



United Nations Development Programme



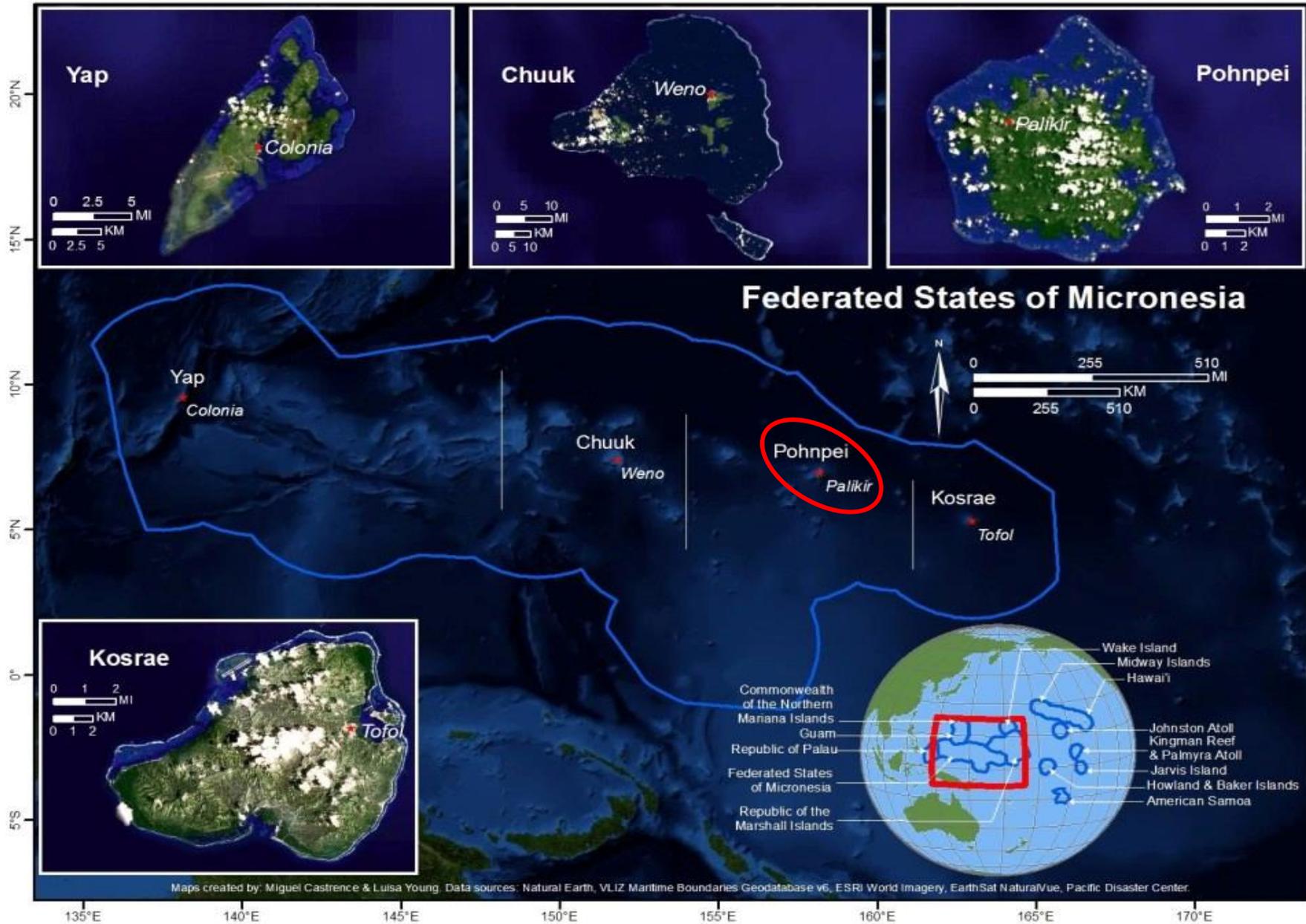
*Empowered lives.
Resilient nations.*

FSM Buildings

Proposed Sites & Scope

- Part 1: New Pohnpei State EOC/Fire Station in Kolonia
- Part 2: DECEM/NEOC Expansion and Refurbishment in Palikir

