

# SCOPE OF WORK

## SCOPE OF WORK (SOW) BID PACKAGE M 1-4 PRIDCO-FEMA-4339-DR-PR METRO REGION

### I. Project Worksheet: #9522

#### a. Damage #407776

##### GENERAL INFORMATION:

- **Project Worksheet (P/W):** 9522
- **Damage Information (DI):** 407776
- **PRIDCO Bldg. I.D.:** S075606600

##### GENERAL FACILITY INFORMATION:

- **Facility Type:** Building
- **Building Type:** Warehouse
- **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 1966 and has approximate roof dimensions of 240FT x 202FT, 120FT x 22FT; [60FT x 12FT, 240FT x 2.5FT] (restroom unit roofs) for an approximate total roof area of 52,440SF.
- **Year Built:** 1966
- **Location Description:** PR 778 Km 0.9. Bo. Vega Redonda, Comerio, PR 00782
- **GPS Latitude/Longitude:** 18.22512, -66.22242
- **Number of Stories:** 1
- **Actual Tenants:** Franchesca Reyes

##### 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 (AW):

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

- 1) Exterior Site, Chain link fence, 130 LF long x 6 FT high, Galv. Ga. No. 9, Post - 2-½" inch diam galv., 3-strands Barbed Wire (4-point), damaged by high winds and wind blown debris.
- 2) Exterior Site, 1 each of Perimeter Pedestrian Gate, Galv. Ga. No. 9, Post - 6"-inch diam galv., 3-strands Barbed Wire (4-point), damaged by high winds and wind blown debris.

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

- 1) Lead Based Paint Mitigation (3500 SF)-Perform lead mitigation according to required standards and regulations.

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

- 1) Waterproofing Membrane, 48,802 SF 2-Ply Styrene Butadiene Styrene (SBS) Modified Bituminous composite reinforced roofing system, damaged by high wind & wind driven rain. Remove and dispose the existing membrane system. Clean and prepare the surface. Install new waterproofing membrane (48,802 SF) and accessories according per Manufacturer's instructions and applicable codes.
- 2) Fire Hose Cabinet. Fire Hose, 2 in BOWL SIZE -2-5/16 in WEIGHT PER 100 FT UNCOUPLED. It is recommended to remove the existing cabinet and hose. Install a new 100 FT cabinet and hose that comply with current codes and regulations.
- 3) Ramps Handrails, 50 FT Length x 42 in Height. (Remove and install new guardrail and handrails per manufacturer's guidelines and applicable codes. The ramp requires a curb.
- 4) Add (8 EA) off roof Equipment Anchoring Assembly to protect exhaust fans hood cover from high wind pressures.
- 5) Substitution of the 444 LF. of .032" thick 12 in wide aluminum flashing with 444 ft. of .050" aluminum flashing; along with the decreasing of spacing between fastening, from 1 ft. to 6 in to better secure such aluminum flashing.

- 6) Substitution of the 820 LF. of .032" thick 6 in wide aluminum flashing with 444 ft. of .050" aluminum flashing; along with the decreasing of spacing between fastening, from 1 ft. to 6 in to better secure such aluminum flashing.
- 7) Building Exterior, Hazard Mitigation 48,802 SF an additional SBS modified bituminous membrane, 1-Ply Styrene butadienne Styrene (SBS) Modified Bituminous composite reinforced roofing system, High wind and wind driven rain damaged several areas of the roof. NOTES: Install 48,802 SF of an additional SBS modified bituminous membrane 1-ply to strengthen the roofing system, providing a higher protection from water infiltration.

## **II. Project Worksheet: #8583**

### **a. Damage #407866**

#### GENERAL INFORMATION:

- **Project Worksheet (P/W):** 8583
- **Damage Information (DI):** 407866
- **PRIDCO Bldg. I.D.:** T13940861

#### GENERAL FACILITY INFORMATION:

- **Facility Type:** Building
- **Building Type:** Warehouse
- **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 1986 and has approximate roof dimensions of 240FT x 93FT; [60FT x 12FT] (restroom unit roofs) for an approximate total roof area of 23,040SF.
- **Year Built:** 1986
- **Location Description:** Carr. #860, Bo. Las Cuevas, Trujillo Alto, Puerto Rico 00976
- **GPS Latitude/Longitude:** 18.36222, -65.99654
- **Number of Stories:** 1
- **Actual Tenants:** Efrain Nuñez

#### 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 (AW):

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

- 1) Building Site, Exterior Site, Perimeter Fence, 380 LF long x 6 FT high, Galv. Ga. No. 9, Post - 2-½" inch diam galv., 3-strands Barbed Wire (4-point), damaged by high winds and wind-blown debris.

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

- 1) N/A

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

- 2) Building Site, Exterior Site, Perimeter Fence, 52 LF long x 6 FT high, Galv. Ga. No. 9, Post - 2-½" inch diam galv., 3-strands Barbed Wire (4-point), damaged by high winds and wind-blown debris.

## **b. Damage #407868**

### GENERAL INFORMATION:

- **Project Worksheet (P/W):** 8583
- **Damage Information (DI):** 407868
- **PRIDCO Bldg. I.D.:** T-142908800

### GENERAL FACILITY INFORMATION:

- **Facility Type:** Building
- **Building Type:** Warehouse
- **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 1988 and has

approximate roof dimensions of 180FT x 123FT; (2)- [30FT x 13FT] (restroom unit roofs) for an approximate total roof area of 22,920SF.

- **Year Built:** 1988
- **Location Description:** Carr. #860, Bo. Las Cuevas, Trujillo Alto, Puerto Rico 00976
- **GPS Latitude/Longitude:** 18.36315, -65.99603
- **Number of Stories:** 1
- **Actual Tenants:**

#### 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 (AW):

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

- 1) Building Exterior, Fascias, 136 LF long x 2 LF wide, 1/2" Plycem laminar cement board, 24" wide, damaged by high winds and wind blown debris.
- 2) Building Exterior, 6 each of Rectangular Shape Wall Mounted Light Fixture, wallpack, 1500W, damaged by strong winds and wind blown debris.
- 3) Building Exterior, 2 each of Circular Shape Wall Mounted Light Fixture, wallpack, 1500W, damaged by strong winds and wind blown debris.
- 4) Exterior Site, Perimeter Fence, 230 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 winds and wind blown debris.

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

1) N/A

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

1) N/A

**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.
- Endanger Species Act (ESA) PR 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 #: 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. \*\*\*The Applicant must provide documentation at close-out that proves completion of required Conservation Measures.

- Endanger Species Act (ESA) conservation measures are for the Puerto Rican plain pigeon (*Patagioenas (Columba) inornata wetmorei*): During breeding seasons (see below), nest surveys shall be conducted if a project occurs in a species' 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):
  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 PR DNER 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.
- Executive Order 11988 - Floodplains: Applicant must obtain any required permits from the Planning Board prior to initiating work and comply with any conditions of the permit. All coordination (emails, letters, documented phone calls) pertaining to these activities and compliance must be provided and maintained in the Applicant's permanent files.
- Executive Order 11990 - Wetlands: The Applicant shall ensure best management practices are implemented to prevent erosion and sedimentation to surrounding, nearby or adjacent wetlands. To ensure that wetlands are not adversely impacted, per the Clean Water Act and Executive Order 11990, equipment storage and staging of construction materials and machinery must be in a location that would prevent erosion and sedimentation.