event to prevent them from being overturned and damaged. (4 ea)

**Additional Work Description – work to be performed:**

- 1) Aluminum Jalousie Windows (remove, dispose and install new windows hardware and accessories, in-kind) (QTY:5)

**c. Damage #219342**

**GENERAL INFORMATION:**

- **Project Worksheet (P/W):** 7801
- **Damage Information (DI):** 219342
- **PRIDCO Bldg. I.D.:** T102907000

**GENERAL FACILITY INFORMATION:**

- **Facility Type:** Building
- **Building Type:** Warehouse
- **Facility:** PRIDCO Buiding - T102907000
- **Facility Description:** Industrial building used (leased) for manufacturing and commercial activities. One-story building, with main structure components (beams, columns ground slabs and foundation) comprised of reinforced concrete and concrete masonry Units (CMU). Roof structure composed of precast concrete beams with precast concrete roof deck planks (PORETE) with built-up roofing material. The building was constructed in 1970 and has approximate roof dimensions of 121FT x 95FT; [37FT x 10FT] (restroom unit roofs) for an approximate total roof area of 11,865SF.
- **Year Built:** 1970
- **Location Description:** Road PR-2, Km. 100.7, San Jose Ward Quebradillas, Puerto Rico
- **GPS Latitude/Longitude:** 18.47226, -66.93412
- **Number of Stories:** 1  
**Actual Tenants:** Wholesale Electric Cables (WEC)

**GENERAL DAMAGE INFORMATION:**

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** Wind Driven Rain, High Winds & Wind Blown Debris

**SCOPE OF WORK:**

Below is a general description of the scope of work (SOW) related to the repair of the PRIDCO building facilities. Scope of work and their respective descriptions subdivided into Public Assistance (PA), Hazard Mitigation (HM) and additional work:

**Public Assistance (PA) – work to be performed:**

- 1) Damages - Public Assistance (PA) - Cement Plaster (Remove any remaining loose pieces of plaster and sand the surface, extending around the damaged area. Next, clean and prepare the surface. Afterward, apply the cement plaster finish as required,

ensuring it matches the existing plaster finish texture.) Building Exterior, 20 SF of Cement Plaster, damaged by wind blow debris and projectiles impact, 0% work completed.

- 2) Damages - Public Assistance (PA) - Chain Link Fence (remove and dispose existing damage material, install new chain link fence according to applicable codes and PRIDCO specifications. Exterior Site, Perimeter Fence, 100 LF long x 6 FT high, chain link, galv. ga. no. 9, post - 2- 1/2" inch diam galv., 3-strands barbed wire (4-point), damaged by strong winds, wind blow debris, fallen trees and vegetation, 0% work completed

**Additional Work Description – work to be performed:**

- 1) Damages - Additional Damages - Exhaust Fan (remove, dispose and install new exhaust fan according to PRIDCO specifications) During the inspection, one exhaust fan was discovered to be damaged. The exhaust fan, located on top of the warehouse, was reported as not working by the tenant. It does not turn on when the switch is activated.
- 2) Damages - Additional Damages - Window Operators (Remove and dispose of damaged material. Install new window operators, in-kind, as per the manufacturer's instructions and PRIDCO specifications.) At the inspection, six damaged window operators were discovered in the warehouse area. Some of these operators were missing parts or completely nonfunctional.
- 3) Damages - Additional Damages - Floor Cracks (Remove existing material in the affected area with a minimum width of 6 inches. The cut should be uniform creating a straight line long the crack line if possible. Clean the affected surface from dirt, dust, water and any other chemical or material. Apply an epoxy mortar patching system, with high strength and superior wearing surface characteristics, in the affected area following manufacturer's recommendations. Once cured, saw cut the surface. Verify if there are contraction /expansion joints in the floor. If not, then saw-cut contraction joints on each direction at a maximum space of 10 feet to avoid any future contraction cracks in the floor.) During inspection, a sixteen-square-foot damaged concrete floor was discovered in the warehouse. A hole was found, and the concrete floor is chipping off with surface deterioration. (4 ft x 4 ft)
- 4) Damages – Additional Damages - As a hazard mitigation measure, an equipment anchoring assembly is advised - This anchor provides stability and reduce risk of similar damages in the future. (2 ea)

