

PROJECT : Philippine Consulate Residence Maintenance Repair Project
ADDRESS : 119 Julie Court, Jonestown, Tamuning, Guam 96913
CONTACT PERSON : Hon. Rosario P. Lemque, Consul General
DATE OF PROJECT TURNOVER : 2017
BUILDING AGE : 6 YEARS
SUBJECT : SCOPE OF WORK AND OUTLINE SPECIFICATIONS
DATE : December 19, 2024

General Contractor to provide Cost Proposal for the Official PCG Residence Repair and Renovation Works with an Approved Budget of the Contract (ABC) of US \$175,167.89

ITEM	SPECIFICATION SECTION	LOCATION	ITEM	DESCRIPTION	SCOPE OF WORK	OUTLINE SPECIFICATIONS	RESPONSIBLE
1	DIVISION 01 - GENERAL REQUIREMENTS	ALL AFFECTED AREAS		Coordination	1. GC/KTR shall perform coordination services for the Owner, through direct solicitation of nominated specialty contractors to ensure schedule alignment of all activities to avoid delays in the project. 2. GC/KTR shall submit samples and/or brochures with technical descriptions of materials to be used for the review and final approval of the Owner through the HTC.		GC
				Clean-up	1. The GC shall provide covers to secure the existing furniture for the entire duration of the project. 2. Clean-up: The GC SHALL PERFORM PROFESSIONAL CLEAN-UP ACTIVITIES before TURNOVER OF THE HOUSE TO THE OWNER.		GC
2	DIVISION 02 - EXISTING CONDITIONS	ALL AFFECTED AREAS		Demolition Work	GC/KTR shall perform demolition activities for Architectural, Plumbing, Mechanical, and other activities as described during the site visit and dispose of all debris from the site. Provide protection for all existing furniture and appliances during construction.	1. Architectural: As described specifically in the preceding items including the kitchen base cabinets. 2. Plumbing: To ensure that the architectural finish is done correctly, the GC/KTR will perform demolition work on the Bathtub Area which will be converted to a shower stall before the Plumbing contractor performs its tasks. The design intent will be as directed by the HTC. All Piping and fixture removal and disposal shall be done by the Plumbing contractor. 3. Mechanical: To ensure that the architectural finish is done correctly, the GC/KTR will perform the cut-outs for the 24" x 24" ceiling access panels in coordination with the mechanical contractor who will identify the specific locations before the removal of the existing pipes. All FCUs, OCUs, and piping removal and disposal shall be performed by the specialized contractor.	GC/Specialty Contractors
	(BID OPTION - A)	EXTERIOR			Remove, uproot, and dispose 2- Moringga trees at exterior identified during the site visit.	The area must be restored to match the adjacent landscape.	
3	DIVISION 05 - METALS	BALCONY	ACCESS LADDER	A fixed ladder with fall protection is needed as permanent access to the roof deck for maintenance inspection and work.	Fabricate and install metal access ladder to roof deck.	The contractor must submit for review and approval shop drawings. The ladder can be pre-manufactured or shop manufactured following OSHA standards. Location is identified in the attachment	
		EXTERIOR	DOWNSPOUT		Re-install and secure downspout that was damaged by Typhoon Mawar		GC
			BACK FENCE		Typhoon damaged.	Repair and repaint to match existing.	GC
4	DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES	2ND FLOOR BEDROOMS	BEDROOM CABINETS AND SHELVES		All wooden cabinets must be replaced with treated or dry high moisture resistant materials to avoid powderpost beetles infestation.		GC
5	DIVISION 08 - OPENINGS	EXTERIOR AND GROUND	GATE OPENER		The Gate Opener must be replaced.	Per manufacturer specifications to match existing.	GC
		BASEMENT	GENERATOR DOOR		The Generator Door was damaged by Typhoon Mawar.	Repair the generator door. Color to match existing.	GC
		BASEMENT	GARAGE DOOR OPERATOR (REPLACE WITH NEW)		Provide new automatic operator with manual override including tension springs and other accessories required for a functioning system.	Per manufacturer specifications and recommendation. Automatic operator to have a manual control to operate the Garage Door in case of power loss.	GC

