PROPOSED SCOPE OF WORK

(A) 24J-14703R1- Mameyal Baseball Park Facility Damages Repair

Chain Link Fence and Gates

1) Remove and dispose of existing damaged 5' high chain link fence sections from the third base dugout to the left field corner and along the north side of the property perimeter fence. Approximately 447 LF.
2) Supply and install new 6' high chain link fence sections from the third base dugout to the left field corner, 190 LF and 310 LF along the north side of the property perimeter fence over a retaining wall with swales. See Detail.
3) Supply and install a new double 6' high swing gate in the left field fence next to the bullpen to access the vehicle entrance. 16' wide. One (1) ea.
4) Remove and dispose of existing damaged 12' high chain link fence sections making up the bullpen in the third base area. Approximately 158 LF.
5) Supply and install new 12' high chain link fence making up the bullpen in the third base area. Approximately 158 LF.
6) Supply and install a new single 7' high swing gate for the bullpen in the northeastern corner facing north. 3' wide. One (1) ea.
7) Remove and dispose of existing damaged 16' high chain link fence sections from the third base dugout to the home base area, to the right field corner, and to the northeastern corner of the property fence. Approximately 700 LF.
8) Supply and install new 16' high chain link fence sections from the third base dugout to the home base area, to the right field corner, and to the northeastern corner of the property fence. Approximately 700 LF.
9) Supply and install a new single 7' high swing gate between the baseball field and the covered basketball court centralized to the court. 3' wide. One (1) ea.
10) Paint all the remaining chain link fences. Use metallic oil base. See paint notes.
11) Galvanized steel chain link #9 gauge 2" mesh.
12) Use three (3in) diameter poles for ten (10FT) and higher heights chain link fence. Use eight (8) FT max separation between poles.
13) Refer to standard drawings for chain link fence and gates details.
14) Supply and install a new fence topper all along the perimeter of the outfield, left field, and right field fences. Equal or similar to model (f1160 Poly-Cap by Baseball Fence Toppers. Approximately 467 LF.
15) Demolish existing pedestrian entrance wall at the North side and construct new entrance with a new galvanized steel rotary gate with a concrete slap and ramp 18' x 7'. See drawings.





(B) *Facility Damage – Bleachers*

1) Repair concrete bleacher sections:
   a. Spalling concrete repair - Chip existing loose concrete and treat the exposed rebar. Clean exposed rebar with a steel brush and apply Loctite Extend Rust Neutralizer.
   b. Apply bonding primer and reinforcement corrosion protection.
   c. Clean, patch and finish the affected area with Vinyl Concrete Patch.
2) Paint existing bleachers and canopy structure. See paint notes.
3) Dimensions:
   a. First base bleachers 100' w x 79' l x 75" h. One (1) ea.
   b. Third base bleachers 8' w x 69' l x 8' h. One (1) ea.
4) Paint concrete bleachers. See paint notes.
5) Remove, supply, and repair by replacement of existing damaged downspouts for bleachers:
   a. First and third base bleachers 1180 LF.
6) Supply and install new 2" diameter steel handrails on the laterals, center and rear of the first base bleachers. Include footings. Meet the standard height. See details. 256 LF.
7) Remove supply and replace existing roof and siding galvanized metal panel 1,350 SF.
8) Remove supply and replace existing roof 2' siding metal panels, trims and flashings 420 LF Approx.
9) Install additional screws to existing roof panels, every 12" as per detail.



(C) *Facility Damage – Dugouts*

1) Spalling concrete repair - Chip existing loose concrete and treat the exposed rebar. Clean exposed rebar with a steel brush and apply Loctite Extend Rust Neutralizer.
2) Apply bonding primer and reinforcement corrosion protection.
3) Patch and finish the affected area with Vinyl Concrete Patch.
4) Thin set concrete resurfacing of existing dugout floors. Equal or similar to NewCrete concrete Resurfacer by Rapid Set. 104 SF.
5) Dimensions: 104" w x 12' l x 104" h.
6) Two (2) ea.
7) Supply and install chain link sections for dugout near first base.
   a) 73' l x 52" h. One (1) ea.
   b) 73' l x 52" h. One (1) ea.
8) Supply and install chain link sections for dugout near third base.
   a) 79' l x 52" h. One (1) ea.
   b) 81' l x 52" h. One (1) ea.
9) Supply and install a new single 31" wide x 7' high swing gate in the dugout near first base.
10) Supply and install a new single 33" wide x 7' high swing gate in the dugout near third base.
11) Construction of new dugout extension (2ea). Includes a concrete slab 104" w x 12' l, new dugout canopy and close with chain link fence around.
12) Supply and install new TWO (2) concrete benches. See specifications.

