

SCOPE OF WORK

SCOPE OF WORK (SOW) BID PACKAGE W1-3 PRIDCO-FEMA-4339-DR-PR WEST REGION

I. Project Worksheet: #9223

1) Damage #218885

GENERAL FACILITY INFORMATION:

- **Facility Type:** Building
- **Building Type:** Warehouse
- **Facility:** PRIDCO Building ID - S-0007-1-46-00
- **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 is composed of precast concrete beams with precast concrete roof deck planks (PORETE) with built-up roofing material. The building was constructed in 1946 and has approximate roof dimensions of 337FT x 50FT, 210FT x 41FT, 30FT x 45FT, .85FT x 84FT, 169FT x 96FT; for an approximate total roof area of 50,174SF.
- **Year Built:** 1946
- **Location Description:** Carr. #308, Km 6.6, Cabo Rojo PR, 00623
- **GPS Latitude/Longitude:** 18.07949, -67.15735
- **Number of Stories:** 1
- **Actual Tenants:** Vacant

GENERAL DAMAGE INFORMATION:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** High Wind, Wind Driven Rain, & Water Intrusion.

SCOPE OF WORK:

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

Public Assistance (PA) – work to be performed:

WALL:

- 1) Remove & Replace Wood Doors (36"x 80"), 2Ea.
Building Interior, Remove and Replace 2 each of Wood Doors (Restrooms), 36 IN wide x 80 IN high, Solid Core, mahogany, 1-3/4" thick, damaged by wind driven rain.

NOTES:

- I. Remove and dispose of existing door. Install new solid wood door.
- II. See A/E design drawing sheet Bid Set: A-2.3

- 2) Remove & Replace Wood Doors (30"x 80"), 1Ea.
Building Interior, Remove and Replace 1 each of Wood Doors (Janitorial), 30 IN wide x 80 IN high, Solid Core, mahogany, 1-3/4" thick, damaged by wind driven rain, 0% work completed.

NOTES:

- I. Remove and dispose of existing door. Install new solid wood door.
- II. See A/E design drawing sheet Bid Set: A-2.3

- 3) Exterior Ceiling & Walls Paint, 28,200 SF
Building Exterior, 28,200 SF of Exterior Walls, 1,880 FT long x 15 FT high, primer and 2 coats latex paint, damaged by high winds and windblown debris, 0% work completed. Include: clean with water pressure, scrape, and preparation for paint.

NOTES:

- I. Color to match existing

- 4) Exterior Site, Remove & Replace Perimeter Fence, 80 LF long x 6 FT high, Chain link, Ga. No. 9, Post - 2-1/2" inch diam galv., 3-strands Barbed Wire (4-point), damaged by high winds.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.1

Hazard Mitigation (HM) – work to be performed:

- 1) N/A

Additional Work Description – work to be performed:

- 1) Exhaust Fan Anchoring System, 6 Each
The exhaust fans (4 FT long x 4 FT wide) require an anchoring system to mitigate future damage. Prepare and install anchoring system with 1/4" diameter stainless steel anchoring system attached to the existing roof curb. The top of cap height from vent curb is 34 Inches.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.2 Details 1 & 2

2) Replace Metal Gutter, 91 LF

Metal Gutter was observed during the inspection with bent and corroded parts, replacement is recommended.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.2 Detail 3

3) Replace Aluminum Jalousie Window (2 Ft wide x 3 Ft height, Miami Type), 4 EA

The windows are found with bending damage in different parts. Replacement of the aluminum windows is recommended.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.3

4) Replace Aluminum Jalousie Window (3 Ft wide x 6 Ft height, Miami Type), 18 EA

The windows are found with bending damage in different parts. Replacement of the aluminum windows is recommended.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.3

5) Aluminum Jalousie Window (3 Ft wide x 8 Ft height, Miami Type), 8 EA

The windows are found with bending damage in different parts. Replacement of the aluminum windows is recommended.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.3

6) Remove & Replace Rolling Door (10 Ft wide x 10 Ft height), 2 EA.

