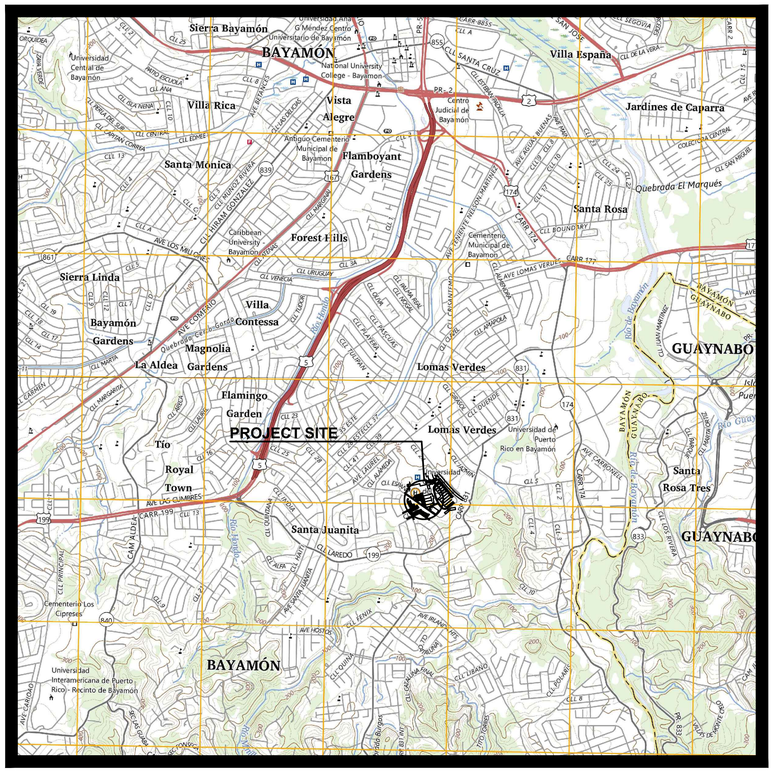


LOCATION MAP
SCALE 1:20,000



LOCATION MAP
N.T.S.

UNIVERSIDAD CENTRAL DEL CARIBE, INC.
BAYAMON, PUERTO RICO

FEMA ASSISTANCE PW #107355 - PERMANENT WORK MAIN FACILITIES (HURRICANE MARIA) FEMA 4339-DR-P.R.

BID DRAWINGS PHASE - OCTOBER 2026

2312

RIVERA & ALEJANDRO, PSC

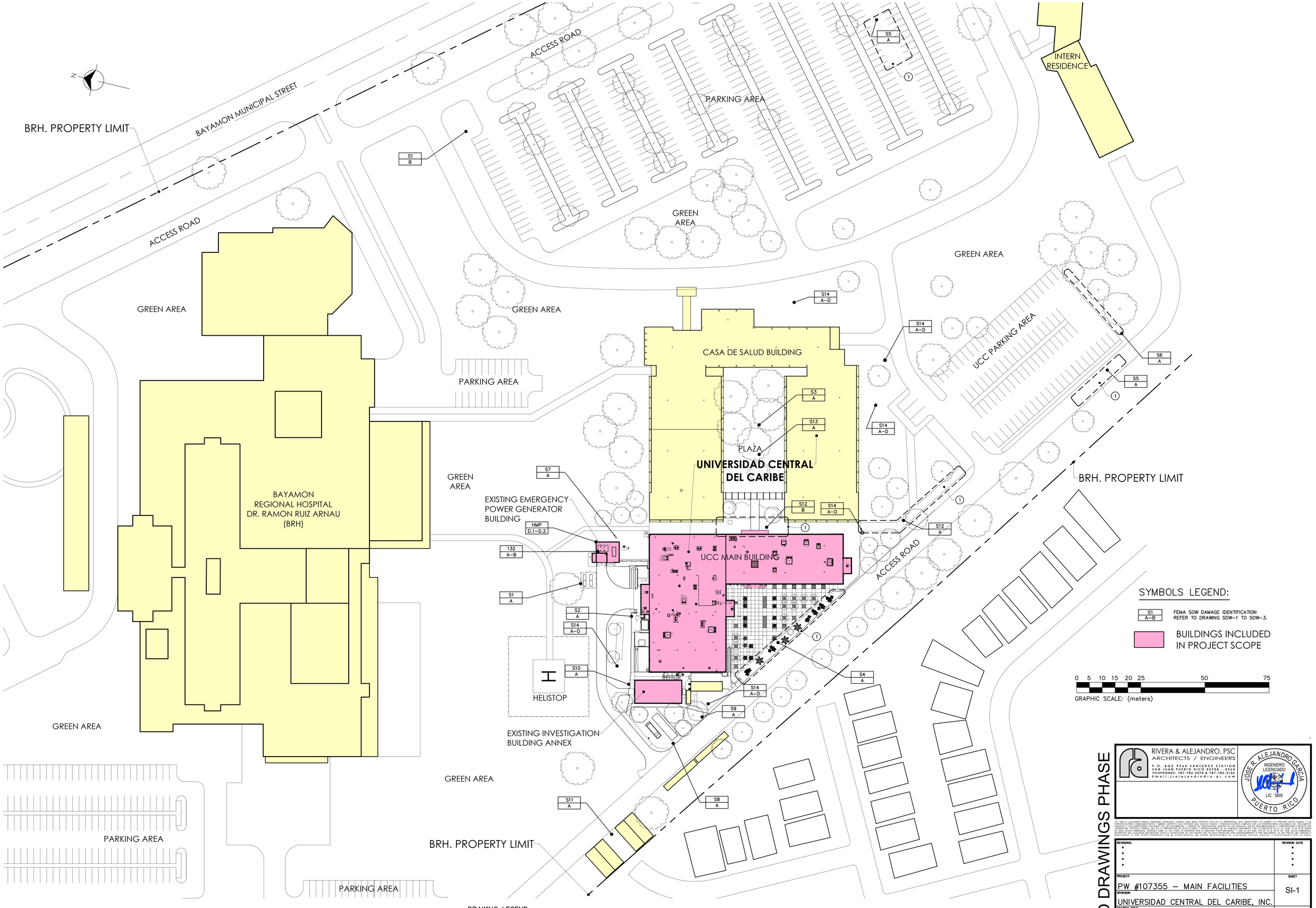
architects - engineers

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JOSE R. ALEJANDRO GARCIA
INGENIERO LICENCIADO
LIC. 5805
PUERTO RICO



EXISTING GENERAL SITE PLAN

SCALE: 1:500

DRAWING LEGEND:

(1) WITHIN THE MARKED AREA PERFORM STRICTLY THE WORK INCLUDED IN THE FEMA SCOPE OF WORK. REFER TO DRAWING SOW–3.

SYMBOLS LEGEND:

S1 A–B — FEMA SOW DAMAGE IDENTIFICATION REFER TO DRAWING SOW–1 TO SOW–3.

BUILDINGS INCLUDED IN PROJECT SCOPE

0 5 10 15 20 25 50 75

GRAPHIC SCALE: (meters)

BID DRAWINGS PHASE

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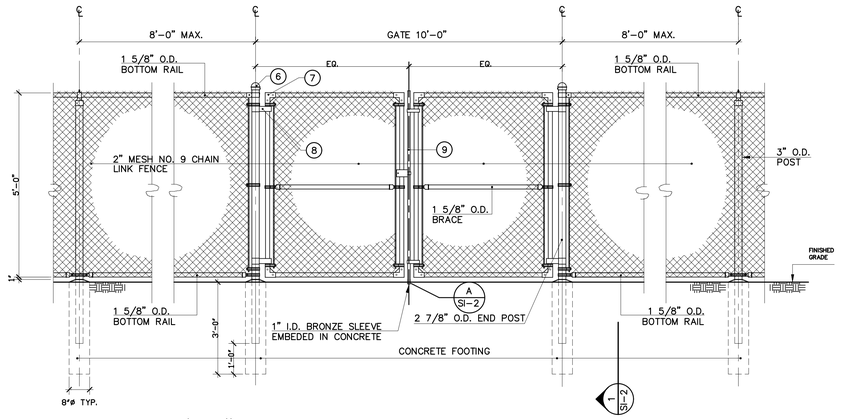
JOSE R. ALEJANDRO GARCIA
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LIC. 5805
PUERTO RICO

YO, JOSE R. ALEJANDRO GARCIA, INGENIERO LICENCIADO, LICENCIA NUM. 5805, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO Y/O DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES QUE LOS ACOMPAÑAN Y QUE, A MI LEAL SABER Y ENTENDER, LOS MISMOS CUMPLEN CON LAS DISPOSICIONES APLICABLES DE LA LEY NUM. 74 DE 21 DE JUNIO DE 1965, SEGUN ENMENDADA Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION VIGENTES DE LAS AGENCIAS, JUNTAS, MEJOMENDADAS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE EN LA PREPARACION DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 19 DE 8 DE ENERO DE 1976, SEGUN ENMENDADA, Y QUE SOY CONSCIENTE DE QUE CUALQUIER DECLARACION FALSA Y FRAUDULENTA EN ESTE RESPECTO ESTARIA SUJETA A LA IMPOSICION DE LAS PENALIDADES ESTABLECIDAS EN DICHA LEY. ASIMISMO, CERTIFICO QUE CUALQUIER DECLARACION FALSA Y FRAUDULENTA EN ESTE RESPECTO PODRIA RESULTAR EN QUE CUALQUIER DECLARACION FALSA Y FRAUDULENTA EN ESTE RESPECTO PODRIA RESULTAR EN QUE CUALQUIER DECLARACION FALSA Y FRAUDULENTA EN ESTE RESPECTO PODRIA RESULTAR EN LA IMPOSICION DE LAS PENALIDADES ESTABLECIDAS EN DICHA LEY. ASIMISMO, CERTIFICO QUE CUALQUIER DECLARACION FALSA Y FRAUDULENTA EN ESTE RESPECTO PODRIA RESULTAR EN QUE CUALQUIER DECLARACION FALSA Y FRAUDULENTA EN ESTE RESPECTO PODRIA RESULTAR EN LA IMPOSICION DE LAS PENALIDADES ESTABLECIDAS EN DICHA LEY. ASIMISMO, CERTIFICO QUE CUALQUIER DECLARACION FALSA Y FRAUDULENTA EN ESTE RESPECTO PODRIA RESULTAR EN QUE CUALQUIER DECLARACION FALSA Y FRAUDULENTA EN ESTE RESPECTO PODRIA RESULTAR EN LA IMPOSICION DE LAS PENALIDADES ESTABLECIDAS EN DICHA LEY. ASIMISMO, CERTIFICO QUE CUALQUIER DECLARACION FALSA Y FRAUDULENTA EN ESTE RESPECTO PODRIA RESULTAR EN QUE CUALQUIER DECLARACION FALSA Y FRAUDULENTA EN ESTE RESPECTO PODRIA RESULTAR EN LA IMPOSICION DE LAS PENALIDADES ESTABLECIDAS EN DICHA LEY.

REVISIONS:	REVISION DATE
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PROJECT: PW #107355 – MAIN FACILITIES	SHEET: SI-1
SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.	
DRAWING TITLE: EXISTING GENERAL SITE PLAN	2 of 59
JOB NO. 2312 — DATE OCTOBER, 2026 — SCALE 1:500	

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TYPICAL 5'–0" HIGH CHAIN LINK FENCE & GATES DETAILS

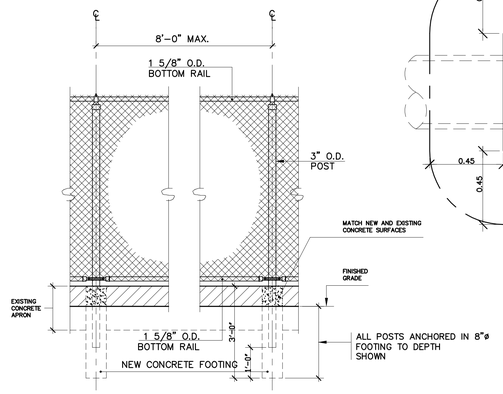
SCALE 1/2" =1'–0"

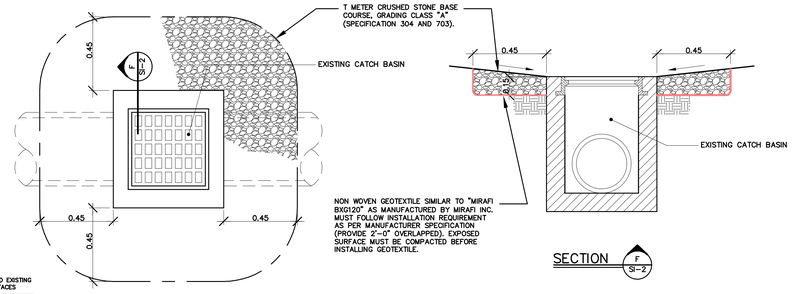
LEGEND

1. TYPICAL 4,000 PSI CONCRETE APRON.
2. SURFACING SYSTEM
3. FINISH GRADE
4. CEMENT PLASTERED REINFORCED CONCRETE PARAPET
5. 5" THICK FIBER REINFORCED CONCRETE SLAB
6. TYPICAL STYLE POST CAP.
7. TYPICAL INDUSTRIAL GATE ELLS, PRESSED STEEL GALVANIZED
8. TYPICAL HINGE MALLEABLE HEAVY INDUSTRIAL (THREE MINIMUM)
9. DROP BAR SETS–INDUSTRIAL
10. PRESSED STEEL GALVANIZED LATCH CANTILEVER HEAVY DUTY LOCKING GATE LATCH.

FENCE NOTES:

1. PIPE SIZES INDICATED ARE COMMERCIAL PIPE SIZES.
2. FABRIC – NO.9 GA. (0.148") STEEL WIRES, TWO INCH MESH, WITH BOTH TOP AND BOTTOM SELVAGES TWISTED AND BARBED, PROVIDE ONE PIECE FABRIC WIDTHS FOR FENCING UP TO 12' HIGH. FABRIC FINISH, GALVANIZED, ASTM A 392, CLASS I ,WITH NOT LESS THAN 1.2 OZ. ZINC PER SQ. FT.
3. RAILS & FRAMEWORK – GALVANIZED STEEL, ASTM A 120, WITH NOT LESS THAN 1.8 OZ. ZINC PER SQ. FT.
4. HARDWARE AND ACCESSORIES – GALVANIZED, ASTM A 152, WITH ZINC WEIGHTS PER TABLE I.
5. CONCRETE SHALL DEVELOP A 28 DAYS STRENGTH OF 3,000 PSI.

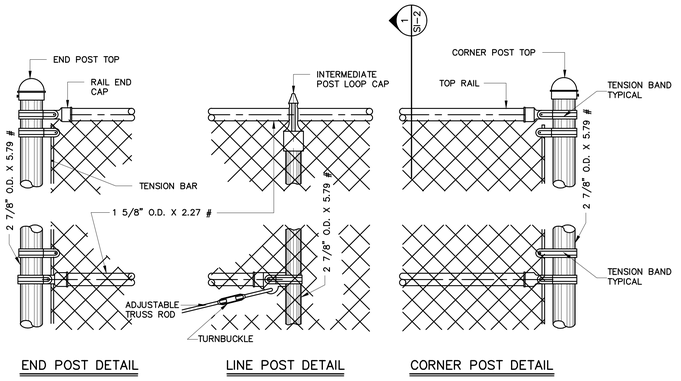




PLAN

EXISTING CATCH BASIN DETAILS

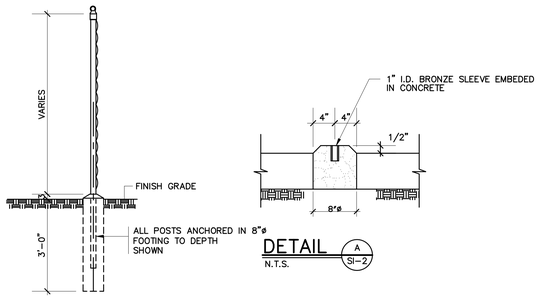
NOT TO SCALE



END POST DETAIL | LINE POST DETAIL | CORNER POST DETAIL



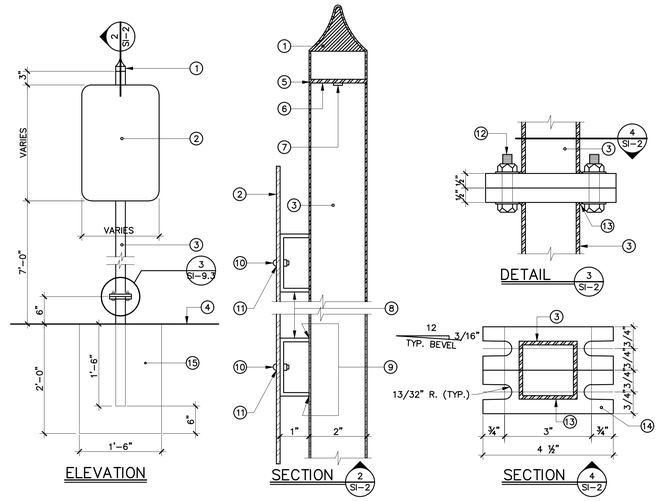
TENSION BAND



DETAIL A SI–2 (N.T.S.)

LINE POST DETAIL 1 SI–2

SCALE: 1/2"=1'–0"



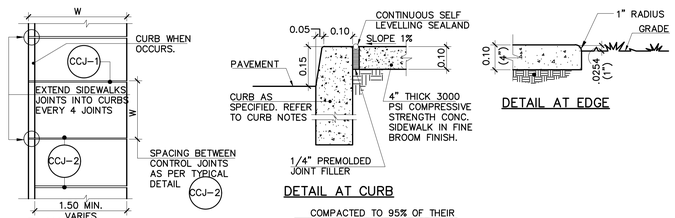
ELEVATION | SECTION 2 SI–2 | SECTION 4 SI–2 | DETAIL 3 SI–2

TYPICAL SIGN POST B SI–2

NOT TO SCALE

LEGEND:

1. MALEABLE IRON FINAL 3545 BY JULIUS BLUM & CO. (AFTER INSTALLATION TREAT WITH "ZRC" COLD GALVANIZER).
2. SIGN PLATE – SEE DETAIL– ALUMINUM CONSTRUCTION
3. 2" X 2" GAUGE 11 GALVANIZED STEEL POST (ASTM A–500 GRADE B) PAINTED.
4. SIDEWALK FINISHED LEVEL
5. WELDED AROUND AND TREATED WITH "ZRC" COLD GALVANIZER
6. 2" X 2" X 1/8" GALVANIZED PLATE WITH 7/16" DRILLED HOLE ON CENTER
7. 3/8" ø STAINLESS STEEL 304 BOLT
8. 1" X 2" X 2" X 1/8" GALVANIZED STEEL CHANNEL (ASTM A–36 AND HOT DIP GALVANIZED)
9. WELD PROTECTED WITH "ZRC" COLD GALVANIZER
10. 3/8" ø STAINLESS STEEL 304 BOLT WITH NUT AND WASHER
11. 3/8" ø FIBER STAINLESS STEEL WASHER
12. 3/8" ø STAINLESS STEEL BOLT, NUT AND WASHER
13. 1/8" FILLET WELD ALL AROUND AND TREATED WITH "ZRC" COLD GALVANIZER
14. 4–1/2" X 1/2" X 0'–4 1/2" GALVANIZED PLATE
15. 1'–6" ø CONCRETE FOOTING

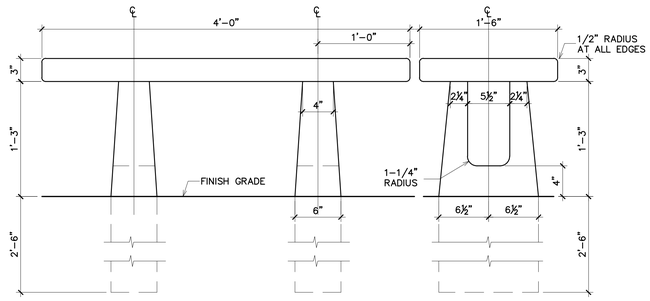


NOTES:

1. PORTLAND CEMENT CONCRETE SHALL BE CLASS A. (3000 PSI) UNLESS OTHERWISE SPECIFIED.
2. CURBING SHALL BE CONSTRUCTED IN SECTIONS HAVING A UNIFORM LENGTH OF 3.00 METERS WITHOUT THE NEED OF ANY JOINT FILLER. SECTIONS SHALL BE SEPARATED BY OPEN JOINTS 0.003 MWE. WHERE THE CURBING IS CONSTRUCTED ADJACENT TO CONCRETE PAVEMENT, THE OPEN JOINTS IN THE CURBING SHALL MATCH THE CONTRACTION JOINTS IN THE PAVEMENT.
3. FORMS SHALL BE OF METAL AND SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE. ALL FORMS SHALL BE FREE FROM WARP AND OF SUFFICIENT STRENGTH TO RESIST THE PRESSURE OF THE CONCRETE WITHOUT DISPLACEMENT. BRACING AND STAKING OF FORMS SHALL BE SUCH THAT THE FORMS REMAIN IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL. ALL FORMS SHALL BE CLEANED AND COATED WITH AN APPROVED FORM RELEASE AGENT OR FORM OIL BEFORE CONCRETE IS PLACED. DIVIDER PLATES SHALL BE OF METAL. FORMS SHALL CONFORM TO THE SPECIFIED RADIUS WHEN PLACED ON CURVES.
4. PREMOULDED JOINT FILLER SHALL BE SIMILAR TO ASPHALT EXPANSION JOINT FILLER BY W. R. MEADOWS SEALTIGHT.
5. SELF LEVELING SEALANT SHALL BE EQUAL TO SONOLASTIC SL–1 BY SONNEBAR. APPLY FOLLOWING MANUFACTURER RECOMMENDATIONS.
6. SIDEWALK FINISH SHALL BE IN FINE BROOM FINISH PERPENDICULAR TO TRAFFIC DIRECTION UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS.
7. MOISTURE BARRIER SHALL BE POLYETHYLENE 6M.
8. PROVIDE #3@12"C. TO C. AT MID–DEPTH BOTH WAY OF THE SLAB.
9. EXPOSED FACES OF CURB MUST BE PAINTED AS FOLLOWS USING BLP MOBILE PAINT:
   A) SURFACE TO BE CLEANED AS PER SOLVENT CLEANING SSPC–SP1.
   B) ONE COAT OF MOPACOTE WEATHER – TITE UNIVERSAL LATEX PRIMER 6–6.
   C) TWO COATS OF WEATHER – TITE 1005 ACRYLIC LATEX GLOSS HOUSE PAINT 140–SERIES. FOLLOW MANUFACTURER APPLICATION RECOMMENDATIONS COLOR TO BE SELECTED BY ARCHITECT / ENGINEER.

TYPICAL SIDEWALK DETAILS

NOT TO SCALE



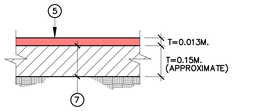
FRONT ELEVATION | SIDE ELEVATION

TYPICAL CONCRETE BENCH DETAIL

SCALE 1½"=1'–0"



BENCH PHOTO



EXISTING ASPHALT PAVEMENT

LEGEND FOR PAVEMENT:

1. T METER HOT PLANT MIX BITUMINOUS PAVEMENT SURFACE COURSE (MIX TYPE S–2(75) SPECIFICATIONS 401).
2. EXISTING PAVEMENT TO REMAIN BUT A MINIMUM OF 0.013 MUST BE SCARIFIED AND A 0.013 MINIMUM OF HOT PLANT MIX BITUMINOUS PAVEMENT SURFACE COURSE (MIX TYPE S–2 (75) SPECIFICATION 401) MUST BE PLACED.

NOTE:

1 REFER SPECIFICATION SHALL BE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PUERTO RICO HIGHWAY AND TRANSPORTATION AUTHORITY (2005).

BID DRAWINGS PHASE

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PUERTO RICO

YO, JOSE R. ALEJANDRO GARCIA, INGENIERO LICENCIADO, LICENCIA NUM. 5805, CERTIFICO QUE SOY EL PROFESIONAL QUE CONTESTANDO Y/O DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES, Y QUE HE SUPERVISADO LA PREPARACION DE LOS CALCULOS ESTRUCTURALES Y/O DISEÑO DE CONSTRUCCION HECHOS POR PERSONAS BAJO MI SUPERVISION DIRECTA, Y QUE LOS PLANOS Y LAS ESPECIFICACIONES ANTERIORES SE AJUSTAN A LOS REQUISITOS DEL CODIGO DE CONSTRUCCION VIGENTE DE LAS AGENCIAS, EXCEPTO AQUELLOS REQUERIMIENTOS O CONFORMIDADES PUBLICAS CON LOS CUALES EL SUSCRITO HA INDICADO POR ESCRITO QUE DIFIERE. ESTOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES DEL CODIGO DE CONSTRUCCION VIGENTE DE 2004, SEGUN ENMENDADO, CONSIDERA COMO LA "LEY PARA LA REFORMA POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NUM. 278 DE 15 DE AGOSTO DE 1998, SEGUN ENMENDADA. ESTOS PLANOS Y ESPECIFICACIONES HAN SIDO PREPARADOS DE ACUERDO CON LAS REGLAS Y REGULACIONES APLICABLES DE LA PRACTICA DE LA PROFESION. ESTOS PLANOS Y ESPECIFICACIONES HAN SIDO PREPARADOS PARA LOS FINES ESTRICTOS PERSONALES DEL PROPIETARIO(S), NO SIENDO RESPONSABLE DE CUALQUIER MODIFICACION(ES) NO AUTORIZADA(S) POR MI ESCRITO.