The Federated States of Micronesia





United Nations Development Programme



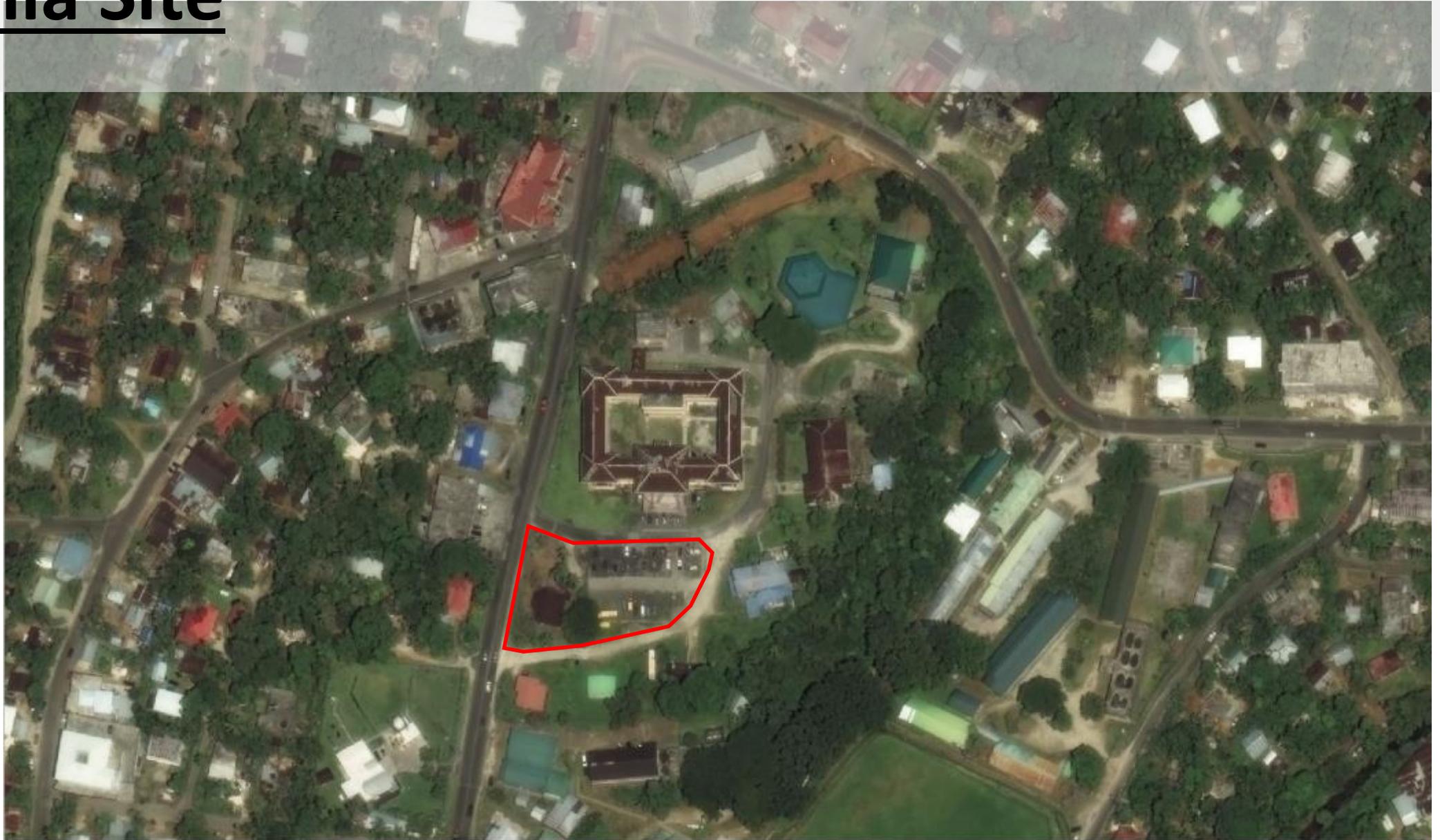
Empowered lives.
Resilient nations.

PART 1: Kolonia, Pohnpei State, FSM

Proposed New Pohnpei State Emergency Operations Center (EOC)/
Fire Station

Pohnpei State Government Site

Kolonia Site



FSM PAs FSM BaseTarget.

Coordinate 412674.8,769578.2



Scale 1:2500



Magnifier 100%



Rotation 0.0 °



Render

EPSG:32657



11/13/2019



Designated government
Land/Area on plat no: 020-A-30
For Pohnpei State EOC/FS

PMO

Pohnpei State Government

Parking

New
FS
/EOC

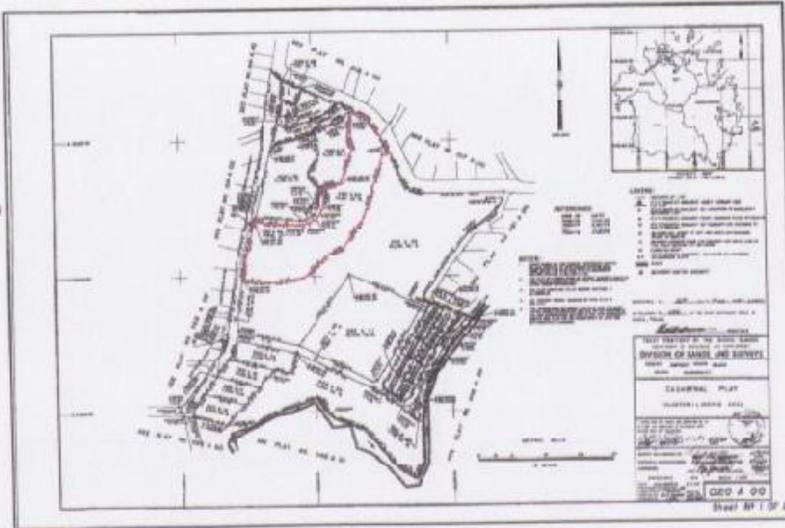
Staging/Training Area

AG

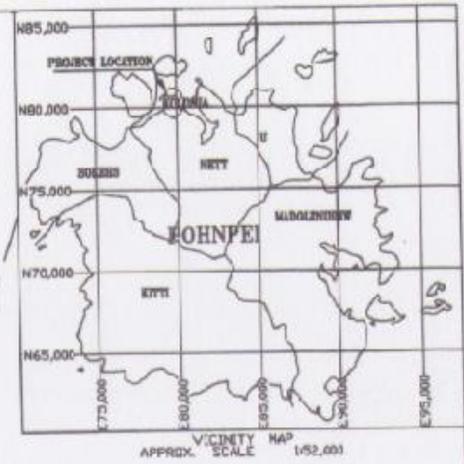
Parking

NWS

MRCS



REFERENCE MAP



LEGEND:

- PROPERTY CORNER FOR FIRE & RESCUE
- ▬ ROAD
- ▬ EMERGENCY & FIRE PROPOSED BLDG
- ▬ PROPERTY BOUNDARY LINE

NOTES:

1. SURVEY BASED ON 1975 Pohnpei GRID SYSTEM.
2. THIS SKETCH IS MADE FOR PLANNING AND HEARING PURPOSES ONLY.

REGISTERED THIS _____ DAY OF _____ 2018 AT _____
 AS SURVEYOR NO. _____ AT THE COURT OF LAND TENURE OFFICE AT
 WELING, Pohnpei. _____ SURVEYOR
 Roy-Ann G. Hweby

FEDERATED STATE OF MICRONESIA
 STATE OF Pohnpei
DEPARTMENT OF LAND
 SURVEY & MAPPING

TELUKTOR _____ SECTION _____ HOLDING _____ TURN _____
 STATE OF Pohnpei

SKETCH
 (PART OF TELUKTOR AREA)

I certify that this survey was performed by me or under my supervision in accordance with existing laws and regulations.

