SCOPE OF WORK

SCOPE OF WORK (SOW) BID PACKAGE M1-6
PRIDCO-FEMA-4339-DR-PR METRO REGION

I. Project Worksheet: #9007

a. Damage #407831

GENERAL INFORMATION:

- **Project Worksheet (P/W):** 9007
- **Damage Information (DI):** 407831
- **PRIDCO Bldg. I.D.:** T030905600

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 1956 and has approximate roof dimensions of 423FT x 93FT, 121FT x 30FT; [30FT x 12FT, 60FT x 12FT] (restroom unit roofs) for an approximate total roof area of 44,049SF.
- **Year Built:** 1956
- **Location Description:** PR 156 rd Km 58.2 Cañabon Ward Caguas 00727
- **GPS Latitude/Longitude:** 18.24651, -66.03917
- **Number of Stories:** 1
- **Actual Tenants:** High Yield Pharma Evolution, INC.

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) Building Exterior, 1 each of Rolling Doors, 10 FT wide x 10 FT high, ga. 20, heavy duty, storm proof, damaged by high winds and wind blown debris.

Note: Rolling Doors (remove, dispose and replace, with equal or similar to existing, including hardware and accessories according to PRIDCO standards.

b. Damage #407843

GENERAL INFORMATION:

- **Project Worksheet (P/W):** 9007
- **Damage Information (DI):** 407843
- **PRIDCO Bldg. I.D.:** T045406100

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 1961 and has approximate roof dimensions of 183FT x 90FT, 60FT x 30FT; [11.2FT x 31.5FT] (restroom unit roofs) for an approximate total roof area of 18,622.80SF.
- **Year Built:** 1961
- **Location Description:** Carr. PR-173, km. 0.5, Cidra , PR 00739
- **GPS Latitude/Longitude:** 18.18056, -66.16136
- **Number of Stories:** 1
- **Actual Tenants:**

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) Building Exterior, Aluminum Flashing, 120 FT long x 1.5 FT wide, Ga. 0.032, damaged by high wind.
   Note: Aluminum Flashing (remove, dispose, and install new flashing according to PRIDCO standards and parameters.).

2) Building Exterior, 22,312.8 SF of Waterproofing Membrane, 2-Ply Styrene butadiene Styrene (SBS) Modified Bituminous composite reinforced roofing system, damaged by high winds and wind driven rain.
   Note: Waterproofing (following repair of existing metal deck, remove, dispose, and install new membrane and accessories according to applicable building codes and PRIDCO standards and parameters.).

3) Building Exterior, 3 each of Exhaust Fans, Aluminum roof fan extractor cap w/ gravity self-acting back draft damper face-flush install, 36in Fan Size, 1-HP Motor, 115/230V, high wind ripped off and dislodged three exhaust fan covers.

   Note: Exhaust Fan (remove, dispose and install new exhaust fan according to PRIDCO standards and parameters.).

4) Building Exterior, 1,800 SF of Exterior Roof, 30 FT long x 60 FT wide, metal deck, damaged by high winds. Removing and disposing of all damaged material, existing collapsed roof components and debris, as well as any vegetable matter. Existing metal joists and supports shall be removed and properly disposed of, and new metal joists and supports shall be installed in accordance with current codes. The existing precast panels shall be dismantled and properly discarded, with no further storage considered unless otherwise noted. Existing beams shall be carefully preserved, and any damaged portions of concrete removed.
   Note: Exterior Roof Metal Deck. A new metal roof shall then be installed in accordance with current codes, with proper flashing provided at the roof deck joints.

5) Building Interior, Wood Door, 3 FT wide x 7 FT high, Solid Core, mahogany, 1-3/4" thick, damaged by wind driven rain.
   Note: Wood Door (remove, dispose, and replace, with new door, frame, hardware, and accessories, equal or similar to existing door, material, fire rating, and finishes.)

6) Building Exterior, 6 each of Aluminum Jalousie, 2.5 FT wide x 2.5 FT high, Miami Type, ga 0.062, heavy duty hardware, damaged by high wind and wind driven rain.
   Note: Aluminum Jalousie Windows (remove, dispose, and install new windows hardware and accessories. Dimensions: W=2.5 FT x H=2.5 FT).