REVISIONS:	REVISION DATE
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PROJECT: PW #107355 – MAIN FACILITIES
SHEET: SI-2
SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.
DRAWING TITLE: SITE DETAILS
3 of 59
ADR NO. 2312 | DATE OCTOBER, 2026 | SCALE AS SHOWN

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Damage #305240 - Main Building

Item ID		Completed percentage (%)	Description
	Main Bldg., Basement		
	Laboratory Reception Lobby		
1	A	0	Remove, replace, 140SF, 2FTx4FT acoustic tile, suspended, 14FT(L) x 10FT(W)
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 34 FT long
	C	0	Remove, replace, 140 SF of Floor, VCT, 12x12 IN, 10 FT long x 14 IN wide
	Laboratory R003		
2	A	0	Repair, paint, 12SF Wall, ¼ IN thick plaster on concrete, spall, 6 FT wide x 2 FT high
	B	0	Prep, paint, 80SF all, ¼ IN thick plaster on concrete, 10 FT long x 8 FT high, peeling
	C	0	Replace, 2ea Light, fluorescent, Troffer, acrylic lens only, 4 FT long x 2 FT wide
	Laboratory R004		
3	A	0	Remove, replace, 2ea Ceiling, 2FT x 4FT acoustic tile, suspended, 4FT(L) x 2FT(W)
	Laboratory R009		
4	A	0	Remove, replace, 110SF Floor, VCT, 12x12 IN, 10 FT long x 11 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 39 FT long
	Laboratory ARC 010		
5	A	100	Remove, replace, Int., 90SF Floor, VCT, 12x12 IN, 10 FT(L) x 9FT(W)
	B	0	Remove, replace, 2ea Light, Troffer, acrylic prismatic lens only, 4 FT long x 2 FT
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 35 FT long
	Laboratory ARC 014		
6	A	0	Remove, replace, 28 SF of Floor, VCT, 12x12 IN, 2 FT long x 14 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 49 FT long
	Laboratory ARC 015		
7	A	0	Repair, paint, 16 SF of Wall, ¼ IN thick plaster on concrete, 1 FT long x 16 FT wide
	Laboratory ARC 016		
8	A	0	Repair, paint, 189 SF of Wall, ¼ IN thick plaster on concrete, 21 FT long x 9 FT wide
	Laboratory ARC 017)		
9	A	0	Prep, paint, 232 SF of Wall, ¼ IN thick plaster on concrete, 29 FT long x 8 FT wide
	B	0	Repair, 18 SF of Ceiling, drywall, repair, 18 FT long x 1 FT wide
	C	0	Paint, 232 SF of Ceiling, drywall, paint, 18 FT long x 12 FT wide
	Laboratory ARC 023		
10	A	0	Repair, paint, 80 SF of Wall, ¼ IN thick plaster on concrete, 10 FT wide x 8 FT high
	Laboratory ARC 024		
11	A	0	Repair, paint, 80 SF of Wall, ¼ IN thick plaster on concrete, 10 FT long x 8 FT wide
	B	0	Repair, 8SF Ceiling, drywall, 4FT long x 2 FT wide
	C	0	Paint, 240SF of Wall, ¼ IN thick plaster on concrete, 24FT(W) x 10FT(H)
	Laboratory ARC 025		
12	A	0	Repair, paint, 80SF Wall, ¼ IN thick plaster on concrete, 8FT long x 10FT wide
	B	0	Replace, 1 ea Light, fluorescent, surface-mounted, 6 IN x 48 IN, acrylic lens cover
	Laboratory ARC 026		
13	A	0	Repair, paint, 24 SF of Wall, ¼ IN thick plaster on concrete, 8 FT long x 3 FT wide
	B	0	Paint, 88 SF of Wall, ¼ IN thick plaster on concrete, 11 FT wide x 8 FT high
	Laboratory R027		
14	A	0	Repair spall, 2SF Wall, ¼ IN thick plaster on concrete, 2FT long x 1FT wide
	B	0	Prep, paint, 189 SF of Wall, ¼ IN thick plaster on concrete, 21 FT long x 9 FT wide
	C	0	Repair, 20 SF Ceiling, drywall cracks, 4 FT long x 5 FT wide
	D	0	Prep, paint, 140 SF of Ceiling, drywall, 10 FT long x 14 FT wide
	Laboratory R028 and 029		
15	A	0	Repair crack, paint, 136 SF of Ceiling, drywall, 8 FT long x 17 FT wide
	Laboratory R029 and 028		
16	A	0	Repair crack, paint, 10 SF of Wall, drywall, 5 FT long x 2 FT wide
	Mechanical Room R030		
17	A	0	Repair spall, paint, 117SF Wall, ¼ IN thick plaster on concrete, 13FT(L) x 9FT(W)
	Storage Room R031		
18	A	0	Repair spall, paint, 64SF Wall, ¼IN thick plaster on concrete, 8FT(L) x 8FT(W)
	Laboratory R032		
19	A	0	Repair spall, paint, 6SF Wall, ¼IN thick plaster on concrete, 3FT wide x 2FT high
	B	0	Paint, 88 SF of Wall, ¼ IN thick plaster on concrete, 11 FT wide x 8 FT high
	Air Handler Unit R516		
20	A	0	Repair, Int., 130SF Wall, ¼ IN(T) plaster on concrete spalling, 10FT(L) x 13FT(W)
	B	0	Scrape, Paint, Int., 325SF Wall, ¼ IN(T) plaster on concrete, 25FT x 13FT(W)
	Hallway ARC		
21	A	50	Replace, Int., 270SF Ceiling, 2FT x 4FT acoustic tile, suspended, 45FT(L) x 6FT(W)
	B	0	Remove, replace, 1 ea Light, fluorescent, recessed Troffer, 4 FT long x 2 FT wide
	C	0	Remove, replace, 2ea Light, fluorescent, Troffer, acrylic lens, 4FT(L) x 2FT(W)
	D	0	Paint, Int., 736 SF of Wall, ¼ IN thick plaster on concrete, 92 FT wide x 8 FT high
	E	0	Repair, paint, Int., 6SF Wall, ¼ IN thick plaster on concrete, 6 FT long x 1 FT wide
	F	0	Remove, replace, Int., 306 SF of Floor, VCT, 12x12 IN, 51 FT long x 6 FT wide
	G	0	Remove, replace, Int., Base molding, vinyl, 4 IN, 81 FT long
	Hallway South		
22	A	100	Paint, Int., 728SF Wall, ¼ IN thick plaster on concrete, 91FT(W) x 8FT(H)
	B	0	Remove, replace, 230 SF of Floor, VCT, 12x12 IN, 46 FT long x 5 FT wide
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 91 FT long

Damage #305240 - Main Building

Item ID		Completed percentage (%)	Description
	Laboratory Hallway		
23	A	0	Repair, 21 SF of Wall, ¼ IN thick plaster spall on concrete, 7 FT long x 3 FT wide
	Laboratory Interior Hallway		
24	A	0	Paint, 440 SF of Wall, ¼ IN thick plaster on concrete, 55 FT wide x 8 FT high
	B	0	Prep, seal/paint, 679 SF of Floor, concrete, epoxy, 97 FT long x 7 FT wide, (peeling)
	Stairway		
25	A	0	Remove, replace, 36 SF of Floor, VCT, 12x12 IN, 6 FT long x 6 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 20 FT long
	Storage Room Under Stairway		
26	A	0	Replace, paint, 534 SF Wall, ¼IN thick plaster on concrete, 89 FT wide x 6 FT high
	B	0	Paint, 185 SF Ceiling, ¼ IN thick plaster on concrete, 37 FT long x 5 FT wide
	C	0	Repair spall, seal, 150 SF of Floor, concrete, 30 FT long x 5 FT wide
	Storage Room Under Stairway		
27	A	0	Repair spall, paint, 330SF Wall, ¼ IN thick plaster on concrete, 55FT(L) x 6FT high
	Main Bldg., Floor 1		
	Entrance Lobby		
28	A	100	Remove, replace, Int., 200SF Ceiling, 2 FT x 4 FT acoustic tile, suspended, 20FT(L) x 10FT(W)
	B	0	Remove, replace, 60SF Ceiling, 2FT x 4FT acoustic tile, suspended, grid, 10FT x 6FT
	Lobby		
29	A	0	Remove, replace, 88SF Ceiling, 2T x 2 FT acoustic tile, suspended, tegular, architectural/designer series, fissured
	B	0	Remove, replace, 84SF Ceiling, 2FT x 2FT acoustic tile, suspended, tegular, grid only, 6 FT long x 14FT wide
	C	0	Paint, 108 SF Ceiling, drywall, paint, 108FT long x 1FT wide
	D	0	Repair, paint, 1SF ceiling, drywall, soffit, 1 FT long x 1 FT wide
	E	0	Paint, 78 SF Ceiling, drywall, paint, 13FT long x 6FT wide
	Hallway		
30	A	70	Remove, replace, Int., 109ea Ceiling, 2FT x 4FT acoustic tile, suspended, 4FT(L) x 2FT(W)
	B	0	Replace, 6ea Light, fluorescent, Troffer, acrylic lens only, 4FT long x 2FT wide
	C	0	Paint, 3 ea Ceiling, drywall, soffit, paint, 6 FT long x 8 FT wide
	D	0	Repair spall, paint, 32SF Wall, ¼ IN thick plaster on concrete, 16FT long x 2FT high
	E	0	Paint, 72 SF of Wall, ¼ IN thick plaster on concrete, 9 FT wide x 8 FT high
	F	0	Repair spall, paint, 16SF Wall, ¼ IN thick plaster on concrete, 2 FT wide x 8 FT high
	G	0	Remove, replace, 280 SF of Floor, VCT, 12x12 IN, 280 FT long x 1 IN wide
	H	0	Paint, 232 SF of Wall, ¼ IN thick plaster on concrete, 29 FT long x 8 FT high
	I	0	Remove, replace, Base molding, vinyl, 4 IN, 280 FT long
	Hallway Cargo Area		
31	A	100	Remove, replace, Int., 222SF Ceiling, 2FT x 4FT acoustic tile, suspended, 37FT(L) x 6FT(W)
	B	0	Remove, replace, 3ea Light, fluorescent, Troffer, 4 FT long x 2 FT wide
	C	0	Remove, replace, 10 SF of Floor, VCT, 12x12 IN, 10 FT long x 1 FT wide
	D	0	Paint, 640SF Wall, ¼ IN thick plaster on concrete, 80FT wide x 8 FT high
	Hallway CDDC		
32	A	0	Patch cracks, paint, 8 SF of Wall, drywall, 2 FT long x 4 FT wide
	B	0	Remove, replace, 18ea Ceiling, 2FTx2FT acoustic tile, tegular, 2FT x 2FT
	C	0	Repair, paint, 198 SF of Wall, drywall, 22 FT wide x 9 FT high
	Hallway Faculty Bathroom		
33	A	0	Remove, replace, 174 SF of Floor, VCT, 12x12 IN, 29 FT long x 6 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 46 FT long
	Office R067		
34	A	35	Remove, replace, Int., 48SF Floor, VCT, 12x12 IN, 16FT(L) x 3FT(W)
	B	0	Remove, replace, window, aluminium frames, perimeter caulk, 70 FT long
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 23 FT long
	Office R069		
35	A	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 70 FT long
	Office R071		
36	A	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 70 FT long
	Laboratory R094		
37	A	20	Remove, replace, Int., 21ea Light, fluorescent, recessed Troffer (4-bulb), 4FT(L) x 2FT(W)
	B	0	Remove, replace, paint 1,624 SF Ceiling, suspended ceiling system, 2-IN Tees, 1-13/16-IN cross Tees, 5/8 IN Drywall, mold-resistant, painted, 58 FT long x 28 FT wide
	C	0	Remove, replace, 7ea Air Conditioning, HVAC, ceiling diffusers, 4-way, 2FT x 2FT
	D	0	Paint, 1,624SF Ceiling, drywall, 28 FT long x 58 FT wide
	Laboratory R097		
38	A	0	Replace, 4ea Light, fluorescent, recessed Troffer, acrylic lens only, 4FT(L) x 2 FT(W)
	B	0	Repair, paint, 14 SF Ceiling, drywall, 14 FT long x 1 FT wide
	C	0	Paint, 224 SF of Ceiling, drywall, paint, 16 FT long x 14 FT wide
	Electrical Room 100		
39	A	0	Remove, replace, 40SF Ceiling, 2FT x 4FT acoustic tile, suspended, 8FT(L) x 5FT(W)

Damage #305240 - Main Building

Item ID		Completed percentage (%)	Description
	Dining Room 101		
40	A	40	Remove, replace, Int., 8ea Ceiling, 2 FT x 4 FT acoustic tile, suspended, 2 FT x 4 FT,
	B	0	Remove, replace, Window, aluminium frames, perimeter caulk, 44 FT long
	C	0	Patch cracks, paint, 16F wall, ¼IN thick plaster on concrete, 2FT wide x 8FT high
	D	0	Paint, 128 SF of Wall, ¼ IN thick plaster on concrete, 16 FT wide x 8 FT high
	E	0	Remove, replace, 84 SF of Floor, VCT, 12x12 IN, 28 FT long x 3 FT wide
	F	0	Remove, replace, Base molding, vinyl, 4 IN, 36 FT long
	Bathroom R106		
41	A		Remove, replace, 3ea Ceiling, 2FT x 4FT acoustic tile, suspended, 2FT long x 4FT
	B		Remove, replace, 2ea Light, fluorescent, Troffer, acrylic lens only, 4FT(L) x 2FT(W)
	Bathroom R107		
42	A	60	Remove, replace, 5ea Ceiling, 2 FT x 4 FT acoustic tile, suspended, 4FT long x 2FT wide
	B	100	Prepare, clean, paint, Int., 84SF toilet & urinal partitions, steel, clean/prep/paint, 12FT(L) x 7FT(W)
	C	0	Repair, paint, 36SF Ceiling, drywall, 12 FT long x 3 FT wide
	D	0	Remove, replace, Ceiling, 2FTx4FT acoustic tile, grid, outside L-angle only, 45FT
	E	0	Remove, replace, paint, 16 SF Wall, drywall, 8 FT wide x 2 FT high
	F	0	Remove, replace, 12 SF Wall, 4 IN x 4 IN ceramic tile, 2 FT wide x 6 FT high
	G	0	Replace, 2ea Light, fluorescent, Troffer, acrylic lens only, 4 FT long x 2 FT wide
	Office R195		
43	A	0	Repair spalls, paint, 24SF Wall, ¼ IN thick plaster on concrete, 8FT wide x 3FT high
	B	0	Scrape, paint, 36SF Wall, ¼ IN thick plaster on concrete, 4 FT wide x 9 FT high
	C	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 46 FT long
	D	0	Remove, replace, Base molding, vinyl, 4IN, 10FT long
	Office R197		
44	A	0	Remove, replace, 3ea Ceiling, 2FT x 4FT acoustic tile, suspended, 4FT long x 2FT
	B	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 46 FT long
	C	0	Patch cracks, paint, 24F Wall, ¼ IN thick plaster on concrete, 8 FT long x 3 FT wide
	D	0	Paint, 36 SF of Wall, ¼ IN thick plaster on concrete, 9 FT long x 4 FT wide
	Office R198		
45	A	100	Remove, replace, Int., 4ea Ceiling, 2FT x 4FT acoustic tile, suspended, 4FT(L) x 2FT(W)
	B	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 80 FT long
	Library		
46	A	15	Remove, replace, Int., 770SF Floor, VCT, 12x12 IN, 77FT(L) x 10FT(W)
	B	85	Remove, replace, Int., 262ea Ceiling, 2FT x 4FT acoustic tile, suspended, 4FT(L) x 2FT(W)
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 242 FT long
	D	0	Repair cracks, paint, 26SF Wall, ¾IN thick plaster on concrete, 26FT(W) x 1FT(H)
	E	0	Replace, Window, aluminium frames, perimeter caulk, 214 FT long
	F	0	Remove, replace, 1ea Light, fluorescent, Troffer, 4 FT long x 2 FT wide
	G	0	Replace, 4ea Light, fluorescent, Troffer, acrylic lens only, 4FT long x 2FT wide
	Office R200		
47	A	0	Remove, replace, 165 SF of Floor, VCT, 12x12 IN, 11 FT long x 15 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 50 FT long
	Office R201		
48	A	100	Remove, replace, Int., 2ea Ceiling, 2FT x 4FT acoustic tile, suspended, 2FT(L) x 4FT(W)
	B	0	Remove, replace, 150SF Floor, VCT, 12x12 IN, 10 FT long x 15 FT wide
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 47 FT long
	Office R202		
49	A	0	Remove, replace, 60 SF Floor, VCT, 12x12 IN, 10 FT long x 6 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 24 FT long
	Library Including Rooms 204 @ 206		
50	A	0	Paint, 50 SF of Ceiling, drywall, 75 FT long x 2 FT wide
	B	0	Remove, replace, 18SF floor carpet + 12LF alum. transition strip, 6FT(L) x 3 FT(W)
	Library R231		
51	A	100	Remove, replace, Int., Base molding, vinyl, 4 IN, 49 FT long
	B	100	Prepare, paint, Int., 430SF Wall, drywall, 43FT wide x 10FT high
	C	0	Repair, paint, 129SF Wall, drywall, 43 FT wide x 3 FT high
	Server Room 330		
52	A	0	Remove, replace, 130SF Ceiling, 2 FT x 4 FT acoustic tile, suspended, 15/16 IN thick, fiberglass-faced, with grid, 10 FT long x 13 FT wide
	B	0	Remove, replace, 1ea Light, fluorescent, Troffer, 4FT(L) x 2FT(W)
	C	0	Remove, replace, 1ea Light, fluorescent, Troffer, 2 FT long x 2 FT wide
	D	0	Remove, replace, 1ea Light, fluorescent, Troffer, acrylic lens only, 4FT(L) x 2FT(W)
	E	0	Remove, replace, 1ea Door, 3070, wood, HC, birch veneer, 3FT wide x 7 FT high
	F	0	Remove, replace, 30SF Ceiling, 2FT x 4 FT acoustic tile suspended, w/grid, 6FT(L) x 5FT(W)
	Library R357 & 356		
53	A	0	Remove, replace, 72 SF of Floor, VCT, 12x12 IN, 12 FT long x 6 FT wide

Damage #305240 - Main Building

Item ID		Completed percentage (%)	Description
	Classroom R357 & 356)		
54	A	0	Repair spalls, paint, 72 SF Wall, ¼IN thick plaster on concrete, 12FT(W) x 6FT(H)
	B	0	Paint, 702 SF Wall, ¼ IN thick plaster on concrete, painted, 78 FT wide x 9 FT high
	C	0	Remove, replace, Window, aluminium window frames, caulk only, 152 FT long
	D	0	Remove, replace, Base molding, vinyl, 4 IN, 40 FT long
	E	0	Remove, replace, 144SF of Vertical blinds, PVC, 3-IN blades, 24FT wide x 6FT high,
	Classroom R360		
55	A	0	Remove, replace, 120 SF of Floor, VCT, 12x12 IN, 15 FT long x 8 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 43 FT long
	C	0	Patch, paint, cracked, 24SF Wall, ¼IN plaster on concrete, 8 FT wide x 3 FT high
	D	0	Paint, 470 SF of Wall, ¼ IN thick plaster on concrete, 47 FT wide x 10 FT high
	Classroom R562		
56	A	0	Remove, replace, Window, aluminium frame, perimeter caulk, 80 FT long
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 10 FT long
	Stairway North		
57	A	50	Prepare, paint, Int., 2,350 SF of Wall, ¼ IN thick plaster on concrete, 50FT(L) x 47FT(W)
	B	100	Seal/paint, Int., 560SF Floor, concrete, 10 FT long x 56 FT wide
	C	0	Paint, 2,350SF Wall, ¼ IN thick plaster on concrete, 50 FT long x 47 FT wide
	D	0	Paint, 500SF Ceiling, ¼ IN thick plaster on concrete, 50 FT long x 10 FT wide
	E	0	Remove, replace, 1ea Light, fluorescent, surface-mounted, 1FT x 4FT
	Stairway South		
58	A	50	Prepare, paint, Int., 2,350SF all, ¼ IN thick plaster on concrete, 50FT(L) x 47FT(W)
	B	100	Seal/paint, Int., 560SF Floor, concrete, 56IN(L) x 10FT(W)
	C	0	Paint, 500SF Ceiling, ¼ IN thick plaster on concrete, 50 FT long x 10 FT wide
	D	0	Repair spalls, paint, 55F Wall, ¼ IN thick plaster on concrete, 5 FT wide x 1 FT high
	E	0	Remove, replace, 1 ea Light, fluorescent, suspended, 6IN x 4FT
	Cafeteria		
59	A	0	Remove, replace, 25ea, 2FTx2FT acoustic tile, suspended, tegular, 2FT(L) x 2FT(W)
	B	0	Remove, replace, 28SF Roof, metal flashing, 26g, 6IN x 6IN, 28FT(L) x 1FT(W)
	Main Bldg., Floor 2		
	Laboratory R111		
60	A	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 184 FT long
	B	0	Repair spalls, paint, 130SF Wall, ¼ IN plaster on concrete, 26 FT long x 5 FT high
	C	0	Repair spalls, paint, 100SF Wall, ¼ IN thick plaster on concrete, 20FT(L) x 5FT(H)
	D	0	Remove, replace, 85SF ceiling, 2FT x 4FT acoustic tile, suspended, 26FT(L) x 33FT(W)
	E	0	Remove, replace, 2ea Light, fluorescent, troffer, 4FT long x 2FT wide
	Classroom R113		
61	A	80	Remove, replace, Int., 693SF Ceiling, 2FT x 4FT acoustic tile, suspended, 21FT(L) x 33FT(W)
	B	100	Remove, replace, Int., Base molding, vinyl, 4 IN, 102 FT long
	C	0	Remove, replace, 1ea Window, glass, 3/16-IN thick, single-glazed, tinted, 46 IN wide x 62 IN high
	D	0	Remove, replace, 693SF Ceiling, 2FT x 4FT acoustic tile, suspended, 21FT long x 33FT wide
	E	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 138FT long
	F	0	Remove, replace, 1ea, A/C ductwork, 16IN dia, round, galv. mounting flange only
	G	0	Remove, replace, 384SF Ceiling, 2FT x 4FT acoustic tile, suspended, grid only, 24FT(L) x 16FT(W)
	Classroom R115		
62	A	100	Remove, replace, Int., 20ea Ceiling, 2FT x 4FT acoustic tile, suspended, 2FT(L) x 4FT(W)
	B	0	Remove, replace, 308SF Ceiling, 2FT x 4FT acoustic tile, suspended & grid, 28FT(L) x 11FT wide
	C	0	Remove, replace, 4ea Light, fluorescent, Troffer, 2FT long x 4FT wide
	Hallway R117		
63	A	0	Remove, replace, paint, 56SF Ceiling, drywall, 7 FT long x 8 FT wide

BID DRAWINGS PHASE

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YO, JOSE R. ALEJANDRO GARCIA, INGENIERO LICENCIADO, LICENCIA NUM. 5805, CERTIFICO QUE SOY EL PROFESIONAL QUE COMPUSO(NO) Y/O DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES QUE LOS ACOMPAÑAN Y QUE, A MI LEAL SABER Y ENTENDER, LOS MISMOS CUMPLEN CON LAS REGLAS Y REGLAMENTOS APLICABLES Y CONTIENEN LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION VIGENTES DE LAS AGENCIAS, LEYES, REGLAMENTACIONES Y ORDENANZAS APLICABLES DE LA JURISDICCION, CERTIFICO, ADEMAS, QUE EN LA PREPARACION DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 71 DE 8 DE JUNIO DE 2004, SEGUN ENMENDADA, CONOCIDA COMO LA LEY PARA REGULAR EL EJERCICIO DE LA PROFESION DE INGENIERIA Y DE LA AGRIMENSURA. ESTA CERTIFICACION SE HACE BAJO LA RESPONSABILIDAD QUE CONLLEVA DECLARACION FALSA O FALSIFICACION DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HAGO RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA ISOTA.

REVISIONS:	REVISION DATE
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PROJECT: PW #107355 – MAIN FACILITIES
SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.
DRAWING TITLE: FEMA SCOPE OF WORK
JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE

SHEET: SOW-1

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Damage #305240 - Main Building

Item ID		Completed percentage (%)	Description
			Office R119
64	A	50	Remove, replace, Int., 130 SF of Ceiling, 2 FT x 4 FT acoustic tile, suspended, 10 FT long x 13 FT wide
	B	0	Remove, replace, 130 SF Ceiling, 2 FT x 4 FT acoustic tile, suspended, 10FT x 13FT,
	C	0	Remove, replace, 1ea Light, fluorescent, Troffer, 2FT long x 4FT wide
	D	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 184 FT long
	E	0	Patch, repair spalls, paint, 85F Wall, ¼ IN plaster on concrete, 1 FT long x 8 FT wide
			Laboratory R120
65	A	0	Scrape, paint, 153SF Wall, ¼ IN plaster on concrete, 17 FT wide x 9 FT high
	B	0	Remove, replace, 5ea Ceiling, 2FT x 4FT acoustic tile, suspended
	C	0	Remove, replace, 4ea Light, fluorescent, Troffer, acrylic lens cover only 2FT x 4FT
			Storage Room R121
66	A	0	Remove, replace, 49 SF of Floor, VCT, 12x12 IN, 7 FT long x 7 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 25 FT long
	C	0	Remove, replace, 1ea Light, fluorescent, Troffer, acrylic lens covers only, 2FT x 4FT
			Laboratory R122
67	A	0	Re-install, caulk, 1ea Window, aluminium-framed, 6 FT long x 4 FT wide
	B	0	Remove, replace, 60 SF Window, vertical blind, 3.5 IN blades, 10FT(L) x 6FT(W)
	C	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 140 FT long
	D	0	Remove, replace, 231SF Floor linoleum, 11 FT long x 21 FT wide
	E	0	Remove, replace, Base molding, vinyl, 4 IN, 61 FT long
			Laboratory R133
68	A	0	Remove, replace, 28SF Ceiling, 2FTx2FT acoustic tile, suspended, 7FT(L) x 4FT(W)
	B	0	Remove, replace, 28SF Floor linoleum, 7 FT long x 4 FT wide
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 13 FT long
			Office R135
69	A	0	Remove, replace, Window, aluminium frames, caulk only, 58 FT long
			Office R138
70	A	0	Remove, replace, 1ea Light, fluorescent, Troffer, acrylic lens cover only
			Office R141
71	A	0	Remove, replace, Window, aluminium frames, caulk, 62 FT long
			Laboratory R143
72	A	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 126 FT long
	B	0	Remove, replace, 2ea Light, fluorescent, Troffer, 2FT long x 4FT wide
	C	0	Remove, replace, 187SF Floor linoleum, 17 FT long x 11 FT wide
	D	0	Remove, replace, Base molding, vinyl, 4IN, 52FT long
			Laboratory R144
73	A	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 96 FT long
	B	0	Remove, replace, 165SF Floor, linoleum, commercial-grade, 15FT(L) x 11FT(W)
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 38 FT long
	D	0	Remove, replace, paint, 165SF Ceiling drywall, 11 FT long x 15 FT wide
	E	0	Repair spalls, paint, 90SF Wall, ¼ IN plaster on concrete, 10FT long x 9FT high
	F	0	Paint, 135 SF of Wall, drywall, 15 FT long x 9 FT high
			Kitchen 145
74	A	0	Repair spalls, paint, 81 SF of Wall, ¼ IN thick plaster on concrete, 9FT wide x 9FT
	B	0	Paint, 90SF Wall, drywall, 10 FT wide x 9 FT high
			Laboratory R146
75	A	0	Remove, replace, paint, 85F Wall, drywall, 1 FT long x 8 FT wide
	B	0	Paint, 224SF Ceiling, drywall, 14 FT long x 16 FT wide
	C	0	Paint, 232SF Wall, ¼ IN plaster on concrete, 29 FT wide x 8 FT high
			Laboratory R147
76	A	0	Repair spalls, paint, 18SF Wall, ¼ IN plaster on concrete, 9 FT wide x 2 FT high
	B	0	Remove, replace, 90SF Ceiling, 2FT x 2FT acoustic tile, suspended w/grid, 10FT long x 9 FT
	C	0	Paint, 99 SF of Wall, ¼ IN thick plaster on concrete, 11 FT wide x 9 FT high
			Dining Room R149
77	A	0	Remove, replace, Base molding, vinyl, 4 IN, 47 FT long
			Laboratory R150
78	A	0	Remove, replace, 165SF Ceiling, 2FTx4FT acoustic tile, suspended, 15FT(L) x 11 FT(W)
	B	0	Remove, replace, 1ea Light, fluorescent, Troffer, 2FT long x 4FT wide
			Laboratory R151
79	A	0	Remove, replace, 220SF of Ceiling, 2FT x 4FT acoustic tile, suspended, 22FT long x 10 FT wide
	B	0	Remove, replace, 90SF Ceiling, 2FT x 4FT acoustic tile, suspended, grid only, 10FT long x 9FT wide
	C	0	Scrape, paint, 216SF Wall, ¼ IN plaster on concrete, 24 FT wide x 9 FT high
	D	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 112 FT long
			Laboratory R159
80	A	0	Remove, replace, 209SF Ceiling, 2FTx4FT acoustic tile, suspended 19FT(L) x 11FT(W)
	B	0	Remove, replace, 84SF Ceiling, 2FT x 4FT acoustic tile, suspended, grid only, 12FT long x 7FT wide
	C	0	Remove, replace, 4ea Light, fluorescent, Troffer, acrylic lens cover only, 2FT(L) x 4FT(W)
	D	0	Paint, 99 SF Wall, concrete, 11 FT wide x 9 FT high

