

VOLUME 5
SPECIFICATIONS & DRAWINGS

Project No: PAG-CIP-017- 001

Project Title: Demolition and Renovation of Port Engineering, Safety and Stevedoring Site Offices

Project Description:

This project is a Design Built for the Demolition and Renovation of the Port Engineering Office, Safety Office, and Stevedoring Storage Site Office.

The project is located in the south east corner of Warehouse I Bay 13 and 14. Port does not have any existing As-built Plans. The structure consist of steel "C" channel columns 8" X 3¼", and 10" X 2¾" supporting "C" channel steel beams 8" X 3¼", which supports the second floor. Existing condition, timber joist 2" X 8" rest on the steel beams, at 16" on center, ⅝" thick plywood with vinyl tiles on top. Existing walls are 2" X 4" wooden studs 1t 16" on center with exterior and interior plywood.

Currently the second floor, floor has begun to rot and termite infested, also interior wall have begun to show water damages and termite infestation. Please see photos of exterior and interior of subject building. Exterior walls is ⅝" thick plywood, interior walls is ¼" thick plywood, supported on 2" X 4" wood studs at 16" on center, with additional studs at openings of windows and doors. The total floor area on the first floor is approximately 1,300 sq. ft. The second floor area which houses the Engineering and Safety Divisions is approximately 2,200 sq. ft.. The height of building interior is approximately 7'6" from floor to drop ceiling on the second floor, and 8' high from floor to ceiling at the first floor.

Contractor awarded this project shall conduct a structural assessment of the entire building on the existing condition of the steel structures, floor joists, steel columns supports, wall studs, exterior and interior walls, first and second floor floorings, electrical systems, ceiling tiles and supports.

Entire building shall be gutted to its main frame. For estimating purposes it will assumed that 50% of the exterior walls, 75% interior walls and structural frames must be replaced.

During demolition and assessment of building, contractor and Port Engineering Division shall conduct jointly the inspection of structure and agree on what must be replaced and what shall remain.

Please see attached floor plans, and photos of existing site conditions.

1. Contractor awarded this project shall conduct a structural assessment of the entire building on the existing condition of the steel structures, floor joist, steel columns supports, wall studs, exterior and interior walls first and second floorings, electrical system, ceiling tiles and supports.
2. Entire build shall be gutted to its main frame. For estimating purposes it will be assumed that 50% of exterior, 75% of interior walls and structural frames must be replaced.
3. During demolition and assessment of building, contractor and Port Engineering Division shall conduct jointly the inspection of structure and agree on what must be replaced and what shall remain.

A) DESIGN-BUILT SCOPE OF WORK:

The Port Authority of Guam will award this project through a competitive bidding. This project is a Design-Built package. Duration for this project is Six (6) months from the issuance of Notice to Proceed, beginning with the A/E Design to ending of construction and acceptance of the project by the Port Authority of Guam.

The contractor must be the prime bidder on this project that meets the Port's requirement & credibility. Bid will be lump sum cost, which will include the A/E cost for the design, permitting to all government agencies and construction cost.

Prospective bidders are encouraged to visit the project site after the pre-bid conference. They may call Procurement Division telephone # 477-5931-35, ext. 269 or 340 to arrange for the scheduled final site visit in the Port Compound.

B) A/E DESIGN PARAMETERS:

- 1) Attached is the 30% conceptual design lay-out for the demolition and renovation plan for the Engineering , Safety and Stevedoring offices located in Warehouse I Bay 13 and 14. Scope of Work details as provided by the Port Engineering Office for the A/E Consultant's basis of design;
- 2) The contractor awarded this project shall obtain the services of an A/E Engineering Consultant licensed by the PEALS Board of Guam, to develop plans, calculations and specifications for this project;
- 3) Consultant shall expound on the 30% conceptual design by PAG for the demolition and renovation of the Engineering , Safety and Stevedoring offices and design shall meet the Port Authority of Guam Engineering/CIP Division requirements;
- 4) A/E Design drawings shall have but not be limited to the following:
 - a. Title sheet, location map, vicinity map, project location and index to drawings;
 - b. Design for demolition plan to include removal of existing windows, removal of vinyl floor tiles, removal of acoustic ceiling tiles, demolition of interior and exterior walls in first floor and second floor, demolition of second floor railings and renovation lay-out of the offices building locations;
 - c. Calculations and Complete details of wooden joist, steel columns support, plywood decking, installation of new wooden laminate floor and other related details necessary for construction;
 - d. Specifications of wooden joist, steel columns support, plywood decking, installation of new wooden planks laminate floor can be include in one sheets along with construction notes;
 - e. Design and details of kitchen lay-out and plumbing/drainage system. See lay-out.

C) **DEMOLITION SCOPE OF WORK;**

Second Floor Engineering and Safety Office;

- 1) Demolition of existing 5/8" thick plywood flooring including existing vinyl tiles on the second floor, to expose 2" x 8" wooden joist approximately 2,200 sq.ft..
- 2) Demolish existing damage interior walls and partitions approx. 1,500 sq.ft. as shown on plan layout.
- 3) Remove existing acoustic ceiling tiles approximately 2,200 sq.ft.
- 4) Remove and dispose 10ea. A/C condensing units on top of the second floor roof ceilings as shown on plan layout.
- 5) For estimating Contractor to assumed that 50% of the exterior wall and 75% interior walls and structural frames must be replaced in first and second floor area.

First Floor Safety Storage Room and Stevedoring Office;

- 1) Remove and demolish first floor wooden flooring in the Safety Storage rooms. Approx. 500 sq. ft.
- 2) Demolish existing interior partition walls and exterior wall plywood panels, as indicated on Demo plan.
- 3) Remove existing acoustic ceiling tiles of entire first floor area approx. 1,100 sq. ft. see floor plan area.
- 4) Remove existing air conditioners of first floor total 3 each and Contractor shall dispose to a designated or authorized DPW site after the completion of surveying by PAG Facility Maint.
- 5) Contractor to install temporary shoring in all "C" channel steel column for contractor to remove 3ft. of sectional steel columns of 10 ea. 8" x 3 1/4" thk. "C" channel steel columns and 6 ea. 10" x 2 3/4" "C" channel steel columns if needed or corrosion is greater than 20%. See attached photos.

D) **RENOVATION PLAN SCOPE OF WORK**

Second Floor Engineering and Safety Office;

- 1) Install new 3/4" thick marine plywood treated, for new flooring, screwed to existing new 2" X 8" floor joist. Entire 2nd floor area of 2,200 sq. ft. and Install new wooden planks laminate floor approx. 2,200 sq. ft.
- 2) Install new 1/4" thk. plywood of interior walls approx. 1,500 sq.ft. with two coats finish paint.

- 3) Install new 2'x4' acoustic ceiling tiles of entire engineering and safety office 2,200 sq. ft.;
- 4) Install new 2 ea. split type A/C units 220V, 12,000 BTU with Inverter and 17 seers minimum in engineering office;
- 5) Install new cabinet and counter top, sink with kitchen faucet for Safety Office. Install new 2"dia. PVC drain line from engineering sink to safety office approx. 200 L.F. as indicated in the 30% layout plan.
- 6) Install new 2" X 8" X 35'ft. mahogany or 2" X 8" X 35' pressure termite treated lumber (Width of Building) (Shown on Drawings) floor joist between existing 2" X 8" floor joist, with 3" x 3" angle bar anchor welded to steel support beams.
- 7) New 2" X 8" floor joist shall be spliced with 3 feet overlap at support locations.
- 8) Install new ½" X 4" wood baseboard on all interior walls after the completed installation of wooden laminate floors.
- 9) Apply termite proofing of the entire wooden structure by a licensed termite exterminator approved by the Port.
- 10) Install at exterior of building of second floor butler galvanize gauge 24 sheet off-white color in exterior walls with 2" X 4" nailer at 16 inches on center and around all openings.

First Floor Safety Storage Room and Stevedoring Office.