Demolish and create a door opening.



(D) *Facility Damage – Concrete Benches*

1) Spalling concrete repair - Chip existing loose concrete and treat the exposed rebar on existing damaged concrete benches. Clean exposed rebar with a steel brush and apply Loctite Extend Rust Neutralizer.
2) Apply bonding primer and reinforcement corrosion protection.
3) Patch and finish the affected area with Vinyl Concrete Patch.
4) Paint with exterior wall paint. See paint notes.
5) Dimensions:
   a. 68" w x 68" l x 30" h. 13 ea.
   b. 19" w x 27' l x 18" h. Three (3) ea
6) Replace existing outdoor gym fixture. See drawing. Paint all remaining to match the new one.



(E) *Facility Damage – Concrete Canteen and Restrooms Structure*

1) Spalling concrete repair - Chip existing loose concrete and treat the exposed rebar. Clean exposed rebar with a steel brush and apply Loctite Extend Rust Neutralizer.
2) Apply bonding primer and reinforcement corrosion protection.
3) Patch and finish the affected area with Vinyl Concrete Patch.
4) Dimensions: 36' w x 90' l.
5) Pressure wash cleaning of existing concrete roof. Approximately 1,900 SF.
6) Installation of new waterproofing system. Equal or similar to Dancsa Modified Asphalt Membrane Amsterdam Rib-S. The contractor shall provide a 10 YR Warranty. Application of product must be as recommended by the manufacturer. Approximately 1,900 SF.
7) Repair existing metal roof: replace existing trim, flashing (210 LF), gutters (170 LF) and downspouts (160 LF). See details on drawings.
8) Paint all structures. See paint notes.



(F) *Facility Damage – Restroom Renovations*

1) Remove and dispose of all restroom equipment: toilets, lavatories, and accessories.
2) Repair existing concrete wall plaster finish with the application of new wall finish product as manufactured by Master (equal or similar), used to renovate walls and ceilings.
3) Supply and install new ADA complaint restroom equipment and accessories. Include all fittings, valve, p-trap, tail piece, etc.
4) Clean and paint existing flooring with anti-slip coating. Refer to the Paint scope section for details.
5) Remove, dispose, and replace toilet fixture. Include toilet seats, fittings, and valve. Ensure the fixture fits in the existing sanitary connection.
6) Material Description (where occur or required):
   a. Lavatory: Wall-mounted, Vitreous China, white, 20-½ in x 18-¼ in with 4 in center faucet holes, front overflow, D-shaped bowl. Two (2) lavatories are needed.
   b. Faucets: Conventional widespread, 0.5 GPM pressure compensating, vandal-resistant multi-laminar spray. Factory set for a maximum of 0.08 gallons per cycle. Four (4) faucets are needed.
   c. Toilet Paper Dispenser: Surface-mounted, multi-roll, stainless steel, satin finish, 6-1/16" W x 11" H x 5-15/16" D. Holds two rolls up to 5-¼" in diameter. Theft-resistant, heavy-duty spindles. Two (2) toilet paper dispensers are needed.
   d. Floor: Refer to paint scope section for details.
   e. Toilets: Single flush. Flush volume is 1.1 GPF to 1.6 GPF. Outfitted with a 2-1/8 in. fully glazed trap way, elongated toilet seat, Water Sense, Dimensions 16.5 in. H, 14 in. W, 28.25 in. D. Two (2) toilets are needed.
7) Product Reference: (where occur or required).
   a. Lavatory: Equal or similar to American Standard, Lucerne Wall Hung Lavatory Model 0355.012.
   b. Faucets: Equal or similar to American Standard Metering Faucet Model1340.827.
   c. Toilet Paper Dispenser: Equal or similar to Bobrick Model B-2888 Classic Series.
   d. Floor: Refer to paint scope section for details.
   e. Toilets: Similar or equal to American Standard model Cadet PRO 1.28gpf/4.8 Lpf, Two Piece, elongated toilet with seat cover.
8) Install new full aluminum door. See door schedule on drawings.