Damage #305240 - Main Building

Item ID		Completed percentage (%)	Description
			Laboratory R161
81	A	0	Remove, replace, 198 SF Ceiling, 2FT x 4FT acoustic tile, suspended, 11FT long x 18FT wide
	B	0	Remove, replace, 4ea Light, fluorescent, Troffer, acrylic lens cover only, 2FT long x 4FT wide
	C	0	Paint, 216 SF Wall, ¼ IN plaster on concrete, 24 FT wide x 9 FT high
	D	0	Patch cracks, paint, 9SF Wall, concrete 9 FT long x 1 FT wide
			Laboratory R162
82	A	0	Remove, replace, 225SF Floor, linoleum, 15 FT long x 15 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 53 FT long
			Bathroom R163
83	A	100	Remove, replace, Int., 112SF Ceiling, 2FT x 4FT acoustic tile, suspended, 14FT(L) x 8FT(W)
	B	0	Building Interior, 2ea Light, fluorescent, Troffer, acrylic lens only, 4FT(L) x 2FT(W)
			Classroom 166
84	A	0	Repair spalls, paint, 315SF all, ¼ IN thick plaster on concrete, 35FT wide x 9FT high
	B	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 44 FT long
	C	0	Patch, paint, 16SF Wall, ¼IN plaster on concrete, 8 FT long x 2 FT wide
	D	0	Remove, replace, 24ea Ceiling, 2FT x 4FT acoustic tile, suspended, 4FT(L) x 2FT(W)
			Laboratory R167
85	A	0	Remove, replace, 336SF Ceiling, 2FT x 4FT acoustic tile, suspended, 28FT x 12 FT
	B	0	Remove, replace, 112SF Ceiling, 2FTx4FT acoustic tile, grid only, 28FT x 4FT wide
	C	0	Remove, replace, 336SF Floor linoleum, 28FT long x 12 FT wide
	D	0	Remove, replace, Base molding, vinyl, 4 IN, 65 FT long
			Laboratory R168
86	A	0	Remove, replace, 108SF Ceiling, 2FT x 4FT acoustic tile, suspended, 12FT x 9 FT
	B	0	Remove, replace, 36SF Ceiling, 2FT x 4T acoustic tile, grid only, 9FT x 4FT
	C	0	Remove, replace, 108SF Floor linoleum, 12 FT long x 9 FT wide
	D	0	Remove, replace, Base molding, vinyl, 4 IN, 39 FT long
	E	0	Remove, replace, paint, 1ea Door, wood, w/24IN x 3 IN vision lite, 3FT x 7FT
			Laboratory R171
87	A	0	Repair spalls, paint, 32SF Wall, ¼ IN plaster on concrete, 8 FT long x 4 FT wide
	B	0	Scrape, paint, 240SF Wall, ¼ IN plaster on concrete, 30 FT wide x 8 FT high
	C	0	Remove, replace, 216SF Floor linoleum, 18 FT long x 12 FT wide
	D	0	Remove, replace, Base molding, vinyl, 4 IN, 57 FT long
	E	0	Remove, replace, 5ea Ceiling, 2FT x 4FT acoustic tile, suspended (40SF)
			Laboratory R173
88	A	100	Remove, replace, Int., 144F Ceiling, 2FT x 4FT acoustic tile, suspended, 8FT long x 18FT wide
	B	0	Remove, replace,144 SF Floor linoleum, 8 FT long x 18 FT wide
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 46 FT long
			Laboratory R174
89	A	10	Remove, replace, Int., 324 SF Ceiling, 2FT x 4FT acoustic tile, suspended, 18FT long x 18FT wide
	B	0	Remove, replace, 324SF Ceiling, 2FT x 4FT acoustic tile, suspended, 18FT x 18FT
	C	0	Remove, replace, 1ea Light, fluorescent, Troffer, acrylic lens cover only, 2FT x 4FT
	D	0	Remove, replace, 324SF Floor linoleum, 36 FT long x 9 FT wide
	E	0	Remove, replace, Base molding, vinyl, 4 IN, 87 FT long
			Laboratory R175
90	A	50	Remove, replace, Int., 348SF Ceiling, 2FT x 4FT acoustic tile, suspended, 12FT(L) x 29FT(W)
	B	0	Remove, replace, 348SF Ceiling, 2FT x 4FT acoustic tile, suspended, 12FT x 29FT
	C	0	Remove, replace, 377SF Floor linoleum, 29 FT long x 13 FT wide
	D	0	Remove, replace, Base molding, vinyl, 4 IN, 128 FT long
	E	0	Remove, replace, paint, 8SF Wall, drywall, 2 FT wide x 4 FT high
			Laboratory R176
91	A	30	Remove, replace, Int., 16EEA. Ceiling, 2FT x 4FT acoustic tile, suspended
	B	0	Remove, replace, 48SF Ceiling, 2FT x 4FT acoustic tile, suspended, grid only, 12FT x 4FT
	C	0	Remove, replace, 2ea Light, fluorescent, Troffer, 4FT long x 2FT wide
	D	0	Remove, replace, 16ea Ceiling, 2FT x 4FT acoustic tile, suspended, 2FT x 4FT
			Laboratory R181
92	A	0	Paint, 270SF Ceiling, drywall, 27FT long x 10FT wide
	B	0	Patch, 4 SF of Ceiling, drywall, 4 FT long x 1 FT wide
	C	0	Paint, 99 SF of Wall, ¼ IN thick plaster on concrete, painted, 11 FT wide x 9 FT high
	D	0	Remove, replace, 270SF Floor linoleum, 27 FT long x 10 FT wide
	E	0	Remove, replace, Base molding, vinyl, 4 IN, 68 FT long
			Office R215
93	A	100	Paint, Int., 320 SF of Wall, ¼ IN thick plaster on concrete, painted, 40 FT wide x 8 FT high
	B	0	Remove, replace, 48 SF of Ceiling, 2 FT x 4 FT acoustic tile, suspended, 8FT x 6 FT
			Office R223
94	A	0	Remove, replace, Window, aluminium frames, caulk only, 84 FT long
	B	0	Remove, replace, paint, 12 SF Wall, ¼ IN plaster on concrete, 6 FT long x 2 FT wide
	C	0	Paint, 44 SF of Wall, ¼ IN thick plaster on concrete, 11 FT wide x 4 FT high
			Office R224
95	A	100	Remove, replace, Int., 3 each of Ceiling, 2 FT x 4 FT acoustic tile, suspended, 4 FT long x 2 FT wide
	B	0	Patch, paint, 1 SF Wall, ¼ IN plaster on concrete, 1 FT long x 1 FT wide
	C	0	Paint, 56 SF of Wall, ¼ IN plaster on concrete, 14 FT long x 4 FT wide

Damage #305240 - Main Building

Item ID		Completed percentage (%)	Description
			Office R242
96	A	0	Repair spalls, paint, 9SF Wall, ¼ IN plaster on concrete, 1 FT wide x 9 FT high
			Hallway R291
97	A	0	Remove, replace, 88 SF of Floor, VCT, 12x12 IN, 22 FT long x 4 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 37 FT long
	C	0	Remove, replace, paint, 16 SF of Ceiling, drywall, repair, 4 FT long x 4 FT wide
	D	0	Paint, 88 SF of Ceiling, drywall, painted, 22 FT long x 4 FT wide
			Laboratory R383
98	A	100	Remove, replace, Int., 8 each of Ceiling, 2 FT x 4 FT acoustic tile, suspended, 4 FT long x 2 FT wide
			Laboratory R386
99	A	0	Remove, replace, 165SF Ceiling, 2FT x 4FT acoustic tile, suspended w/grid, 15FT x 11FT wide
	B	0	Paint, 180SF Wall, ¼ IN plaster on concrete, 18 FT long x 10 FT wide
	C	0	Remove, replace, 1ea Fixed Lab. Equipment, Metal Fume Hood,
	D	0	Remove, replace, 646SF Floor linoleum, 19 FT long x 34 FT wide
	E	0	Remove, replace, Base molding, vinyl, 4 IN, 99 FT long
	F	0	Remove, replace, 480SF Ceiling, 2FT x 4FT acoustic tile, suspended, 48FT x 10FT
			Laboratory R499
100	A	0	Remove, replace, 132 SF of Floor linoleum, 11 FT long x 12 FT wide
	B	0	Remove, replace, Base molding, vinyl, 4 IN, 47 FT long
			Laboratory R541
101	A	0	Scrape, repair spalls, paint, 99 SF Wall, ¼ IN plaster on concrete, 11FT long x 9FT
	B	0	Remove, replace, 187 SF Floor linoleum, 17 FT long x 11 FT wide
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 53 FT long
			Classroom R542
102	A	0	Remove, replace 5ea Ceiling, 4FTx4FT acoustic tile, suspended, tegular (80SF)
	B	0	Repair, paint, 96 SF of Wall, drywall, repair, 48 FT long x 2 FT wide
	C	0	Paint, 298SF Ceiling, drywall, paint, 149FT long x 2FT wide
	D	0	Remove, replace, Base molding, wood, 2 5/8 IN x 1/2 IN, 25 FT long
	E	0	Paint, 837SF Wall, drywall, 93 FT wide x 9 FT high
	F	0	Remove, replace, 8SF Wall, drywall, 8 FT wide x 1 FT high
			Office R544
103	A	0	Remove, replace, 1ea Light, fluorescent, Troffer, 4 FT long x 2 FT wide
	B	0	Remove, replace, 6ea Light, fluorescent, Troffer, acrylic lens only, 4 FT long x 2 FT
	C	0	Remove, replace, 1ea Light, fluorescent, Troffer, 2 FT long x 2 FT wide
	D	0	Remove, replace, 2ea HVAC return grill, ceiling, aluminium, 16IN x 16IN, 2FT x 2FT
			Office R544, 545,546
104	A	0	Remove, replace, 50ea Ceiling, 2FTx2FT acoustic tile, suspended, tegular, 2FT x 2FT
			Server Room 547
105	A	0	Remove, replace, 17 SF of Floor, VCT, 12x12 IN, 17 FT long x 1 FT wide
	B	0	Remove, replace, 10ea Ceiling, 2FTx2FT acoustic tile, suspended, tegular, 2FT x 2FT
	C	0	Prep, stain, urethane, Base molding, wood, 2 5/8 IN x 1/2 IN, 10FT long
			Classroom R548 Production Room
106	A	0	Remove, replace, 192SF Floor, carpet, commercial-grade, 12FT long x 16FT wide
	B	0	Paint, 270 SF of Wall, drywall, 30 FT wide x 9 FT high
	C	0	Remove, replace, 12ea Ceiling, 2 FT x 2 FT acoustic tile, suspended, tegular, 2T long x 2FT wide
			Classroom R549
107	A	80	Remove, replace, Int., 5ea Ceiling, 2FT x 2FT acoustic tile, suspended, tegular, 2FT(L) x 2FT(W)
	B	0	Remove, replace, 120SF Floor, carpet, commercial-grade, 10FT long x 12FT wide
	C	0	Prepare, paint urethane, Base molding, wood, 2 5/8 IN x 1/2 IN, 36 FT long
	D	0	Clean, 3ea Window, door, sidelight, non-insulated glazing, 16 IN x 30 IN
			Classroom R553 Study Room
108	A	0	Remove, replace, Window, aluminium frames, perimeter caulk only, 46 FT long
			Classroom R555 Computers Room
109	A	0	Patch, paint, 280SF Ceiling, drywall, 140FT long x 2FT wide
	B	0	Paint, 656SF Wall, drywall, 82 FT wide x 8 FT high
	C	0	Prepare, stain, urethane, Base molding, wood, 2 5/8 IN x 1/2 IN, 82FT long
	D	0	Remove, replace, 48SF Floor, VCT, 12x12 IN, 8 FT long x 6 FT wide
	E	0	Remove, replace, 1ea manual, sliding room partitions, dbl-faced wood veneer finish, and perimeter rubber gaskets, 80 IN wide x 8 FT high
	F	0	Remove, replace, 30ea Ceiling, 2FT x 4FT acoustic tile, suspended
			Electrical Room R556
110	A	0	Remove, replace, 36SF Ceiling, drywall, 18 FT long x 2 FT wide
	B	0	Paint, 200 SF of Wall, drywall, paint, 25 FT wide x 8 FT high
	C	0	Remove, replace, 2 each of Door, wood, SC w std hardware, 3FT wide x 7FT high
			Conference R543
111	A	90	Remove, replace, Int., 8ea Ceiling, 2FT x 4FT acoustic tile, suspended, 4FT(L) x 2FT(W)
	B	100	Prepare, paint, Int., 510SF Wall, ¼ IN thick plaster on concrete, 34FT(W) x 15FT(H)
	C	0	Remove, replace, paint, 12SF Ceiling, drywall, 6 FT long x 2 FT wide
	D	0	Remove, replace, 1ea Ceiling, 2FT x 4FT acoustic tile, suspended, tegular

Damage #305240 - Main Building

Item ID		Completed percentage (%)	Description
112	A	25	[illegible] acoustic tile, suspended, 216FT(L) x 6FT(W)
	B	0	Remove, replace, 1,440 SF of Floor, VCT, 12x12 IN, 144 FT long x 10 FT wide
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 109 FT long
	D	0	Remove, replace, 363 SF of Floor, VCT, 12x12 IN
	E	0	Remove, replace, Base molding, vinyl, 4 IN, 78 FT long
	F	0	Remove, replace, 132SF Ceiling, 2 FT x 4 FT acoustic tile, suspended, grid only 22FT(L) x 6FT(W)
	G	0	Remove, replace, 3ea Light, fluorescent, Troffer, 4 FT long x 2 FT wide
	H	0	Remove, replace, paint, 2 ea Ceiling, drywall, 7 FT long x 7 FT wide
	I	0	Remove, replace, Base molding, vinyl, 4 IN, 420 FT long
	J	0	Remove, replace, 492 SF of Floor, VCT, 12x12 IN, 82 FT long x 6 FT wide
	K	0	Patch, paint, 16 SF of Wall, ¼ IN thick plaster on concrete, 2 FT wide x 8 FT high
	L	0	Paint, 88 SF of Wall, ¼ IN thick plaster on concrete, 11 FT wide x 8 FT high
			Hallway Production
113	A	40	Remove, replace, Int., 24 EA Ceiling, 2FT x 2FT acoustic tile, suspended, tegular
	B	0	Remove, replace, 1ea Light, fluorescent, Troffer, 2 FT long x 2 FT wide
	C	0	Remove, replace, 138SF Floor, VCT, 12x12 IN, 23 FT long x 6 FT wide
	D	0	Prepare, stain, urethane, Base molding, wood, 2 5/8 IN x 1/2 IN, 34 FT long
			Service Hall
114	A	100	Remove, replace, Int., 2 each of Fire Alarm System, Ceiling mount smoke detector
			Main Bldg., Pharmacology and Microbiology Dept
115	A	0	Remove, replace, Ext., 2 each of Fire Alarm System, Duct mount smoke detectors
			Bio Chemistry, Hallway Lobby
116	A	0	Remove, replace, 13ea Ceiling, 2FT x 4FT acoustic tile, suspended, 2FT(L) x 4FT(W)
	B	0	Replace, 2ea Light, fluorescent, Troffer, acrylic lens cover only, 2FT x 4FT
			Elevator Machine Room R217
117	A	0	Remove, replace, 48SF Ceiling, 2FTx4FT acoustic tile, suspended, 8FT(L) x 6FT(W)
			Presidential Conference
118	A	0	Remove, replace, Window, aluminium frames, caulk only, 172 FT long
	B	0	Patch, paint, 8SF Wall, ¼ IN plaster on concrete, 4FT long x 2FT wide
	C	0	Paint, 96SF Wall, ¼ IN plaster on concrete, 24 FT long x 4 FT wide
			Hallway Presidential Lobby
119	A	0	Remove, replace, 632 SF of Floor, VCT, 12x12 IN, 79 FT long x 8 FT wide
	B	0	Remove, replace, 385SF Ceiling, 2FTx2FT acoustic tile, suspended, 77FT x 5 FT
	C	0	Remove, replace, 90SF Ceiling, 2FT x 2FT acoustic tile, suspended, grid, 18FT x 5FT
	D	0	Paint, 405F Ceiling, drywall, repair, 20 FT long x 2 FT wide
	E	0	Paint, 336 SF of Ceiling, drywall, paint, 24 FT long x 14 FT wide
	F	0	Paint, 560 SF of Wall, ¼ IN thick plaster on concrete, 56 FT wide x 10 FT high
	G	0	Remove, replace, Base molding, vinyl, 4 IN, 131 FT long
			Presidential Office (225)
120	A	0	Paint, 360 SF Wall, ¼ IN plaster on concrete, 40 FT wide x 9 FT high
	B	0	Remove, replace, 363 SF of Ceiling, 2 FT x 4 FT acoustic tile, suspended w/grid
			Stairway Library
121	A	0	Patch, paint, 24SF Ceiling, drywall, 8 FT long x 3 FT wide
	B	0	Paint, 100SF Ceiling, drywall, 25 FT long x 4 FT wide
			Study Room
122	A	0	Remove, replace, 4eaLight, fluorescent, Troffer, acrylic lens only, 4FT x 2FT
			Hallway Computer Laboratory
123	A	0	Remove, replace, 4 SF of Wall, drywall, repair, 4 FT wide x 1 FT high
	B	0	Paint, 256 SF of Wall, drywall, paint, 32 FT wide x 8 FT high
			Hallway Stairway
124	A	0	Remove, replace, 3ea Light, fluorescent, recessed, round, 8 IN dia., 26-Watt
			Stairway
125	A	0	Paint, 690 SF of Wall, ¼ IN plaster on concrete, 23 FT wide x 30 FT high
			Entire Floor
126	A	0	Remove, replace, 1,440 SF of Ceiling, 2 FT x 4 FT acoustic tile, suspended, 144 FT(L) x 10 FT wide

BID DOCUMENTS PHASE

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YO, JOSE R. ALEJANDRO GARCIA, INGENIERO LICENCIADO, LICENCIA NUM. 5805, CERTIFICO QUE SOY EL PROFESIONAL QUE CONTESTANDO Y/O DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES QUE LOS ACOMPAÑAN Y QUE, A MI LEAL SABER Y ENTENDER, CUMPLEN CON LAS REGLAS Y REGLAMENTOS APLICABLES DE LA OFICINA DE GERENCIA DE PERMISOS (OGPE) Y LA LEY NUM. 135 DE 15 DE DICIEMBRE DE 1967, SEGUN ENMENDADA, CONOCIDA COMO LA "LEY PARA REGLAMENTAR EL EJERCICIO DE LA PROFESION DE INGENIERO Y DE LA AGRIMENSURA" Y LA LEY NUM. 173 DE 12 DE AGOSTO DE 1988, SEGUN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA REFORMA DE LA INDUSTRIA Y PROFESIONES DE LA CONSTRUCCION". ASIMISMO, CERTIFICO QUE LOS PLANOS Y ESPECIFICACIONES QUE ACOMPAÑAN ESTE DOCUMENTO HAN SIDO PREPARADOS POR PERSONAS EMPLEADAS, A POR OTRAS PERSONAS CON MI CONOCIMIENTO, NO TAZEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA ESTA.

REVISIONS:	REVISION DATE
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PROJECT:
PW #107355 – MAIN FACILITIES

SPONSOR:
UNIVERSIDAD CENTRAL DEL CARIBE, INC.

DRAWING TITLE:
FEMA SCOPE OF WORK

JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE

SHEET
SOW-2

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Damage #305240 - Main Building

Item ID		Completed percentage (%)	Description
			Main Bldg., Exterior
			Canopy
127	A	100	Remove, replace, Ext., 410SF Entrance Canopy, steel-framed, barrel vault-shaped, fabric covering, 10FT(W) x 41FT(H)
			Entire Floor
128	A	100	Remove, replace, Ext., 2ea Light, surface-mount, soffit, 1FT x 1FT, clear acrylic lens
	B	0	Remove, replace, 1ea Light, Wall Pack, 110-Volt, 200-Watt, high-pressure sodium
	C	0	Repair spall, paint, 162SF Wall, ¼IN thick plaster on concrete, 21FT long x 8FT high
	D	0	Paint, 7,000SF Wall, ¼ IN thick plaster on concrete, 250 FT wide x 28 FT high
	E	0	Scrape, repair spall, paint, 714SF Wall, ¼IN plaster on concrete, 357FT(W) x 2FT(H)
	F	0	Prep, paint, 2,523SF Wall, ¼IN thick plaster on concrete, 87FT(L) x 29FT(H)
	G	0	Repair spall, paint, 528SF Wall, ¼ IN thick plaster on concrete, 264FT(L) x 2FT(H)
	H	0	Prep, paint, 1,484SF Wall, ¼IN thick plaster on concrete, 53FT(W) x 28FT(H)
	I	0	Repair spall, paint, 100SF Wall, ¼IN thick plaster on concrete, 50FT wide x 2FT high
	J	0	Paint, 2,800SF of Wall, ¼IN thick plaster on concrete, 28 FT wide x 100 FT high
			Wall
129	A	100	Remove, replace, Ext., 2ea Lighting, parking lot luminaire, roof-mounted, single, 240/277-Volt, 400-Watt, metal halide bulbs
			Wooden Patio Deck
130	A	100	Remove, replace, Ext., 180SF Entrance Canopy, metal-framed, arch-shaped, painted with fabric covering, 20 FT wide x 9 FT high
	B	0	Remove, replace, 108SF Wood Deck Railing, 3FT(T), 2IN x 4IN top rail, angled balustrades, 6 IN on-center, painted, 36FT(L) x 3FT(W)
			Fascia East & West
131	A	0	Repair spall, paint, 530SF Wall, ¼ IN thick plaster on concrete, 53FT(L) x 10FT(H)
			Generator Shed Area
132	A	0	Remove, replace, 450SF Roof, ribbed metal, 26g, galvanized, 25FT(L) x 18FT
	B	0	Prepare, paint, 1,170SF Wall, ¼IN thick plaster on concrete, 130FT(W) x 9FT(H)
			Handicap-Access Ramp
133	A	0	Prep, seal, 114SF Floor, concrete, epoxy, 38 FT long x 3 FT wide, peeling
			Loading Dock
134	A	0	Remove, replace, 1ea Entrance awning, aluminium-frame, fabric, 14FT(L) x 2FT(W)
	B	0	Remove, replace, 1ea Security gate, galv. tubular steel, 2 IN-dia. steel bearing pin hinges, painted finish, 9 FT wide x 10 FT high
			Main Entrance
135	A	0	Repair spall, paint, 188SF Ceiling, ¾IN thick plaster on concrete, 47FT(L) x 4FT(W)
			Ramp
136	A	0	Remove, replace, paint, Hand Rail, galv. steel pipe, 1 1/2-IN dia., triple rail, 25 FT(L)
	B	0	Scrape, paint, Hand Rail, galv. Steel pipe, 2 IN-dia., double rail, 184 FT long
			Steel Security Gate
137	A	0	Repair, 1ea Tubular steel security gate, 1IN D x 8IN W x 8FT L
			Main Bldg., Roof
138	A	5	Remove, replace, Ext., 18,462SF Roof, BUR asphaltic membrane, 3ply, with rigid insulation and silver oxide coating, 181 FT long x 102 FT wide
	B	100	Remove, replace, Ext., 372 SF flashing, Parapet North Wall, 62 FT long x 6 FT high
	C	100	Remove, replace, Ext., 426 SF flashing, parapet wall cap, 568 FT long x 9 IN high
	D	100	Remove, replace, Ext., 276 SF flashing, Parapet South Wall, 46 FT long x 6 FT high
	E	100	Remove, replace, Ext., 1 ea Exhaust Fan, 2 FT dia, Kitchen Area
	F	100	Remove, replace, Ext., 1ea Fan Exhaust pipe, 2FTdia., 12FT(H), Morgue Area
	G	100	Remove, replace, Ext., 2ea Fan Exhaust pipe,1FT dia., 6FT(H), & fractional hp motor, Laboratory Area
	H	100	Remove, replace, Ext., 1ea Exhaust, 18 IN dia. head of exhaust pipe
	I	100	Remove, replace, Ext., 1ea Air Conditioning, 10-Ton package unit
	J	5	Remove, replace, Ext., 1ea Rooftop Air Extractor fan, 2FTdia., w/1/2-HP motor
	K	0	Remove, replace, 18,462SF Roof, BUR asphaltic membrane, 3-ply, with rigid insulation and silver oxide coating, 181 FT long x 102 FT wide
	L	0	Remove, replace, 1,704 SF Roof, flashing, parapet wall perimeter, 568 FT x 3 FT
	M	0	Replace covers, 1ea Air Conditioning, 15-Ton package unit
	N	0	Remove, replace, Building Exterior, 1 each of Air Conditioning, 15-Ton package unit
	O	0	Remove, replace, 3ea Air Extractor Grille, 24 IN x 36 IN, Stairs Area
	P	0	Remove, replace, 10,318 SF of Roof, PVC roofing membrane, 2-ply, 45-mil, polyethylene thermoplastic elastomeric, hot-air seam welded with field-fasteners, 67 FT long x 154 FT wide
	Q	0	Replace, 1 each of Air Conditioning, 15-Ton package unit, covers
	R	0	Remove, replace, Bird spike strips, perching deterrants, 6 IN H, 154 FT long
	S	0	Remove, replace, 2 each of Acrylic Skylight Domes, 3 FT W x 8 FT L x 1 FT H
			Main Bldg., Entire Building
139	A		Remove, replace, 7SF Elevator 340 lobby floor, 12IN X 12IN VCT, 6FT(L) x 4.5FT
	B		Remove, replace, 27SF Elevator 340 ceiling, wood laminate, 6FT x 4.5 FT
	C		Remove, replace, 6ea Elevator 340 lobby, LED recessed lighting fixtures

