

MAINTENANCE, SUPPLY, & RIGGING BUILDING

SCOPE OF WORK

Budget Narrative – Scope of Work

To ensure that TIGER III funding is well spent, the Port, through a bid solicitation process, will work with its Contractor to design, build, and complete a secured facility that will be compliant to Maritime Security Regulations and Critical Infrastructure Requirements.

The projected cost includes all Design-Build expenses that will be incurred by the Contractor during the 18 - 24 months performance period. Project activities that are required but not limited to are: A/E design fees, project inspection fees, site work, demolition and removal activities, construction, construction management, administrative & legal fees, and all other related fees indicated in the preliminary SOW.

The Request for Proposal (RFP) will be coordinated with and through the Government of Guam's Department of Public Works (DPW) and local General Services Agency.

Preliminary Scope of Work

A. Design-Build Scope of Work

Projected performance period is eighteen (18) months commencing from Notice to Proceed.

A General Contractor must be the prime bidder for this project. The PAG will not accept any bids from an A/E Firm, or A/E Firm in joint venture with a construction company. Bid will be lump sum which includes costs for A/E design, construction, and all related project expenses.

Prospective bidders are encouraged to visit the project site prior to and after the pre-bid conference. They may call the Port's Engineering/CIP Division at (671) 477-5931, Ext. 415 or 418 to arrange for a site visit.

B. A/E Design Parameters

1. The PAG Engineering/CIP Division will provide detailed building plans on the foundation, columns, beams, walls, flooring, roofing, etc to the Contractor;
2. The Contractor awarded this project shall obtain the services of a Civil Engineer licensed by the PEALS Board of Guam to develop plans and specifications;
3. A/E Consultant shall expand/upgrade/revise on the existing conceptual design. Design shall meet all Government of Guam regulatory requirements for a building permit issuance. The A/E design shall include but not limited to the following:
 - a. Title sheet, location map, vicinity map, project location, and index drawings;
 - b. Drawings shall indicate the location of existing concrete building, the MSR floor plan and sections;
 - c. Incorporate the existing utilities and the new tie-end lines for power, communication, water and sewer;
 - d. Review all PAG concurred submittals prior to approval;
 - e. Include design of floor foundation, elevations & sections, reflected ceilings, beams, columns, doors, windows, paint schedule;

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- f. Floor design on power, communication, load calculations, lighting layout, panel board schedule, light fixture schedule, and one line diagram;
- g. Floor design on plumbing, sewer and isometric diagrams;
- h. Building shall be in compliance for the Americans with Disabilities Act (ADA);
- i. Specifications, legend, symbols and general construction notes must be indicated on the plans and drawings. This project must conform with the ASTM, ANSI, UL, NEMA, NEC, UBC, and other related requirements;
- j. The Port's Engineering/CIP Division shall review the A/E design at 65%, 95% and Final design. Submit Five (5) sets of design submittal for review. Upon approval of the final design submittal, Contractor shall apply for a building permit from DPW; AND
- k. The A/E Consultant shall provide the As-Built after completion of project.

C. Construction Phase

1. Awarded Contractor shall submit the required Performance & Payment Bonds before the Notice to Proceed will be issued. Upon completion of the A/E Design and approval by the PAG, Contractor of this project shall obtain a building permit approval from DPW prior to starting of construction;
2. Contractor shall submit insurance coverage on Comprehensive General Liability, Excess Liability Police (\$1Million minimum), Workers Compensation & Employer's Liability, and Builder's Risk. PAG shall be an additional insured;
3. Contractor shall submit the Submittal Status Log, Schedule of Values, and Construction Schedule to Port's Engineering/CIP Division for approval. Contractor has eighteen (18) months or Five Hundred Forty (540) calendar days to complete this project;
4. Contractor's personnel assigned to this project are required to have a TWIC card and a mandatory attendance for one time MARSEC Level briefing. Inquiry on this matter can be made at the Port Police Office for these requirements;
5. Contractor shall provide project construction sign; requirements will be provided by PAG;
6. Contractor shall be responsible for all measurements related to the locations of underground electrical feeder line, communication line, sewer line, and water line prior to start of work. PAG shall not be held liable for Contractor's miscalculations, under estimations, and assumptions once the project is awarded;
7. Existing asphalt pavement shall be saw cut prior to removal of asphalt in-way for foundation excavation. Remove existing fire hydrant, extend new hydrant line to a new location and install new fire hydrant with control valve;
8. Excavate foundations, prepare form works, and pour 3500 psi ready mix concrete on reinforce foundation layout;
9. Lay out utility lines for water, electrical, communication, and sewer prior to concrete pour on the floor area. Lay out formworks for concrete columns, flooring, and door beams. Pour 3500 psi ready mix concrete on flooring, beams and columns;
10. Lay out concrete masonry unit (cmu) on wall, install window/door jams, partitions;
11. Install outlets, light fixtures, and switches;
12. Install new aluminum double/single doors, door locks, and typhoon shutters;
13. Acid wash all interior and exterior concrete surfaces and apply clean water to neutralize acid prior to primer coats. Paint anti corrosive primer/op coat to interior and exterior of building. Apply water proofing membrane on roof top area;

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14. The Port's Engineering/CIP Division shall make daily inspections. Contractor shall be responsible for daily cleanup of work site and disposal of construction debris/rubbish to designated DPW dump site;
15. All submittals shall be reviewed and approved by the A/E Consultant prior to the submission for PAG concurrence;
16. Progress billing statement shall be processed on a monthly basis with 10% retention. Monthly billing shall have the Billing Invoice, Cost Breakdown, Schedule of Valves, and a copy of Purchase Order;
17. A pre-final inspection shall be conducted by Port Engineers one week prior to the scheduled project completion;
18. Contractor shall request in writing for a final inspection of the completed project to the Engineering Office;
19. Upon completion of all lists, Contractor shall submit the final billing statement together with the As-Build Drawings, Certificate of Completion, Warranty Certificate and Release of Liabilities to the Port Authority of Guam associated with this project; and
20. Contractor shall submit the As-Build Drawings for the completed project in hard copy and electronic file in PDF format.