### **Environmental Historical Preservation (EHP) Conditions:**

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.
- Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA) Conditions: 1. The Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the JCA/EQB guidelines at a permitted site or landfill. 2. For asbestos containing material and lead base paint the Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the DNER/EQB guidelines at a permitted site or landfill or provide evidence of the close out permit from DNER/EQB for activities of remediation, abatement or removal of those materials. 3. Unusable equipment, debris, white goods, scrap metal any other material shall be disposed in approved manner and location. In the event significant items are discovered during the implementation or development of the project the Applicant shall handle, manage and dispose petroleum products, hazardous materials and toxic waste in accordance to the requirements of the local and federal agencies. Noncompliance with these requirements may jeopardize receipt of federal funds.
- Endangered Species Act (ESA) Conditions for *Epicrates Inornatus* (Puerto Rican Boa): 1. Inform all personnel about the potential presence of the PR boa and the VI boa in areas where the proposed work will be conducted. Photographs of the PR and VIBoa are to be prominently displayed at the site. The recipient must ensure that project personnel is able to correctly identify a PR or VI boa. For information on PR boa, please visit: <https://ecos.fws.gov/ecp/species/6628>. 2. Prior to any construction activity, including removal of vegetation and earth movement, the boundaries of the project area must be delineated, buffer zones, and areas to be excluded and protected, should be clearly marked in the project plan and in the field to avoid further habitat degradation into forested areas. Once areas are clearly marked, and prior to any construction activity, including site preparation, project personnel able to correctly identify a PR or VI boa must survey the areas to be cleared to ensure that no boas are present within the work area. Vehicle and equipment operation must remain on designated access roads/paths and within rights-of way. 3. If a PR boa is found within any of the working or construction areas, activities should stop in the area where the boa was found. Do not capture the boa. If boas need to be moved out of harm's way,



project personnel designated by the recipient shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #s: 787-724-5700, 787-230-5550, 787-771-1124). If immediate relocation is not an option, project-related activities at this area must stop until the boa moves out of harm's way on its own. Activities at other work sites, where no boas have been found after surveying the area, may continue. 4. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal and let it move on its own or call PRDNER Rangers for safe capture and relocation of the boa (PRDNER phone #s: 787-724-5700, 787-230-5550, 787-771-1124). If not possible, the animal should be left alone until it leaves the vehicle on its own. 5. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If PR boas are found within debris piles, do not capture the animal and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future. 6. For all boa sightings (dead or alive), personnel designated by the recipient must record the time and date of the sighting and the specific location where the boa was found. Data should also include a photo of the animal dead or alive, and site GPS coordinates, and comments on how the animal was detected and its behavior. If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. All boa sighting reports should be sent to the USFWS Caribbean Ecological Services Field Office, Marelisa Rivera - Deputy Field Supervisor, 787-851-7297 extension 206, 787-510-5207, marelisa\_rivera@fws.gov. For Virgin Islands Boas in St. Thomas and Steven's Cay US Virgin Islands (VI boas have not been reported on St. Croix or St. John): 7. Follow the same guidance above but contact the VIDivision of Fish and Wildlife (VIDFW), for technical assistance (340-775-6762) and capture of any VI boas. For information on USVI boa, please visit: <https://ecos.fws.gov/ecp/species/3247> b. The VIDFW has developed site-specific VI boa protocol; Applicants will be responsible for executing conservation measures recommended by VIDFW. Final project report to be submitted to USFWS. The Applicant must provide documentation at close-out that proves the completion of required Conservation Measures.

- Endangered Species Act (ESA) Conditions for The Puerto Rican Crested Toad 32. The Puerto Rican Crested Toad (PRCT): Outside breeding events, the species is difficult to detect. The PRCT seems to be more active at night, from 7:30 pm to 1:00 am, and have been observed using small holes and crevices to