Damage #305240 - Main Building

Item ID		Completed percentage (%)	Description
			Hazard Mitigation Proposal (HMP) Scope of Work - Wind Retrofit HMP
			Roof Mitigation
			PA has covered 28,780 SF of the 29,230 SF (98%) roof to replace the waterproofing membrane back to its pre-disaster condition, along with 1,704 SF of damaged roof flashing; 648 SF of roof flashing (100% completed); and 426 SF of cap flashing (100% completed).
	A.1		Remove the remaining 450 SF of roofing membrane.
	A.2		Replace 18,462 SF of BUR asphaltic membrane, 3-ply; and 10,318 SF of PVC roofing membrane, 2-ply with SBS Modified Bitumen
	A.3		Install 29,230 SF of SBS Modified Bitumen.
	A.4		Install 29,230 SF of insulation or light weight cementitious fill sloped to facilitate drainage.
	A.5		Install 2,718 SF (906 LF) of flashing, around roof perimeter to prevent membrane uplift. (906 FT L x 3 FT H parapet = 2,718 SF)
	A.6		Remove 192 SF of 840 SF - flashing around roof perimeter (32 LF x 6 FT parapet "boxes"). Note: 648 SF of flashing 100% completed work; 840 SF - 648 SF = 192 SF).
	A.7		Install 192 SF (32 LF x 6 FT H) of flashing, around roof "boxes" perimeter to prevent membrane uplift. (80 FT L x 6 FT H parapet = 840 SF - 648 SF of 100% completed work= 192 SF)
	A.8		Install 1,046 LF of termination bar, around roof perimeter to prevent membrane uplift. (906 LF + 140 LF of 6 FT parapet "boxes" = 1,046 LF)
	A.9		Install 478 LF of cap flashing to protect the corners of the roof and membrane (906 LF + 140 LF of 6 FT parapet "boxes"). Note: 426 SF of Roof, flashing, parapet wall cap, 568 FT long x 9 IN high is 100% work completed: 1,046 LF -568 LF = 478 LF)
			Openings Mitigation
			Window Mitigation
	B.1		Remove and replace 164 of 164 EA - 5'6'' H x 6'0'' W of single hung window using windows, single hung impact resistant
	B.2		Remove and replace 8 of 8 EA - 5'0'' H x 9'1'' W of single hung window using windows, single hung impact resistant
	B.3		Remove and replace 46 of 46 EA- 5'6'' H x 10'4'' W of single hung and 23 EA picture (fixed) window using windows, impact resistant units
	B.4		Remove and replace 23 of 23 EA- 5'6'' H x 10'4'' W of picture (fixed) window using windows, impact resistant units
	B.5		Remove and replace 2 of 2 EA - 5'6'' H x 3'1'' W 6 EA of single hung using windows, single hung impact resistant
	B.6		Remove and replace 6 of 6 EA - 3'0'' H x 8'4'' W of aluminium and glass jalousie window using windows, impact resistant units
	B.7		Remove and replace 6 of 6 EA - 3'0'' H x 7'10'' of aluminium and glass jalousie window using windows, impact resistant units
	B.8		Remove and replace 4 of 4 EA - 5'6'' H x 14'4'' W of single hung using windows, impact resistant units
	B.9		Remove and replace 4 of 4 EA - 5'6'' H x 14'4'' W of picture (fixed) window using windows, impact resistant units
	B.10		Remove and replace 1 of 1 EA - 2'5'' H x 5'0'' W louver / window using windows, louver, impact resistant
	B.11		Remove and replace 4 of 4 EA- 15'' H x 30'' W louver / window using windows, louver, impact resistant
	B.12		Remove and replace 1 of 1 EA - 15'' H x 20'' W louver / window using windows, louver, impact resistant
	B.13		Remove and replace 1 of 1 EA - 12'' H x 12'' W damped grille using an impact resistant unit.
	B.14		Remove and replace 2 of 2 EA - 1'0'' H x 3'0'' W x 8'0'' L skylight using an impact resistant unit. (Note: PA cost has covered this mitigation action.)
			Door Mitigation
	B.15		Remove and replace 2 of 2 EA – single door, hollow metal, 16 gauge, 7'0'' H x 3'6'' W with steel flush metal units.
	B.16		Remove and replace 1 of 1 EA – double door, hollow metal, 16 gauge, 7'0'' H x 5'8'' W with steel flush metal units.
	B.17		Remove and replace 2 of 2 EA – double door, hollow metal, 16 gauge, 7'0'' H x 5'0'' W with steel flush metal units
	B.18		Remove and replace 1 of 1 EA – double door, aluminium and glass, 8'0'' H x 5'0'' W with steel flush metal units.
	B.19		Remove and replace 1 of 1 EA – double door, aluminium and glass, 6'11'' H x 5'7 ½'' W with steel flush metal units.
			Load Path Mitigation
			Anchoring Assembly for Roof mounted A/C Units
	C.1		Install 6 EA – 5 Ton A/C Anchoring System to prevent displacement by high-driven wind. (central unit)
	C.2		Install 6 EA – 5 Ton A/C Anchoring System to prevent displacement by high-driven wind. (air handler units)
	C.3		Install 2 EA – 7.5 Ton A/C Anchoring System to prevent displacement by high-driven wind. (air handler units)
	C.4		Install 11 EA – 15 Ton A/C Anchoring System to prevent displacement by high-driven wind. (air handler units)
	C.5		Install 4 EA – 20 Ton A/C Anchoring System to prevent displacement by high-driven wind. (air handler units)
	C.6		Install 2 EA – 24 BTU A/C Anchoring System to prevent displacement by high-driven wind. (central unit, condenser)
	C.7		Install 1 EA – 18 BTU A/C Anchoring System to prevent displacement by high-driven wind.
			Anchoring Assembly for Roof mounted Exhaust Units
	C.8		Install 18 EA – Exhaust units Anchoring System to prevent displacement by high-driven wind.
			Hazard Mitigation Proposal (HMP) Scope of Work - Regular HMP
			Roof Mitigation
	D.1		Replace 450 SF of metal roof panel, 26 gauge with metal roof panel, 24 gauge.
	D.2		Add an average of 36 fasteners per square foot (or 100 SF) on metal panel roof to prevent future similar damage and improve wind resistant. 1,269 SF total (supplementary mitigation)

Damage #305244 - Main Building Annex

Item ID		Completed percentage (%)	Description
			Main Bldg. Annex, Floor 1, North Entrance
A1	A	50	Replace, Ext., 2ea Canopy, metal-framed, sloped, painted, fabric covering, 9 FT long x 5 FT wide x 2.5 FT high, (See Scope Note)
			Main Bldg. Annex, Exterior, Entire Floor
A2	A	0	Repair spalls, paint, 425F Wall, ¼ IN plaster on concrete, 42 FT wide x 1 FT high
	B	0	Scrape, paint, 1,116 SF Wall, ¼ IN plaster on concrete, 186 FT wide x 6 FT high
	C	0	Remove, replace, Window, aluminium frames, caulk only, 310 FT long
	D	0	Repair, paint, 12SF Wall, ¼ IN thick plaster on concrete, spall, 6 FT wide x 2 FT high
			Main Bldg. Annex, Floor 2
			Classroom R480
A3	A	0	Remove, replace, paint, Int., 8SF Wall, drywall, 2 FT long x 4 FT wide
	B	0	Remove, replace, paint, Int., 70SF Wall, drywall, 10 FT long x 7 FT wide
			Dining Room R580
A4	A	0	Remove, replace, Base Molding, vinyl, 4 IN, 24 FT long
	B	0	Remove, replace, 130 SF of Floor, carpet, 13 FT long x 10 FT wide
			Hallway North
A5	A	0	Remove, replace, Int., 1ea Window, aluminium jalousie venting, 12-lite, clear glazing, 2 FT(W) x 3 FT high
			Office R483
A6	A	0	Paint, 35 SF Ceiling, drywall, 7 FT long x 5 FT
	B	0	Paint, 320 SF of Wall, drywall, 32 FT long x 10 FT wide
			Office R484
A7	A	0	Remove, replace, paint, 24 SF Wall, drywall, 6 FT wide x 4 FT high
	B	0	Scrape, paint, 240SF Wall, drywall, 10 FT long x 24 FT wide
	C	0	Prep, stain, Window, wooden casing trim, pine, 1/2 IN x 3 IN, 60 FT long
	D	0	Remove, replace, Window, aluminium frames, caulk only, 65 FT long
	E	0	Remove, replace, Base molding, vinyl, 4 IN, 49 FT long
	F	0	Remove, replace, 187 SF of Floor, carpet, 17 FT long x 11 FT wide
			Office R485
A8	A	0	Remove, replace, paint, 16 SF of Wall, drywall, 4 FT long x 4 FT wide
	B	0	Scrape, paint, 230 SF of Wall, drywall, painted, 10 FT long x 23 FT wide
	C	0	Remove, replace, Base molding, vinyl, 4 IN, 29 FT long
			Hazard Mitigation Proposal (HMP) Scope of Work
			Opening Mitigation
			Windows
A9	A	0	Install 180 SF of rolling shutters to protect 30 EA aluminium and glass jalousie window and prevent similar damage due to wind-driven rainwater intrusion through the openings.
			Doors
A10	A	0	Install 84 SF of rolling shutters for 2 EA aluminium and glass double doors and prevent similar damage due to wind-driven rainwater intrusion through the openings.
			Exterior Paint Mitigation
A11	A	0	Replace 1,116 SF of PA exterior paint first and second coat with waterproof sealer paint (first and second coat), to reduce moisture through masonry walls and preventing similar damages to the exterior paint and interior water damages. (supplementary mitigation)

Damage #305310 - Site 1

Item ID		Completed percentage (%)	Description
S1	A	100	Remove, replace, Fencing, Generator Shed Area, chain link, 9-gauge, 4 FT x 80 LF long
	B	100	Remove, replace, Signage, 1 each Eastern Elevation of Property, main campus facility identification and welcome sign, aluminium, 2-section, 5 FT W x 6 FT H, 5 FT wide x 6FT high
			Fencing, Main Building, Addition, and Annex Area, West and North Elevations
S2	A	0	Scrape, paint, guard rail, galvanized steel pipe, 1 1/2 IN dia., triple rail, 2,901 LF
			Parking Lots
S3	A	0	Clean out catch basin 1 ea Casa Salud Courtyard Area, storm drainage system
			Parking Lots Angled Faculty Parking Area, West Elevation of Main Building
S4	A	0	Restore, 8 CY of, engineered embankment, slope erosion, soil re-nourishment & repair, 95 FT long x 13 FT wide x 2 IN deep
			Parking Lots, Main Student Parking Lot Area
			Southern Elevation of Property
S5	A	0	Remove, replace, 4,993 SF of 2in asphalt parking surface & 4 IN base
			Southern Elevation of Property
S6	A	0	13 CY of engineered embankment, slope erosion, soil re-nourishment and repair, 90 FT long x 6 FT wide x 3 IN deep, erosion, caused by surface water flooding
			Generator Shed Area
S7	A	0	Remove, replace, 1ea, single luminaire, 110-Volt, 80-Watt, high-pressure sodium, & 25FT rewiring from pole-to-fixture only of 25-FT tapered, aluminium light pole
			Angled Faculty Parking Area
			West Elevation of Main Building
S8	A	0	Remove, replace, 1 ea, single luminaire, 240/277-Volt, 400-Watt, metal halide bulbs, including pole-to-fixture rewiring mounted on existing 35 FT steel light pole
			West Elevation of Main Building
S9	A	0	Remove, replace, Signage, (1) one-way travel sign, aluminium, 12IN x 18IN, 1FT x 1.5 FT high
			Main Building Annex
S10	A	0	Remove, replace, 1ea facility identification sign, aluminium, 6 FT x 3 FT
			East Elevation of ICM Trailers
S11	A	0	Remove, replace, Signage, (1) facility identification sign, aluminium, 3 FT x 2 FT, 3FT wide x 2 FT high
			Entrance Area on East Elevation of Main Building
S12	A	0	Remove, replace, 1,520 SF concrete sidewalk, 4IN(T)x 10FT x 152 FT
	B	0	Replace, sidewalk trim tiles, Terracotta clay, 4IN x 8IN, 115 LF long
			Casa Salud Courtyard Area
S13	A	0	Replace, Benches, 2ea, aggregate concrete bench, 48IN L x 18IN W x 3IN D
			Hazard Mitigation Proposal (HMP) Scope of Work - Wind Retrofit HMP
			Drain System Mitigation
S14	A	0	Excavate a perimeter of 3 FT with a depth of 6'' to 18'' around the drain cover.
	B	0	Rough grade this area 3 FT x 3 FT (9 SF).
	C	0	Place the geotextile in the prepared installation area.
	D	0	Put and evenly spread the crushed stones around the drain cover (9 SF) to prevent soil from clogging the drainage system.

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YO, JOSE R. ALEJANDRO GARCIA, INGENIERO LICENCIADO, LICENCIA NUM. 5805, CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑO Y/O SUPERVISO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS, TAMBIEN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONSTRUCCIONES VIGENTE EN EL MUNICIPIO DE SAN JUAN, ASI COMO CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONSTRUCCIONES VIGENTE EN OTRAS JURISDICCIONES, CERTIFICO, ADEMAS, QUE EN LA PREPARACION DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 19 DE 30 DE JUNIO DE 1976, SEGUN ENMENDADA, Y QUE LA INFORMACION CONTENIDA EN LOS MISMOS ES CORRECTA Y CONFORME A LA MEJOR PERICIA PROFESIONAL. RECONOZCO QUE CUALQUIER DECLARACION FALSA O FALSIFICACION DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, Y POR OTRAS PERSONAS CON MIS CONOCIMIENTOS, NO HACEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA CUAL

BID DOCUMENTS PHASE

REVISIONS:	REVISION DATE
PROJECT: PW #107355 – MAIN FACILITIES	SHEET: SOW-3
SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.	
DRAWING TITLE: FEMA SCOPE OF WORK	6 of 59
JOB NO. 2312 · DATE OCTOBER, 2026 · SCALE	

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DEMOLITION NOTES

1. BEFORE PROCEEDING WITH SPECIFIED DEMOLITION, CONTRACTOR MUST COORDINATE WITH UNIVERSIDAD CENTRAL DEL CARIBE (UCC) PHYSICAL FACILITIES AND OPERATION MANAGER THE DISCONNECTION OF THE POWER SYSTEM TO PROJECT.

2. DEMOLITION AND ANY PROPOSED RELOCATION OF EXISTING UTILITIES MUST BE PERFORMED WITH THE UTMOST CARE SO AS NOT TO DAMAGE EXISTING UTILITIES TO REMAIN. COORDINATE LOCATION OF EXISTING UTILITIES WITH UNIVERSIDAD CENTRAL DEL CARIBE (UCC) PHYSICAL FACILITIES AND OPERATION MANAGER BEFORE PROCEEDING WITH DEMOLITION.

3. LOCATION OF ALL UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. BEFORE COMMENCING DEMOLITION AND RELOCATION WORKS, CONTRACTOR MUST ESTABLISH IN THE FIELD THE EXACT LOCATIONS OF THE WATER, SANITARY, ELECTRICAL AND COMMUNICATION UTILITIES. BEFORE COMMENCING THESE WORKS PREPARE A WRITTEN REPORT INFORMING THE ARCHITECT/ENGINEER ITS FINDINGS.

4. CONTRACTOR SHALL TAKE PRECAUTION DURING DEMOLITION OF EXISTING STRUCTURES AND SYSTEMS. ANY SYSTEM TO REMAIN THAT IS DAMAGED DURING THE DEMOLITION AND CONSTRUCTION WORKS, SHALL BE RESTORED TO ORIGINAL CONDITION.

5. BLOCK WALLS OR CONCRETE WALLS REQUIRING DEMOLITION TO PERMIT THE PLACING OF PIPES SHALL BE RESTORED TO ORIGINAL CONDITIONS INCLUDING PATCHING, CEMENT PLASTERING AND PAINTING OF THE WALL SECTION DEMOLISHED.

6. IF DURING THE CONSTRUCTION ANY PROPERTY IS DAMAGE OR DESTROYED. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE RESTORE SUCH PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING BEFORE SUCH DAMAGE OR INJURY WAS DONE.

7. EXISTING SIDEWALK AND SITE WORKS TO REMAIN MUST BE PROTECTED. AT CONCLUSION OF THE CONSTRUCTION, SIDEWALKS MUST BE CLEAN AND IN SIMILAR CONDITIONS AS EXISTING CONDITIONS BEFORE CONSTRUCTION. EXISTING CONDITIONS WILL BE ESTABLISHED BY PHOTOGRAPHS (TEN PHOTOGRAPHS) TAKEN BY CONTRACTOR AT ITS EXPENSE. IF PHOTOGRAPHS ARE NOT TAKEN, ORIGINAL CONDITIONS WILL BE AS ESTABLISHED BY THE ARCHITECT/ENGINEER.

8. THE DEMOLITION ACTIVITY MUST COMPLY WITH THE FOLLOWING JCA REGULATIONS:
   1) "REGLAMENTO PARA EL CONTROL DE LA CONTAMINACION ATMOSFERICA".
   2) "REGLAMENTO PARA EL MANEJO DE LOS DESPERDICIOS SOLIDOS NO PELIGROSOS".

9. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING REQUIREMENTS DURING THE DEMOLITION OF THE PROJECT:
   A) PARTICLE MATERIAL CONTROL
      1. DURING THE DEMOLITION OF THE EXISTING STRUCTURES AND HANDLING OF THE WASTE THE SAME SHALL BE KEPT WET.
      2. TRUCKS TRANSPORTING WASTE MATERIAL, DEBRIS AND SOLID WASTES MUST BE KEPT COVERED AND WETTED DURING HANDLING.
   B) DEBRIS AND SOLID WASTE
      1. PROJECT'S DEBRIS AND WASTE MATERIALS MUST BE DISPOSED DAILY. AT NO TIME THE WASTE WILL BE STORED IN THE PROJECT FOR MORE THAN ONE DAY.
      2. DEBRIS AND SOLID WASTE STORE IN THE PROJECT SHALL BE KEPT WET TO AVOID IT'S EMISSION INTO THE ATMOSPHERE.
      3. DEBRIS AND SOLID WASTES MUST DISPOSED AT SITE APPROVED BY THE JUNTA CALIDAD AMBIENTAL (JCA). NO MATERIAL WILL BE DISPOSED WITHIN THE PROPERTY. CONTRACTOR MUST INFORM LOCATION WHERE DEBRIS AND SOLID WASTES WILL BE DISPOSED.
      4. DEBRIS AND SOLID WASTES MUST BE COLLECTED AND TRANSPORTED BY A COMPANY APPROVED BY THE JUNTA DE CALIDAD AMBIENTAL. CONTRACTOR MUST PROVIDE EVIDENCE OF THIS PERMIT.

10. BEFORE PROCEEDING WITH DEMOLITION CONTRACTOR MUST VERIFY EXISTING CONDITIONS AND ANY DISCREPANCY WITH CONDITIONS PRESENTED IN THIS DRAWING MUST BE INFORMED IMMEDIATELY TO THE ARCHITECT/ENGINEER.

11. ALL CONCRETE OR BLOCK WALLS DEMOLITION SHALL BE DONE FROM EXISTING FINISHED FLOOR ELEVATION TO STRUCTURAL SLAB SOFFIT.

12. CRACKS IN BLOCK WALLS MUST BE SEALED WITH AN ELASTOMERIC SEALANT AS FOLLOWS:
   a. HIGH PRESSURE WATER BLAST THE CRACKED SURFACE TO CLEAN IT AND TO PROVIDE A SOUND AND FREE OF DUSTS, ETC. SURFACE.
   b. APPLY SIKAFLEX-1a BY SIKA TO THE CRACK TO FILL THE SAME TO A ¼" MINIMUM DEPTH. THE SEALANT SHALL BE GUNNED INTO THE CRACK.

13. DEMOLITION MUST BE PERFORMED WITH THE UTMOST CARE SO AS NOT TO DAMAGE EXISTING UTILITIES TO REMAIN.

14. WITHIN THE EXISTING CONSTRUCTION LIMITS OR PROPERTY LIMITS ANY EXISTING STRUCTURE OR UTILITY THAT MUST BE DEMOLISHED TO PERMIT THE PROPOSED CONSTRUCTION, THE SAME MUST BE DEMOLISHED AT CONTRACTOR'S EXPENSE IF THE SAME IS VISIBLE. IF THE STRUCTURE IS NOT SHOWN ON DRAWINGS AND IS NOT VISIBLE, IT SHALL BE AT OWNER'S EXPENSE.

15. ALL UNDERGROUND STRUCTURES TO BE REMOVED MUST BE COMPLETELY DEMOLISHED AND SPACE MUST BE BACKFILLED WITH MATERIAL A-2-4 OR BETTER AND COMPACTED TO 95% OF THE MAXIMUM DENSITY OF THE BACKFILL MATERIAL AS DETERMINED BY ASTM-D-1557. COST OF THESE WORKS MUST BE INCLUDED IN THE BID PRICE.

16. ANY UTILITY COVER OR CLEANOUT WITHIN THE PROPOSED PROJECT LIMITS MUST BE RAISED OR LOWER TO NEW FINISH FLOOR OR FINISH PAVEMENT AS THE CONDITION MAY REQUIRE.

17. THE DEMOLITION ACTIVITY MUST COMPLY WITH THE FOLLOWING JCA REGULATIONS: 1) "REGLAMENTO PARA EL CONTROL DE LA CONTAMINACION ATMOSFERICA", 2) "REGLAMENTO PARA EL MANEJO DE LOS DESPERDICIOS SOLIDOS NO PELIGROSOS".

18. DEMOLITION OF EXISTING CONCRETE ELEMENTS MUST BE PERFORMED WITH THE SOFTEST POSSIBLE METHODS TO AVOID VIBRATION THAT MIGHT DAMAGE COMPONENTS TO REMAIN. STRUCTURAL ELEMENTS DAMAGE MUST BE RESTORED TO ORIGINAL CONDITION FOLLOWING INSTRUCTIONS FROM ARCHITECT/ENGINEER.

IMPORTANT NOTES:

1. THE FEMA SCOPE OF WORK (SOW) IS PROVIDED IN THIS DRAWING AS A REFERENCE. THE CONTRACTOR MUST INCLUDE IN HIS PROPOSAL ALL THE WORK DESCRIBED IN THE CONSTRUCTION DRAWINGS EVEN IF THE WORK IS BEYOND THE FEMA SOW.
2. WHEREVER POSSIBLE THROUGHOUT THE CONTRACT DOCUMENTS, THE MINIMUM ACCEPTABLE QUALITY OF WORKMANSHIP AND MATERIALS HAS BEEN DEFINED EITHER BY MANUFACTURER'S NAME AND CATALOG NUMBER OR BY THE REFERENCE TO RECOGNIZED INDUSTRY STANDARDS.
3. ALTHOUGH THE CONSTRUCTION PLANS SPECIFY MATERIALS, EQUIPMENT, PRODUCTS, AND SYSTEMS BY BRANDS AND MODELS, THESE MAY BE REPLACED BY EQUAL OR SIMILAR ITEMS WHOSE CHARACTERISTICS AND PROPERTIES MEET THOSE OF THE SPECIFIED ITEMS AS STATED IN ARTICLE 7 OF SPECIFICATION SECTION 01340.
4. CONTRACTOR MUST HIRE AN AUTHORIZED COMPANY TO PERFORM AN ASBESTOS MITIGATION PRIOR TO STARTING ANY WORK. THE ASBESTOS ABATEMENT PROJECT SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY STANDARDS, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAP) AND DRNA APPLICABLE REGULATIONS WHICH INCLUDE ACCREDITED PERSONNEL, SPECIAL ENCLOSURE/WORK PRACTICES AND PERMITS FOR ABATEMENT AND WASTE DISPOSAL.

GENERAL NOTES:

1- BEFORE PREPARATION OF BID, PROSPECTIVE CONTRACTOR SHALL CONDUCT AN INSPECTION OF THE SITE INCLUDED IN THE SCOPE OF THE PROJECT. HE SHALL SATISFY HIMSELF WITH THE EXISTING CONDITIONS AND SYSTEMS, AND SHALL BASE HIS BID ACCORDING TO EXISTING CONDITIONS IN THE FIELD. BIDDER MAY EXAMINE THE SITE IN COORDINATION WITH THE UNIVERSIDAD CENTRAL DEL CARIBE (UCC) PHYSICAL FACILITY AND OPERATION MANAGER.

2- THE PROSPECTIVE CONTRACTOR MUST CAREFULLY EXAMINE THE CONSTRUCTION DOCUMENTS, AND IN ADDITION MUST USE WHATEVER MEANS MAY BE NECESSARY TO COMPLETELY SATISFY HIMSELF WITH THE QUANTITY OF MATERIAL AND LABOR, AND THE EXTENT AND REQUIREMENTS OF THE WORK TO BE PERFORMED. THE PRESENTATION OF THE BID WILL BE CONSIDERED AS PRESUMPTIVE EVIDENCE THAT THE PROSPECTIVE CONTRACTOR HAS VISITED THE SITE AND NO CLAIMS WILL BE ALLOWED FOR HIS FAILURE OF NOT DOING SO.

3- CONTRACTOR MUST OBTAIN FIRST HAND KNOWLEDGE OF THE EXISTING CONDITIONS SHOWN ON THE EXISTING AND DEMOLITION CONDITIONS SITE PLAN DRAWINGS AND ALSO THOSE EXISTING CONDITIONS NOT SHOWN ON REFERRED DRAWING BUT WHICH CAN BE VISIBLE OBSERVED BY VISITING THE SITE AND WHICH WILL BE AFFECTED BY THE PROPOSED CONSTRUCTION. IF THESE VISIBLE CONDITIONS WILL REQUIRE DEMOLITION, RELOCATION OR ADJUSTMENT THE SAME MUST BE INCLUDED IN THE CONTRACTOR BID PROPOSAL. NO ADDITIONAL COMPENSATION WILL BE GIVEN TO THE CONTRACTOR FOR ITS FAILURE OF NOT VISITING THE SITE AND CONSIDERING THE CONDITION NOT SHOWN ON DRAWING.

4- BEFORE PROCEEDING WITH PROPOSED DEMOLITION THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AS PRESENTED ON THESE DRAWINGS. ANY DISCREPANCY SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT/ ENGINEER. THE CONTRACTOR MUST PERFORMED A VISIT WITH THE OWNER REPRESENTATIVE TO ESTABLISH THE LOCATION OF EXISTING UTILITIES. NO WORK CAN BE PERFORMED UNTIL THIS VISIT HAS BEEN CONDUCTED.

5- THE CONTRACTOR WILL LIMIT THE NOISE EMISSION FROM CONSTRUCTION EQUIPMENT TO 55 DB (A) DURING REGULAR WORKING HOURS OF THE UNIVERSIDAD CENTRAL DEL CARIBE (UCC). IF WORKS WILL EMIT HIGHER NOISE, THESE WORKS MUST BE SCHEDULED AFTER REGULAR WORKING HOURS.

6- THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR THE CARRYING OUT OF ALL CONSTRUCTION OPERATIONS IN A SAFE AND PRUDENT MANNER SO THAT THE WORKMEN, THE PUBLIC AND ADJACENT PROPERTY WILL BE PROTECTED FROM UNREASONABLE HAZARD. ALL APPLICABLE FEDERAL AND COMMONWEALTH REQUIREMENTS SHALL BE OBSERVED, AND ALL NECESSARY PERMITS MUST BE OBTAINED BY THE CONTRACTOR.