(G) *Facility Damage - Concrete Sidewalks and Concrete Surfaces*

1) Pressure wash cleaning of existing sidewalks in front of both bleachers. Approximately 592 SF.
2) Thin set concrete resurfacing of existing sidewalks in front of both bleachers. Equal or similar to NewCrete concrete Resurfacer by Rapid Set. Approximately 592 SF.
3) Sidewalk replacement 315 SF. See details.



(H) *Facility Damage – Electricity Meter Concrete Base-Rev.*

1) Demolish and dispose existing concrete motor base pedestal and Electrical room. Dimensions: 40' w x 88' l x 90" h. One (1) ea.
1)
2) Construction of new 4 ft x 7' ft, reinforced concrete and cmu electrical room. See details on ADD drawings.
3) Install new double steel door. See details and notes on ADD drawings.
4) Install new metal roof. See details and notes on ADD drawings.
5) Paint the entire structure. See paint notes.



(I) *Facility Damage - Covered Multisport Court Roof Structure*

1) Roof dimensions: 77' w x 127' l.
2) Remove, supply and repair by replacement of metal roof panels 39' in length. Eight (8) ea.
3) Install additional screws every 12" where occur. All roof panels.
4) Repair existing basketball court steel column base. See details. 14 ea.
5) Remove, supply and repair by replacement of gutters. 508 LF.
6) Remove, supply and repair by replacement of downspouts. 15 LF. 12 ea.
7) Paint all structure.
8) See paint notes.
9) Construction of new natural swale along the north side of the covered multisport court.
10) Supply and install new roof bird net to all canopies and multisport court. Approximately 15,360 SF.





(J) *Facility Damage - Covered Multisport Court*

1) Remove existing basketball court markings. See Multisport Court Technical Specifications.
   a. Apply a paint stripper.
   b. Scrape away the paint.
   c. Rinse the concrete with a pressure washer.
2) Supply and install new acrylic basketball goal boards. (2 ea.)
3) Supply and install new Volleyball Ground Sleeves Kits, equal to or similar to Jaypro PVB-7SS. (2ea.)
4) Paint multisport court markings, volleyball net poles, and goal poles. See Multisport Court Technical Specifications.
5) See paint in general specifications.
6) Color to be selected by owner.
7) See paint notes.
8) Dimensions: 63' w x 92' l.



(K) *Facility Damage – Covered Multisport Court Concrete Table and Benches*

1) Spalling concrete repair - Chip existing loose concrete and treat the exposed rebar on existing concrete table and benches. Clean exposed rebar with a steel brush and apply Loctite Extend Rust Neutralizer.
2) Apply bonding primer and reinforcement corrosion protection.
3) Patch and finish the affected area with Vinyl Concrete Patch.
4) Paint with exterior wall paint. See paint notes.
5) Concrete benches dimensions: 20' w x 10' l x 16" h. Two (2) ea.
6) Concrete scoring bench dimensions: 16" w x 78' l x 20" h. One (1) ea.
7) Concrete scoring table dimensions: 20' w x 78' l x 40" h. One (1) ea.



(L) *Facility Damage – Covered Multisport Court Bleachers*

1) Repair concrete bleacher sections:
   a. Spalling concrete repair - Chip existing loose concrete and treat the exposed rebar. Clean exposed rebar with a steel brush and apply Loctite Extend Rust Neutralizer.
   b. Apply bonding primer and reinforcement corrosion protection.
   c. Clean, patch and finish the affected area with Vinyl Concrete Patch.
2) Paint existing bleachers. See paint notes.
3) Dimensions: 98" w x 14' l x 64" h. Two (2) ea.
4) Supply and install new 2" diameter steel handrails on the laterals and rear of both of the bleachers. Include footings. Meet the standard height. See details. Approximately 96 LF.



(M) *Paint General Specifications*

1) Paint all existing structures. (Bleachers, benches, steel structures, concrete structures, buildings, restrooms, canteen, basketball court, etc., where occur).
2) Clean and patch all existing concrete surfaces. See paint notes.
3) Flooring: Apply anti-slip floor coating designed for heavy pedestrian traffic.
4) Product Description:
   a. Steel Structures: Equal or similar to Sherwin Williams Pro Industrial DTM Acrylic Primer/Finish. Apply one coat of primer and two (2) coats of paint.
   b. Exterior Wall Paint: Equal or similar to Sherwin-Williams Quick Dry Interior/Exterior Stain Blocking Primer. Apply one coat of primer. Apply two (2) coats of paint. A-100 exterior acrylic latex.
   c. Interior Wall Paint: Equal or similar to Sherwin-Williams Moisture Vapor Barrier Interior Latex primer/sealer. Apply one coat of primer and two (2) coats of paint. Promar 400 Zero VOC Interior Latex Primer.
   d. All exterior concrete structure or item must be painted with exterior paint.
   e. See paint notes.
5) Patch and finish the affected area with Vinyl Concrete Patch.
6) All structures (steel / concrete) must be painted (interior / exterior).