access underground chambers as daytime retreats. The USFWS has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the PRCT and its habitat. A) Inform all project personnel about the potential presence of the PRCT in areas where the proposed work will be conducted. A preconstruction meeting shall be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PRCTs. An educational poster or sign with photo or illustration of the species should be displayed at the project site. B) Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected shall be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas. C) Strict measures shall be established to minimize toad casualties by motor vehicles or other equipment in areas where the species is known to occur. Once the access routes are determined, maintain the traffic (human and vehicle) within designated access to minimize affecting toads and habitat. Personnel shall pay attention in those access routes particularly at night, and after heavy rains to avoid mortality of toads. D) Before earth movement, vegetation clearing or debris removal activities commence each workday, a biologist or personnel with experience identifying and searching for toads shall survey the work area to ensure that no toads are present or can be affected by the work activities for that day. If a crested toad is observed any time within the operational area of the project, cease or delay activities in this area until the toads move out of the area on their own. Activities at other work sites, where no toads have been found after surveying, may continue. E) We recommend the use of sound recorders and monitoring of ponds, if present, within or near the project area to detect toad activities and breeding events, particularly during the rainy season. F) Avoid impacts to drainages and avoid interrupting water flow. G) If a PRCT is in an imminent risk of being affected by the project, contact DNER and the USFWS. H) For all PRCT sightings (dead or alive), record the time and date of the sighting and the specific location and contact the USFWS. If you have any questions regarding the above conservation measures, please contact the USFWS: i. Marelisa Rivera, Deputy Field Supervisor ii. Email: [marelisa\\_rivera@fws.gov](mailto:marelisa_rivera@fws.gov) iii. Office phone 787-851-7297 ext. 206 or mobile 787-510-5207 The Applicant must provide documentation at close-out that proves completion of required Conservation Measures.

### **III. Project Worksheet: #8067**

#### **a. Damage #219458**

##### GENERAL INFORMATION:

- **Project Worksheet (P/W):** 8067
- **Damage Information (DI):** 219458
- **PRIDCO Bldg. I.D.:** T089406700

##### GENERAL FACILITY INFORMATION:

- **Facility Type:** Building
- **Building Type:** Warehouse
- **Facility:** PRIDCO Building T-0894-0-67
- **Facility Description:** Industrial building used (leased) for manufacturing and commercial activities. One-story building, with main structure components (beams, columns ground slabs and foundation) comprised of reinforced concrete and concrete masonry Units (CMU). Roof structure composed of steel joists with metal deck with built-up roofing material. The building was constructed in 1967 and has approximate roof dimensions of 240FT x 93FT; (2)- [30FT x 12FT] (restroom unit roofs) for an approximate total roof area of 23,040SF.
- **Year Built:** 1967
- **Location Description:** Road PR-11, Km 0.1, Salto Abajo, Utuado, PR 00641
- **GPS Latitude/Longitude:** 18.26910, -66.71205
- **Number of Stories:** 1
- **Actual Tenants:** Coop. Industria Creacion la Montaña

##### GENERAL DAMAGE INFORMATION:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** Wind Driven Rain, High Winds & Wind Blown Debris

##### SCOPE OF WORK:

Below is a general description of the scope of work (SOW) related to the repair of the PRIDCO building facilities. Scope of work and their respective descriptions subdivided into Public Assistance (PA), Hazard Mitigation (HM) and additional work:

#### **Public Assistance (PA) – work to be performed:**

- 1) Damages - Public Assistance (PA) - Aluminum Flashing (remove, dispose and install new flashing according to PRIDCO specifications.) Building Exterior, Aluminum Flashing, 774 LF long, ga. 0.032, damaged by high wind, wind driven rain and flying debris, 0% work completed.
- 2) Damages - Public Assistance (PA) - Waterproofing Membrane (remove and dispose damaged material, clean and prepare surface, install new waterproofing membrane and

accessories according to applicable codes, PRIDCO specifications and manufacturer recommended guidelines. Building Exterior, 23,400 SF of Waterproofing Membrane, 2-Ply Styrene butadienne Styrene (SBS) Modified Bituminous composite reinforced roofing system, damaged by high winds, wind driven rain and flying debris, 0% work completed.