7- THOSE SECTIONS OF THE PAVEMENT THAT MUST BE CUT TO EITHER INSTALL, REPLACE OR REMOVE UTILITIES, MUST BE CUT TO WIDTH WITH A SAW TO PRODUCE A STRAIGHT AND CLEAN CUT OUT. REPLACE PAVEMENT WITH THE SECTION INDICATED ON NOTE-9.

8- WHERE THE FOUNDATION MATERIAL ENCOUNTERED IS A SOFT, SPONGY OR OTHERWISE UNSTABLE SOIL, SUCH SOIL SHALL BE REMOVED FROM UNDER THE CONDUIT BEDDING TO A DEPTH OF AT LEAST 0.60 METER. REPLACE THIS UNSUITABLE MATERIAL WITH AN ACCEPTABLE BACKFILL MATERIAL.

9- EXISTING PAVEMENT THAT MUST BE CUT MUST BE RESTORED TO THE FOLLOWING PAVEMENT STRUCTURE: 0.05 METER HOT PLANT MIX BITUMINOUS PAVEMENT SURFACE COURSE MEETING MIX TYPE S-1 (75), SPECIFICATIONS 401, 0.10 METER HOT PLANT MIX BITUMINOUS PAVEMENT BASE COURSE MEETING MIX TYPE B-1 (75), SPECIFICATION 401, AND 0.15 METER CRUSHED STONE BASE COURSE AS PER THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION-1989 FROM THE PUERTO RICO HIGHWAY AND TRANSPORTATION AUTHORITY.

10-SURFACES TO RECEIVE CEMENT PLASTERING SHALL BE TREATED WITH BONDING COMPOUND REQUIREMENTS OF ASTM C631 BEFORE APPLYING PLASTERING.

11- REINFORCING STEEL SHALL BE NEW BILLET STEEL MEETING A.S.T.M. A615-GRADE 60.

12- ALL REUSABLE ITEMS REMAINS PROPERTY OF UNIVERSIDAD CENTRAL DEL CARIBE (UCC) AND SHALL BE DELIVERED TO THE DESIGNATED STORAGE FACILITY WITHIN THE CAMPUS.

13- ALL DEMOLITION TECHNIQUES & METHODS WILL BE DONE IN STRICT ACCORDANCE WITH ALL EXISTING GOVERNMENTAL REGULATIONS, SPECIFICALLY THE DEPARTEMENT OF NATURAL RESOURCES AND ENVIRONMENT. CONTRACTOR SHALL OBTAIN ALL DEMOLITION REQUIRED PERMITS.

14- EPOXY ADHESIVE SHALL BE SIKADUR 32, HI-MOD BY SIKA OR AN APPROVED EQUAL.

15- CONCRETE PATCHING MATERIAL WILL BE VINYL CONCRETE PATCHER BY BONSAL CONSTRUCTION PRODUCTS.

16- NON-SHRINKAGE GROUT SHALL BE NON METALLIC NON-SHRINKAGE BY BONSAL.

17- EXISTING CONCRETE OR BLOCK WALLS AFFECTED BY DEMOLITION SHALL BE FINISHED WITH CEMENT PLASTER & PAINT.

18- ANY SECTION OF THE EXISTING FLOOR THAT MUST BE DEMOLISHED OR TRENCHES TO PERMIT THE LAYING OF PIPES SHALL BE "SAW CUT" AND RESTORED TO ORIGINAL CONDITION.

19- SECTIONS OF THE EXISTING SIDEWALK, CURB AND PAVEMENT TO BE DEMOLISHED OUTSIDE THE LIMITS OF THE PROJECT TO PERMIT THE LAYING OF PIPES AND CONDUITS MUST BE RESTORED TO ITS ORIGINAL CONDITIONS.

20- UNLESS OTHERWISE SPECIFIED, CONCRETE SHALL DEVELOP THE FOLLOWING STRENGTH:
   A) COMPRESSIVE STRENGTH AT 28 DAYS, WHEN TESTED IN ACCORDANCE WITH ASTM C-39; UNLESS OTHERWISE INDICATED:

1)SIDEWALKS	3,000 PSI
2)CURBS	4,000 PSI
3)PAVEMENT	4,000 PSI
4)CONCRETE ELEMENTS	3,000 PSI

ADDITIONAL SCOPE OF WORK:

ALTERNATE NO. 1 (ADDITIVE):

PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO REMOVE AND REPLACE ACOUSTICAL CEILING SYSTEM AND ALL LUMINARIES IN ALL INTERIOR SPACES IN THE BASEMENT AND FIRST FLOOR OF THE MAIN BUILDING THAT ARE NOT INCLUDED IN THE FEMA SCOPE OF WORK OR AS INDICATED IN THE PLANS. CAREFULLY REMOVE ALL EXISTING SMOKE DETECTORS AND ALL OTHER CEILING MOUNTED ACCESSORIES, AND REINSTALL AT NEW CEILING. INCLUDE ALL NECESSARY ELECTRICAL WORK FOR THE INSTALLATION OF NEW LUMINARIES. REFER TO DRAWING A-16 FOR NEW ACOUSTICAL CEILING SYSTEM DETAILS. PROVIDE LUMINARIES AS INDICATED IN ELECTRICAL DRAWINGS.

ALTERNATE NO. 2 (ADDITIVE):

PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO REMOVE AND REPLACE ACOUSTICAL CEILING SYSTEM AND ALL LUMINARIES IN ALL INTERIOR SPACES IN THE SECOND FLOOR OF THE MAIN BUILDING THAT ARE NOT INCLUDED IN THE FEMA SCOPE OF WORK OR AS INDICATED IN THE PLANS. CAREFULLY REMOVE ALL EXISTING SMOKE DETECTORS AND ALL OTHER CEILING MOUNTED ACCESSORIES, AND REINSTALL AT NEW CEILING. INCLUDE ALL NECESSARY ELECTRICAL WORK FOR THE INSTALLATION OF NEW LUMINARIES. REFER TO DRAWING A-16 FOR NEW ACOUSTICAL CEILING SYSTEM DETAILS. PROVIDE LUMINARIES AS INDICATED IN ELECTRICAL DRAWINGS.

ALTERNATE NO. 3 (ADDITIVE):

PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO PREPARE AND PAINT ALL INTERIOR SPACES OF THIS BUILDING THAT ARE NOT INCLUDED IN THE FEMA SCOPE OF WORK OR INDICATED IN THE PLANS. PAINTING MUST BE PERFORMED AS PER PAINTING SCHEDULE.

ALTERNATE NO. 4 (ADDITIVE):

PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO REMOVE AND REPLACE VINYL FLOORING, RUBBER BASE AND/OR WOOD BASE AT INTERIOR SPACES SPECIFIED ON PLANS IN THIS BUILDING THAT ARE NOT INCLUDED IN THE FEMA SCOPE OF WORK. INSTALLATION MUST INCLUDE THE APPLICATION OF MOISTURE CONTROL SYSTEM AND A SELF-LEVELING UNDERLAYMENT. REFER TO DRAWING A-17 FOR FINISHES DETAILS.

ALTERNATE NO. 5 (ADDITIVE):

PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO PREPARE AND PAINT ALL EXTERIOR SURFACES OF THE MAIN BUILDING THAT ARE NOT INCLUDED IN THE FEMA SCOPE OF WORK OR INDICATED IN THE PLANS.

ALTERNATE NO. 6 (ADDITIVE):

PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO APPLY MOISTURE MITIGATION, PREPARE AND PAINT THE BASEMENT EXTERIOR WALLS AS DESCRIBED IN BASEMENT IMPORTANT NOTE IN THIS DRAWING.

ALTERNATE NO. 7 (ADDITIVE):

PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO POWER WASH AND SEAL EXTERIOR METAL SURFACES OF ANNEX BUILDING, AND PREPARE AND PAINT ALL EXTERIOR SURFACES OF THIS BUILDING THAT ARE NOT INCLUDED IN THE FEMA SCOPE OF WORK OR INDICATED IN THE PLANS.

BASEMENT IMPORTANT NOTE:

THERE IS A CLEAR EVIDENCE OF HUMIDITY IN THE BASEMENT EXTERIOR WALLS THAT MAY BE SEEN FROM THE INSIDE. TO MITIGATE THIS CONDITION THE CONTRACTOR MUST PROVIDE AN ADDITIVE ALTERNATE QUOTATION TO INCLUDE THE REPARATION OF ALL SURROUNDING BASEMENT WALLS THAT WILL INCLUDE THE FOLLOWING:

- CONTRACTOR MUST HIRE A AUTHORIZED COMPANY TO PERFORM A LEAD-BASED PAINT (LBP) MITIGATION PRIOR TO STARTING ANY WORK. THE LBP ABATEMENT PROJECT SHALL BE IN ACCORDANCE WITH THE PRDNER APPLICABLE REGULATIONS WHICH INCLUDE ACCREDITED PERSONNEL, SPECIAL ENCLOSURE/WORK PRACTICES AND PERMITS FOR ABATEMENT AND WASTE DISPOSAL.
- MECHANICALLY REMOVE REMAINING EXISTING PAINT AFTER MITIGATION HAS BEEN COMPLETED.
- SCRAPE ALL EFFLORESCENCE AND TREAT IT WITH DRYLOK® ETCH (LIQUID OR POWDER FORMULA) OR MURIATIC ACID ACCORDING TO THE MANUFACTURER'S DIRECTIONS, RINSE, AND ALLOW THE SURFACE TO DRY.
- APPLY MOISTURE CONTROL SYSTEM, EQUAL TO DRYLOK EXTREME BY SIKA ACCORDING TO THE MANUFACTURER'S DIRECTIONS.
- PAINT SURFACES AS PER PAINTING SCHEDULE.

BID DOCUMENTS PHASE

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PROJECT: PW #107355 – MAIN FACILITIES

SHEET: SOW-4

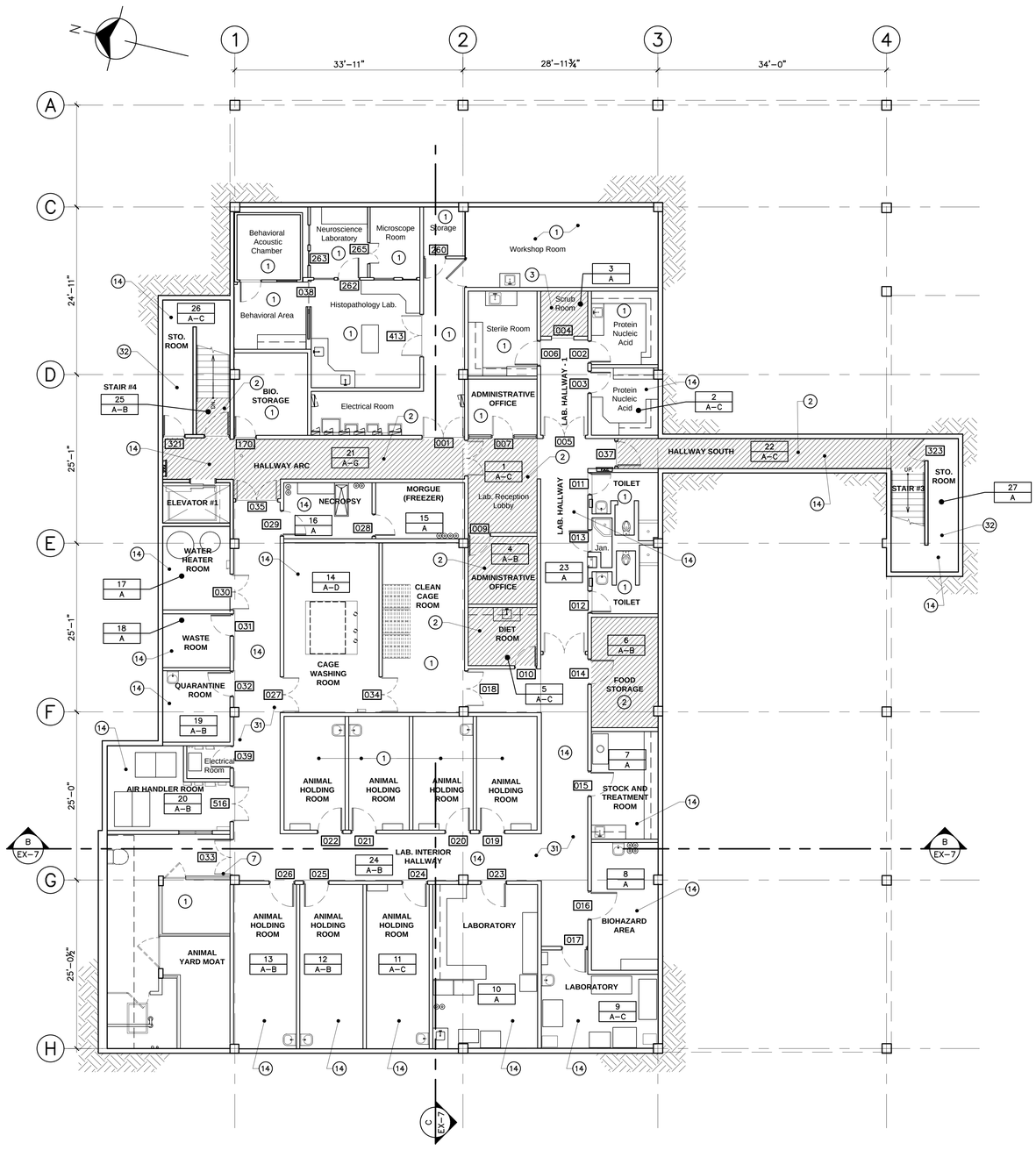
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DRAWING TITLE: FEMA SCOPE OF WORK

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JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE

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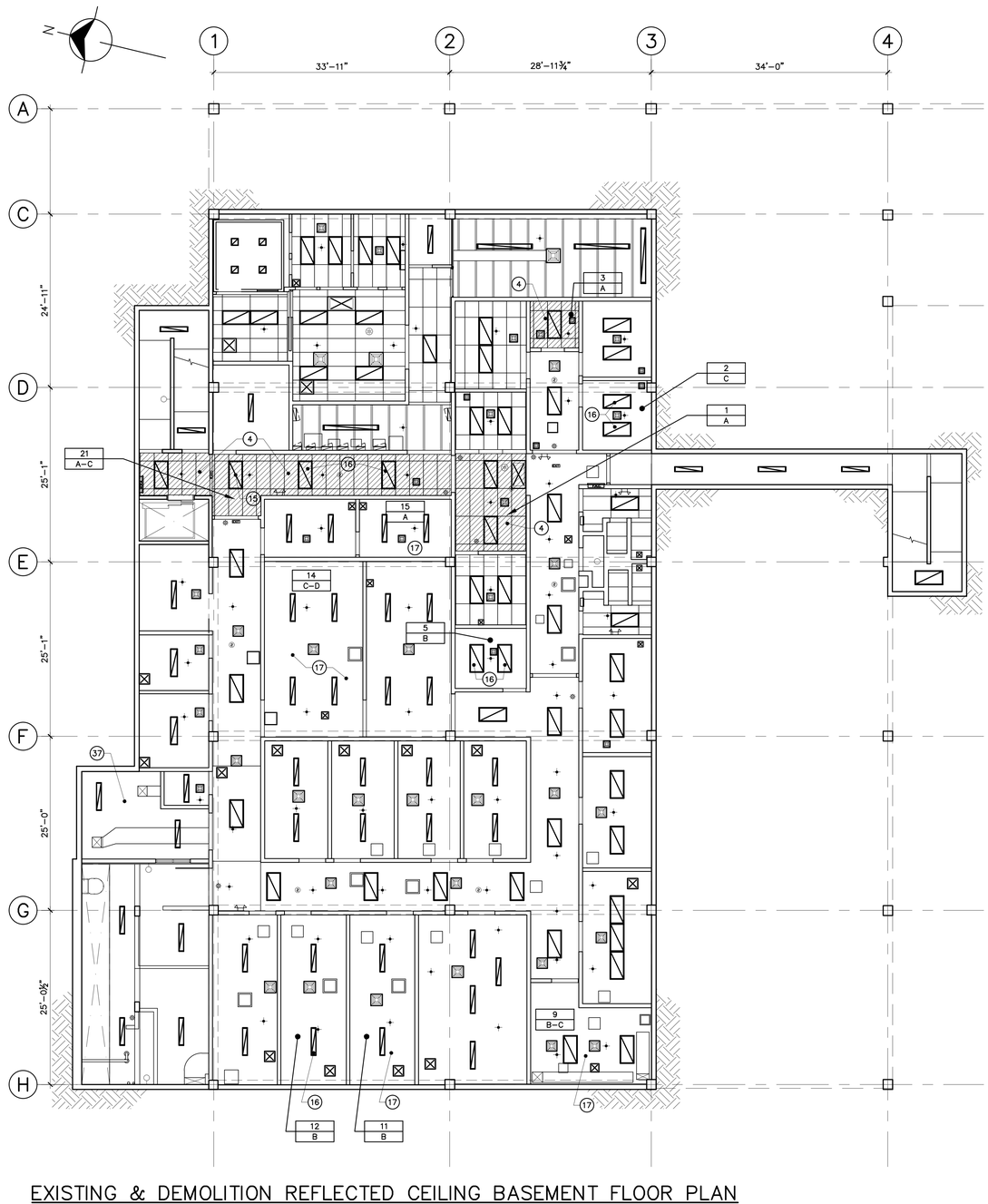


EXISTING & DEMOLITION BASEMENT FLOOR PLAN

SCALE=1/8"=1'–0"

0 5 10 15 20 25

FEET 1/8"=1'-0"



EXISTING & DEMOLITION REFLECTED CEILING BASEMENT FLOOR PLAN

SCALE=1/8"=1'–0"

FOR SYMBOLS LEGEND, SEE DRWG. EX-2

DRAWING LEGEND:

1. SPACE OR AREA NOT INCLUDED IN THE FEMA SCOPE OF WORK. REFER TO FINISH SCHEDULE FOR PROPOSED ADDITIONAL WORK TO BE INCLUDED IN ADDITIVE ALTERNATES DESCRIBED IN DRAWING SOW–4. IF NO ADDITIONAL WORK IS INDICATED IN THE FINISH SCHEDULE, THEN NO WORK WILL BE PERFORMED WITHIN THE AREA.
2. REMOVE AND REPLACE VINYL FLOORING AND BASE MOLDING MARKED BY SHADED AREA. PERFORM STRAIGHT CUT AT LIMIT OF EXISTING VINYL FLOORING TO BE REMOVED. PREPARE SURFACE TO RECEIVE NEW FLOORING AND BASE AS PER FINISH SCHEDULE.
3. PORTION OF VINYL FLOORING AND BASE MOLDING TO BE REMOVED AND REPLACED AS PART OF THE WORKS DESCRIBED IN ADDITIVE ALTERNATE NO.4 IN DRWG. SOW–4.
4. REMOVE AND REPLACE SUSPENDED CEILING SYSTEM. ALL CEILING MOUNTED ACCESSORIES TO REMAIN MUST BE CAREFULLY REMOVED AND REINSTALLED.
5. ALUMINUM AND GLASS SINGLE HUNG WINDOWS AND FIXED GLASS PANELS MUST BE REMOVED AND REPLACED FOR IMPACT RESISTANT TYPE. SEE DRAWING A–15.
6. AUTOMATIC SLIDING ENTRANCE DOOR AND STOREFRONT TO BE REMOVED AND REPLACED. SEE DRAWING A–15.
7. ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES MUST BE REMOVED AND REPLACED INCLUDING TRESHOLD. SEE DRAWING A–15.
8. AREA 100% COMPLETED MUST BE EXCLUDED FROM THE PROJECT SCOPE OF WORK.
9. ENTIRELY REMOVE BUILT UP ROOFING SYSTEM INCLUDING LIGHTWEIGHT CONCRETE FILL, INSULATION AND FLASHINGS.
10. REMOVE AND REPLACE ALL ROOF DRAIN DOMES.
11. CAREFULLY CUT ROOF PARAPET TO BUILD NEW OVERFLOW. AS PER TYPICAL DETAIL IN DRAWING A–7.
12. REMOVE AND REPLACE EXISTING CANOPY.
13. REMOVE AND REPLACE EXISTING SKYLIGHTS.
14. REPAIR CEMENT PLASTER FINISH SPALL AND CRACKS ON CONCRETE WALLS WITHIN MARKED SPACE. SCRAPE PEELING PAINT BEFORE RE–PAINTING.
15. REMOVE AND REPLACE EXISTING LUMINARY.
16. REMOVE AND REPLACE ACRYLIC LENS OF EXISTING LUMINARY.
17. REPAIR DRYWALL SURFACES WALL OR CEILING WITHIN MARKED SPACE AS DESCRIBED IN FEMA SOW. SCRAPE PEELING PAINT BEFORE RE–PAINTING.
18. CONDENSATE DRAIN LINES RUNNING UNSUPPORTED OVER THE ROOF SURFACE MUST BE REMOVED AND CONNECTED TO NEW DRAINAGE LINE AS DESCRIBED IN DRAWING A–6 PROPOSED ROOF PLAN.
19. EXISTING CONDENSING UNITS MOUNTED OVER STEEL PLATFORMS. PLATFORMS MUST BE RETROFITTED AS PER TYPICAL A/C UNIT PLATFORM SUPPORT REINFORCEMENT DETAIL IN DRAWING A–7.1.
20. EXISTING STEEL PLATFORM TO BE REMOVED AND DISCARDED.
21. EXPOSED ELECTRICAL CONDUITS AND CABLES RUNNING UNSUPPORTED OVER THE ROOF SURFACE MUST BE PROVIDED WITH NEW RIGID CONDUITS WITH WATERTIGHT CONNECTIONS AND UNISTRUT ROOFTOP PIPE SUPPORTS.
22. REPLACE INSULATION OF ALL EXISTING REFRIGERANT LINES AS PER MECHANICAL DRAWINGS. PROVIDE NEW SOPREMA POURABLE SEALER POCKET TO SEAL EXISTING ROOF PENETRATIONS.
23. SMALL CONDENSING UNITS MUST BE PROVIDED WITH NEW MOUNTING LEGS, LEVELED CONCRETE PAD AND TENSION CABLES AS PER CONDENSING UNIT ANCHORAGE DETAIL IN DRAWING A–7.1.
24. EXISTING FUME EXHAUST UNIT MOUNTED ON STEEL PLATFORM ANCHORED TO ROOF PARAPET MUST BE TEMPORALLY REMOVED TO ALLOW ROOFING SYSTEM REMOVAL AND RETROFIT WORKS.
25. SKYLIGHT UNITS TO BE REMOVED AND REPLACED.
26. EXISTING FLOOD LIGHT. REFER TO ELECTRICAL DRAWING.
27. EXISTING VENT PIPE TO REMAIN.
28. EXISTING EXHAUST FAN TO BE PROVIDED WITH NEW RAISED ROOF CURB.
29. EXISTING RED LIGHT FIXTURES MOUNTED ON ROOF TO REMAIN.
30. RIGID ELECTRICAL CONDUIT WITH UNISTRUT ROOFTOP PIPE SUPPORTS TO REMAIN MUST BE TEMPORALLY REMOVED TO ALLOW ROOFING SYSTEM REMOVAL AND RETROFIT WORKS.
31. SCRAPE PEELING EPOXY FLOOR, CLEAN AND PREPARE SURFACE BEFORE RE–COATING WITH EPOXY PAINTING SYSTEM.
32. REPAIR SPALLS ON CONCRETE FLOOR BEFORE SEALING.
33. CLEAN AND SCRAPE TOILET AND URINAL PARTITIONS. PREPARE SURFACE BEFORE RE–PAINTING.
34. REMOVE AND REPLACE BROKEN WALL CERAMIC TILES AS INDICATED IN THE FEMA SOW.
35. REMOVE AND REPLACE BASE MOLDING AS PER FINISH SCHEDULE.
36. REMOVE AND REPLACE EXISTING WOOD DOOR. REFER TO DOOR SCHEDULE IN DRWG. A–15.
37. REPAIR CEMENT PLASTER FINISH SPALL AND CRACKS ON CONCRETE CEILING WITHIN MARKED SPACE. WHERE SURFACE IS PAINTED, SCRAPE PEELING PAINT BEFORE RE–PAINTING.
38. REMOVED AND REPLACE FUME HOOD. OWNER MUST PROVIDE THE NEW FUME HOOD. CONTRACTOR MUST BE RESPONSIBLE TO CONNECT THE INFRASTRUCTURE OF THE NEW EQUIPMENT.
39. REMOVE AND REPLACE HVAC GRILL. REFER TO MECHANICAL DRAWINGS.
40. REMOVE AND REPLACE CARPET FLOORING MARKED BY SHADED AREA. PREPARE SURFACE TO RECEIVE NEW FLOORING.
41. REMOVE AND REPLACE OPERABLE WALL PARTITION.
42. REMOVE AND REPLACE WOOD DECK RAILING.