FIELD NO.	DATE	SCALE
593	06/26/18	1:400
FIELDBOOK NO. OR CASE NO.	DATE	
COMPUTED BY: CHOPOLUN (06/27/18)		
DRAWN BY: CHOPOLUN (06/27/18)		
CHECKED BY: SANDOR (06/27/18)		

SKETCH 593

N80,160.00

N80,080.00

N80,000.00

COORDINATES FOR LOT

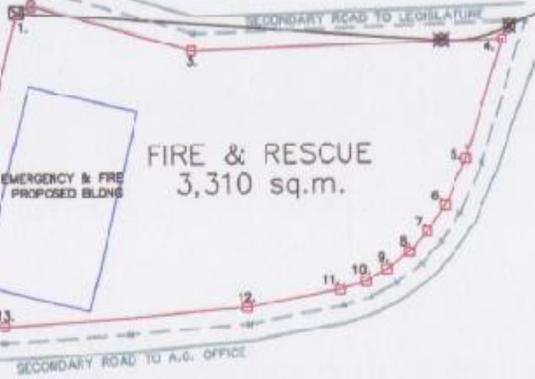
- | | |
|------------------------------|------------------------------|
| 1. N80,081.35
E79,911.04 | 11. N80,036.26
E79,982.30 |
| 2. N83,082.46
E79,913.47 | 12. N80,033.54
E79,947.64 |
| 3. N80,074.91
E79,939.23 | 13. N80,030.94
E79,908.60 |
| 4. N80,076.25
E79,968.92 | 14. N80,031.31
E79,900.55 |
| 5. N80,057.13
E79,982.68 | 15. N80,031.51
E79,888.69 |
| 6. N80,049.80
E79,979.29 | |
| 7. N80,045.45
E79,978.51 | |
| 8. N80,042.21
E79,973.70 | |
| 9. N80,039.48
E79,970.02 | |
| 10. N80,037.57
E79,956.34 | |

TO POST OFFICE
 TO WEATHER STATION

GOVERNOR'S OFFICE

020-A-30+

EMERGENCY & FIRE PROPOSED BLDG
 FIRE & RESCUE
 3,310 sq.m.