The rolling doors are broken and/or bent at the bottom or lateral area. Removal, disposal, and replacement is recommended.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.3

- 7) Remove & Replace Exterior Metal Door (36" wide x 84" height), 1 EA.
The exterior metal door is corroded and deteriorated. Preparation and replacement of the door is recommended.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.3

- 8) Remove & Replace Perimeter Sliding Gate with Motor, 1 EA (6 LF high x 42 LF wide) In the main entrance area, there is a sliding gate with a damaged motor. The removal, disposal, and installation of a new sliding gate along with its motor is recommended.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.4

- 9) Remove & Replace Perimeter Sliding Gate 1 EA (6 LF high x 28.5 LF wide)
The exterior sliding gate is damaged. It is recommended to replace the entire gate. Removal, layout, and installation of a new sliding gate are recommended.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.4

- 10) Repair Concrete spalling and cracks (412 SF)
During inspection it was observed that the concrete had visible cracks and/or spalling by the corrosion of the steel.

2) Damage #219267

GENERAL FACILITY INFORMATION:

- **Facility Type:** Building
- **Building Type:** Warehouse
- **Facility:** PRIDCO Building ID -T-1441-0-89-01
- **Facility Description:** Industrial building used (leased) for manufacturing and commercial activities. Onestory 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 1989 and has approximate roof dimensions of 240FT x 94FT; [60FT x 12FT] (restroom unit roofs) for an approximate total roof area of 23,280SF.
- **Year Built:** 1989.
- **Location Description:** PR-155, Km.49.5, Bo. Morovis Norte, Morovis 00687
- **GPS Latitude/Longitude:** 18.33523, -66.41533
- **Number of Stories:** 1
- **Actual Tenants:** Central Packing Caribe Inc.

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:**ROOF:****1) Replace Exhaust Fans (Complete Unit), 3 Ea.**

Building Exterior, 3 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, 115/230V.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.2 Detail 1

2) Replace Vent Pipe (12 FT long, 3 IN diameter, PVC SCH 40), 24 LF.

Building Exterior, 2 each of Vent drain, 12 FT long x 3 IN diameter, PVC SCH 40, impact by debris. Provide and install that was missing during inspection.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.2 Detail 3

3) Replace Exhaust Fan (Cap Only) (5 FT long x 5 FT wide), 1 Ea.

Provide Building Exterior, 1 each of Exhaust Fan Cap, 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.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.2 Detail 1

WALL:**4) Remove & Replace Aluminum Jalousie Windows (6 FT x 3 FT), 5 Ea.**

Building Exterior, 5 each of Aluminum Jalousie Window, 6 FT long x 3 FT wide, Miami Type, ga 0.062, heavy duty hardware, damaged by high wind and wind blow debris. The DDD considers five of the seven windows observed during site visit inspection.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.4

5) Replace Plycem Fascia, 24 LF

The exterior fascia is damaged. It requires replacement.

Building Exterior, 1 each of Fascia, 2 FT long x 24 FT wide, 1/2" plycem laminar cement board, damaged high wind & wind driven rain.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.2 Details 4 & 5

SITE:

6) Repairs Exterior Site, Perimeter Fence, 250 LF

250 LF long x 6 FT high, chain link, galv. Ga. No. 9, post - 2-½" inch diam galv., 3-strands barbed wire (4-point), damaged by high wind & wind driven rain.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.1

Hazard Mitigation (HM) – work to be performed:

To reduce future damages, by high winds events, the following mitigation measures are recommended:

1) Provide Exhaust Fan Anchoring System, 3 Ea.

The recommendation is to install a 1/4" diameter stainless steel anchoring system for the exhaust fan caps (5 FT long x 5 FT wide), attached to the existing roof curb. The DDD (Damage Description and Dimension) considers providing an anchoring system, to the three (3) Exhaust Fans (Complete Units to be replaced).

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.2 Details 1 & 2

2) Provide Additional Rain Gutter Hangers, 90 LF.