BID DRAWINGS PHASE

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PROJECT: PW #107355 – MAIN FACILITIES

SHEET: EX-1

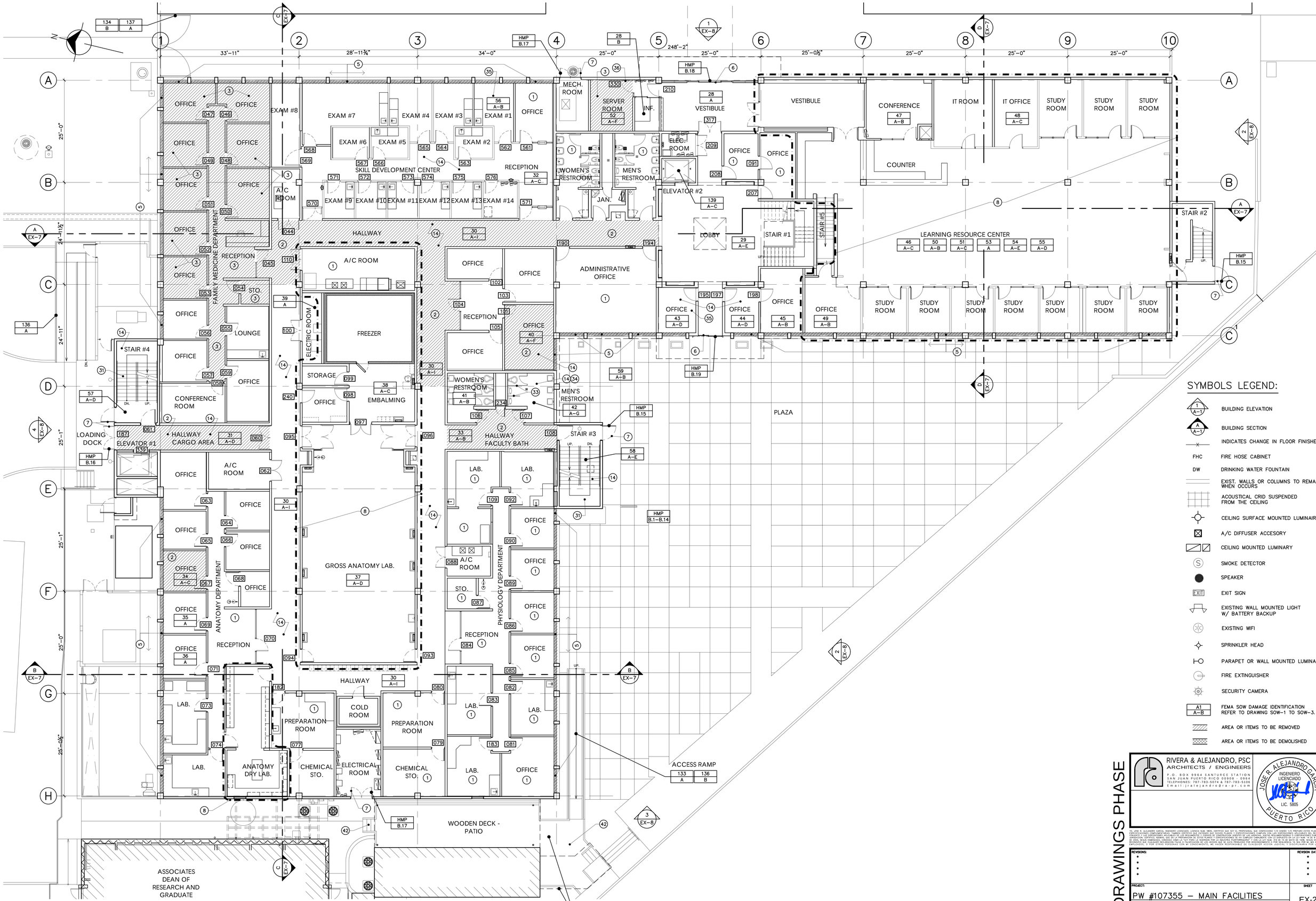
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DRAWING TITLE: EXISTING & DEMOLITION BASEMENT FLOOR & REFLECTED CEILING PLAN (MAIN BUILDING)

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JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/8"=1'–0"

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EXISTING & DEMOLITION FIRST FLOOR PLAN

SCALE=1/8"=1'-0"

0 5 10 15 20 25

FEET 1/8"=1'-0"

FOR DRAWING LEGEND, SEE DRWG. EX-1

SYMBOLS LEGEND:

- BUILDING ELEVATION
- BUILDING SECTION
- INDICATES CHANGE IN FLOOR FINISHES.
- FHC — FIRE HOSE CABINET
- DW — DRINKING WATER FOUNTAIN
- EXIST. WALLS OR COLUMNS TO REMAIN WHEN OCCURS
- ACOUSTICAL CRID SUSPENDED FROM THE CEILING
- CEILING SURFACE MOUNTED LUMINAIRE
- A/C DIFFUSER ACCESORY
- CEILING MOUNTED LUMINARY
- SMOKE DETECTOR
- SPEAKER
- EXIT — EXIT SIGN
- EXISTING WALL MOUNTED LIGHT W/ BATTERY BACKUP
- EXISTING WIFI
- SPRINKLER HEAD
- PARAPET OR WALL MOUNTED LUMINAIRE
- FIRE EXTINGUISHER
- SECURITY CAMERA
- A1 / A–B — FEMA SOW DAMAGE IDENTIFICATION REFER TO DRAWING SOW–1 TO SOW–3.
- AREA OR ITEMS TO BE REMOVED
- AREA OR ITEMS TO BE DEMOLISHED

BID DRAWINGS PHASE

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PROJECT: PW #107355 – MAIN FACILITIES

SHEET: EX-2

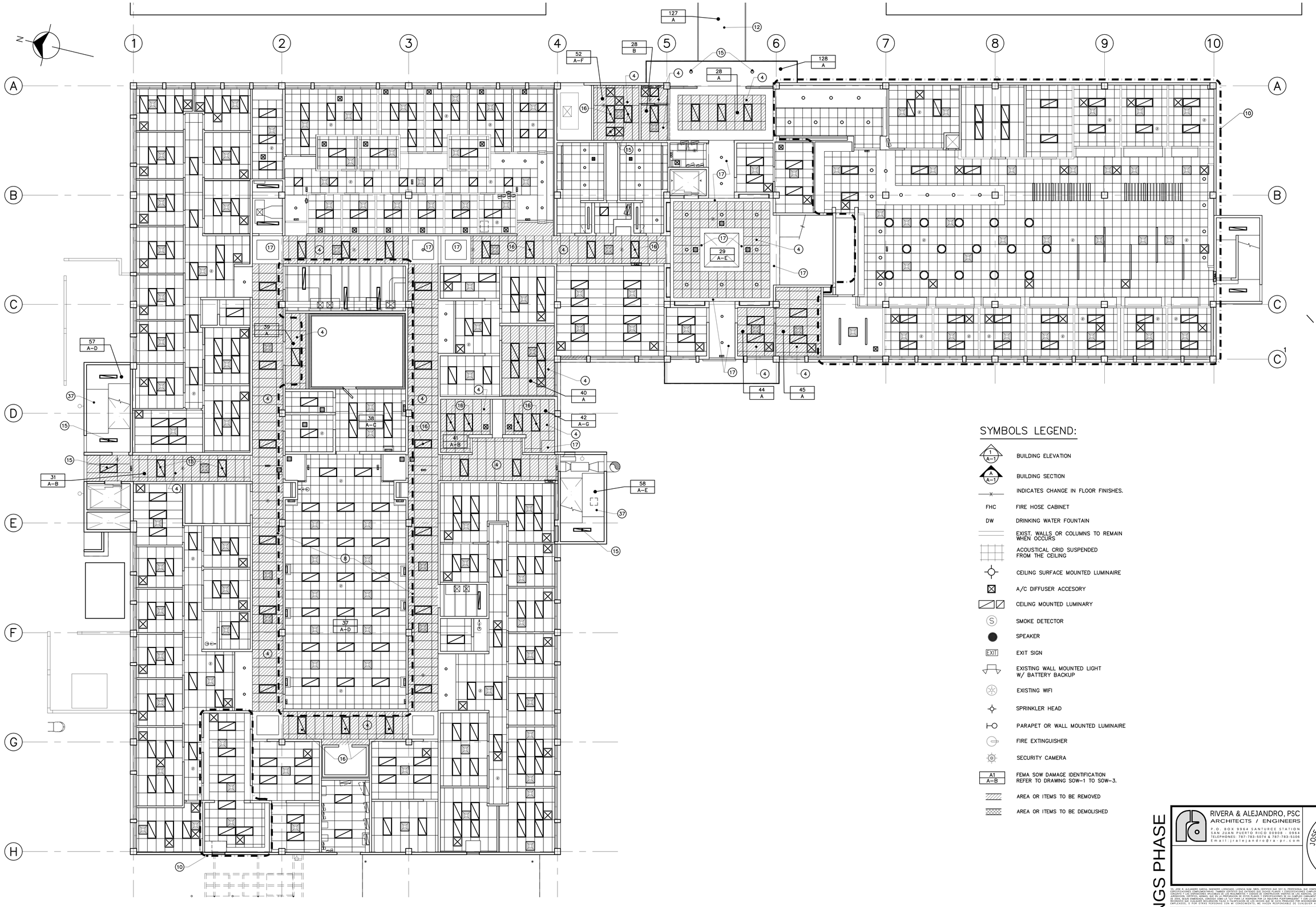
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DRAWING TITLE: EXISTING & DEMOLITION FIRST FLOOR PLAN (MAIN BUILDING)

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JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/8"=1'-0"

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EXISTING & DEMOLITION REFLECTED CEILING FIRST FLOOR PLAN

SCALE=1/8"=1'-0"

0 5 10 15 20 25

FEET 1/8"=1'-0"

SYMBOLS LEGEND:

- 1 / A-1 — BUILDING ELEVATION
- A / A-1 — BUILDING SECTION
- INDICATES CHANGE IN FLOOR FINISHES.
- FHC — FIRE HOSE CABINET
- DW — DRINKING WATER FOUNTAIN
- EXIST. WALLS OR COLUMNS TO REMAIN WHEN OCCURS
- ACOUSTICAL CRID SUSPENDED FROM THE CEILING
- CEILING SURFACE MOUNTED LUMINAIRE
- A/C DIFFUSER ACCESORY
- CEILING MOUNTED LUMINARY
- S — SMOKE DETECTOR
- SPEAKER
- EXIT — EXIT SIGN
- EXISTING WALL MOUNTED LIGHT W/ BATTERY BACKUP
- EXISTING WIFI
- SPRINKLER HEAD
- PARAPET OR WALL MOUNTED LUMINAIRE
- FIRE EXTINGUISHER
- SECURITY CAMERA
- A1 / A-B — FEMA SOW DAMAGE IDENTIFICATION REFER TO DRAWING SOW-1 TO SOW-3.
- AREA OR ITEMS TO BE REMOVED
- AREA OR ITEMS TO BE DEMOLISHED

FOR DRAWING LEGEND, SEE DRWG. EX-1

BID DRAWINGS PHASE

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PROJECT:
PW #107355 – MAIN FACILITIES

SHEET: EX-3

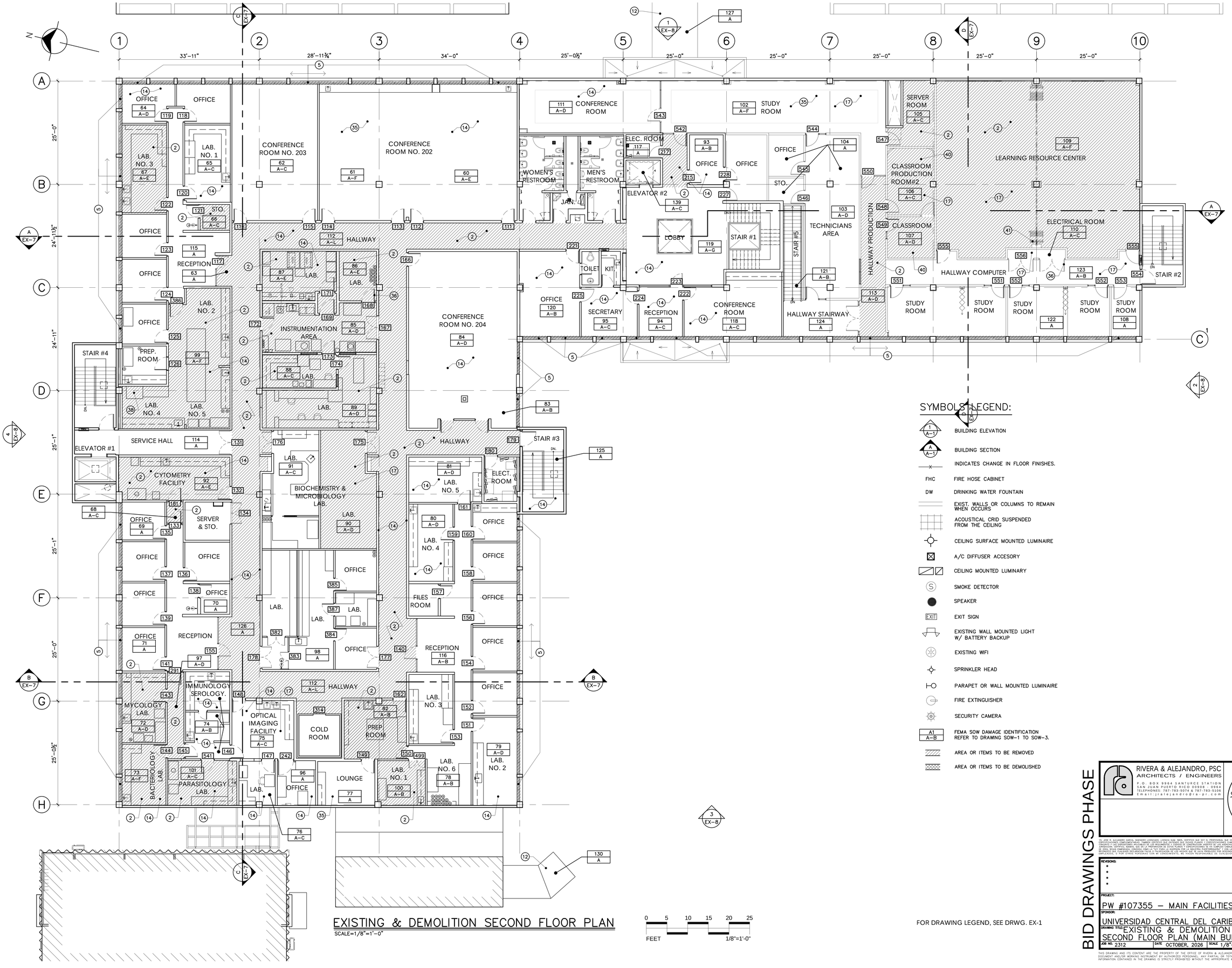
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DRAWING TITLE:
EXISTING & DEMOLITION
FIRST FLOOR REFLECTED CEILING PLAN (MAIN BUILDING)

10 OF 59

JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/8"=1'-0"

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SYMBOLS LEGEND:

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- FHC — FIRE HOSE CABINET
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- EXIST. WALLS OR COLUMNS TO REMAIN WHEN OCCURS
- ACOUSTICAL CRID SUSPENDED FROM THE CEILING
- CEILING SURFACE MOUNTED LUMINAIRE
- A/C DIFFUSER ACCESORY
- CEILING MOUNTED LUMINARY
- SMOKE DETECTOR
- SPEAKER
- EXIT SIGN
- EXISTING WALL MOUNTED LIGHT W/ BATTERY BACKUP
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- SECURITY CAMERA
- FEMA SOW DAMAGE IDENTIFICATION REFER TO DRAWING SOW-1 TO SOW-3.
- AREA OR ITEMS TO BE REMOVED
- AREA OR ITEMS TO BE DEMOLISHED

FOR DRAWING LEGEND, SEE DRWG. EX-1

BID DRAWINGS PHASE

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PROJECT: PW #107355 – MAIN FACILITIES

SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.

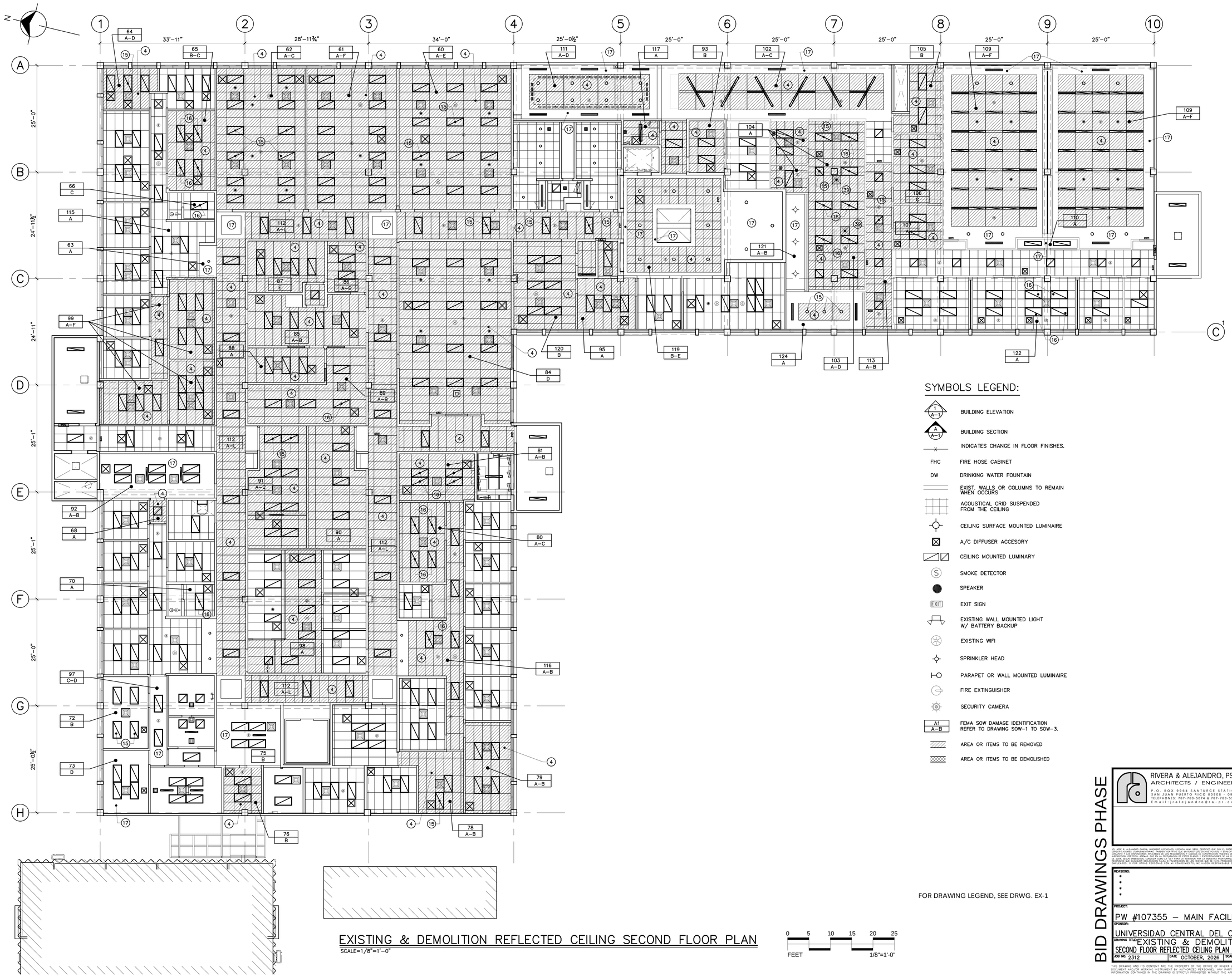
DRAWING TITLE: EXISTING & DEMOLITION SECOND FLOOR PLAN (MAIN BUILDING)

JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/8"=1'-0"

SHEET EX-4

11 OF 59

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SYMBOLS LEGEND:

- BUILDING ELEVATION
- BUILDING SECTION
- INDICATES CHANGE IN FLOOR FINISHES.
- FHC — FIRE HOSE CABINET
- DW — DRINKING WATER FOUNTAIN
- EXIST. WALLS OR COLUMNS TO REMAIN WHEN OCCURS
- ACOUSTICAL CRID SUSPENDED FROM THE CEILING
- CEILING SURFACE MOUNTED LUMINAIRE
- A/C DIFFUSER ACCESORY
- CEILING MOUNTED LUMINARY
- SMOKE DETECTOR
- SPEAKER
- EXIT SIGN
- EXISTING WALL MOUNTED LIGHT W/ BATTERY BACKUP
- EXISTING WIFI
- SPRINKLER HEAD
- PARAPET OR WALL MOUNTED LUMINAIRE
- FIRE EXTINGUISHER
- SECURITY CAMERA
- FEMA SOW DAMAGE IDENTIFICATION REFER TO DRAWING SOW-1 TO SOW-3.
- AREA OR ITEMS TO BE REMOVED
- AREA OR ITEMS TO BE DEMOLISHED

FOR DRAWING LEGEND, SEE DRWG. EX-1

EXISTING & DEMOLITION REFLECTED CEILING SECOND FLOOR PLAN

SCALE=1/8"=1'-0"

0 5 10 15 20 25
FEET 1/8"=1'-0"

BID DRAWINGS PHASE

RIVERA & ALEJANDRO, PSC
ARCHITECTS / ENGINEERS
P.O. BOX 9964 SANTURCE STATION
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TELEPHONES: 787-783-5074 & 787-783-5106
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YO, JOSE R. ALEJANDRO GARCIA, INGENIERO LICENCIADO, LICENCIA NUM. 5805, CERTIFICO QUE SOY EL PROFESIONAL QUE CERTIFICARA Y LO DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS, TAMBIEN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONSTRUCCIONES ADOPTADO POR LA JUNTA DE PLANIFICACION, LA LEY NUM. 76 DE 5 DE AGOSTO DE 2000, SEGUN ENMENDADA, Y LOS REGLAMENTOS DE LA JURISDICCION, CERTIFICO, ADEMAS, QUE EN LA PREPARACION DE ESTOS PLANOS Y ESPECIFICACIONES SI HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 74 DE 9 DE JUNIO DE 2004, SEGUN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NUM. 216 DE 15 DE MAYO DE 1938, SEGUN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA CONSTRUCCION Y ADAPTACION DE EDIFICIOS PUBLICOS PARA USO DE PERSONAS IMPEDIDAS". ASIMISMO, CERTIFICO QUE LOS PLANOS Y ESPECIFICACIONES NO INCLUYEN ASBESTOS EN LOS MATERIALES EMPLEADOS, Y POR OTRAS PERSONAS CON MI CONOCIMIENTO, NO HAGAN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA SUSPA.

REVISIONS:	REVISION DATE
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PROJECT: PW #107355 – MAIN FACILITIES

SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.

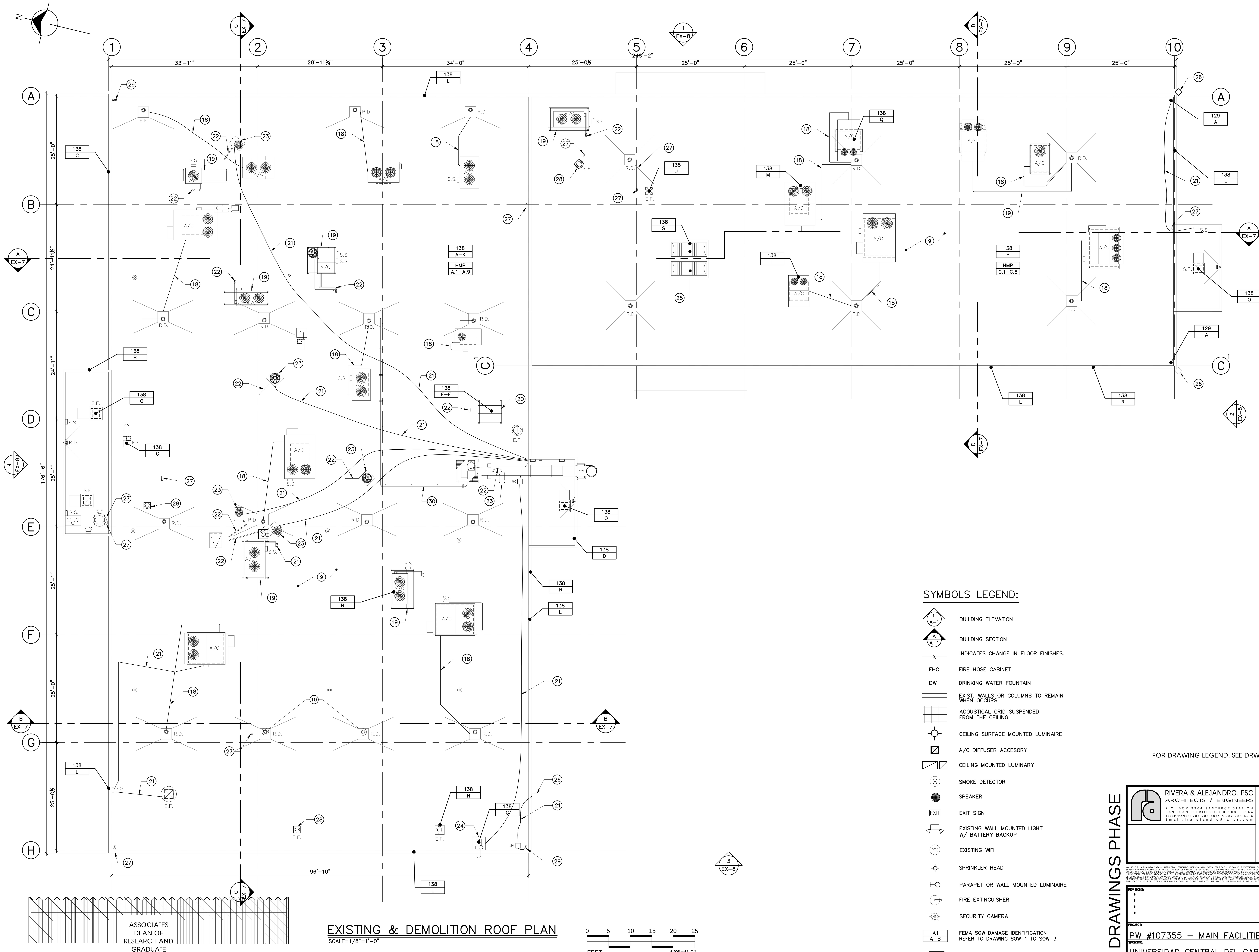
DRAWING TITLE: EXISTING & DEMOLITION SECOND FLOOR REFLECTED CEILING PLAN (MAIN BUILDING)

JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/8"=1'-0"

SHEET EX-5

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EXISTING & DEMOLITION ROOF PLAN

SCALE=1/8"=1'-0"

0 5 10 15 20 25
FEET 1/8"=1'-0"

SYMBOLS LEGEND:

1 A-1	BUILDING ELEVATION
A A-1	BUILDING SECTION
	INDICATES CHANGE IN FLOOR FINISHES.
FHC	FIRE HOSE CABINET
DW	DRINKING WATER FOUNTAIN
	EXIST. WALLS OR COLUMNS TO REMAIN WHEN OCCURS
	ACOUSTICAL CRID SUSPENDED FROM THE CEILING
	CEILING SURFACE MOUNTED LUMINAIRE
	A/C DIFFUSER ACCESORY
	CEILING MOUNTED LUMINARY
S	SMOKE DETECTOR
	SPEAKER
EXIT	EXIT SIGN
	EXISTING WALL MOUNTED LIGHT W/ BATTERY BACKUP
	EXISTING WIFI
	SPRINKLER HEAD
	PARAPET OR WALL MOUNTED LUMINAIRE
	FIRE EXTINGUISHER
	SECURITY CAMERA
A1 A-B	FEMA SOW DAMAGE IDENTIFICATION REFER TO DRAWING SOW-1 TO SOW-3.
	AREA OR ITEMS TO BE REMOVED
	AREA OR ITEMS TO BE DEMOLISHED

FOR DRAWING LEGEND, SEE DRWG. EX-1

BID DRAWINGS PHASE

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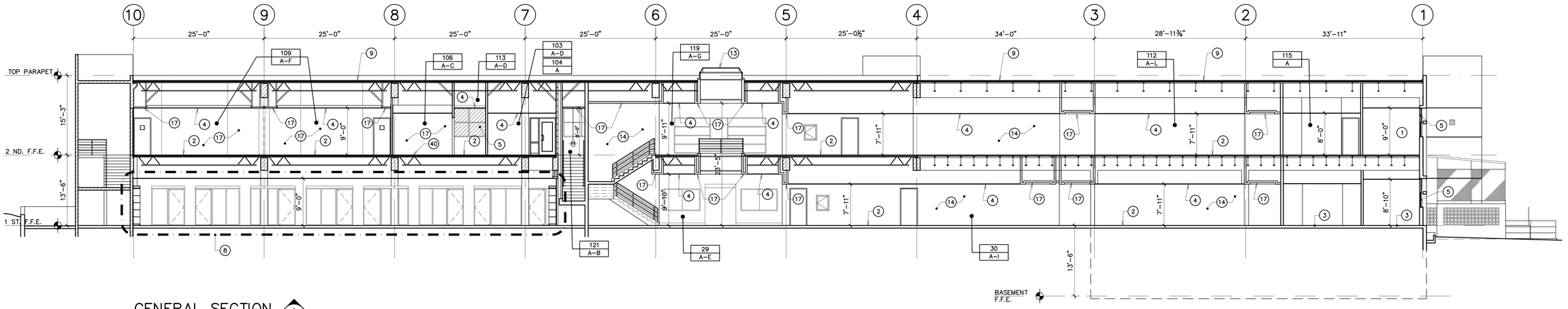
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LIC. 5805
PUERTO RICO

YO, JOSE R. ALEJANDRO GARCIA, INGENIERO LICENCIADO, LICENCIA NUM. 5805, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO Y/O DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE EN LA PREPARACION DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM. 14 DE 8 DE ENERO DE 2004, SEGUN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NUM. 319 DE 15 DE MAYO DE 1938, SEGUN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACION FALSA O FALSIFICACION DE LOS HECHOS QUE SE HAYA PRODUCIDO POR DESCONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA OGPe.