6	DIVISION 09 - FINISHES	GROUND FLOOR	MAIN LIVING, DINING & KITCHEN		<p>1. Replace the entire floor with ceramic tiles following tile setting standards such as expansion gaps and tile space for grouts. Use high-quality adhesive and make sure the subfloor is leveled before installation. 10% in excess of the total quantity used should be provided to the client for future repair or maintenance work. Materials should be sourced through a local vendor for immediate availability.</p> <p>2. Kitchen Area: Kitchen tiles are to be replaced as per submitted key plan. installation.</p>	<p>1. Floor tile color: Monotone Homogeneous Tile is available locally and can be reordered directly by the client when additional quantities are needed for maintenance.</p> <p>2. Tile size: 24" x 24" or larger, Square or Rectangular, 24" x 36". Before installation, the contractor must submit a sample for review and final acceptance by the Owner.</p> <p>3. Gaps and Grout: The gaps between tiles must be at least 5mm per the grout manufacturer's recommendation. Adhesive application: The contractor must submit the technical specifications which indicate the proper use of the material on existing conditions. The bare minimum shall be that the area of installation must be clean and dust-free. The application of a bonding agent must be verified first with the adhesive manufacturer.</p> <p>4. Adhesive application: The contractor must submit the technical specifications that indicate the proper use of the material on existing conditions. The bare minimum shall be that the area of installation must be clean and dust-free. The application of a bonding agent must be verified first with the adhesive manufacturer.</p> <p>5. Baseboards: The contractor will use the same material as the floor at a height of 4 to 6 inches, depending on its cutting viability to limit wastage.</p>	GC
		PER INSPECTION	EXTERIOR WALLS		<p>1. Repair and repaint to match existing, front fascia molding.</p> <p>2. Repair and repaint the chipped soffit of the front balcony.</p> <p>3. Repair areas with water blisters.</p>	<p>1. Match existing or higher, areas will be identified and listed by the contractor during the site visit.</p> <p>2. Power wash the whole exterior walls (house and perimeter) including balusters and remove water blisters. Apply neutralizer before patching. Apply a single coat of paint with increased fungicide. Match existing color.</p>	GC
		PER INSPECTION	INTERIOR WALLS		<p>1. Repaint rooms with mildew build-up.</p> <p>2. Repair areas with water blisters.</p>	Match existing or higher, areas will be identified and listed by the contractor during the site visit.	GC
		ALL BEDROOMS	BASEBOARDS		All wooden baseboards must be replaced either by treated solid wood, PVC or high moisture resistant materials during the renovation to remove all possible areas of powderpost beetle infestation.	Baseboards: The contractor shall use termite or powderpost beetle-resistant material like MDF or HDF to replace the existing cabinets. A vinyl cove base is an option but existing gaps from the wall and floor must be verified first to see if it will be covered when installed.	GC
		BASEMENT AND MASTERS WIC	INTERIOR CEILING		<p>1. Repair or replace the basement toilet ceiling.</p> <p>2. Install gypsum board ceiling in the Masters Walk-in Closet.</p>		GC
		2ND FLOOR BEDROOMS AND BATHROOMS	DOORS & JAMBS		Replace 2nd floor wood doors & jambs. 5ea. Bedroom Doors (7'-0" x 3'-0") and 2ea. Bathroom Doors (7'-0" x 2'-3").	All wooden doors and jambs must be replaced with treated or dry high moisture resistant materials to avoid powderpost beetles infestation. Bathroom doors shall have door louvers (12"x12" min.)	GC
7	DIVISION 12 - FURNISHINGS	KITCHEN	MAIN KITCHEN BASE CABINETS		All base cabinets including the countertops will be replaced to match the top cabinets or cupboards using high moisture resistance materials. These new base cabinets will stand on adjustable legs to raise them from the floor to prevent accidental flooding in the future from damaging the material. The legs will be covered with the same moisture-resistant material.	Materials are manufacturer-recommended. Removal and disposal shall be done by the general contractor.	GC/Specialty Contractor
		KITCHEN	MAIN KITCHEN OVERHEAD CABINETS		Replace overhead cabinets to match existing layout.	Materials are manufacturer-recommended. Removal and disposal shall be done by the general contractor.	GC/Specialty Contractor