GRAPHIC SCALE

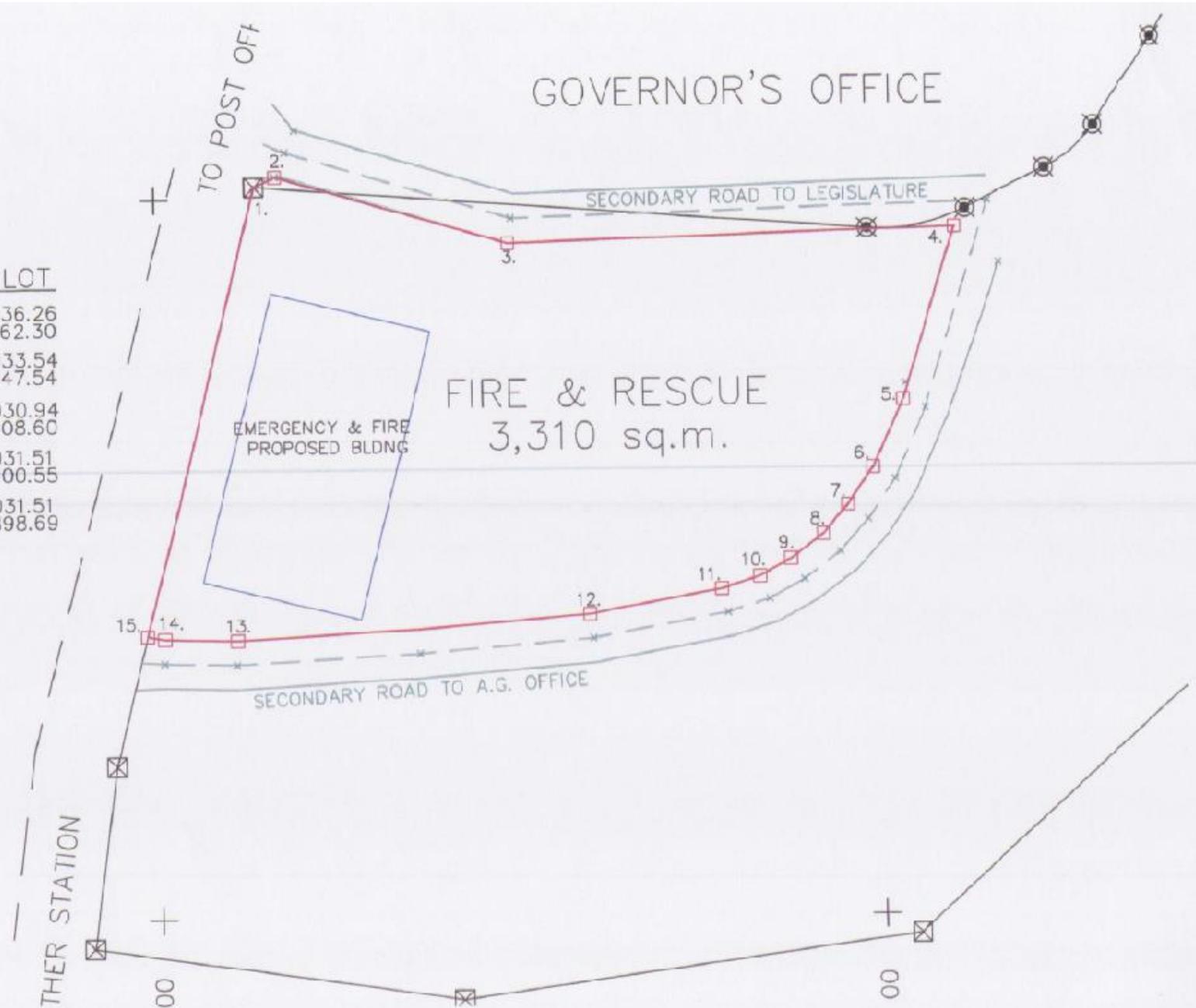


),080.00

COORDINATES FOR LOT

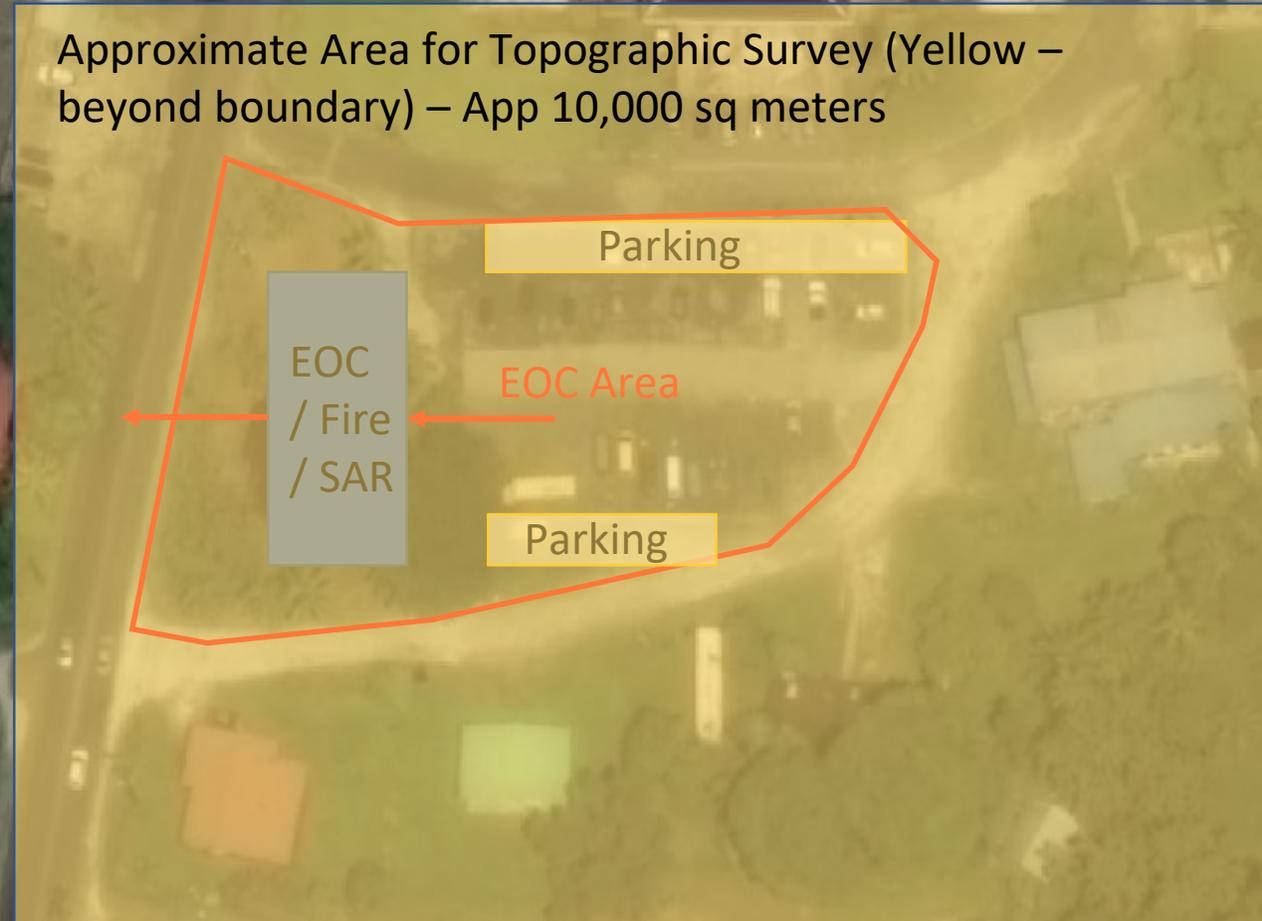
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2. N80,082.46 E79,913.47	12. N80,033.54 E79,947.54
3. N80,074.91 E79,939.20	13. N80,030.94 E79,908.60
4. N80,076.28 E79,988.92	14. N80,031.51 E79,900.55
5. N80,057.13 E79,982.68	15. N80,031.51 E79,898.69
6. N80,049.60 E79,979.29	
7. N80,045.45 E79,976.51	
8. N80,042.21 E79,973.70	
9. N80,039.48 E79,970.02	
10. N80,037.57 E79,966.54	