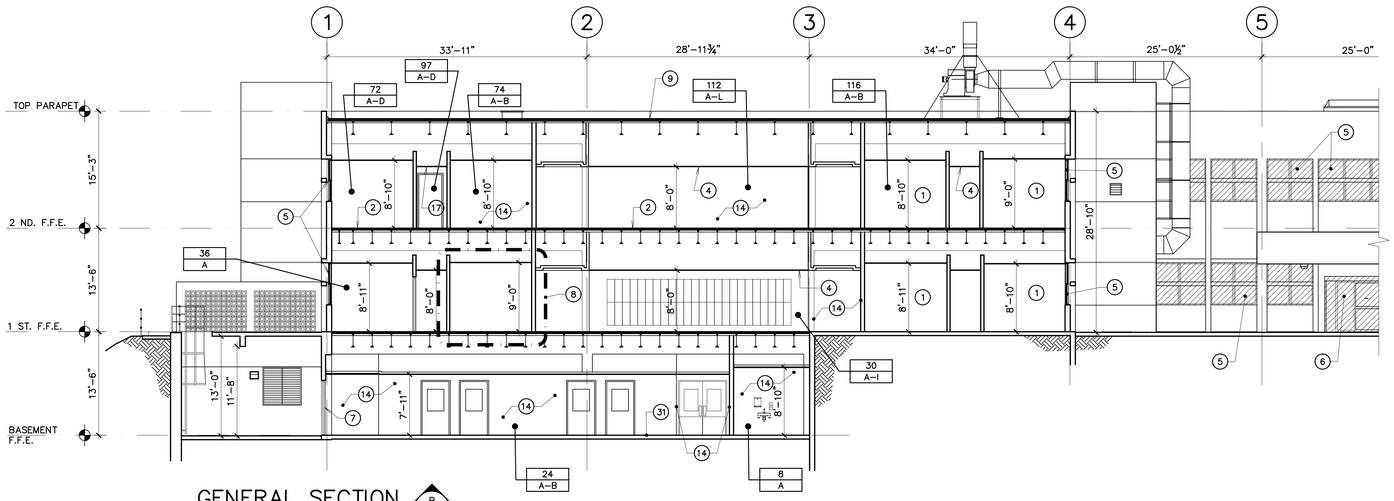
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PROJECT: PW #107355 – MAIN FACILITIES	SHEET EX-6
SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.	
DRAWING TITLE: EXISTING & DEMOLITION ROOF PLAN (MAIN BUILDING)	13 OF 59
JOB NO. 2312 / DATE OCTOBER, 2026 / SCALE 1/8"=1'-0"	

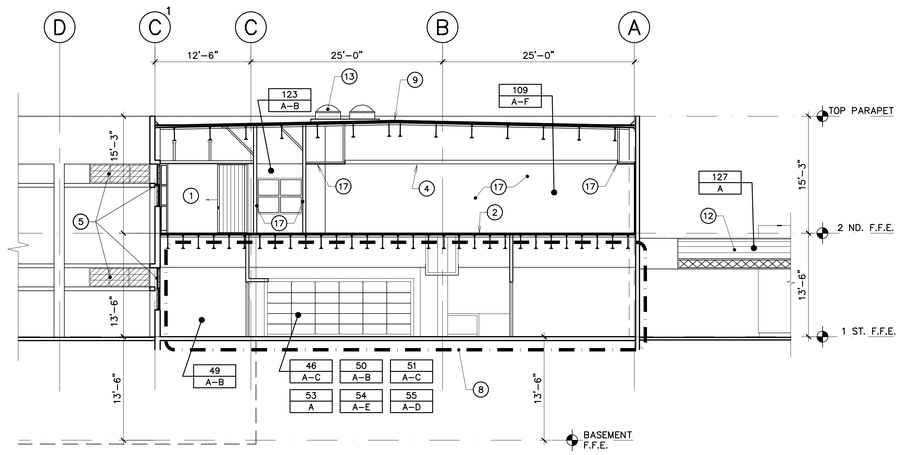
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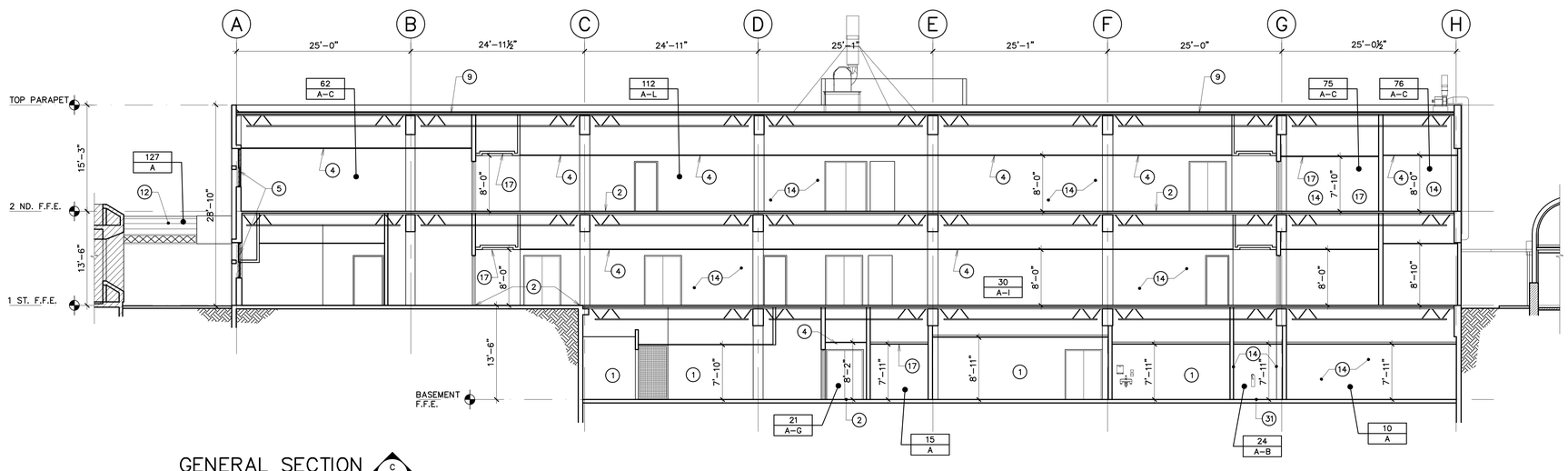
GENERAL SECTION (A / EX-7)
SCALE=1/8"=1'-0"



GENERAL SECTION (B / EX-7)
SCALE=1/8"=1'-0"



GENERAL SECTION (D / EX-7)
SCALE=1/8"=1'-0"



GENERAL SECTION (C / EX-7)
SCALE=1/8"=1'-0"

FOR DRAWING LEGEND, SEE DRWG. EX-1

BID DRAWINGS PHASE

RIVERA & ALEJANDRO, PSC
ARCHITECTS / ENGINEERS
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PROJECT:
PW #107355 – MAIN FACILITIES

SHEET
EX-7

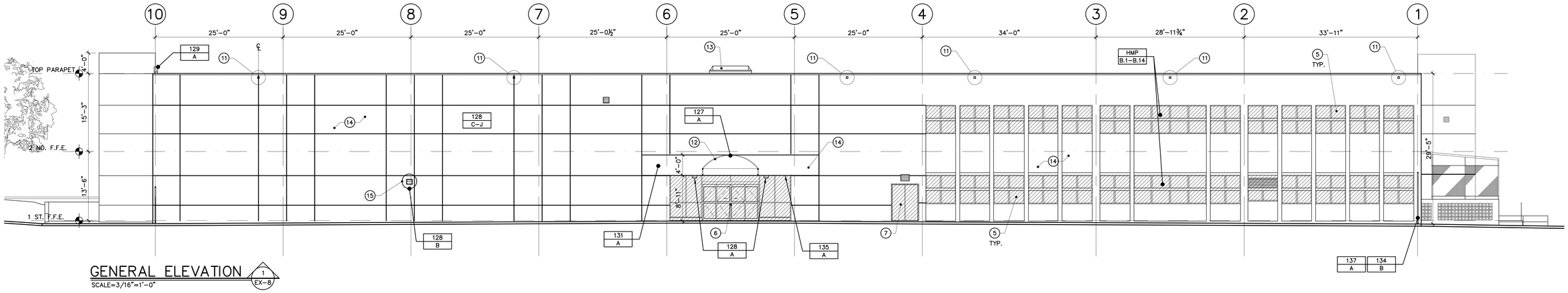
SPONSOR:
UNIVERSIDAD CENTRAL DEL CARIBE, INC.

DRAWING TITLE:
EXISTING & DEMOLITION GENERAL SECTIONS (MAIN BUILDING)

14 OF 59

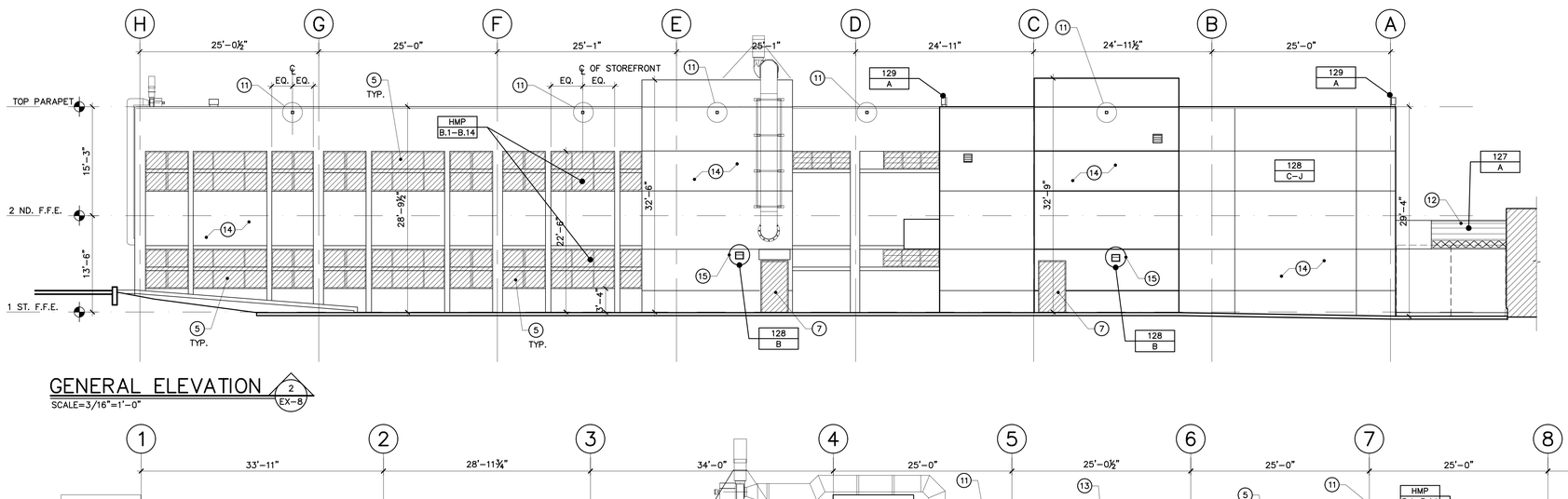
JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/8"=1'-0"

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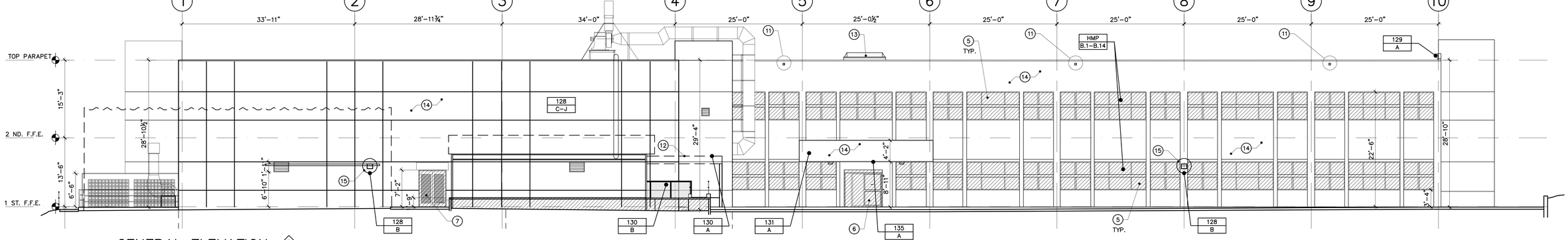
GENERAL ELEVATION (1 / EX-8)

SCALE=3/16"=1'-0"



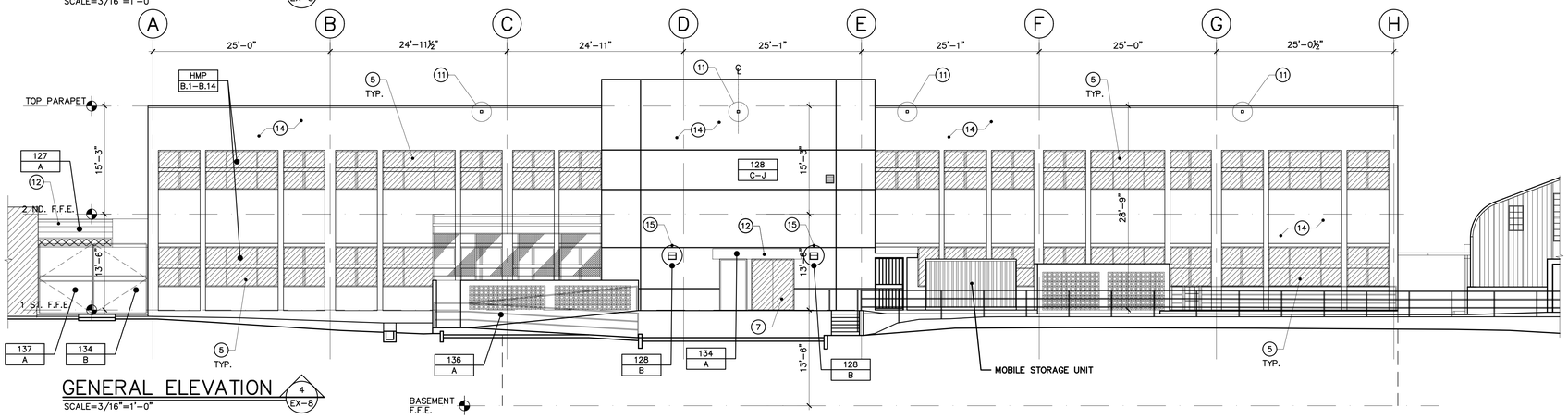
GENERAL ELEVATION (2 / EX-8)

SCALE=3/16"=1'-0"



GENERAL ELEVATION (3 / EX-8)

SCALE=3/16"=1'-0"



GENERAL ELEVATION (4 / EX-8)

SCALE=3/16"=1'-0"

FOR DRAWING LEGEND, SEE DRWG. EX-1

BID DRAWINGS PHASE

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PROJECT: PW #107355 – MAIN FACILITIES

SHEET: EX-8

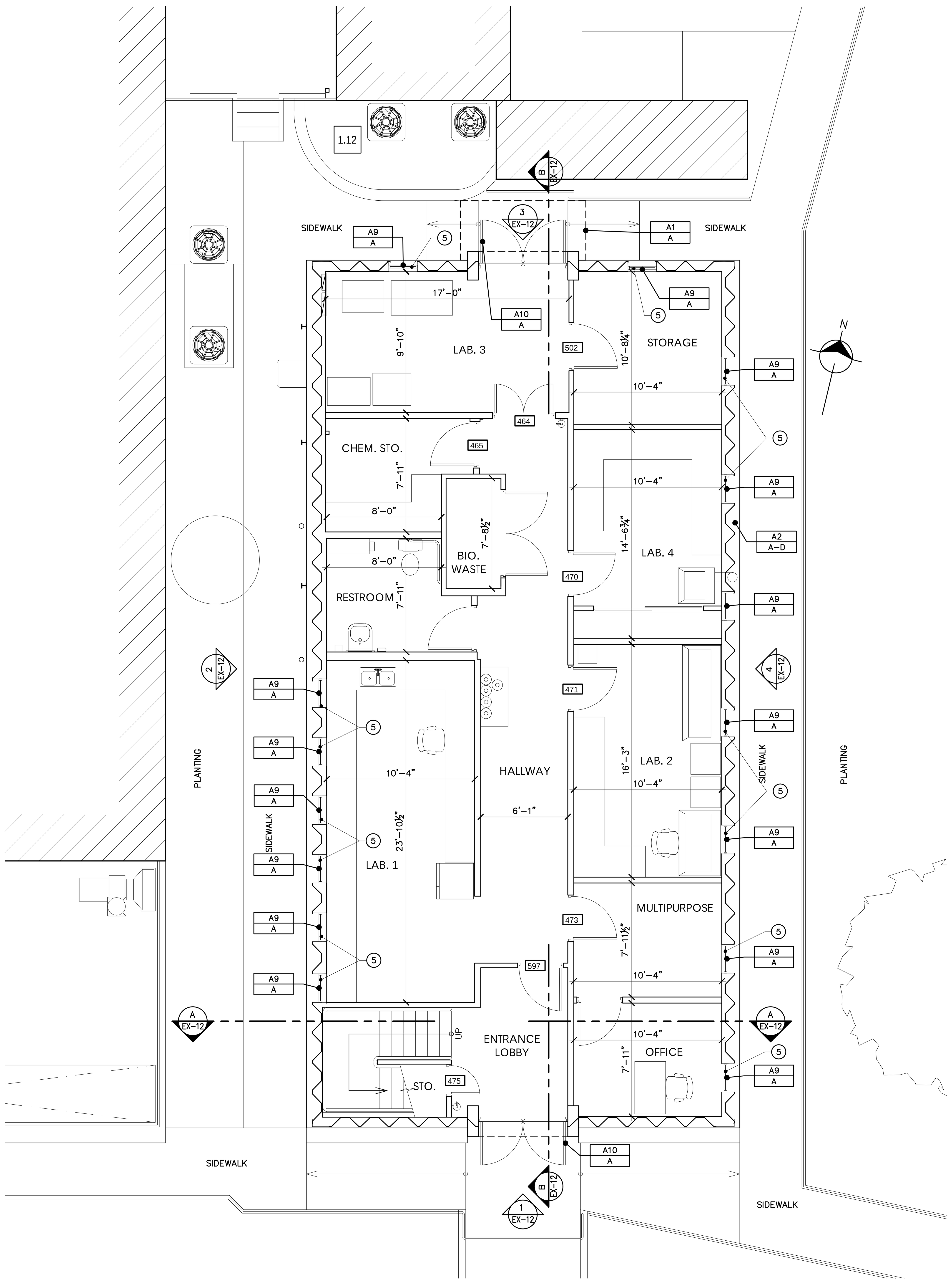
SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.

DRAWING TITLE: EXISTING & DEMOLITION GENERAL ELEVATIONS (MAIN BUILDING)

15 of 59

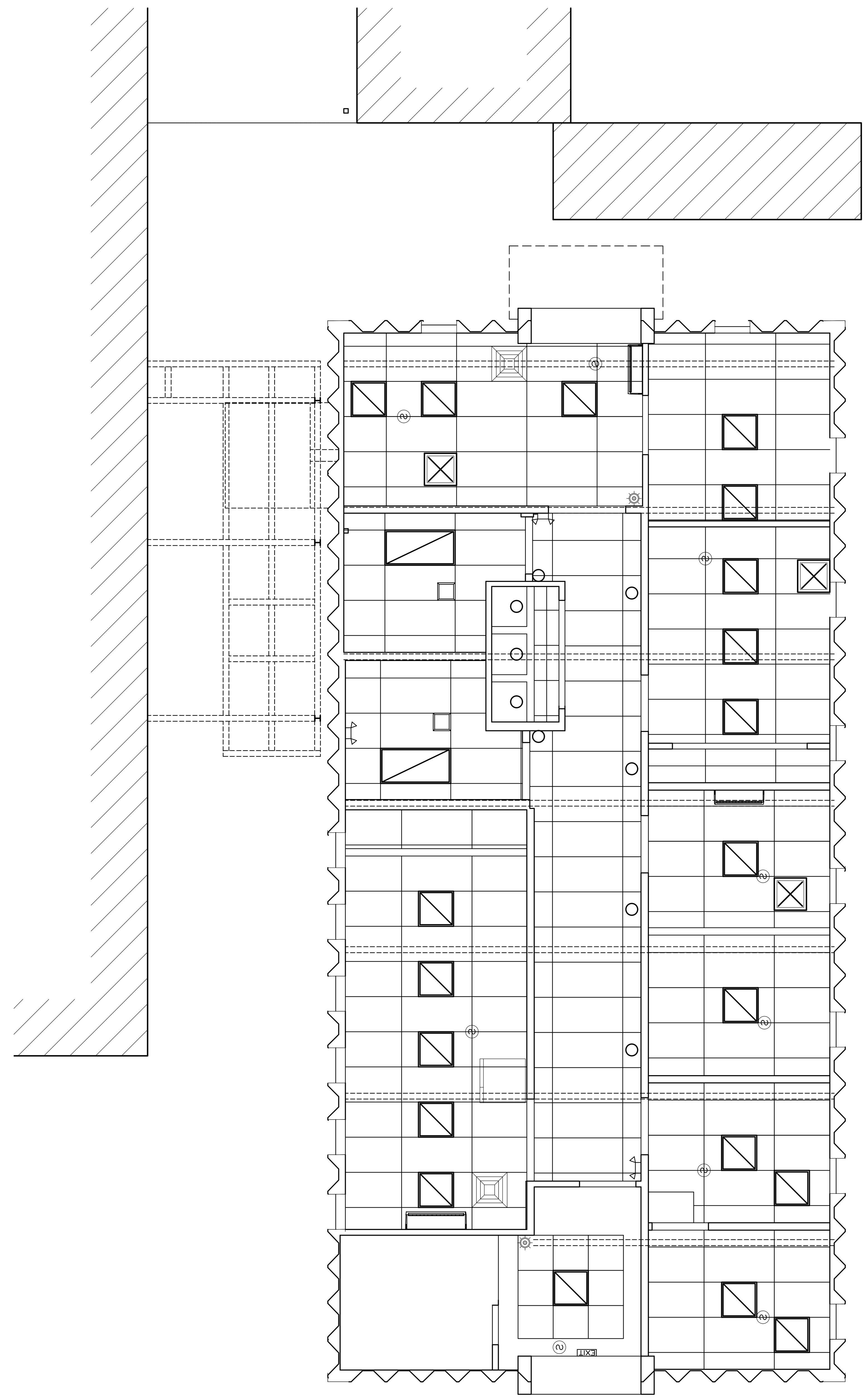
JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/8"=1'-0"

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EXISTING & DEMOLITION FIRST FLOOR PLAN

SCALE: ¼"=1'-0"



EXISTING & DEMOLITION FIRST FLOOR REFLECTED CEILING PLAN

SCALE: ¼"=1'-0"

SYMBOLS LEGEND:

- EXISTING BUILDING ELEVATION (1 / EX-1)
- EXISTING BUILDING SECTION (A / EX-1)
- INDICATES CHANGE IN FLOOR FINISHES
- FIRE EXTINGUISHER
- EXISTING PARTITION OR COLUMNS
- LIGHTING FIXTURE
- A/C DIFFUSER
- EMERGENCY LAMP
- SECURITY CAMERA
- SMOKE DETECTOR
- EXIT SIGN (EXIT)
- HUNG CEILING SYSTEM
- FEMA SOW DAMAGE IDENTIFICATION REFER TO DRAWING SOW-0. (A1 / A-B)

FOR DRAWING LEGEND, SEE DRWG. EX-1

BID DRAWINGS PHASE

RIVERA & ALEJANDRO, PSC
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PROJECT: PW #107355 – MAIN FACILITIES

SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.

