Scope of Work

South Region

Bid Package S3-1 A

PW 7779: DI 219290, DI 219300

CPM PR, LLC

October 1, 2025

SCOPE OF WORK (SOW) BID PACKAGE S3-1 A PRIDCO-FEMA-4339-DR-PR SOUTH REGION

I. Project Worksheet: # 7779

a. Damage #219290

GENERAL INFORMATION:

- **Project Worksheet (P/W):** 7779
- **Damage Information (DI):** 219290
- **PRIDCO Bldg. I.D.:** M-0062-0-51-01

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 1951 and has approximate roof dimensions of 101 FT W x 290 FT L for an approximate total roof area of 29,447 SF.
- **Year Built:** 1951
- **Location Description:** Canas, Ponce, PR
- **GPS Latitude/Longitude:** 18.01179, -66.63815
- **Number of Stories:** 1
- **Actual Tenants:** Auto Ejes, Vacant and 24 Distributors

GENERAL DAMAGE INFORMATION:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** High winds, wind driven rain and 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) No work will be performed in public assistance.

Hazard Mitigation (HM) – work to be performed:

1) No work will be performed in hazard mitigation.

Additional Work Description for Public Assistance (PA) – work to be performed:

1) Concrete ceiling plaster of interior roof on 2 square feet. Remove existing loose plaster, prepare substrate, apply bonding agent, apply new cement plaster and finish paint to match adjacent wall (24 distributors space).

2) Remove and dispose existing waterproofing. Replace Membrane on 23,250 Square Feet. Waterproofing membrane to be replaced, 2 ply styrene butadiene styrene (SBS) modified bituminous composite reinforced roofing system.

3) Interior Wall Cracks, 18 Linear Feet. Remove existing loose concrete and repair wall cracks. This damage is in the facility of the tenant; 24 Distributors Inc. Visible fractures and/or cracks on interior walls.

4) Concrete Column Repair of Interior Wall, 3 Square Feet. This damage is in the facility of tenant 24 Distributor. Prepare surface, apply bonding agent, repair and paint.

5) Concrete plaster at building eave, 2 Square Feet. This damage is in the facility of the tenant Auto Ejes. Paint to match adjacent wall.

6) Prune and disposal of tree branches above roof, 1 each. Contractor must obtain all required permits from DRNA.

7) Building Exterior, Aluminum Flashing, 1,550 LF long, Ga. 0.032.

8) Removal, handling and disposal of the 35'-6” L x 24" H Steel Joist (18 qty.) and 8'-6” L Cross Bridging (72 qty.) elements contained in module 3 of the building.

9) Remove and replace 2 each of Exhaust Fan (Complete Units), fan extractor cap w/ gravity self-acting back draft damper face-flush install, 36in fan size, 1-HP motor, 115/230V. In the space rented to Autoejes. Exhaust fans are located at the side of the roof.

10) Remove and disposal of 4 each of Exhaust Fan (Complete Units). In the spaces rented to LOPMG and 24 Distributors. Exhaust fans are located at the side of the roof.

11) Remove 150 square feet of glass block and security bars and seal with concrete blocks, plaster, and paint with matching paint.

12) Seal 50 sqft aprox. with concrete blocks, plaster, and painting with matching paint. (Where the exhaust fans were removed)

Additional Work Description for Hazard Mitigation (PA) – work to be performed:

1) For the installation of 1,550 LF of 0.032" thick aluminum flashing; decrease the spacing between fastening from 1 ft to 6 in to better secure such aluminum flashing.

2) Add 23,250 SF of additional Membrane to Build up Roof: SBS modified bituminous membrane, heavyweight base sheet, 120 to 149 mil.

3) Install anchoring systems for 2 exhaust systems caps of Exterior Roof, located at Autoejes.

b. Damage #219300

GENERAL INFORMATION:

- **Project Worksheet (P/W):** 7779
- **Damage Information (DI):** 219300
- **PRIDCO Bldg. I.D.:** S-0729-0-65

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 1965 with approximate dimensions of 97 LF x 121 LF for an approximate area of 11,737 SF. Building includes an accessory bathroom unit with approximate dimensions 35 LF x 10 LF, with an area of approximately 350 SF.
- **Year Built:** 1965
- **Location Description:** Carr. PR #132, Km. 26.7, Ponce PR
- **GPS Latitude/Longitude:** 18.01144, -66.63741
- **Number of Stories:** 1
- **Actual Tenants:** Automeca Technical College.

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) Remove, dispose and rebuild chain links fence, 30 LF long x 6 FT high, Galv. Ga. No. 9, Post 2.5-inch diam galv., 3 strands Barbed Wire (4 point).

Hazard Mitigation (HM) – work to be performed:

1) No work will be performed in hazard mitigation.

Additional Work Description for Public Assistance (PA) – work to be performed:

1) Remove and replace damaged and corroded 300 LF of barbed wire. Remove and install new barbed line arms as needed on the 300 ft proposed.

2) Remove, dispose and rebuild chain links fence, 30 LF long x 6 FT high, Galv. Ga. No. 9, Post 2.5-inch diam galv., 3 strands Barbed Wire (4 point).

3) Remove, dispose and replace 1 each, Metal door, Emergency Exit. Paint the new door with matching color (tenant color).

Additional Work Description for Hazard Mitigation (PA) – work to be performed:

1) Install anchoring systems for exhaust systems caps, 2 each. Install a 1/4" diameter stainless steel anchoring system for the exhaust fan cap, attached to the existing roof curb.

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.

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 #s: 787-724-5700, 787-230-5550, 787-771-1124). If immediate relocation is not an option, project-related activities in 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 caused 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 are 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, abetment, or removal of those materials. 3. Unusable equipment, debris, white goods, scrap metal, any other material shall be disposed of 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.