),000.00



Approximate Extent of Topographic Survey Required

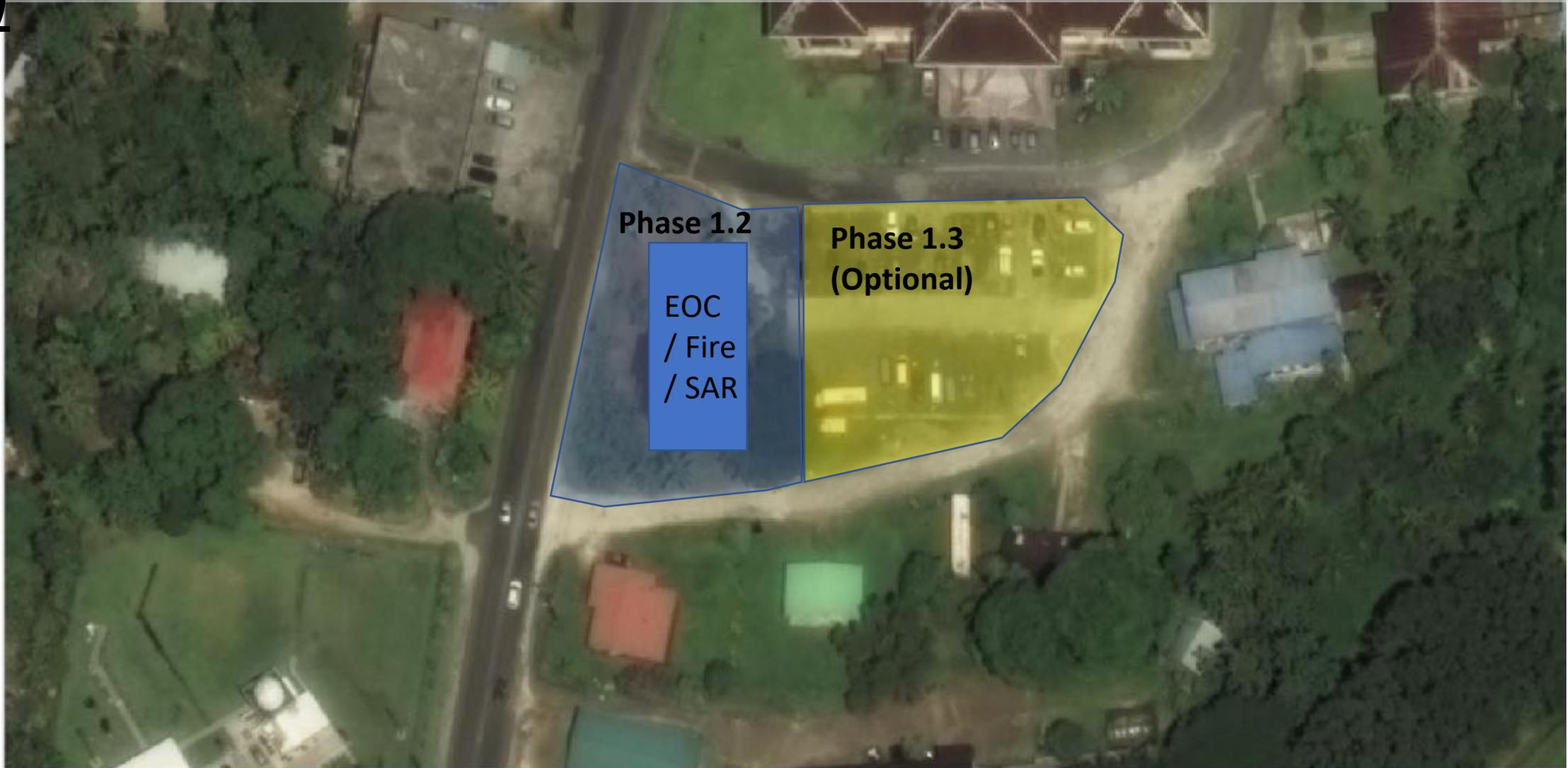
Approximate Area for Topographic Survey (Yellow – beyond boundary) – App 10,000 sq meters



Approximate Extent for Design (Phase 1.1)



Approximate Extent for Construction (Phase 1.2 & 1.3)



Photos of Proposed Site

Power Lines potentially to be buried or building offset by a safe distance



Photos of Proposed Site



11/13/2019

12

Photos of Proposed Site

Existing Building Already Demolished in January 2020, approximate location of new building



Photos of Proposed Site

Note: Site Slopes from Road towards rear parking lot, which may require cut & fill to install new building



Photos of Proposed Site



Photos of Proposed Site

Note: Site Slopes from Road towards rear parking lot, which may require cut & fill to install new building. Removal of Trees



Photos of Proposed Site



Note: Fire & Emergency Services (FES) coordinating removal of abandoned school buses with MoE. Parking area likely construction staging area & emergency staging area / training area. This will likely be main entrance at eastern end of property.