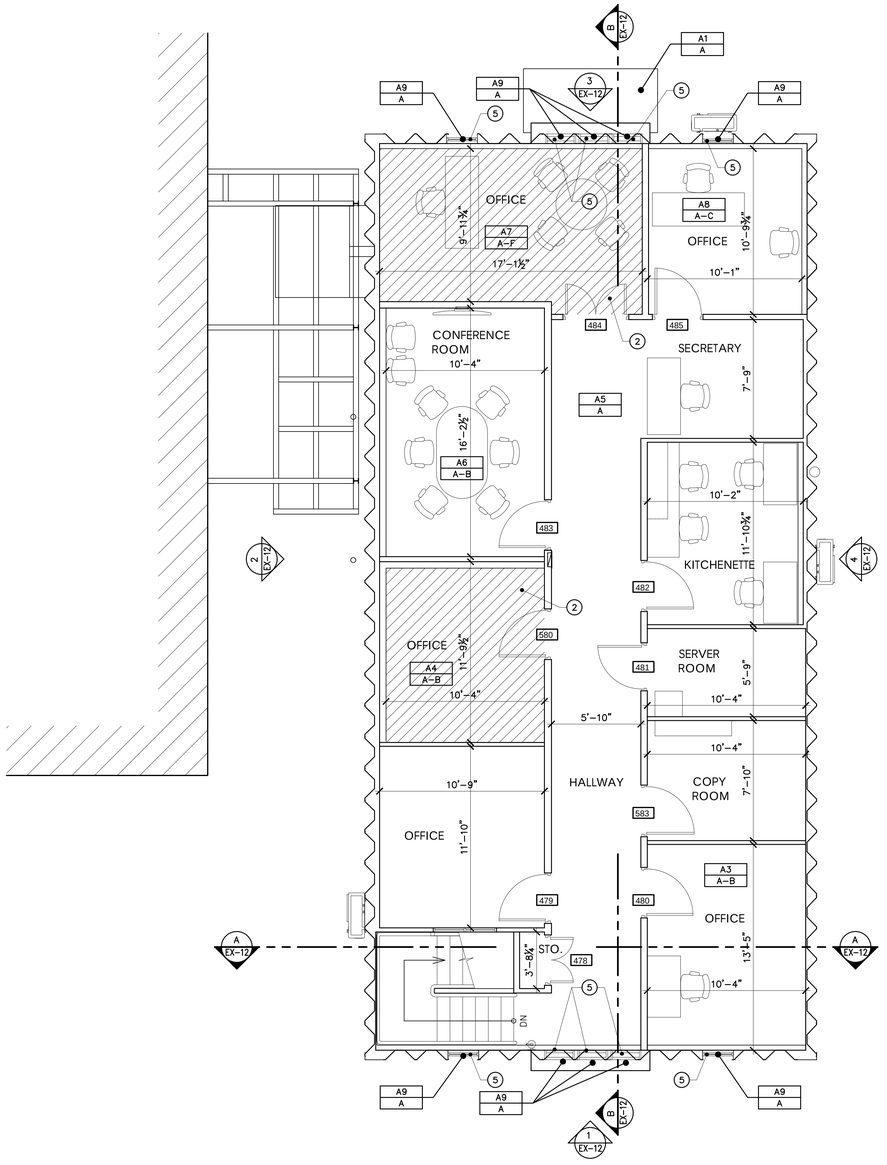
DRAWING TITLE: EXISTING & DEMOLITION
FIRST FLOOR & REFLECTED CEILING PLANS (INVESTIGATION BUILDING ANNEX)

JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/4"=1'–0"

SHEET EX-9

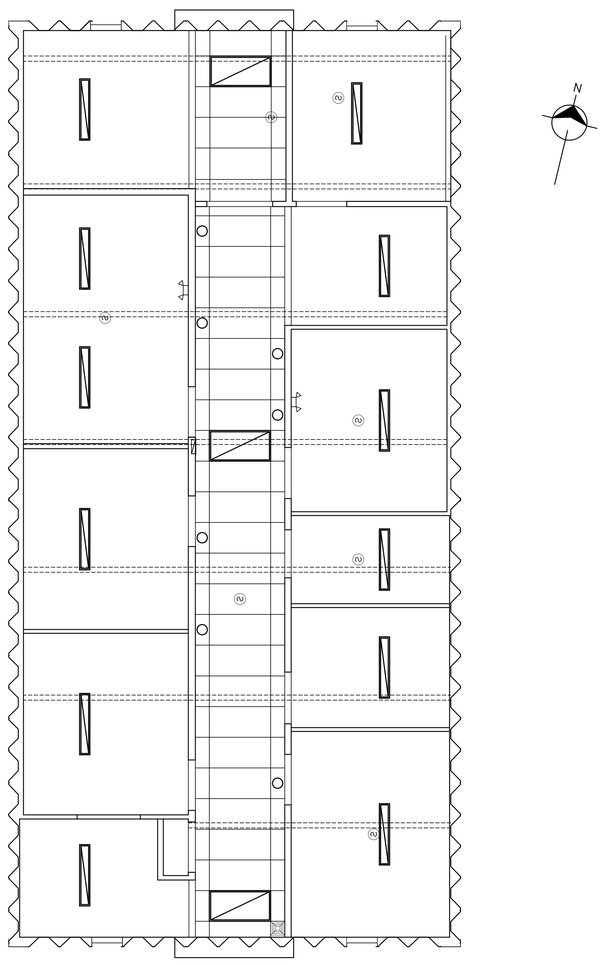
16 OF 59

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EXISTING & DEMOLITION SECOND FLOOR PLAN

SCALE: ¼"=1'-0"



EXISTING & DEMOLITION SECOND FLOOR REFLECTED CEILING PLAN

SCALE: ¼"=1'-0"

FOR DRAWING LEGEND, SEE DRWG. EX-1

BID DRAWINGS PHASE

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YO, JOSE R. ALEJANDRO GARCIA, INGENIERO LICENCIADO, LICENCIA NUM. 5805, CERTIFICO QUE SOY EL PROFESIONAL QUE CONFECCIONO Y/O DISEÑO Y/O PREPARO ESTOS PLANOS Y LAS ESPECIFICACIONES, QUE LOS MISMOS CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONSTRUCCIONES ADOPTADO POR LA JUNTA DE PLANIFICACION DE PUERTO RICO Y QUE LOS MISMOS CONSTITUYEN, LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS DE CONSTRUCCION, USO Y ZONIFICACION VIGENTES EN LOS MUNICIPIOS. LA CONFECCION Y PREPARACION DE ESTOS PLANOS Y ESPECIFICACIONES ESTA DE ACUERDO CON LA LEY NUM. 173 DE 12 DE AGOSTO DE 1988, SEGUN ENMENDADA, LA LEY NUM. 76 DE 5 DE AGOSTO DE 2004, SEGUN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NUM. 314 DE 15 DE MAYO DE 1998, SEGUN ENMENDADA. ESTOS PLANOS Y ESPECIFICACIONES NO SERAN UTILIZADOS POR MI O POR OTRAS PERSONAS CON MI CONOCIMIENTO, EN OTRO PROYECTO DIFERENTE AL AQUI DESCRITO, SIN MI AUTORIZACION ESCRITA. DE SER UTILIZADOS POR MI EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, NO VOZCO RESPONSABILIDAD DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA EDIFICACION.

REVISIONS:	REVISION DATE

PROJECT: PW #107355 – MAIN FACILITIES

SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.

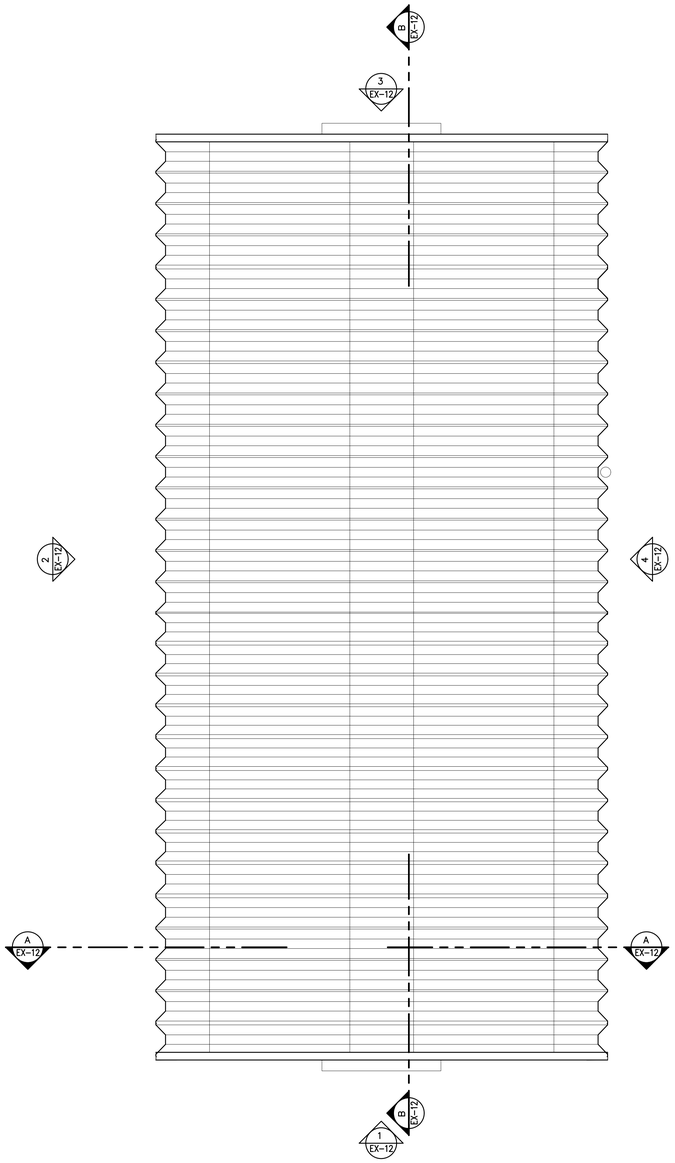
DRAWING TITLE: EXISTING & DEMOLITION
SECOND FLOOR & REFLECTED CEILING PLANS (INVESTIGATION BUILDING ANNEX)

SHEET: EX-10

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JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/4"=1'-0"

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EXISTING & DEMOLITION ROOF PLAN

SCALE: 1/4"=1'-0"

BID DRAWINGS PHASE

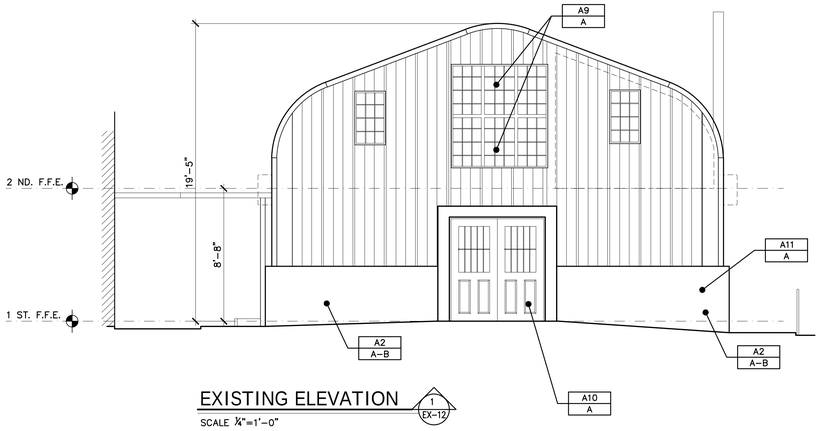
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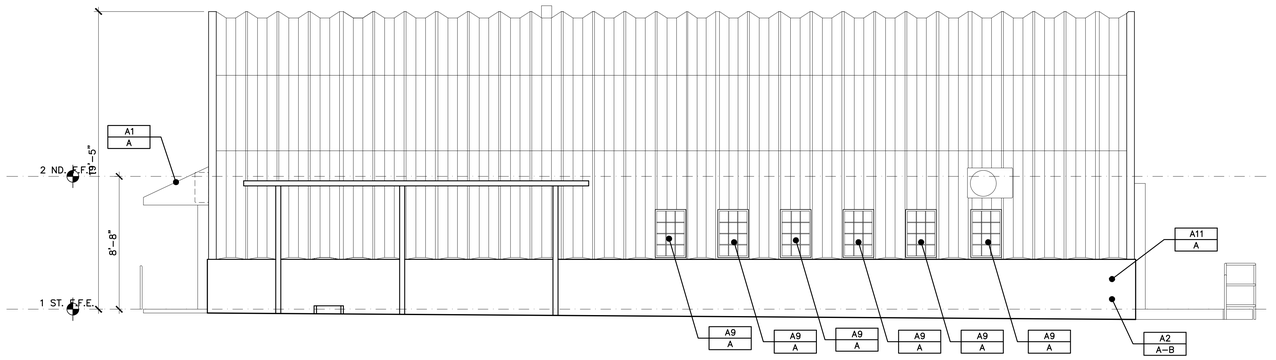
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PROJECT:	SHEET
PW #107355 – MAIN FACILITIES	EX-11
SPONSOR:	
UNIVERSIDAD CENTRAL DEL CARIBE, INC.	
DRAWING TITLE: EXISTING & DEMOLITION ROOF PLAN (INVESTIGATION BUILDING ANNEX)	18 OF 59
JOB NO. 2312 / DATE OCTOBER, 2026 / SCALE 1/4"=1'-0"	

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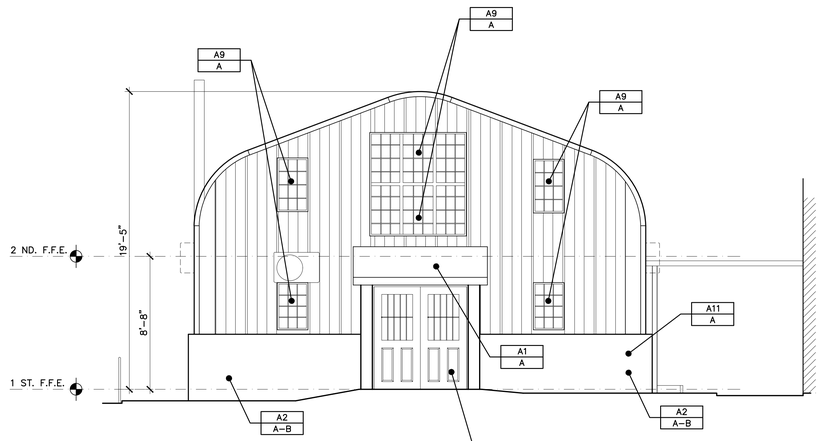
EXISTING ELEVATION 1 EX-12

SCALE ¼"=1'-0"



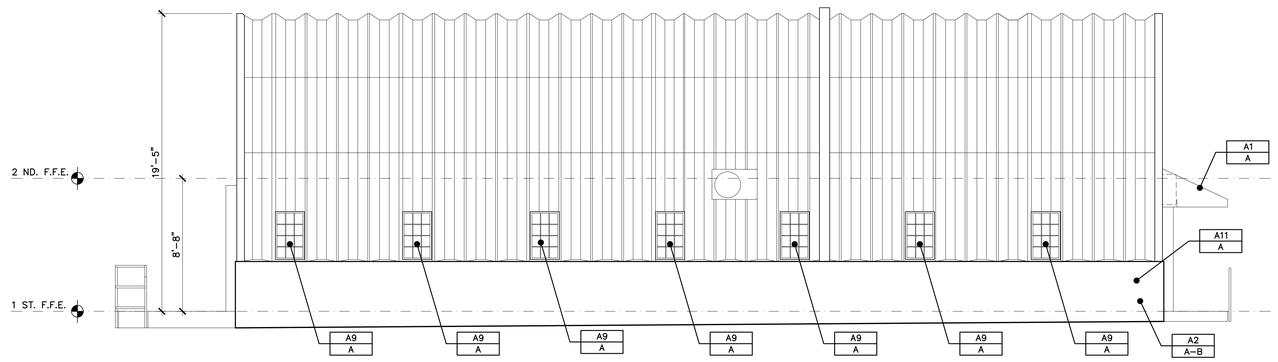
EXISTING ELEVATION 2 EX-12

SCALE ¼"=1'-0"



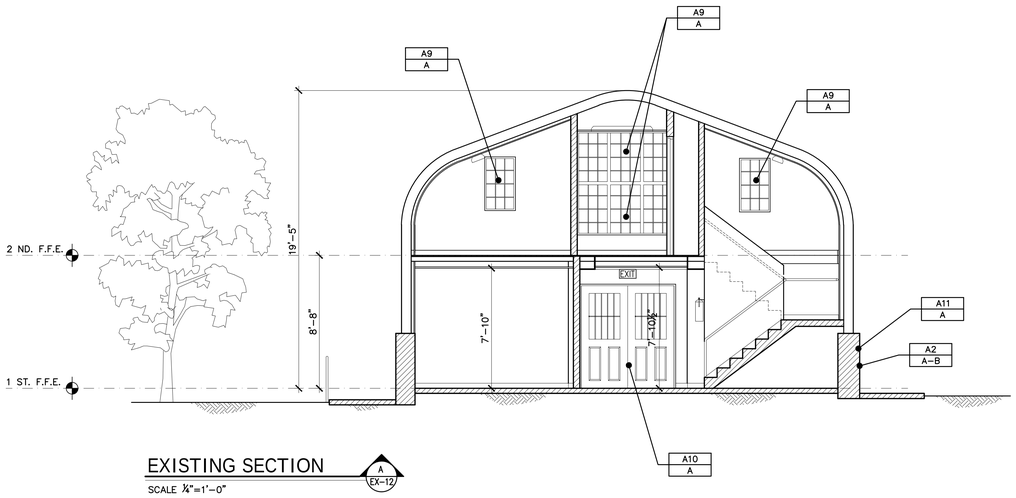
EXISTING ELEVATION 3 EX-12

SCALE ¼"=1'-0"



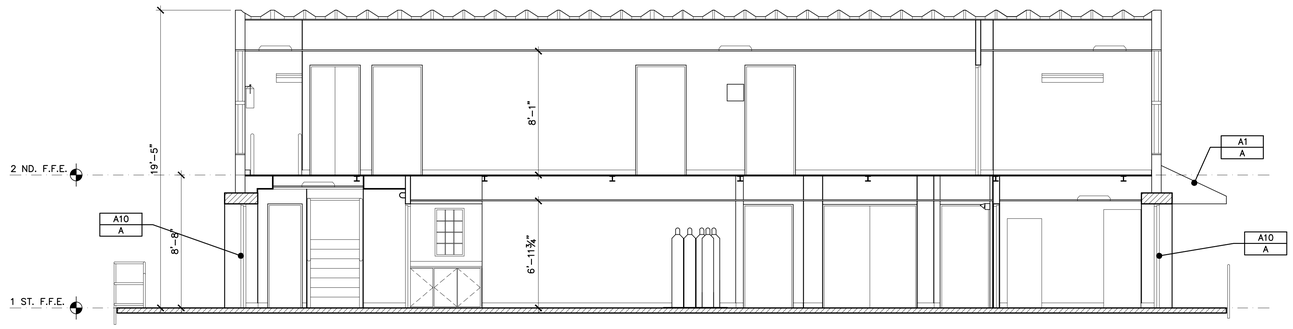
EXISTING ELEVATION 4 EX-12

SCALE ¼"=1'-0"



EXISTING SECTION A EX-12

SCALE ¼"=1'-0"



EXISTING SECTION B EX-12

SCALE ¼"=1'-0"

BID DRAWINGS PHASE

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PROJECT: PW #107355 – MAIN FACILITIES

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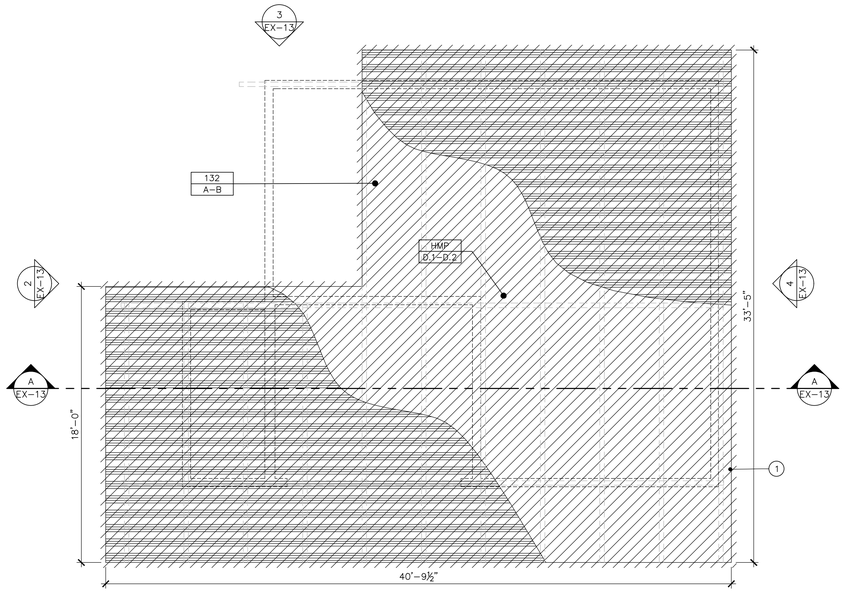
DRAWING TITLE: EXISTING & DEMOLITION
GENERAL SECTIONS AND ELEVATIONS (INVESTIGATION BUILDING ANNEX)

SHEET: EX-12

JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/4"=1'-0"

19 OF 59

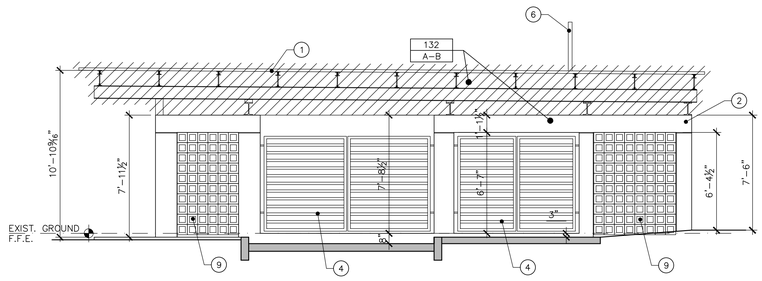
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EXISTING & DEMOLITION ROOF PLAN

1 EX-13

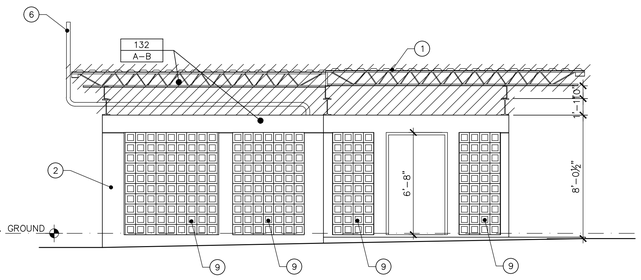
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EXISTING ELEVATION

1 EX-13

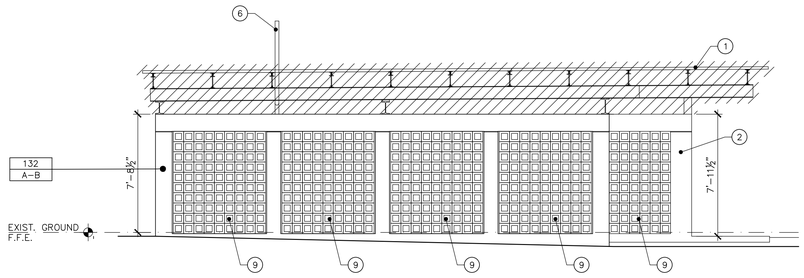
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EXISTING ELEVATION

2 EX-13

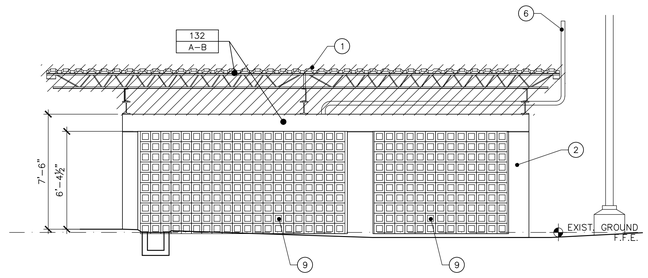
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EXISTING ELEVATION

3 EX-13

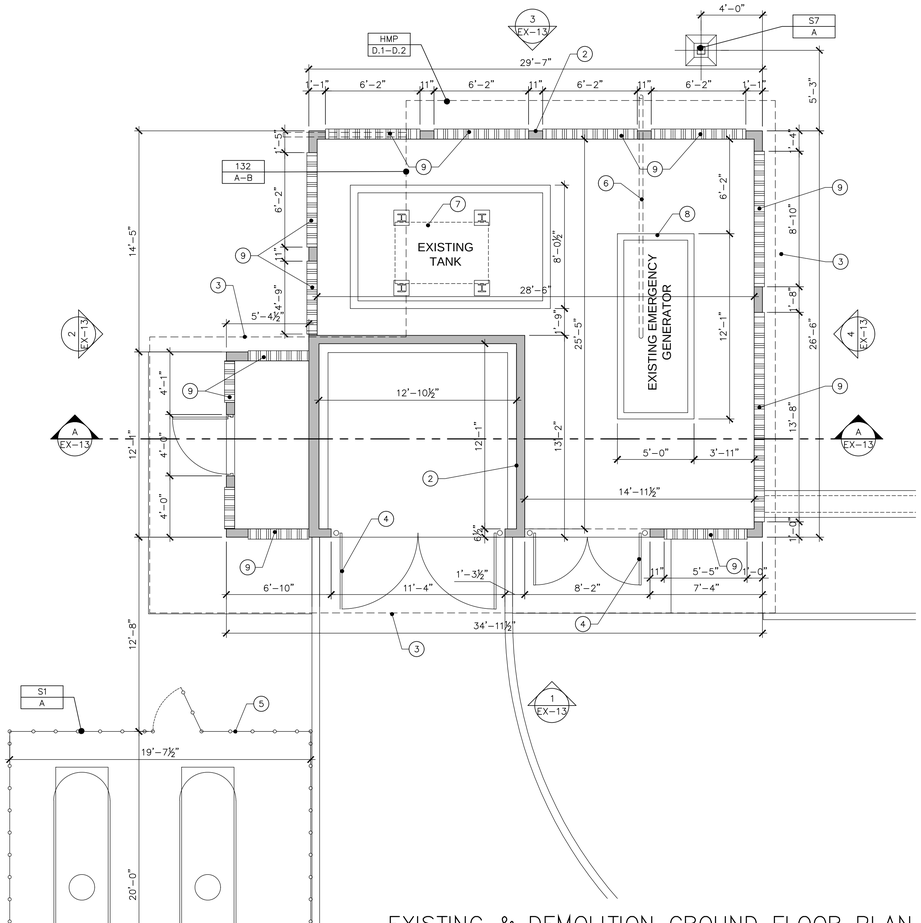
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EXISTING ELEVATION

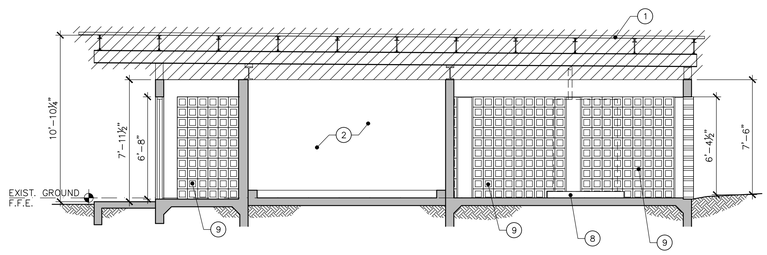
4 EX-13

SCALE: 1/4"=1'-0"



EXISTING & DEMOLITION GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"



EXISTING SECTION

A EX-13

SCALE: 1/4"=1'-0"

LEGEND:

1. EXISTING METAL ROOF STRUCTURE TO BE COMPLETELY REMOVED AND DISPOSED.
2. EXISTING STRUCTURE TO REMAIN MUST BE POWER WASH AND PAINTED AS PER PAINTING SCHEDULE.
3. OVERHANG ABOVE
4. EXISTING METAL GATE TO REMAIN TO BE SCRAPED AND PAINTED AS PER PAINING SCHEDULE.
5. EXISTING CHAIN LINK FENCE TO BE REPLACED BY A NEW FENCE INCLUDING SUPPORT POSTS AND GATES.
6. EXISTING EXHAUST PIPE TO REMAIN AND TO BE PROTECTED DURING NEW ROOF CONSTRUCTION.
7. EXISTING FUEL TANK TO REMAIN.
8. EXISTING CONCRETE PAD FOR EMERGENCY POWER GENERATOR TO REMAIN.
9. EXISTING ORNAMENTAL BLOCKS WALL TO BE POWER WASH AND PAINTED AS PER PAINTING SCHEDULE.

BID DRAWINGS PHASE

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PROJECT: PW #107355 – MAIN FACILITIES

SPONSOR: UNIVERSIDAD CENTRAL DEL CARIBE, INC.

DRAWING TITLE: EXISTING & DEMOLITION FLOOR, ROOF PLAN & ELEVATIONS (GENERATOR BUILDING)

SHEET: EX-13

JOB NO. 2312 | DATE OCTOBER, 2026 | SCALE 1/4"=1'-0"

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