(N) *SOW ELECTRICAL WORK*

Facility Damage - Field

1) Repair by replacement of existing meter base concrete pedestal.
2) Supply and replace existing 120v/240V,200 Amp, 1ph Nema 3R, disconnect switch and meter base.
3) Install New Distribution Panel.
4) New 3#4 THWN underground electrical line. (2000 LF Approx.)



(O) *Facility Damage - Baseball Field*

Baseball Field Lighting System

1) As part of field lighting system, the contractor must consider the following:

A) The installation of a new meter base equal or similar to GE industrial solutions model TSM420CSCUP, 200 A, NEMA 3R enclosure, surface mounting.
B) The installation of a new distribution panel, equal or similar to model GE LOAD CENTER MODELTLM4020RCU, 200 A, NEMA 3R, 1PH, 30 spaces.
C) The installation of a new disconnect switch GE, 200 Amp AC, 1PH, 120/240 V, 3R, 3 poles, 2 wires, non-fused equal or similar to model TGN3324R.
D) The contractor must install a control panel equal or similar to MUSCO control link contactor cabinet system.
E) All electrical installation must be done as per code, and regulations, and the contractor must provide an electrical certification to the owner.
F) The contractor must consider two (2) poles of 70 0 FT, two (2) poles of 50 FT and Four (4) poles of 60 FT, 34 luminaries Equal or similar to Six (6) – model TLC-BT-575, (22) – model TLC-LED-1200 and six (6) – model TLC-LED-800, including eight (8) precast self-support concrete pole base. All athletic poles must be grounded. (8ea). Include
One (1) Control-Link™ Cabinet.
G) The contractor must consider a dedicated circuit breaker for each pole.
H) The contractor must install new 3-#4 THWN underground electrical wiring. Use 2in min. diameter PVC SCHD. 40 conduits. See details. (2,000 LF Approx.)
i) The contractor must consider a Geotech study with at least two (2) boring soil tests.
J) Install all panels in the new concrete electrical room. See details.
k) The contractor must consider for all lighting fixtures to be installed, the installation of new rough-in, wiring, and on/off switches: Canteen, bleachers and restrooms.
L) The contractor must consider 3-1/0 THWN main feeder in 3" diam. Schd. 80 conduits. (100 LF). See details.
M) The contractor must provide a Master Electrician Certification.
Q) This proposal must include the construction of a new electrical room. See details on ADD drawings provided. Demolish existing meter bank concrete base and Electrical Closet.

2) Supply and install new pole pads in the outfield baseball field poles. Four (4) ea.



(P) *Facility Damage – Athletic Pole*

1) Supply and install new athletic pole luminaires for the athletic pole in the left field facing the bullpen and vehicle area. Equal or similar to model HL-SP06-500W by LED Sports Light. Include rough-in, wiring, electrical connection, and on/off switch panel. Installation as recommended by the manufacturer. Two (2) ea.
   a. LED exterior luminaire.
   b. Color Temp of 5000k.
   c. Fixture Voltage: AC100 to 277V
   d. Lumens: 75,000 lm
   e. Fixture Rated Life: 100,000 hr. Five (5) year warranty.



(Q) *Facility Damage – Metal Poles*

1) Remove, supply and repair by replacement of metal poles in the property. Approx 10' high. Ten (10) ea.
2) Remove, supply and repair by replacement of exterior lighting fixtures for metal poles in the property. Ten (10) ea. Equal or similar to model GL16INC Area Light by Energy Light, Inc Luminaires. Include rough-in, wiring, electrical connection, and on/off switch panel. Installation as recommended by the manufacturer.
   a. LED exterior luminaire.
   b. Color Temp of 5000k.
   c. Fixture Voltage: 120 to 277V



(R) ADDITIONAL NOTES:

1) The contractor is responsible to verify the existing electrical system conditions and shall repair any damage found and leave the project fully operational, properly grounded, coordinated with all the other trades and with all the required equipment, interconnections, fittings, and appurtenances necessary for the safe operation of his intended use.
2) All the electrical installation shall be done in a neat and workmanlike manner, according to the latest edition of the National Electrical Code (N.E.C.), the Puerto Rico Electric Power Authority (LUMA) latest standards and the Negociado de Telecomunicaciones de Puerto Rico latest practices.
3) The contractor shall visit the job site and become acquainted with the existing field conditions.