8	DIVISION 22 - PLUMBING	ALL SIX (6) BATHROOMS	BATHROOM FIXTURES AND FITTINGS		Remove and dispose of existing fixtures and replace them with locally available fixtures.	<p>1. Sanitary Fixtures: Kohler, American Standard, Glacier Bay elongated WC with matching vanity lavatory following the existing layouts and finishes. All items must be available locally for ease of maintenance. Installation shall include all supply pipes, angle stops and accessories. Match existing design intent.</p> <p>2. Lavatory Faucets: Kohler, American Standard, Moen, Delta, or Price Pfister or as directed by the HTC. Add angle stop valves at hot and cold supply piping.</p> <p>3. Soaking Bathtub: Replace the existing Jacuzzi with soaking tub and install tub filler faucet at Master Bath.</p> <p>4. Shower Faucet: Kohler, American Standard, Moen, Delta, or Price Pfister or as directed by the HTC. Replace the existing shower faucet at Master Bath</p>	GC/Specialty Contractor
		AFTER METER	WATER SUPPLY SHUT-OFF VALVE		Install 1ea. Shut-off Valve after GWA meter.	Provide 3/4" dia. Ball Valve, NSF 61	GC/Specialty Contractor
		POWDER ROOM	FLOOR DRAIN		Install a new floor drain	HTC will confirm location during site visit.	GC/Specialty Contractor
		BASEMENT	WATER HEATER		Add a Water Heater Timer.	Dual Settings	GC/Specialty Contractor
9	DIVISION 23 - HVAC	ALL AREAS WITH A/C	AIR-CONDITIONING SYSTEM/ FCUs and ACCUs		Replace all units with a reliable brand including the replacement of the existing supply conduits which will be covered with warranties and after sales and parts service. Operation Manuals or OMs must be turned over to the client upon turnover.	The nominated vendor shall provide the catalog sheets to be reviewed by the HTC. They will provide a schedule, coordination with the GC/KTR, and as-built drawings. Refrigerant recovery and removal of FCUs and ACCUs including the refrigerant piping will be by AC Contractor.	BY AC CONTRACTOR (NOT IN SCOPE)
		GROUND	EXHAUST DUCTS		The existing duct screen is almost flushed at the end allowing wind-driven rain to come in and leak inside the toilets and kitchen.	<p>1. Remove and replace with a longer downward bend to prevent wind-driven rain from coming in.</p> <p>2. Provide gravity backdraft damper and insect screen at the outlet.</p> <p>3. <u>Materials shall be as directed by the HTC.</u></p>	GC
		ALL AREAS WITH FCUS	ACCESS CEILING PANELS		Provide access ceiling panels adjacent to FCUs. GC will cut out 24"x24" openings as needed by AC contractor. Projected quantities are 15 ea. Openings with Access Panels and another 15ea. Openings that are to be patched after installation.	To ensure that the architectural finish is done correctly, the GC/KTR will perform the cut-outs for the 24" x 24" ceiling access panels in coordination with the mechanical contractor who will identify the specific locations before the removal of the existing pipes. All FCUs, ACCUs, and piping demolition shall be performed by the AC Contractor.	GC
10	DIVISION 26 - ELECTRICAL	SERVICE POLE	MAIN POWER DISCONNECT SWITCH		Remove and replace electrical box cover. Test and record the voltage after installation.	GC to match existing electrical box cover.	GC
			NON-FUNCTIONING ELECTRICAL CONVENIENCE OUTLETS IDENTIFIED IN THE ATTACHMENTS		Check and repair electrical convenience outlets identified in the attachments.	If to be replaced, the material shall match existing.	GC
11	DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	PEDESTRIAN GATE	ELECTRONIC-MECHANICAL GATE LOCK		Replace Assa Abloy Securitron GL1 Fail Safe with Lock Monitor	Match existing gate lock.	GC
<p>* HTC -Highly Technical Consultant GC - General Contractor</p>							