Photos of Proposed Site



11/13/2019

Photos of Proposed Site



General Building Requirements

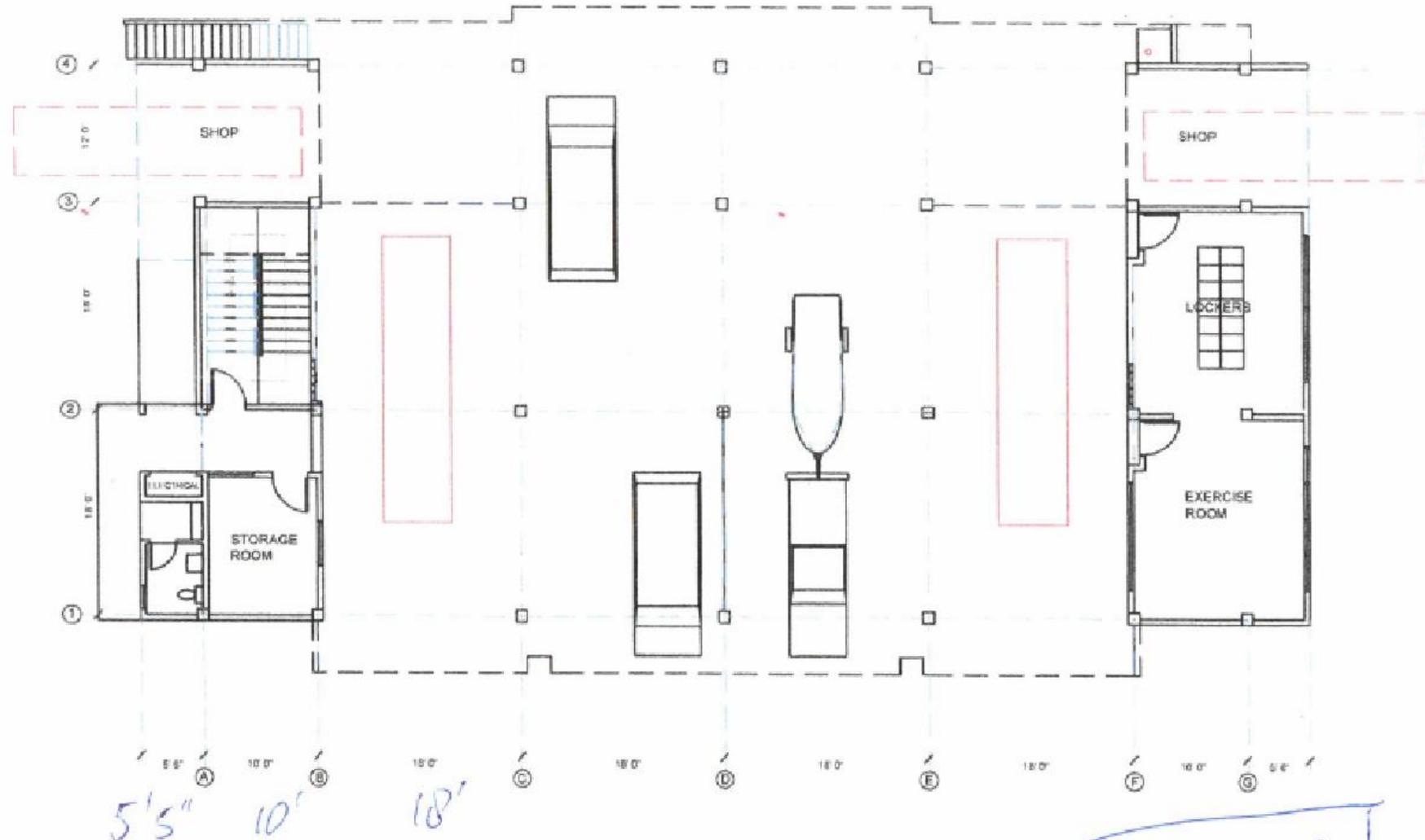
*Schematic notes ONLY,
Bidder to propose,
modify, and finalize
design. See ITB.*

- *Note: Building not to mimic ARFF at Airport – which has high maintenance and operating costs.*
- Demolish existing building on site (Optional Item)
- Prepare and grade site and install civil works outside of building footprint (some civil works will have to be performed around the new building to accommodate sloped ramps into the buildings and ramping towards road)
- Essential facility able to be operational after a natural hazard event.
- Low maintenance, naturally ventilated as much as practically possible, with power/water bill within current operating budget.
- Fire & Rescue able to provide uninterrupted services even when Pohnpei State EOC has been activated.
- 911 Dispatch to remain operational at all times.
- Facilities/Rooms to accommodate all fire rescue activities/services.
- Ability to accommodate current fire fighters and vehicles & future expansion of personnel and vehicles.
- EOC to accommodate at least 16 people at once (can be used as training room).
- Planning, Logistics, and Finance able to accommodate at least 3 people each during large emergency.
- Dedicated power lines/outlets (generator run) to essential equipment in case main power goes down. 911 always powered.
- Fire detectors and suppression (extinguishers) showing the FS as a model for other government agencies
- Interior partitions light-weight and easily demolished without structural work if architectural interior layout needs to change in future

Pohnpei State Building Proposed Plan

Schematic ONLY, Bidder to propose, modify, and finalize design. See ITB

See notes for modification of plans based on coordination with PS FES Office. For Bidder's reference. Bidder to submit design brief and drawings with bid.