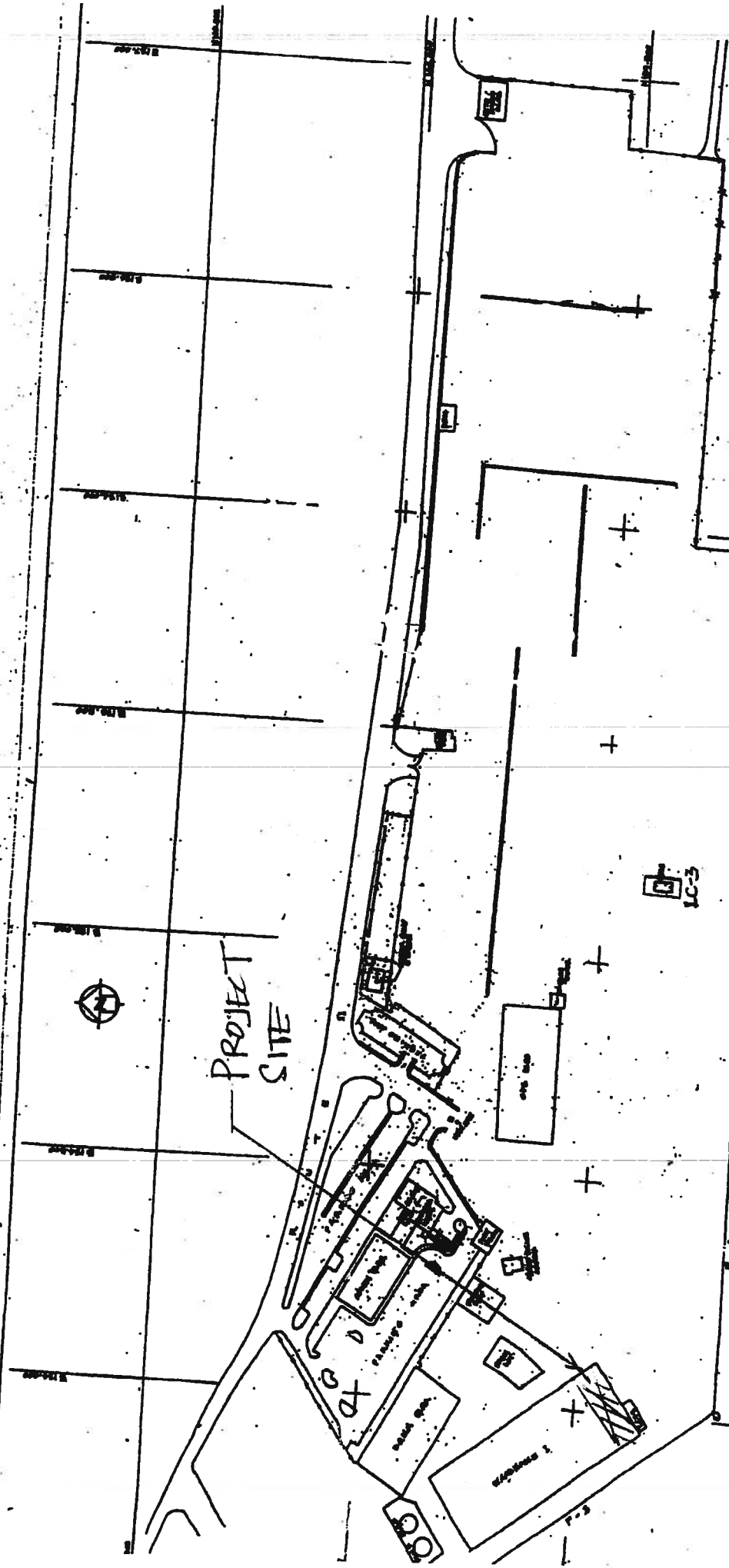
- 1) Install new ceramic floor tiles to much existing floor tile on the new Stevedoring office area; Approx. 500 sq. ft.
- 2) Install new walls of entire first floor approx. 1,500 sq.ft. with primer and two coats finish paint.
- 3) Install new 2'x 4' acoustic ceiling tiles approx. 1,100 sq.ft. of entire first floor;
- 4) Install new 3ea. 220V 12,000 BTU split type A/C unit with inverter and a minimum of 17 SEER and 1 ea. 220V. 18,000 BTU split type A/C unit with inverter in stevedoring office all located in the first floor;
- 5) Contractor to install new 3 ft. length of sectional repair of new steel column of 10 ea. 8" x 3 ¼" thk. "C" channel steel and 6 ea. 10" x 2 ¾" "C" channel steel column if needed or corrosion is greater than 20%. See attached photos.

E) GENERAL REQUIREMENTS:

- 1) The contractor shall investigate the projects site prior to bidding and verify existing conditions & measurements. Failure to do so shall not be cause for additional claims against PAG. Any work related to conditions not reflected on the plans will be performed at the contractor's expense;

- 2) The Port will issue the Notice of Intend to Award to the contractor for processing the required Transportation Worker Identification Credential (TWIC) card and submission of the Performance & Payment Bonds. The Port upon receiving the Performance & Payment Bonds, will then issue the Notice to Proceed to the contractor and shall submit all required documents as stipulated;
- 3) Contractor shall submit within Seven (7) days after NTP, the Submittal Status Log, Material Submittals, Schedule of Values, Construction Schedule, Phasing Plan, & Personnel/Equipment Listing to the Port's Engineering/CIP Division for approval. Contractor has One Hundred Eighty Two (182) calendar days after NTP to complete this project;
- 4) Contractor to submit within Fifteen (15) days after NTP, insurance coverage on Comprehensive General Liability, Excess Liability Policy (\$1M minimum), Workers Compensation & Employer's Liability, and Builder's Risk. PAG shall be the additional insured;
- 5) Contractor's personnel assign in this project shall possess the TWIC cards and must attend a mandatory MARSEC Level briefing before work can be started. Inquire Port Police office for these requirements;
- 6) Specifications and general construction notes can be indicated on the drawing plans. This project must conform to the code requirements on ASTM, ANSI, UL, & OSHA;
- 7) Design drawings shall be reviewed by Engineering Division at 65%, 100%, & Final Design. Submit standard size Four (4) sets of design drawings for review and approval. Upon approval of the final design drawings, contractor shall start of application of permits to all government agencies necessary of the above project;
- 8) Design phase has forty five (45) calendar days to be completed;
- 9) Contractor shall be responsible for the daily clean-up of project vicinity. Construction debris shall be dispose to a designated DPW dumpsite and no cost to PAG;
- 10) The contractor to follow the approved drawing plans and shall conform to specifications. A schedule progress weekly meeting shall be conducted by the contractor. Venue & time shall be discuss with Engineering Division on a later date;
- 11) Engineering Division shall make daily inspection on the project site and PAG Safety personnel to conduct random safety inspections in jobsite;
- 12) Contractor to request in writing to Engineering/CIP Division office for the final inspection of the project. After corrections of all punch list items and approval by the Engineering Division Manager, contractor shall submit the final billing and the close-out documents;

- 13) Contractor to submit the As-Built drawings of the projects in hard copy & electronic file in PDF format;
- 14) Close-out documents shall have the Certificate of Completion, As-Built Drawing Plans, Warranty Certificate, & the Release of Liabilities to the Port Authority of Guam associated with this project;



PORT AUTHORITY OF GUAM
 GOVERNMENT
 SITE LOCATION
 PORT AREA
 1:1

PROJECT
 SITE

P-3

1C-3

B 100.000

B 100.000

B 100.000

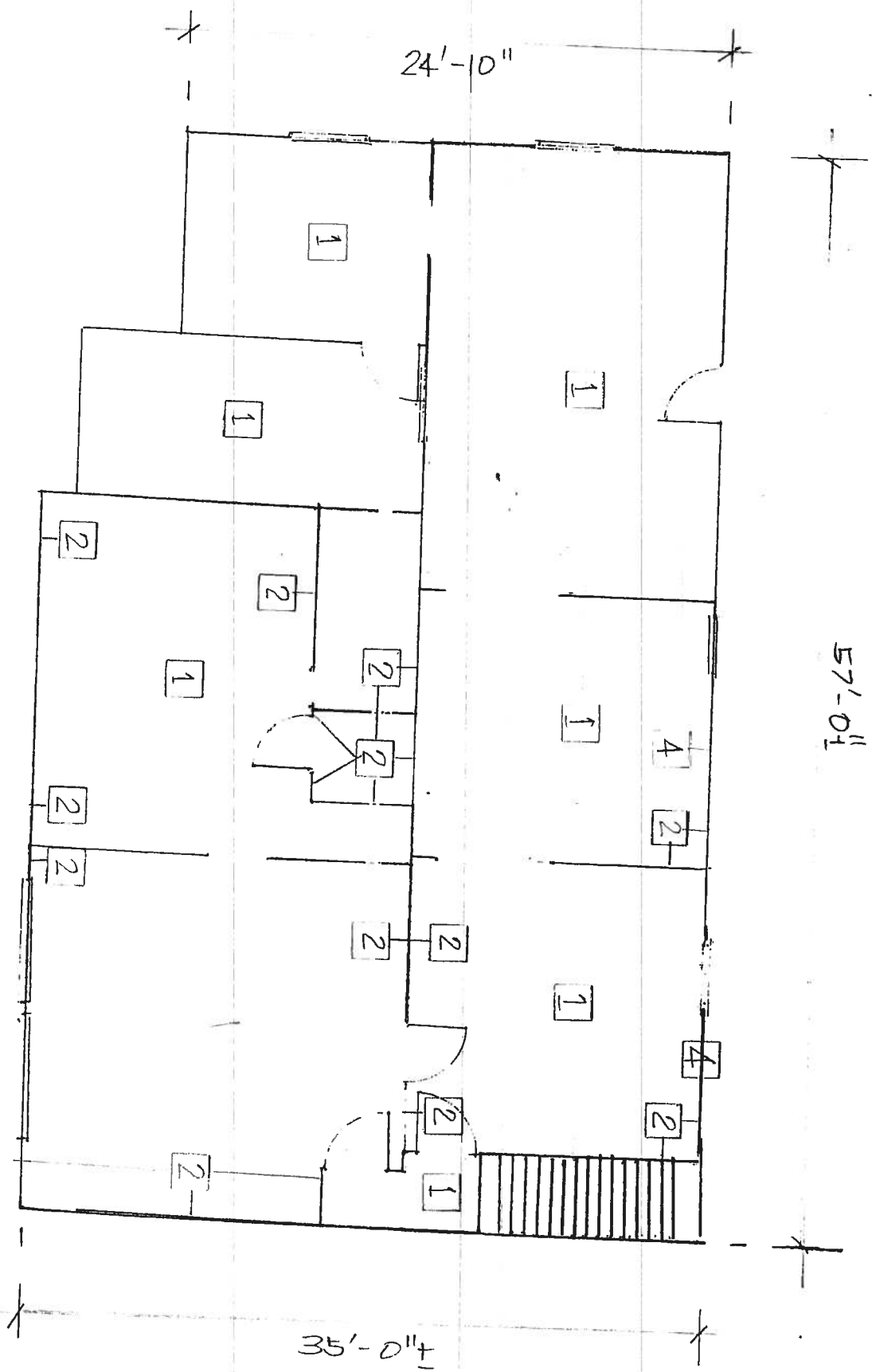
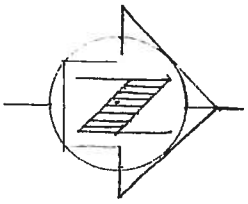
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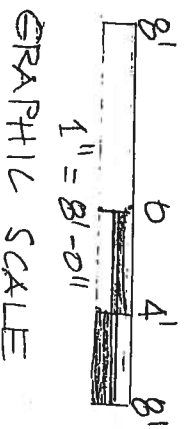
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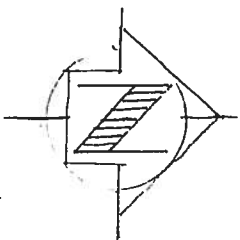