- 3) Damages - Public Assistance (PA) - Exterior Cobra Light (Remove and replace, equal or similar to existing.) Building Exterior, 1 each of Exterior Cobra Light, floodlight, exterior, metal halide, 100/150 Watt, damaged by high winds and flying debris, 0% work completed.
- 4) Damages - Public Assistance (PA) - Exhaust Fan (remove, dispose and install new exhaust fan according to PRIDCO specifications) Building Exterior, 1 each of Exhaust Fan, 5 FT long x 5 FT wide, aluminum roof fan extractor cap w/ gravity self-acting back draft damper face-flush install, 36in fan size, 1-HP motor, damaged by high winds, wind driven rain and flying debris , 0% work completed.
- 5) Damages - Public Assistance (PA) - Chain Link Fence (remove and dispose existing damage material, install new chain link fence according to applicable codes and PRIDCO specifications. Exterior Site, Perimeter Fence, 40 LF long x 6 FT high, chain link, galv. Ga. no. 9, post - 2.5 inch diam galv., 3-strands barbed wire (4-point), damaged by high winds, wind blown debris and fallen tree, 0% work completed.

**Hazard Mitigation (HM) – work to be performed:**

- 1) Damages - Hazard Mitigation (HM) - Furnish and install 23,400 SF of an SBS membrane 87 to 120 mls thick to the roof. Applying an additional membrane will help to absorb energy from flying debris and protect roof membranes below, helping to mitigate damage to the roof and interior damages from water infiltration. Add & Install SBS modified bituminous membrane, granule surface cap sheet, polyester reinforced, 160 mils, mopped on concrete roof.
- 2) Damages - Hazard Mitigation (HM) - Furnish and install one anchoring system to the roof exhaust fan. This will resist expected wind pressure during a similar event to prevent them from being overturned and damaged. Installation of an equipment-anchoring assembly to protect exhaust fans from high wind pressure.

**Additional Work Description – work to be performed:**

- 1) Damages - Additional Damages - Exhaust Fans (remove, dispose and install new exhaust fan according to PRIDCO specifications) Per the tenant, none of the exhaust fans appear to be working. Therefore, an additional 3 exhaust fans would appear to be either non-functional or malfunctioning.
- 2) Damages - Additional Damages - Aluminum Jalousie Windows (remove, dispose and install new windows hardware and accessories, in-kind) One 3 ft x 6 ft window was showing discernible signs of damage. Damage includes louvers that are completely missing at lower section of window. (3 ea)

- 3) Damages - Additional Damages - Aluminum Jalousie Window Operators (remove, dispose and install new hardware and accessories, in-kind) A total of 21 windows exhibited conditions of either impairment or absence of their respective operators. Hence, the tenant resorted to using wooden boards to maintain windows open.
- 4) Damages - Additional Damages - Exterior Cobra Light (Remove and replace, equal or similar to existing.) Per the tenant, beyond just one exterior light, an additional 4 exterior lights are apparently not functional.
- 5) Damages - Additional Damages - Chain Link Fence (remove and dispose existing damage material, install new chain link fence according to applicable codes and PRIDCO specifications. Discernible signs of damage were identified in an additional 20-ft section of chain link fence. Damages include bent top rails and/or posts and warped chain-link mesh. Overall, the chain link fence, including its damaged sections, is exposed to dense vegetation. The damaged sections in particular appear to have been impacted by falling tree trunks and/or debris.
- 6) Damages – Additional Damages - Furnish and install 3 anchoring system to the roof exhaust fan. This will resist expected wind pressure during a similar event to prevent them from being overturned and damaged. Installation of an equipment-anchoring assembly to protect exhaust fans from high wind pressure.

### **Environmental Historical Preservation (EHP) Conditions:**

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.
- Endangered Species Act (ESA) Conditions for *Epicrates Inornatus* (Puerto Rican Boa): 1. Inform all personnel about the potential presence of the PR boa and the VI boa in areas where the proposed work will be conducted. Photographs of the PR and VIBoa are to be prominently displayed at the site. The recipient must ensure that project personnel is able to correctly identify a PR or VI boa. For information on PR boa, please visit: <https://ecos.fws.gov/ecp/species/6628>. 2. Prior to any construction activity, including removal of vegetation and earth movement, the boundaries of the project area must be delineated, buffer zones, and areas to be excluded and protected, should be clearly marked in the project plan and in the field to avoid further habitat degradation into forested areas. Once areas are clearly marked, and prior to any construction activity, including site preparation, project personnel able to correctly identify a PR or VI boa must survey the areas to be cleared to ensure that no boas are present within the work area. Vehicle and equipment operation must remain on designated access roads/paths and within rights-of way. 3. If a PR boa is found within any of the working or construction areas, activities should stop in the area where the boa