7) Exterior Site, Perimeter Fence, 505 FT 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 impact.
   Note: Perimeter Fence (remove and dispose existing damage material, install new chain link fence according to applicable codes and PRIDCO standards and parameters. Dimensions: L=505 LF x H=6 LF)

Hazard Mitigation (HM) – work to be performed:

1) Building Exterior, Hazard Mitigation 22,312.80 SF of Waterproofing Membrane, 1-Ply Styrene butadiene Styrene (SBS) Modified Bituminous composite reinforced roofing system, High wind and wind driven rain damaged several areas of the roof.

   Install 22,312.80 SF of an additional SBS modified bituminous membrane 1-ply to strengthen the roofing system, providing a higher protection from water infiltration.

2) Hazard Mitigation Aluminum Windows (6 EA) In order to prevent a similar damage to the windows, it is proposed to include extra anchoring for damages windows and adjacent ones to improve performance against high winds in future events.

Additional Work Description – work to be performed:

1) Building Exterior, 2 each of Aluminum Jalousie, 2.5 FT wide x 2.5 FT high, Miami Type, ga 0.062, heavy duty hardware, damaged by high wind and wind driven rain. Note: Aluminum Jalousie Windows (remove, dispose, and install new windows hardware and accessories. Dimensions: W=2.5 FT x H=2.5 FT).

2) Hazard Mitigation Aluminum Windows (2 EA) In order to prevent a similar damage to the windows, it is proposed to include extra anchoring for damages windows and adjacent ones to improve performance against high winds in future events.

3) Aluminum Flashing (498 LF) - Building Exterior, Aluminum Flashing, 498 FT long x 6'' wide, Ga. 0.032, damaged by high wind, Aluminum Flashing (remove, dispose, and install new flashing according to PRIDCO standards and parameters).

4) Wood Doors (2 EA) - Building Interior, Wood Door, 3 FT wide x 7 FT high, Solid Core, mahogany, 1-3/4" thick, damaged by wind driven rain, Wood Door (remove, dispose, and replace, with new door, frame, hardware, and accessories, equal or similar to existing door, material, fire rating, and finishes.).

5) Aluminum Windows (9 EA) - Building Exterior, 9 each of Aluminum Jalousie, 3 FT wide x 7 FT high, Miami Type, ga 0.062, heavy duty hardware, damaged by high wind and wind driven rain, Aluminum Jalousie Windows (remove, dispose, and install new windows hardware and accessories. Dimensions: W=3 FT x H=7 FT).

6) Metal Deck (Area: 90 FT x 60 FT) - Building Exterior, 5,400 SF of Exterior Roof, 90 FT long x 60 FT wide, metal deck, damaged by high winds, Exterior Roof Metal Deck. Removing and disposing of all damaged material, existing collapsed roof components and debris, as well as any vegetable matter. Existing metal joists and supports shall be removed and properly disposed of, and new metal joists and supports shall be installed in accordance with current codes. The existing precast panels shall be dismantled and properly discarded, with no further storage considered unless otherwise noted. Existing beams shall be carefully preserved, and any damaged portions of concrete removed.
Note: Exterior Roof Metal Deck. A new metal roof shall then be installed in accordance with current codes, with proper flashing provided at the roof deck joints.

7) To prevent a similar damage to the windows (9 EA), it is proposed to include extra anchoring for damages windows and adjacent ones to improve performance against high winds in future events (9 EA).

8) Gutters - Remove damaged material. Clean and prepare the surface. Install new aluminum gutter per manufacturer's instructions. 61' 0'' LF x 2 each.

9) Downspouts - Remove damaged material. Clean and prepare the surface. Install new (PVC) downspout (15'-0" x 4") per manufacturer's instructions

10) Light fixture - Remove and dispose of damaged material. Install equal or similar, Lithonia Lighting LED low bay UFIT 48.2'' X 9.8'' L48 6000, MVOLT 120-277V, 5000k, 80CRI.

11) Paint (Ceiling, Walls, Columns) - Prepare the surface. Repair cracks and holes with wall putty and sand the affected area. Apply primer. A waterproofing coat is recommended since it may serve as a mitigation alternative to prevent future leaks. Apply 2 coats of latex paint according to manufacturer's instructions.

12) Floors Preparation - Remove and dispose of damaged material and vegetative matter. Provide powerwash for exisiting floor slabs.

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 #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. ***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 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 with the requirements of the local and federal agencies. Noncompliance with these requirements may jeopardize receipt of federal funds.