CONSTRUCTION NOTE;

- 1 REMOVE & DEMOLISH EXISTING VINYL TILES & EXISTING PERWOOD FLOOR DECKING.
- 2 REMOVE & DEMOLISH EXISTING DAMAGE WALLS. SEE DRAWING.
- 3 REMOVE EXISTING ACOUSTIC CEILING TILES APPROX. 1,020 SQ. FT.
- 4 REMOVE AND DISPOSE EXISTING 10EA. CONDENSING A/C UNITS.
- 5 FOR ESTIMATING PURPOSES CONTRACTOR TO ASSUME THAT 50% OF INTERIOR & EXTERIOR WALLS STRUCTURAL FRAMES MUST BE REPLACED.

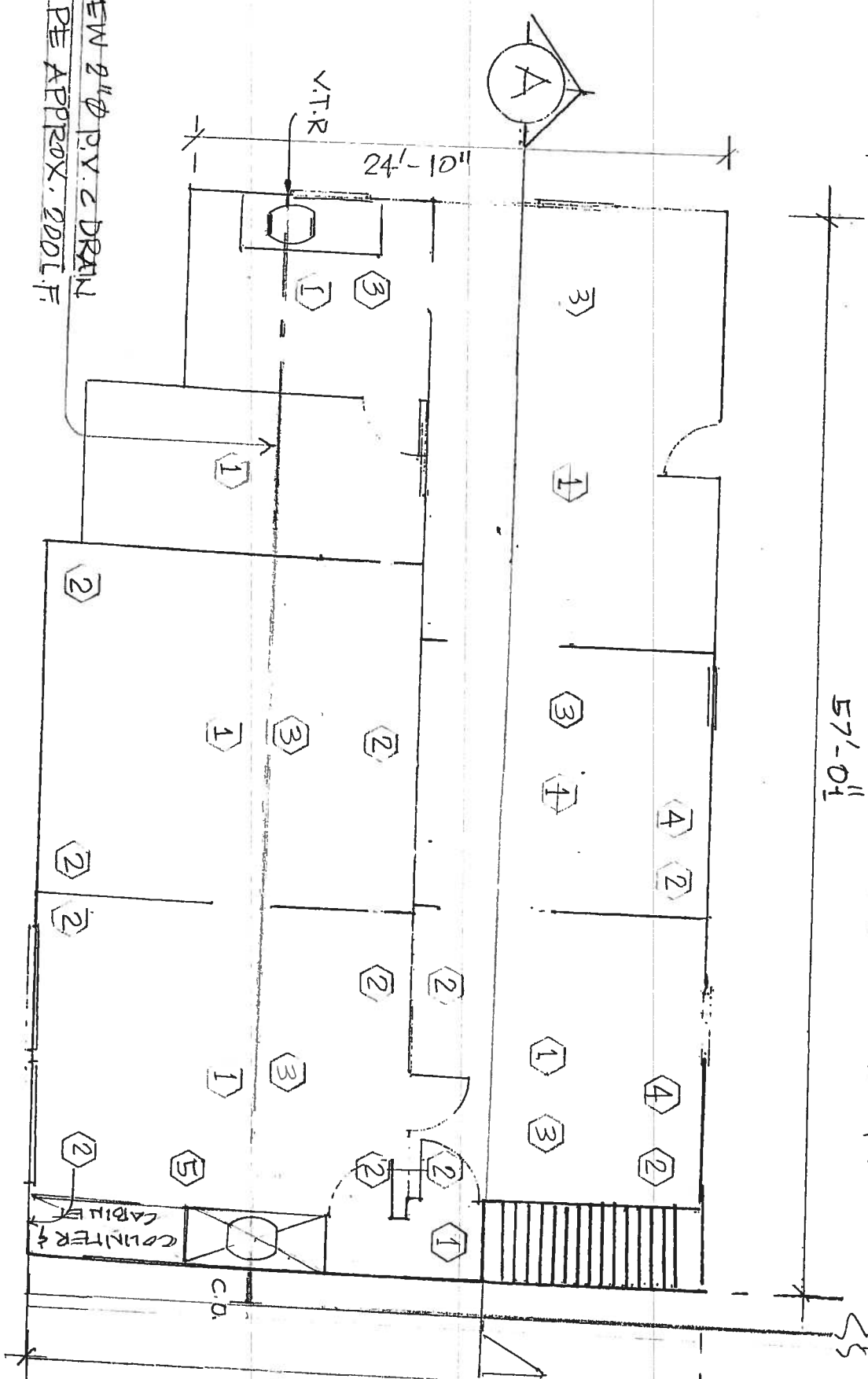
W/H. 1 BAY 13 & 14 2ND FLOOR DEMO. PLAN





CONTRACTOR TO EXPOSE 2" EXISTING FLOOR DRAIN @ WOMEN REST ROOM & CONNECT NEW 2" PVC DRAIN LINE.

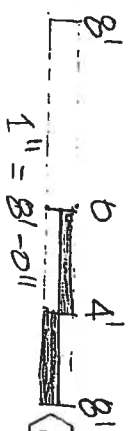
57'-0"



CONSTRUCTION NOTE;

- ① NEW 3/4" TREATED MARINE PLY WOOD DECKING AND NEW WOODS PUNKS FLOOR LAMINATE APPROX. 2,100 SQ. FT.
- ② NEW 1/4" PLYWOOD WALLS @ 120 SQ. FT. W/ TRIMER & TWO COATS FINISH PAINT.
- ③ NEW 2'x4' ACOUSTIC CEILING TILES APPROX. 2,000 SQ. FT. SEE SECTION "X" DETAIL.
- ④ NEW 2 EA SPLIT TYPE X/C UNIT 220V. 12,000 BTU.
- ⑤ INSTALL NEW COUNTER TOPS, CAB. SINK FOR SAFETY OFFICE AS INDICATED IN THE 30% LAY-OUT.
- ⑥ INSTALL NEW 2"X8" X35' FLOOR JOIST BETWEEN EXISTING 2"X8" FLOOR JOIST W/ 3"X3" ANGLE BAR ANCHOR WELDED TO STEEL SUPPORT BEAM. SEE SECTION DETAIL.
- ⑦ NEW 2"X8" FLOOR JOIST SHALL BE SPLICED OVER LAP & SUPPORT LOCATION. SEE SECTION DETAIL.
- ⑧ INSTALL NEW 1/2"X4" WOOD BASE BOARD ON ALL INTERIOR WALLS.
- ⑨ APPLY TERMITE PREVENTING BY LICENSE EXTERMINATOR APPROVED BY THE PORT.
- ⑩ INSTALL AT EXTERIOR OF BUILDING SECOND FLOOR BUTTER GLASS CANALIZED SHEET EXTERIOR WITH 2"X4" ANGLE @ 16" O.C. AND AROUND ALL OPENINGS. SEE SECTION DETAIL.