FIRST FLOOR PLAN

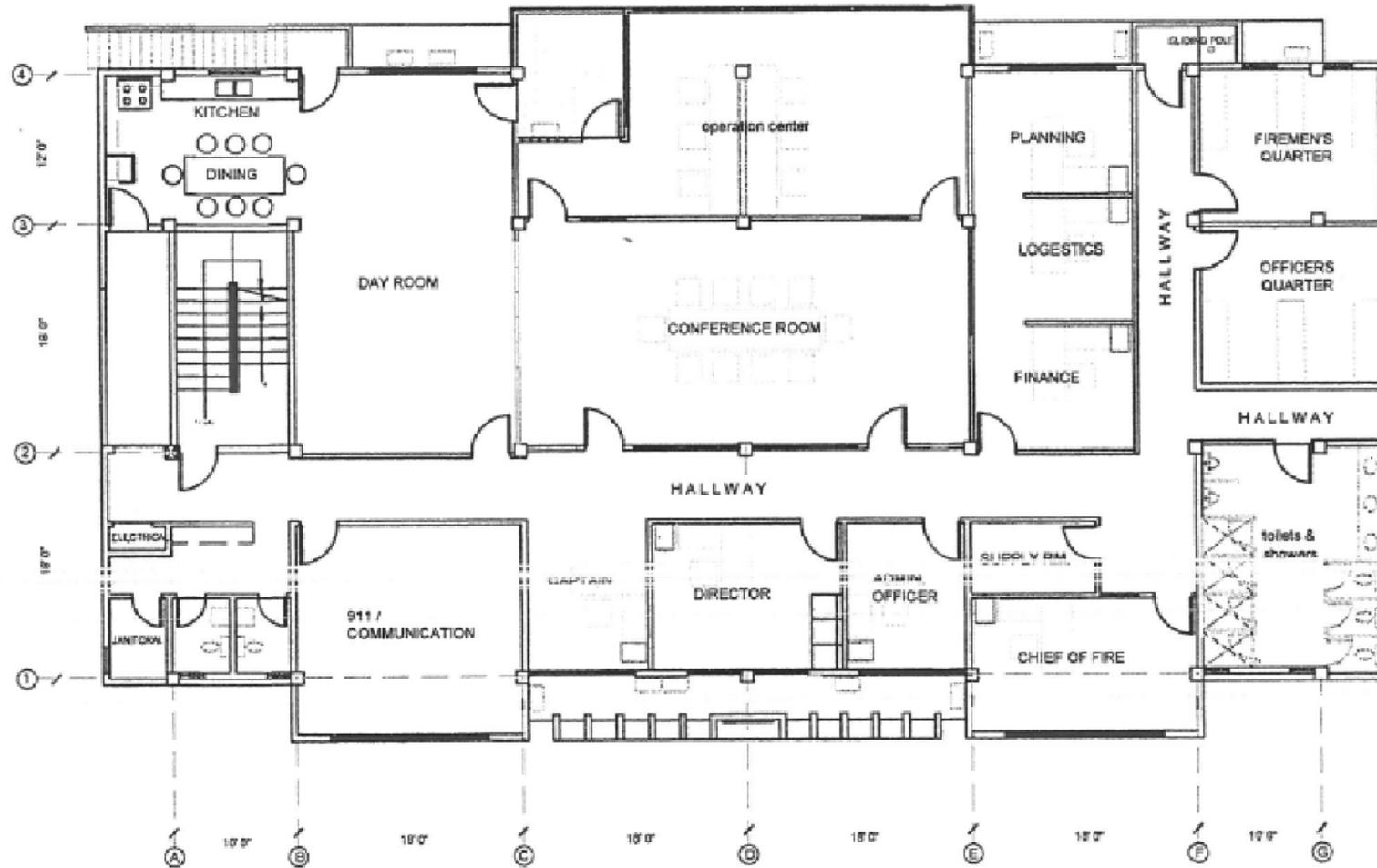
Changes Required to First Floor Plan

- Garage able to accommodate 2x Fire Truck, 4x Ambulance, 2x Pickups, 1x Boat/Trailer, 2x Water Tender (5000 gallon), and 1x Ladder Truck (possibility of having some vehicles at old fire station)
- Modifying rooms so exterior walls have no doors (only one entry to building) i.e. Ensure security so that when FFs mobilize to a response and lock up / close garage doors they won't be vandalized
- Generator Room with Fuel for 7 days
- Area to store fuel for boat
- In between columns have space to have pipe racks and other equipment (air compressor, etc...)
- Storage Room for Medical Supplies for Ambulance
- Storage for 50-70 SCBA & SCUBA Bottles with Refilling Station (mobile or fixed)
- Mechanic Repair Shop (Vehicles and Equipment) with Storage for Parts
- Adding Showers/Toilets in Locker Room (and/or eliminating exercise room) – for washing after an event prior to going upstairs
- Adding a area to clean and hang to dry scuba equipment
- Wall for hanging pipes for drying
- Garage Doors rated for typhoons with glass panel at eye level
- One bay that has a mechanical pit
- Flooring to be epoxy coated and durable
- Overhangs of first floor to provide shading at road side and back side to garage doors and vehicles if parked outside
- Overhead pipes at entry doors (back side) to fill water tanks from water collected from roof
- Fire hydrants at back and front of ground floor

Pohnpei State Building Proposed Plan

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SECOND FLOOR PLAN

Changes Required to 2nd Floor Plan

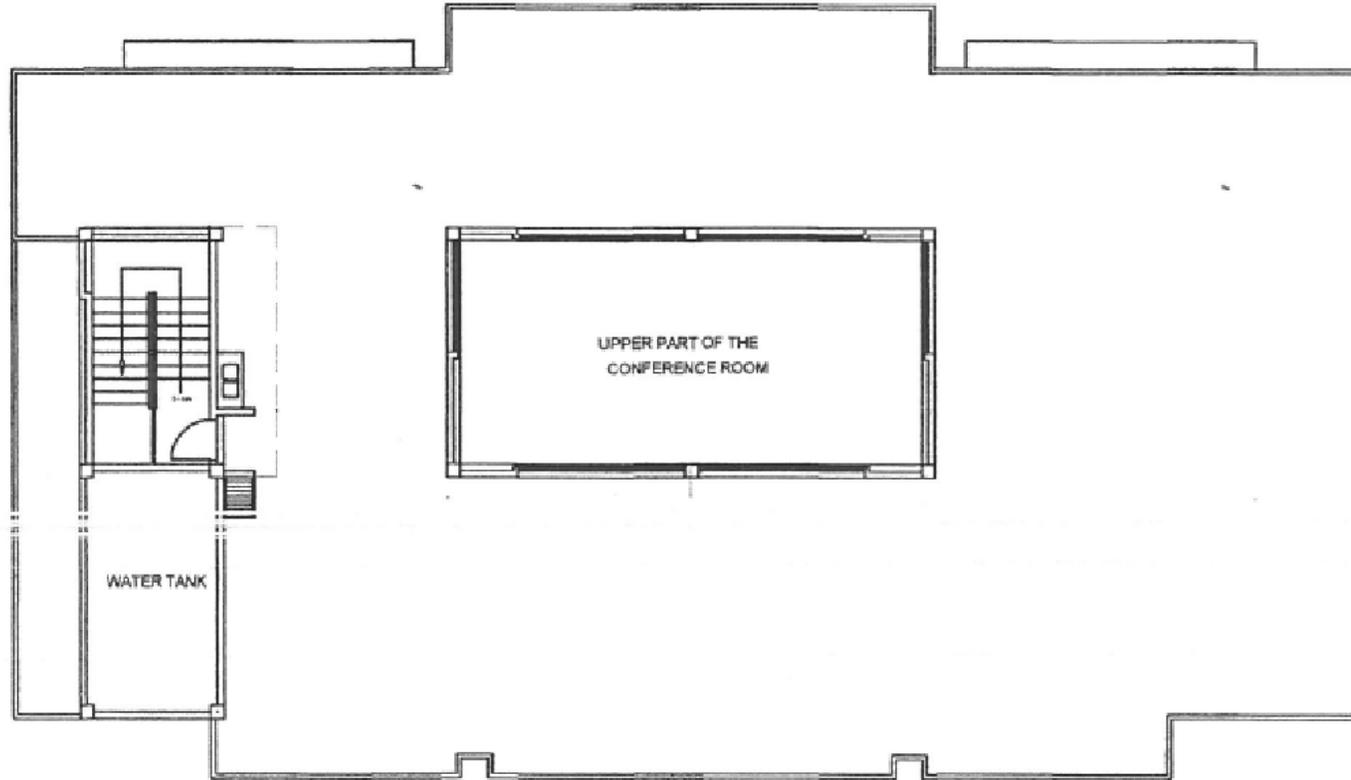
*Schematic notes ONLY,
Bidder to propose,
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design. See ITB.*