was found. Do not capture the boa. If boas need to be moved out of harm's way, project personnel designated by the recipient shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #s: 787-724-5700, 787-230-5550, 787-771-1124). If immediate relocation is not an option, project-related activities at this area must stop until the boa moves out of harm's way on its own. Activities at other work sites, where no boas have been found after surveying the area, may continue. 4. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly

inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal and let it move on its own or call PRDNER Rangers for safe capture and relocation of the boa (PRDNER phone #s: 787-724-5700, 787-230-5550, 787-771-1124). If not possible, the animal should be left alone until it leaves the vehicle on its own. 5. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If PR boas are found within debris piles, do not capture the animal and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future. 6. For all boa sightings (dead or alive), personnel designated by the recipient must record the time and date of the sighting and the specific location where the boa was found. Data should also include a photo of the animal dead or alive, and site GPS coordinates, and comments on how the animal was detected and its behavior. If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. All boa sighting reports should be sent to the USFWS Caribbean Ecological Services Field Office, Marelisa Rivera - Deputy Field Supervisor, 787-851-7297 extension 206, 787-510-5207, marelisa\_rivera@fws.gov. For Virgin Islands Boas in St. Thomas and Steven's Cay US Virgin Islands (VI boas have not been reported on St. Croix or St. John): 7. Follow the same guidance above but contact the VIDivision of Fish and Wildlife (VIDFW), for technical assistance (340-775-6762) and capture of any VI boas. For information on USVI boa, please visit: <https://ecos.fws.gov/ecp/species/3247> b. The VIDFW has developed site-specific VI boa protocol; Applicants will be responsible for executing conservation measures recommended by VIDFW. Final project report to be submitted to USFWS. The Applicant must provide documentation at close-out that proves the completion of required Conservation Measures.

- Endangered Species Act (ESA) Conditions for During breeding seasons (see below), nest surveys shall be conducted if a project occurs in a species's range. Nest searches must be conducted by qualified personnel with the appropriate DNER permits prior to start of work. If nesting activity is detected, all construction activities or human disturbance must be avoided within a 200-meter buffer to the closest nest. This avoidance strategy must be kept until fledglings successfully leave the nest permanently. Outside the nesting season, if a nest is encountered,



work shall not interfere with the species until they have left the site. If nesting activity is detected, all construction activities or human disturbance must be avoided within a 200-meter buffer to the closest nest. This avoidance strategy must be kept until juvenile birds fledge the nest and are permanently gone. Nesting season/breeding season: Puerto Rican parrot (*Amazona vittata*): February to June; Puerto Rican plain pigeon (*Patagioenas inornata wetmorei* [*Columba inornata*]): April-September; Puerto Rican broad-winged hawk (*Buteo platypterus*): December-June; Puerto Rican sharp-shinned hawk (*Accipiter striatus venator*): December-June; Puerto Rican nightjar (*Antrostomus noctitherus*): February- August; Elfin-woods warbler (*Setophaga angelae*): March-June; yellow-shouldered blackbird (*Agelaius xanthomus*): February through November. For all nest sightings, the Applicant must record the time and

date of the sighting and the specific location where it was found. Data should also include a photo of the nest and eggs, relocation site GPS coordinates, and the time and date of the relocation. All sightings and incidental lethal take reports should be sent to the USFWS Caribbean Ecological Services Field Office, Marelisa Rivera - Deputy Field Supervisor, 787-851-7297 extension 206, 787-510-5207, marelisa\_rivera@fws.gov. The Applicant must provide documentation at close-out that proves completion of required Conservation Measures.

- Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA) Conditions: 1. The Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the JCA/EQB guidelines at a permitted site or landfill. 2. For asbestos containing material and lead base paint the Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the DNER/EQB guidelines at a permitted site or landfill or provide evidence of the close out permit from DNER/EQB for activities of remediation, abatement or removal of those materials. 3. Unusable equipment, debris, white goods, scrap metal any other material shall be disposed in approved manner and location. In the event significant items are discovered during the implementation or development of the project the Applicant shall handle, manage and dispose petroleum products, hazardous materials and toxic waste in accordance to the requirements of the local and federal agencies. Noncompliance with these requirements may jeopardize receipt of federal funds.