WH 1 BAY 13 & 14 NEW 2ND FLOOR PLAN

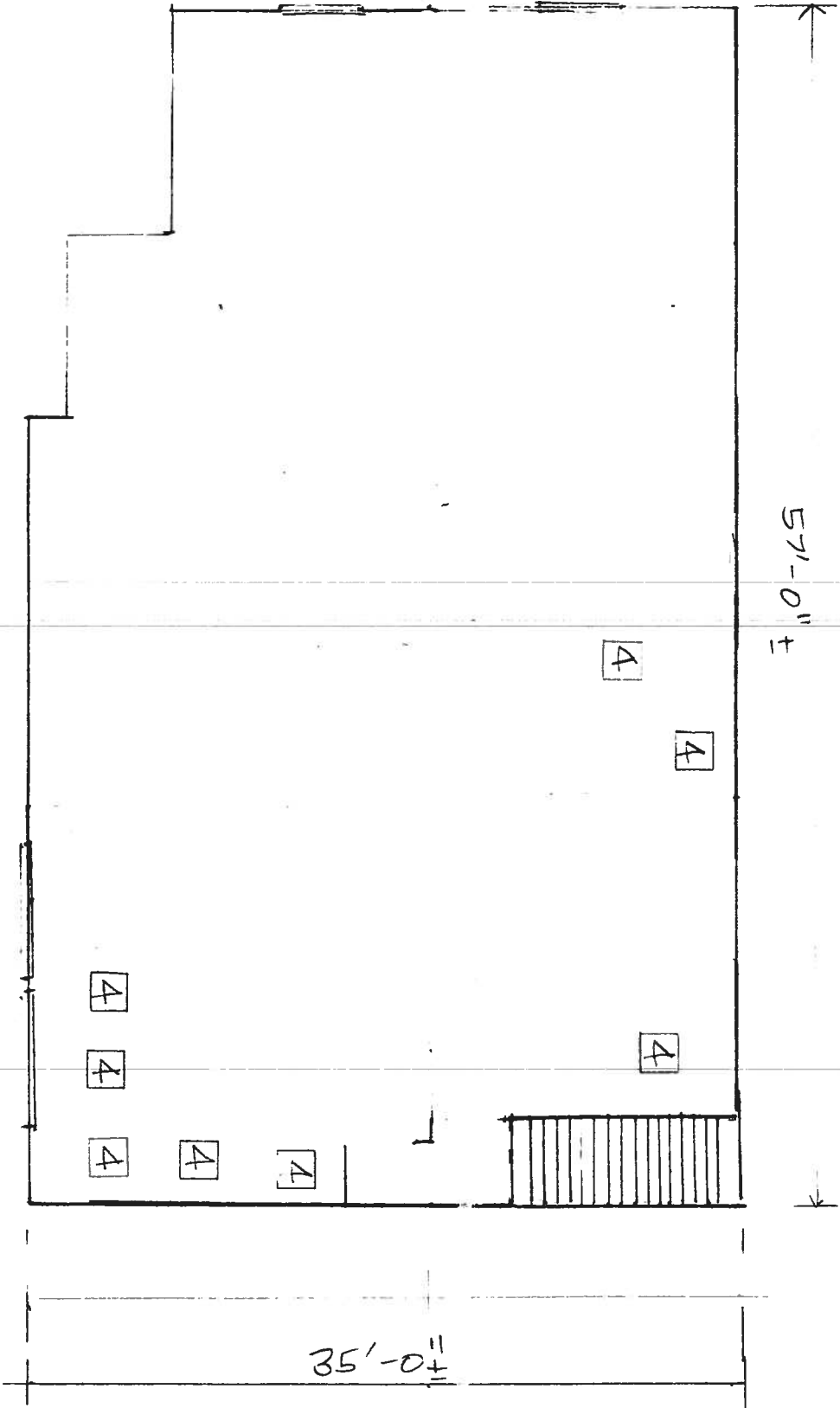


GRAPHIC SCALE

☐ REMOVE AND DISPOSE 10. EX. A/C CONDENSING UNITS
ON TOP OF THE SECOND FLOOR ROOF CEILING.

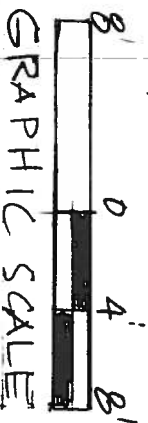
57'-0" ±

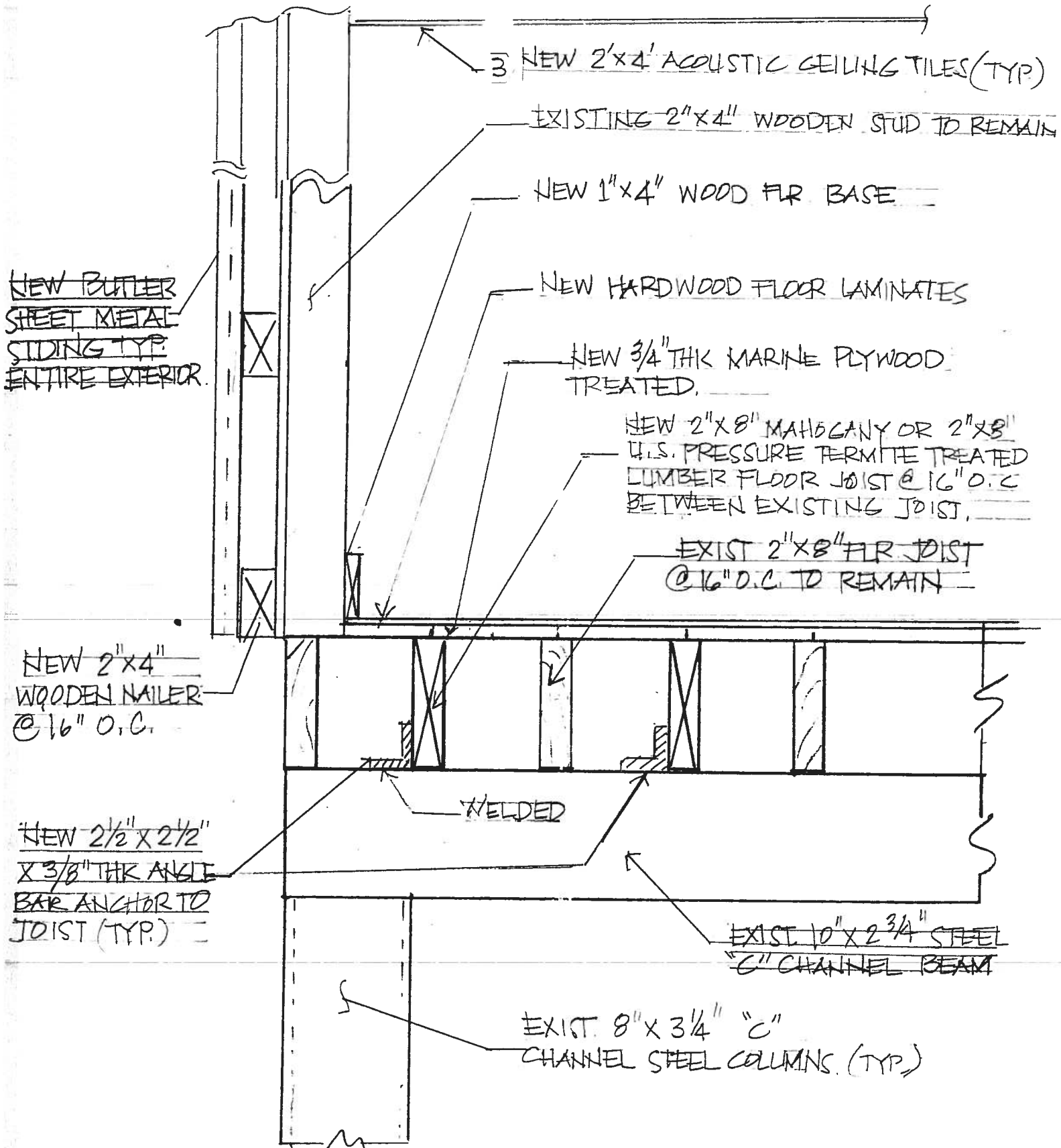
35'-0" ±



W111 BAY 13 & 14 2ND FLOOR ROOF RATIO PLAN

1" = 8'-0"





3 NEW 2'x4' ACOUSTIC CEILING TILES (TYP)

EXISTING 2" x 4" WOODEN STUD TO REMAIN

NEW 1" x 4" WOOD FLR BASE

NEW HARDWOOD FLOOR LAMINATES

NEW 3/4" THK MARINE PLYWOOD TREATED

NEW 2" x 8" MAHOGANY OR 2" x 8" U.S. PRESSURE TREATED LUMBER FLOOR JOIST @ 16" O.C BETWEEN EXISTING JOIST

EXIST 2" x 8" FLR JOIST @ 16" O.C TO REMAIN

NEW BUTLER SHEET METAL SIDING TYP. ENTIRE EXTERIOR.

NEW 2" x 4" WOODEN NAILER @ 16" O.C.

NEW 2 1/2" x 2 1/2" x 3/8" THK ANGLE BAR ANCHOR TO JOIST (TYP.)

