APPENDIX "C" – SCOPE OF WORK

Project #	DR-4339-PR PW 7432 – Project # 107355
Project Title	001 – Main Building Construction – Repairs and Mitigation
Location	Universidad Central del Caribe, Inc., Bayamón, Puerto Rico
Source documents	Bid Drawings – PW #107355 UCC Main Building, Rivera & Alejandro, PSC, October 2026 (59 sheets); Sheets SOW-1 to SOW-4 govern item-level quantities.

Quantities shown are those stated in the FEMA Scope of Work and are provided for pricing and comparison; the Proponent shall verify them in the field. "Per SOW" means that item-level quantities (sub-items A, B, C…) are those listed on the referenced sheet and in Annex C.1. Completed-percentage values shown in the FEMA SOW indicate work already performed and shall be verified with UCC before pricing.

Plans and Specifications (RFP – Project Administration, item 17). In case of discrepancy between the Contract Documents, the order of precedence confirmed by the Architect of Record under item 17 applies. Inadvertent omissions in the Drawings or Specifications do not relieve the Contractor of its obligations. The Work shall comply with the applicable ASTM and federal standards.

Materials (RFP – Project Administration, item 18). The source of the materials shall be approved by the Architect of Record. Samples and tests shall be paid by the Contractor. Defective material shall be removed from the Project. The Contractor shall furnish the equipment certificate.

Asbestos and lead-based paint (RFP – Description of Existing Conditions; item 11). UCC provides the Certification of No Presence of Asbestos (Form PGC-009) and the Certification of No Presence of Lead-Based Paint (Form PGC-010). No asbestos or lead-based paint mitigation is required of the Contractor.

Phasing (RFP – Contract Time and Period of Performance). The schedule shall be implemented in the following phases: Phase I – Roof Repairs/Replacement and A/C Units replacements; Phase II – Second Floor; Phase III – First Floor & Basement; Phase IV – Annex Building.

Item No.	Item Description Title / Component Description	FEMA Item Ref.	Source Sheet	Qty FEMA	Comments
FEMA DAMAGE INVENTORY #305240 – MAIN BUILDING (Sheets SOW-1 to SOW-3)					
C-1	Basement interior repairs: laboratories, hallways, stairway and storage rooms – plaster spall repair and painting, ceiling tile/grid and drywall, light-fixture lenses, VCT/epoxy floors, vinyl base	Items 1–27	SOW-1	Per SOW	Item-level quantities by sub-item (A, B, C…) per SOW-1
C-2	First Floor interior repairs: entrance lobby, lobby, hallways, offices, laboratories, dining room, restrooms, library, server room, stairways, classrooms, cafeteria	Items 28–59	SOW-1	Per SOW	
C-3	Upper-level interior repairs: laboratories, classrooms, offices, hallways, presidential suite, study and computer rooms, electrical room R556, elevator machine room R217; ceiling-mounted and duct-mounted smoke detectors	Items 60–123	SOW-1, SOW-2	Per SOW	Includes fire-alarm Items 114–115

Item No.	Item Description Title / Component Description	FEMA Item Ref.	Source Sheet	Qty FEMA	Comments
C-4	Exterior envelope and building elements: exterior plaster repair and painting, entrance canopy (410 SF) and arch canopy (180 SF), wood deck railing (108 SF), loading dock awning and security gate, handrails, generator shed roof (450 SF) and wall painting (1,170 SF), handicap ramp epoxy (114 SF), exterior luminaires	Items 124–137	SOW-3	Per SOW	Exterior painting areas stated in SOW-3
C-5	Elevator 340 lobby: VCT floor, ceiling and 6 LED recessed fixtures	Item 139	SOW-3	Per SOW	
C-6.1	Roof – remove/replace BUR asphaltic membrane, 3-ply, with rigid insulation and silver-oxide coating (181 FT × 102 FT)	Item 138	SOW-3	18,462	
C-6.2	Roof – remove/replace PVC roofing membrane, 2-ply, 45-mil, hot-air seam welded with field fasteners (67 FT × 154 FT)	Item 138	SOW-3	10,318	18,462 + 10,318 = 28,780 SF
C-6.3	Roof – parapet wall perimeter flashing (568 FT × 3 FT), parapet cap flashing, North and South parapet flashing	Item 138	SOW-3	1,704	Cap flashing 426 SF; North 372 SF; South 276 SF per SOW
C-6.4	Roof – rooftop equipment: exhaust fans and pipes, rooftop air extractor fan, package A/C units (10-Ton and 15-Ton) and covers, extractor grilles, acrylic skylight domes (2 EA), bird spike strips (154 FT)	Item 138	SOW-3	Per SOW	
FEMA DAMAGE INVENTORY #505240 – MAIN BUILDING MECHANICAL SCOPE OF WORKS (Sheet VAC-100)					
C-7	Mechanical repairs: ceiling diffusers, A/C ductwork, rooftop package A/C units, extractor fans and grilles	Items 37, 62, 138 (J, M, N, O)	VAC-100	Per SOW	Item 37 area remodeled by Owner (100% complete) – verify before pricing
C-8	Electrical work associated with the FEMA scope: luminaires, wiring and devices as shown	E-1.0 to E-5.3	E-sheets	Per drawings	
HAZARD MITIGATION PROPOSAL (HMP) – MAIN BUILDING					
C-9.1	Roof mitigation A.1 – remove remaining roofing membrane	A.1	SOW-3	450	
C-9.2	Roof mitigation A.2 – replace BUR (18,462 SF) and PVC (10,318 SF) membranes with SBS modified bitumen system	A.2	SOW-3	28,780	
C-9.3	Roof mitigation A.3 – install SBS modified bitumen	A.3	SOW-3	29,230	
C-9.4	Roof mitigation A.4 – insulation or lightweight cementitious fill sloped to drain	A.4	SOW-3	29,230	See A-6, A-7 (tapered insulation)
C-9.5	Roof mitigation A.5 – perimeter flashing to prevent membrane uplift (906 LF × 3 FT)	A.5	SOW-3	2,718	
C-9.6	Roof mitigation A.6/A.7 – remove and install flashing around parapet “boxes” (32 LF × 6 FT)	A.6, A.7	SOW-3	192 / 192	Remove 192 SF; install 192 SF
C-9.7	Roof mitigation A.8 – termination bar around roof perimeter	A.8	SOW-3	1,046	
C-9.8	Roof mitigation A.9 – cap flashing at roof corners and membrane	A.9	SOW-3	478	