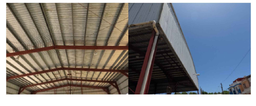
4) The contractor is responsible to comply with all laws, regulations, codes, professional licenses required by Municipal, State, Federal and Local laws.

5) The word "Typical" or "Typ.", "Standard Drawing" or "Std. DWG" and "where occur", means whenever or wherever the mentioned or illustrated conditions happened, the notes, detail or scope will apply.

6)Quantities and dimensions provided are approximate. The contractor is responsible to take measures and determining the quantities to be considered in the proposal, except when a partial repair is requested, the quantity or dimension shown will be considered as fixed.

(S) *Facility Damage – Roof Structure*

1) Supply and install new interior luminaires. Ten (10) ea. Equal or similar to model ValueLED UFO 2A High Bay by Sylvania luminaires. Include rough-in, wiring, electrical connection, and on/off switch panel. Installation as recommended by the manufacturer.
   a. LED interior luminaire.
   b. Color Temp of 5000k.
   c. Fixture Voltage: 120 to 277V
   d. Lumens: 34,560 lm.
   e. Fixture Rated Life: 150,000 hr. Five (5) year warranty.
2) Supply and install new exterior lighting fixtures. Four (4) ea. Two (2) on the south side and one (1) on the east and west sides of the siding panel's exterior. Equal or similar to model ValueLED Area Light 3A by SYLVANIA Luminaires. Include rough-in, wiring, electrical connection, and on/off switch panel. Installation as recommended by the manufacturer.
   a. LED exterior luminaire.
   b. Color Temp of 5000k.
   c. Fixture Voltage: 120 to 277V
   d. Lumens: 20,000 lm
   e. Fixture Rated Life: 100,000 hr. Five (5) year warranty.
3) Remove, supply and repair by replacement of existing weatherproof receptacles, equal or similar to Duplex Convenience Receptacle. Three (3) ea
   a. 15A / 125V grounding type surface mounted GFI (Ground Fault Interrupter)
   b. Include weatherproof boxes and covers.



(T) *Facility Damage – Concrete Bleacher Canopies – Two (2) ea.*

1) Supply and install new florescent lighting fixture with new LED lighting fixtures. Equal or similar to model CNY LED Canopy Lighting by Lithonia Lighting. Include rough-in, wiring, electrical connection, and on/off switch panel. Include all switches and covers. Installation as recommended by the manufacturer: Six (6) ea in total.
   a. LED Interior/Exterior Luminaire.
   b. Color Temp of 4000k.
   c. Fixture Voltage: 120 to 277V
   d. LED replacement for: Up to 250W MH
   e. Lumens: 6,600 lm
   f. Fixture Rated Life: 50,000 hr. Five (5) year warranty.

(U) *Baseball Field - Field Work*

1) The contractor is responsible for the repair of the existing damaged infield.

2) Remove all grown sod inside the infield area and apply an industrial herbicide to prevent future grow.

3) Rake the area and remove all debris.

4) To repair the infield surface, use a mix equal to 55 percent sand, 30 percent clay, and 15 percent silt covering material.

5) Prepare the lawn area as recommended by the guide provided.

6) Follow the guide provided. (Where apply)

7) Install baseball bases set.

8) Supply and install new two (2) foul poles. Equal or similar to model Grand Slam Fencing Foul Pole Kit, Part # A15-941 by Anthem Sports.
   a. Two 6' high reinforced PVC foul poles wrapped in 8' high Safefoam.
   b. Includes two ground sockets and six 19' yellow tie wraps for attachment.
   c. Compatible with temporary, in-ground fencing (see illustration).
   d. Image for illustration purposes only.



4) Re-grade existing finished grade to create a natural swale for natural drainage. And install new catch basin. See details. (160 LF)

ON KEY LLC

BRENDALY QUIÑONES
PROFESSIONAL ENGINEER

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No.	Revision/Issue	Plot Date:

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In this Page:

PROPOSED SCOPE OF WORK

Scale: NOT TO SCALE
Details scale: AS NOTED

Job #: 2023-000502
Date: JULY 30 2023
Check by: SEPT 10 2024
Sheet No.
A-01