WELDED

EXIST 10" x 2 3/4" STEEL "C" CHANNEL BEAM

EXIST 8" x 3 1/4" "C" CHANNEL STEEL COLUMNS (TYP.)

A SECTION
N.T.S.

ENGINEERING OFFICE (PHOTO LOCATIONS)



Engineering Office -1



Engineering Office -1



Engineering Office -1



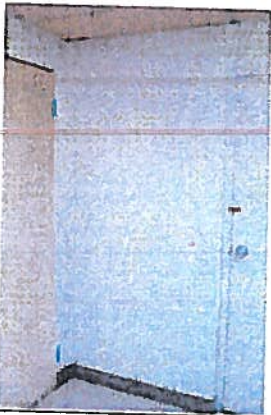
Engineering Office -1



Engineering Office -1



Engineering Office -1



Engineering Office -2



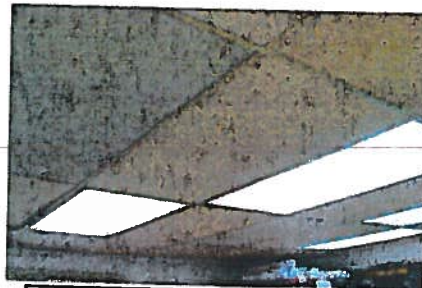
Engineering Office -2



Engineering Office -2



Engineering Office -2 & 4



Engineering Office -3



Engineering Office -3



Engineering Office -3 & 4



Engineering Office -3



Engineering Office -3

SAFETY OFFICE (PHOTO LOCATIONS)



Safety Office - 1



Safety Office - 1



Safety Office - 1



Safety Office - 1



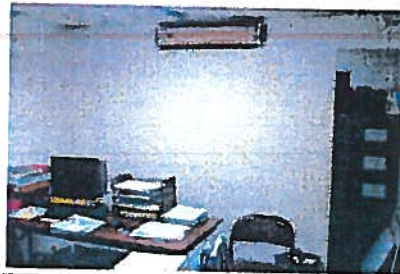
Safety Office - 2



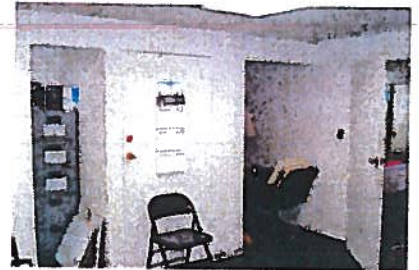
Safety Office - 2



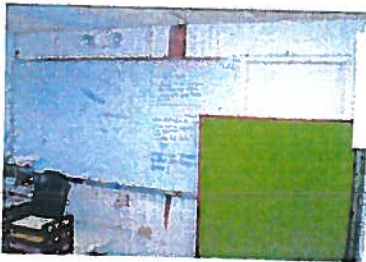
Safety Office - 2



Safety Office - 2



Safety Office - 2



Safety Office - 2



Safety Office - 2



Safety Office - 2



Safety Office - 3

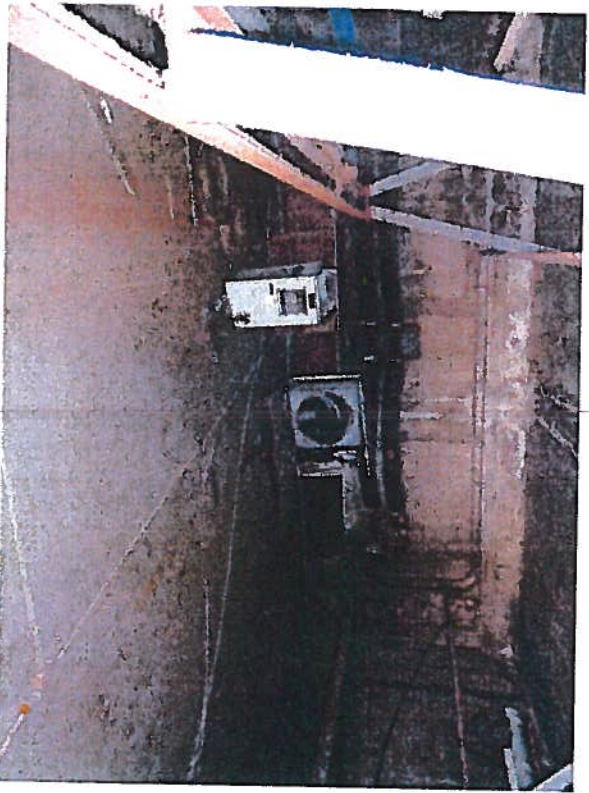
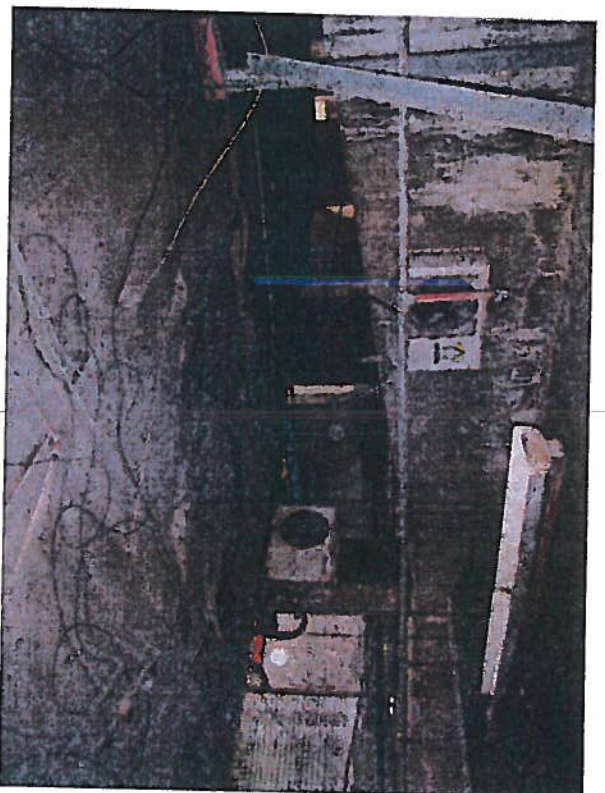
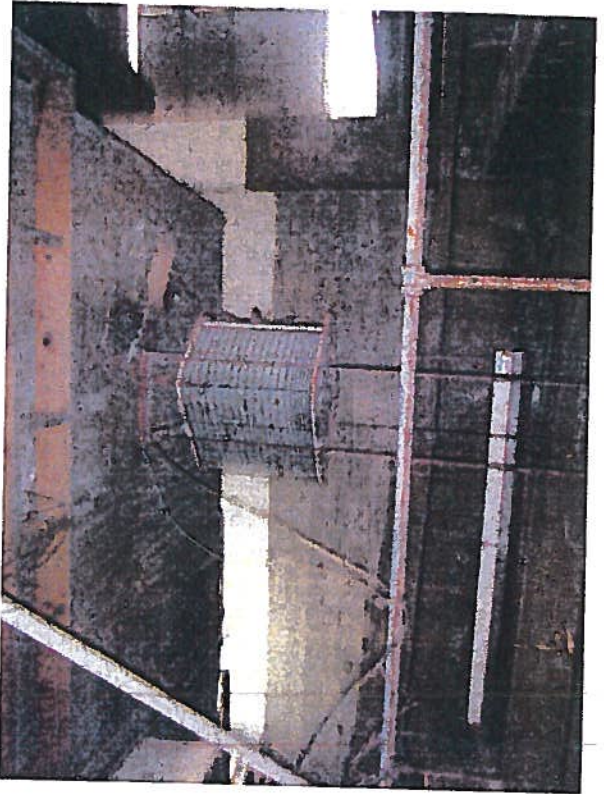