Item No.	Item Description Title / Component Description	FEMA Item Ref.	Source Sheet	Qty FEMA	Comments
C-9.9	Regular HMP D.1/D.2 – replace 450 SF of 26-ga metal roof panel with 24-ga panel; add fasteners (avg. 36 per SF) on 1,269 SF of metal panel roof	D.1, D.2	SOW-3	450 / 1,269	Supplementary mitigation
C-10	Impact-resistant windows (single-hung, picture/fixed, jalousie), louvers, damper grille and skylights; hollow-metal and aluminum/glass doors (7 door assemblies: 2 single, 5 double)	B.1–B.19	SOW-3	Per SOW	Window/door sizes and counts per SOW-3 and A-15
C-11	Wind anchoring of roof-mounted A/C units (5-Ton ×12, 7.5-Ton ×2, 15-Ton ×11, 20-Ton ×4, 24 BTU ×2, 18 BTU ×1)	C.1–C.7	SOW-3, VAC-100	32	6+6+2+11+4+2+1 = 32
C-11.1	Wind anchoring of roof-mounted exhaust units	C.8	SOW-3, VAC-100	18	
FEMA DAMAGE INVENTORY #305244 – MAIN BUILDING ANNEX (Sheet SOW-3)					
C-12	Annex exterior: 2 metal-framed canopies with fabric covering; plaster spall repair (42 SF) and scrape/paint (1,116 SF); window perimeter caulk (310 FT)	A1, A2	SOW-3	Per SOW	
C-13	Annex interior repairs: classroom R480 and offices R483–R485 – drywall, painting, base, carpet, window repairs	A3–A8	SOW-3	Per SOW	
C-14	HMP – rolling shutters: 180 SF for 30 EA jalousie windows and 84 SF for 2 EA double doors	A9, A10	SOW-3	264	180 + 84 = 264
C-15	HMP – replace exterior paint with waterproof sealer paint (first and second coat)	A11	SOW-3	1,116	Supplementary mitigation
FEMA DAMAGE INVENTORY #305310 – SITE 1 (Sheet SOW-3)					
C-16	Chain-link fencing at generator shed (80 LF, 4 FT high); campus welcome sign; guard rail scrape and paint (2,901 LF); one-way, Annex and trailer identification signs	S1, S2, S9–S11	SOW-3	Per SOW	Guard rail: 2,901 LF
C-17	Paving, slopes and drainage: asphalt parking surface (4,993 SF, 2-in. surface and 4-in. base); engineered embankment repair (8 CY and 13 CY); catch basin clean-out (1 EA)	S3–S6	SOW-3	Per SOW	Asphalt: 4,993 SF
C-18	Site lighting and amenities: generator shed and parking luminaires; concrete sidewalk (1,520 SF) and terracotta trim (115 LF); 2 concrete benches	S7, S8, S12, S13	SOW-3	Per SOW	Sidewalk: 1,520 SF
C-19	HMP – drain system mitigation: excavation around drain cover, geotextile and crushed stone (9 SF)	S14	SOW-3	9	
ADDITIVE ALTERNATES (Sheet SOW-4) – work not included in the FEMA SOW; priced separately					

Item No.	Item Description Title / Component Description	FEMA Item Ref.	Source Sheet	Qty FEMA	Comments
C-20	Alternate No. 1 – remove and replace acoustical ceiling system and all luminaires in the Basement and First Floor not included in the FEMA SOW; reinstall smoke detectors and ceiling accessories (see A-16 and electrical drawings)	Alt. 1	SOW-4	Per drawings	
C-21	Alternate No. 2 – same as Alternate No. 1 for the Second Floor	Alt. 2	SOW-4	Per drawings	
C-22	Alternate No. 3 – prepare and paint all interior surfaces not included in the FEMA SOW, per painting schedule (A-18)	Alt. 3	SOW-4	Per drawings	
C-23	Alternate No. 4 – remove and replace vinyl flooring, rubber base and/or wood base not included in the FEMA SOW, with moisture control system and self-leveling underlayment (see A-17)	Alt. 4	SOW-4	Per drawings	Slab moisture testing per A-17
C-24	Alternate No. 5 – prepare and paint all exterior surfaces of the Main Building not included in the FEMA SOW	Alt. 5	SOW-4	Per drawings	
C-25	Alternate No. 6 – basement exterior walls: mechanical paint removal, efflorescence treatment, moisture control system (Drylok Extreme or equal) and paint	Alt. 6	SOW-4	Per drawings	See “Basement Important Note”
C-26	Alternate No. 7 – Annex: power wash and seal exterior metal surfaces; prepare and paint exterior surfaces not included in the FEMA SOW	Alt. 7	SOW-4	Per drawings	