To reduce future damages to 90 LF long x 6 IN wide of rain gutter, during high wind events, it is recommended to decrease hanger spacing from 6 ft apart to 3 ft spans.

NOTES:

- I. See A/E design drawing sheet Bid Set: A-2.2 Detail 6

3) Provide Exhaust Fan Anchoring System, 1 Ea.

The recommendation is to install a 1/4" diameter stainless steel anchoring system for the exhaust fan caps (5 FT long x 5 FT wide), attached to the existing roof curb. The DDD (Damage Description and Dimension) considers providing an anchoring system, to one (1) Exhaust Fan (Cap only to be replaced).

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.2 Details 1 & 2

4) Provide Additional Fasteners to the Window Frame, 5 Ea.

To reduce future damage to 5 each Aluminum Jalousie Windows, 6 FT long x 3 FT wide, Miami Type, ga 0.062, heavy duty hardware, during high wind events, it is recommended to include new and additional fasteners to the window frame.

NOTES:

- I. See A/E design drawing sheet Bid Set: A-2.4

Additional Work Description – work to be performed:**1) Repairs Exterior Site, Perimeter Fence, 10 LF long**

10 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 high wind & wind driven rain.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.1

2) Replace Plycem Fascia, 68 LF

The exterior fascia is damaged. It requires replacement.

Building Exterior, 1 each of Fascia, 2 FT long x 68 FT wide, 1/2" plycem laminar cement board.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.2 Detail 3

3) Provide Exhaust Fan Anchoring System, 2 Ea.

The recommendation is to install a 1/4" diameter stainless steel anchoring system for the exhaust fan cap (5 FT long x 5 FT wide), attached to the existing roof curb.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.3 Details 1 & 2

4) Mud-plaster Repairs, 15 SF

The mud-plaster on different parts of the roof is damaged, cracked or broken.

5) Exterior Paint at Plastering Repairs, 51 SF

Exterior paint (at exterior ceiling overhangs plaster repairs).

6) Remove & Replace Metal doors (40" x 84"), 2 Ea.

Doors corroded and deteriorated from water damage.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.4.

7) Repair Rolling door system, 1 Ea.

The system needs to be repaired, it stalls and requires force majeure to open.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.4.

8) Remove & Replace Wood Doors (37" x 80"), 3Ea.

Doors are damaged by water. Replacement is required.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.4.

9) Handrail repair and paint, 24 LF

The handrail is deteriorated and corroded, it needs repairs and reinforcements at the bottom. Include: Preparation for painting.

10) Repair Floor topping, 56 SF

The topping on the floor and stairs is broken. Requires preparation and repair.

11) Mitigation of ACM (Asbestos Containing Material), 1,350 SF

Mitigation of Asbestos according to positive test result. We considered an area of 15' x 15' around six of the existing each exhaust fan. 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 DRNA (Departamento de Recursos Naturales y Ambientales) guidelines at a permitted

site or landfill or provide evidence of the close out permit from DRNA for activities of remediation, abatement, or removal of those materials.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.3.

12) Remove & Replace Aluminum Jalousie Windows (6 FT x 3 FT), 6 Ea.

Building Exterior, 6 each of Aluminum Jalousie Window, 6 FT long x 3 FT wide, Miami Type, ga 0.062, heavy duty hardware, damaged by high wind and wind blow debris. The DDD considers five of the seven windows observed during site visit inspection

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.4.

13) Provide Additional Fasteners to the Window Frame, 6 Ea.

To reduce future damage to 6 each Aluminum Jalousie Windows, 6 FT long x 3 FT wide, Miami Type, ga 0.062, heavy duty hardware, during high wind events, it is recommended to include new and additional fasteners to the window frame.

NOTES:

- I. This item includes removal, disposal, and replace existing damaged material, according to applicable codes, and PRIDCO standards.
- II. See A/E design drawing sheet Bid Set: A-2.4.

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 recipients 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 VI Boa 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 VI Division 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.

- 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 an 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 with the requirements of the local and federal agencies. Noncompliance with these requirements may jeopardize receipt of federal funds.