Safety Office - 3

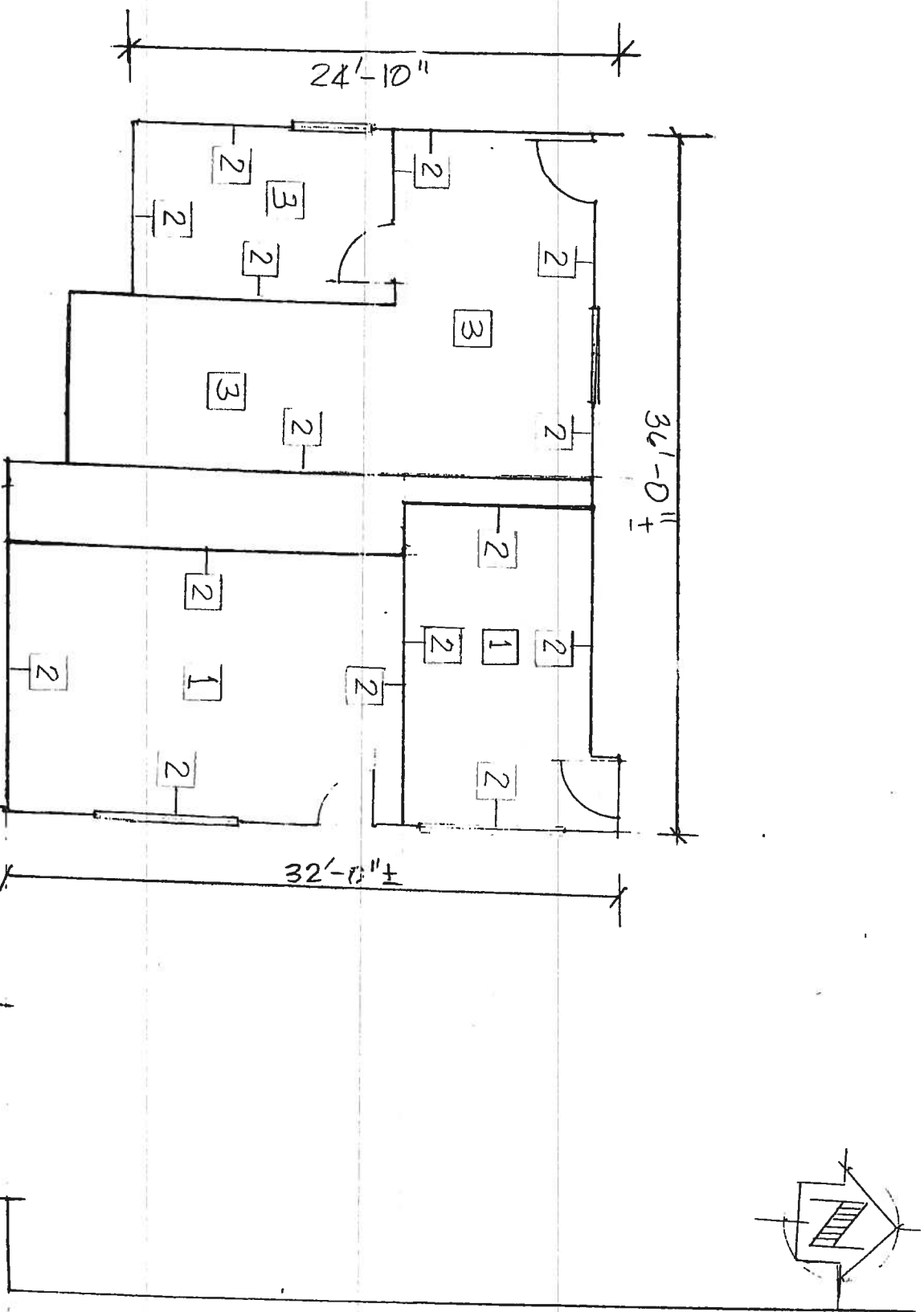


Safety Office - 3

A/C Condensing Units Above "2nd Floor" Engineering / Safety Office

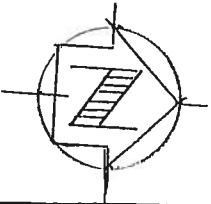
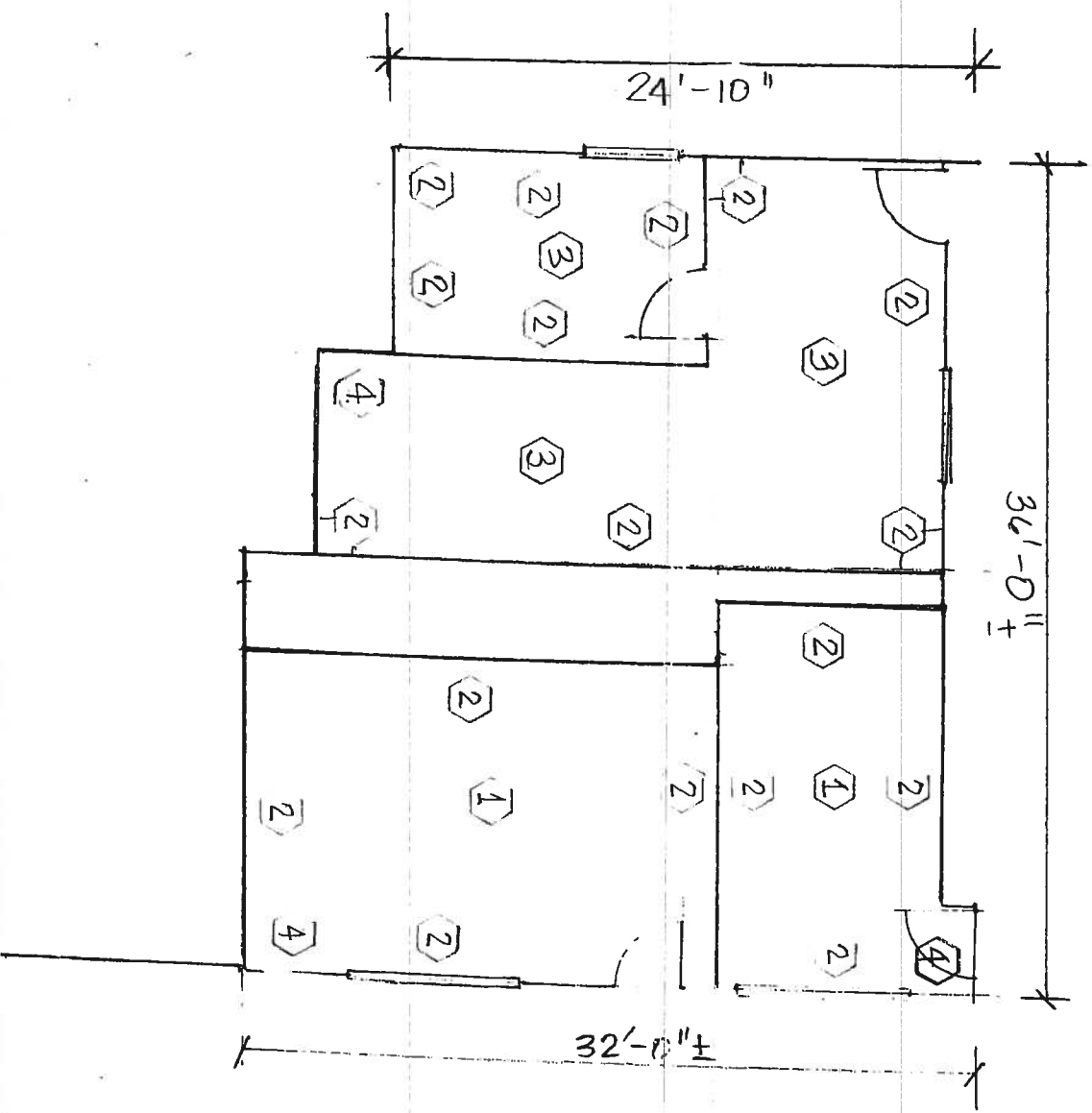


WH1 BAY 13414 1st FLR DEMO PLAN



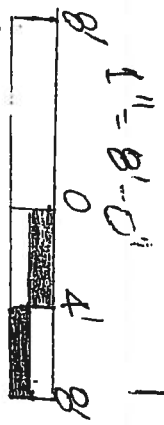
CONSTRUCTION NOTES:

- 1 REMOVE AND DEMOLISH EXISTING VINYL TILES & EXISTING PLYWOOD FLOOR DECKING, APPROX. 400 SQ. FT.
- 2 REMOVE AND DEMOLISH EXISTING DAMAGE WALLS. SEE DRAWING.
- 3 REMOVE EXISTING ACOUSTIC CEILING TILES, APPROX. 1,020 SQ. FT.
- 4 REMOVE EXISTING AIRCONDITIONERS OF FIRST FLOOR TOTAL 3 EA. AND CONTRACTOR TO DISPOSE TO A DESIGNATED OR AUTHORIZED D.P.W. SITE.
- 5 CONTRACTOR TO REMOVE SECTIONAL STEEL COLUMNS OF 10 EX. 8" X 3 1/4" THK. "C" CHANNEL AND 6 EX. 10" X 2 3/4" "C" CHANNEL STEEL COLUMN IF NEEDED OR CORROSION IS GREATER THAN 20%.



CONSTRUCTION NOTES:

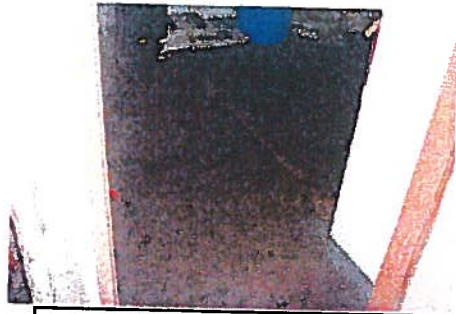
- ① NEW 4" CONCRETE FLOOR IN SAFETY STORAGE ROOM FIRST FLOOR AREA.
- ② INSTALL NEW WALLS OF ENTIRE FIRST FLOOR AREA APPROX. 1,300 SQ. FT. W/ PRIMER AND TWO COATS FINISH PAINT.
- ③ INSTALL NEW 2'x4' ACOUSTIC CEILING TILES APPROX. 1,020 SQ. FT. OF ENTIRE STEVEDORING OFFICE AREA.
- ④ INSTALL NEW 3 EA. 220V, 12,000 BTU SPLIT TYPE A/C UNIT & 1 EA. 220V 18,000 BTU SPLIT TYPE A/C UNIT IN STEVEDORING AND SAFETY STORAGE ROOM ALL LOCATED IN FIRST FLR. AREA.
- ⑤ INSTALL NEW SECTIONAL REPAIR OF NEW STEEL COLUMN OF 10 EA. 8" x 3/4" THK "C" CHANNEL AND 6 EA. 10" x 2 3/4" "C" CHANNEL STEEL COLUMN IF NEEDED OR CORROSION IS GREATER THAN 20% SEE ATTACHED PHOTO.



SAFETY STORAGE ROOM # 1 - (Photo Locations)



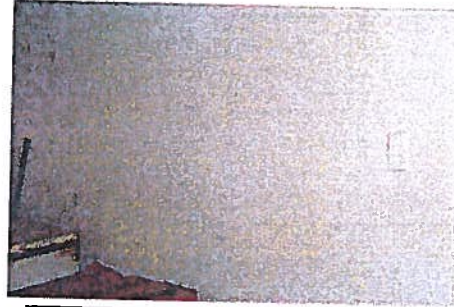
Safety Storage Room - 1



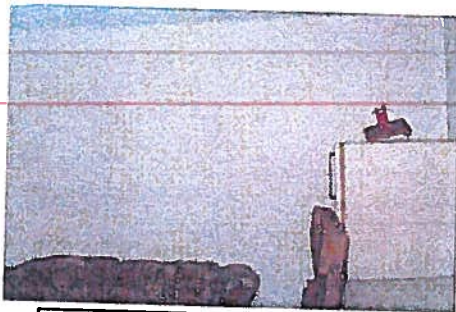
Safety Storage Room - 1



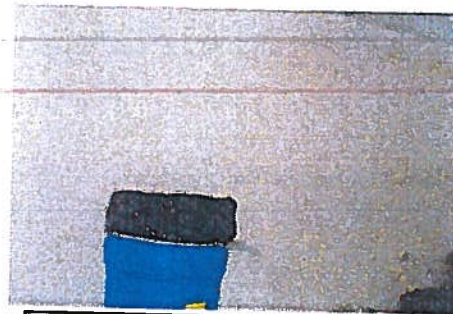
Safety Storage Room - 2



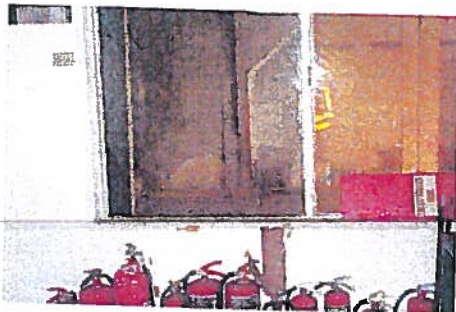
Safety Storage Room - 2



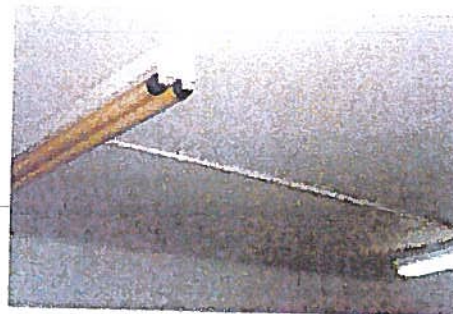
Safety Storage Room - 2



Safety Storage Room - 2



Safety Storage Room - 2



Safety Storage Room - 3

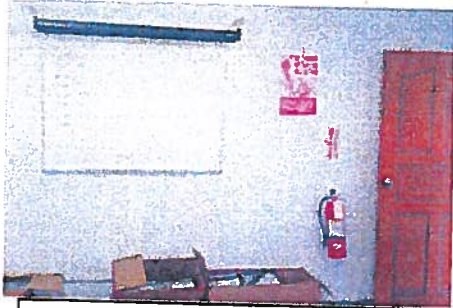
SAFETY STORAGE ROOM # 2 - (Photo Locations)



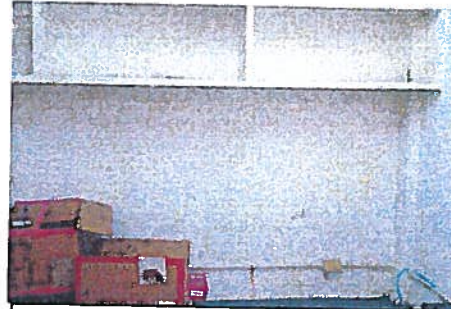
Safety Storage Room - 1



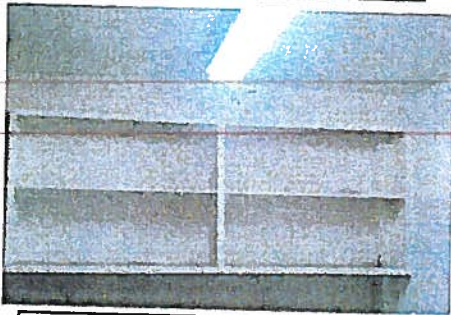
Safety Storage Room - 1



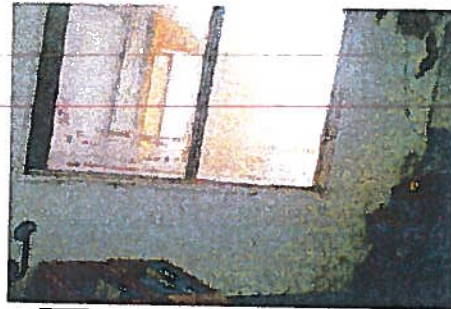
Safety Storage Room - 2



Safety Storage Room - 2



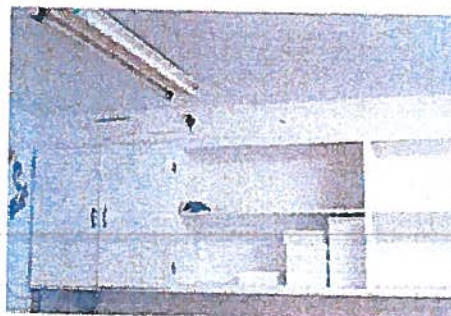
Safety Storage Room - 2



Safety Storage Room - 2



Safety Storage Room - 2



Safety Storage Room - 3

STEVEDORING OFFICE (PHOTO LOCATIONS)



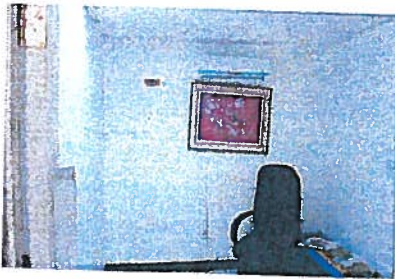
Stevedoring Office - 2 & 3



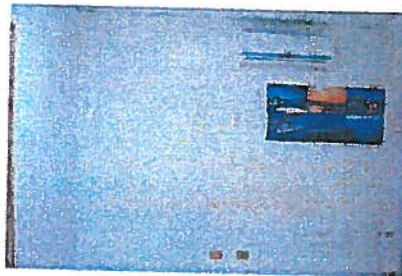
Stevedoring Office - 2 & 3



Stevedoring Office - 2 & 3



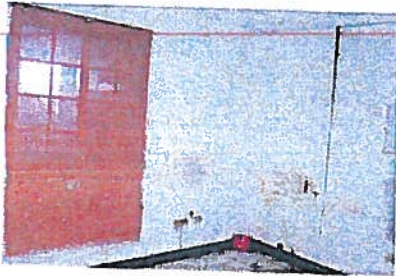
Stevedoring Office - 2 & 3



Stevedoring Office - 2

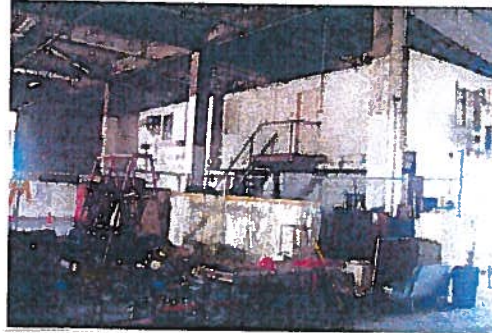
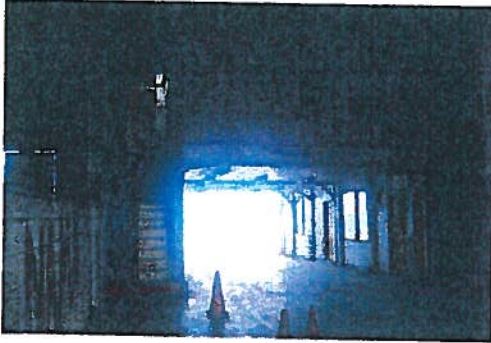


Stevedoring Office - 2

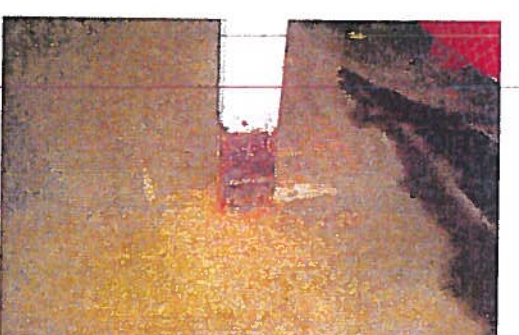
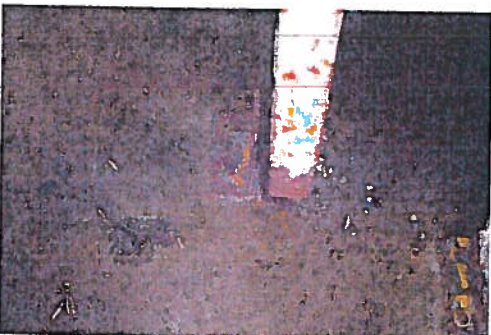
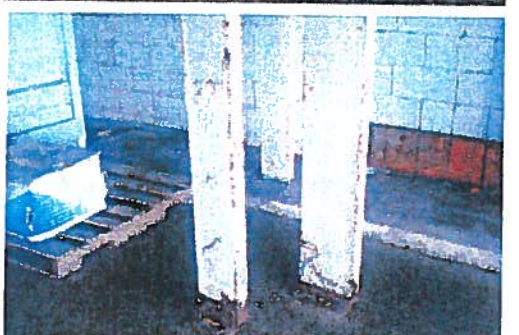
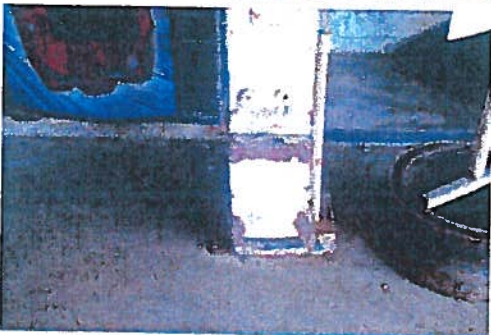
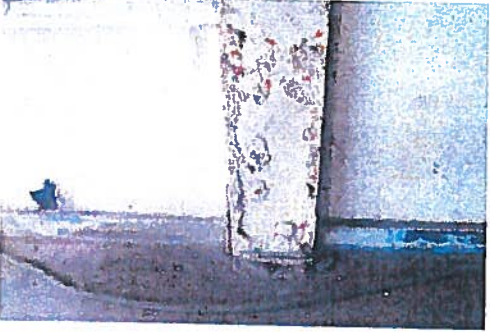
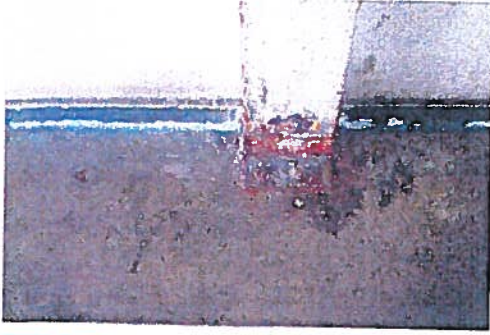


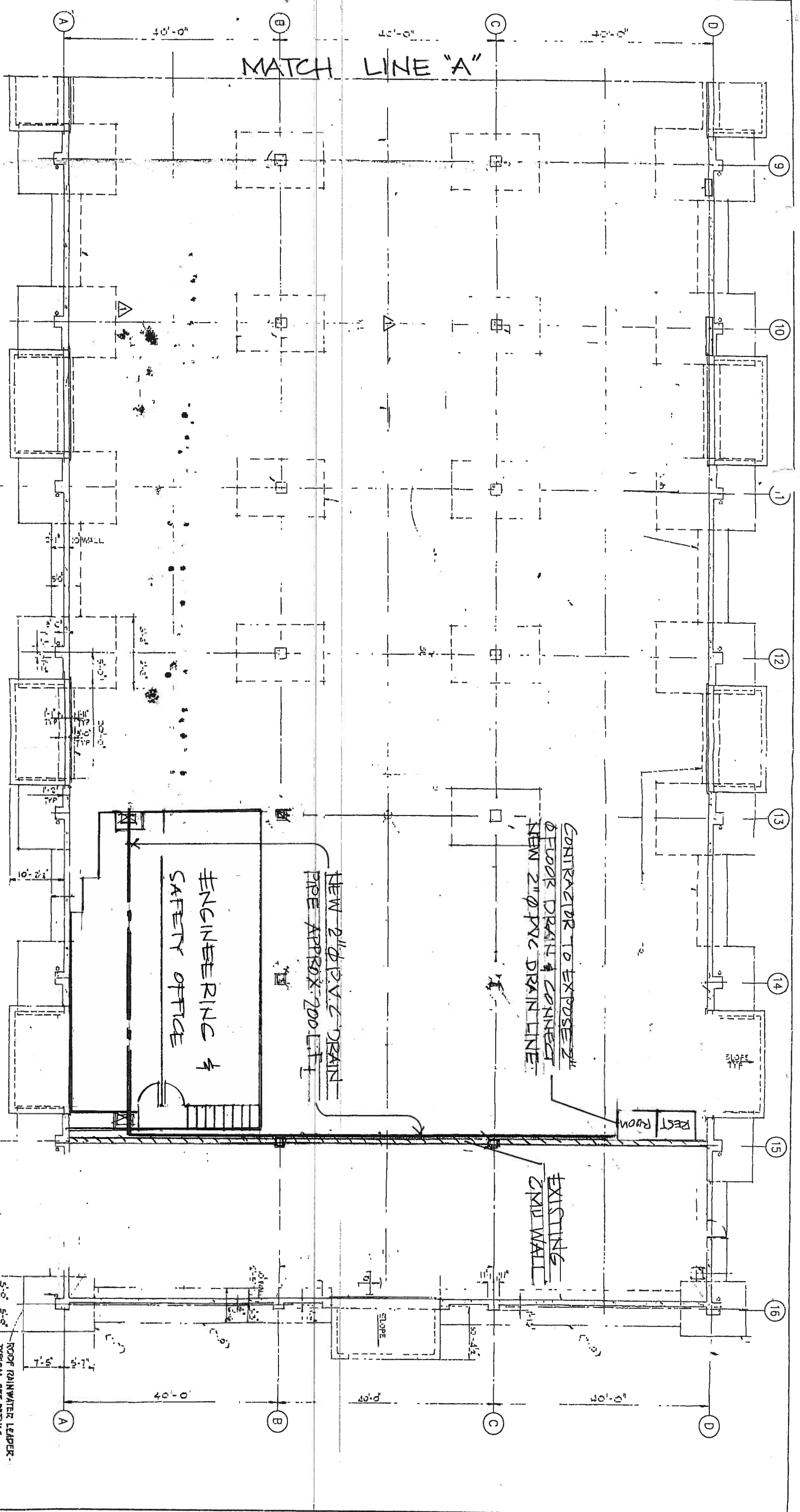
Stevedoring Office - 2 & 3

1st & 2nd Floor Exterior Wall's Elevation Photo's



1st Floor "C" Channel Steel Columns Photo's
10 ea. 8"x3¼" & 6 ea. 10"x2¼"





CONTRACTOR TO EXPOSE 2"
 Ø FLOOR DRAIN & CONNECT
 NEW 2" Ø PVC DRAIN LINE.

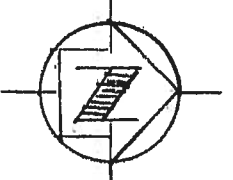
NEW 2" Ø PVC DRAIN
 PIPE APPROX. 200 FT

ENGINEERING &
 SAFETY OFFICE

EXISTING
 CMU WALL

ROOF RAINWATER LEADER -
 TYPICAL. SEE DETAILS

1 DRAINING. ONE LINE DIAGRAM ENGG./SAFETY OFC.
 S-3 SCALE



APPROVED BY:

WENZLER & KELLY
 CONSULTING ENGINEERS

1026 CABRAS HIGHWAY, PITI, GUAM, USA 96915

TEL: (670) 252-4444 / 252-5577 FAX: (670) 252-5573

REGISTERED PROFESSIONAL ENGINEER
 CIVIL

NO. 1127

EXPIRES 12/31/2008

STATE OF GUAM

PORT AUTHORITY OF GUAM 1026 CABRAS HIGHWAY, PITI, GUAM, USA 96915											
PROJECT NO.: DESIGNER: CHECKER: DATE:	PROJECT NAME: DEMOLITION AND RENOVATION OF ENGINEERING OFFICE										
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>APP.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISE REPAIR DETAIL CALLOUT</td> <td>2/24/05</td> <td>MAP</td> <td>AW5</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	APP.	1	REVISE REPAIR DETAIL CALLOUT	2/24/05	MAP	AW5	SHEET NO.: S-3 TOTAL SHEETS: 4 OF 30
NO.	DESCRIPTION	DATE	BY	APP.							
1	REVISE REPAIR DETAIL CALLOUT	2/24/05	MAP	AW5							