- Simple floor finishes with high wear resistance
- Eliminate Fire Pole
- All offices to have a window on hallway
- Natural ventilation ensuring power demand within budget
- Switch Admin Officer Office and Captain Office (so captain office is adjacent to Chief of Fire) with door in between offices
- 911 communication room to be Air Conditioned at all times
- Toilet & Shower to be separated Male and Female
- Fireman's Quarter (6 bunk beds normal but during emergency 8 Male – FF sleep in Day Room)
- Officers Quarter (6 bunk beds normal but during emergency 8 Female – Officers sleep in Day Room)
- Operations Center – remove extra room in corner
- Conference Room & Operation Center have movable/removable partition to allow expansion or contraction of space as required
- Solid Wall between Kitchen & Dayroom (control smell)
- Ensure there is a storage room
- Western Staircase main point of entry (pass in front of Admin Officer as reception)
- Likely a need for a secondary internal staircase on other side to access first floor garage
- Other minor modifications to make space planning more efficient

Pohnpei State Building Proposed Plan

Schematic ONLY, Bidder to propose, modify, and finalize design.

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ROOF DECK FLOOR
PLAN

Changes Required to Roof Deck Plan

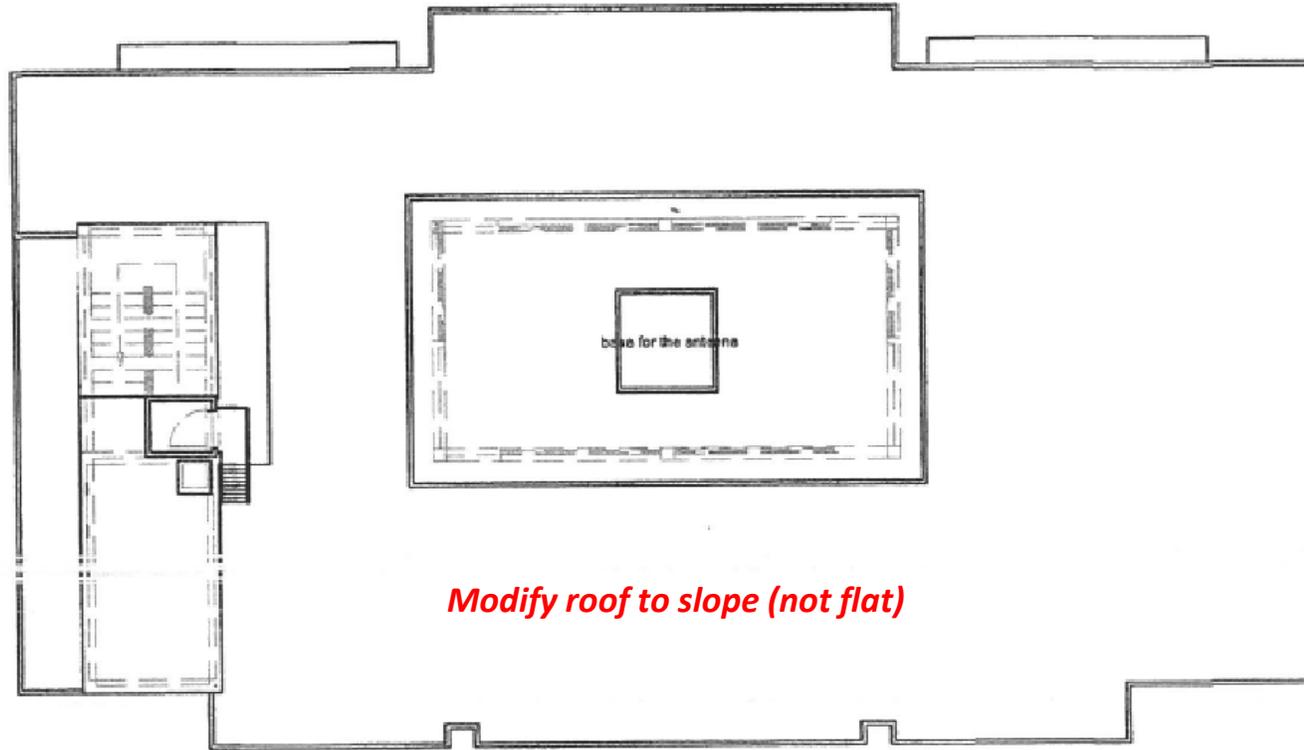
- Ensure “pop out” over Conference room is able to provide natural ventilation
- Slope roof to prevent standing water
- Rain Water Collection Tanks @ roof or 2nd floor(sufficient to supply building and refill 2 water tenders) – may need a separate water tank structure

*Schematic notes ONLY,
Bidder to propose,
modify, and finalize
design. See ITB.*

Pohnpei State Building Proposed Plan

Schematic ONLY, Bidder to propose, modify, and finalize design. See ITB

See notes for modification of plans based on coordination with PS F&S. For Bidder's reference. Bidder to submit design brief and drawings with bid.

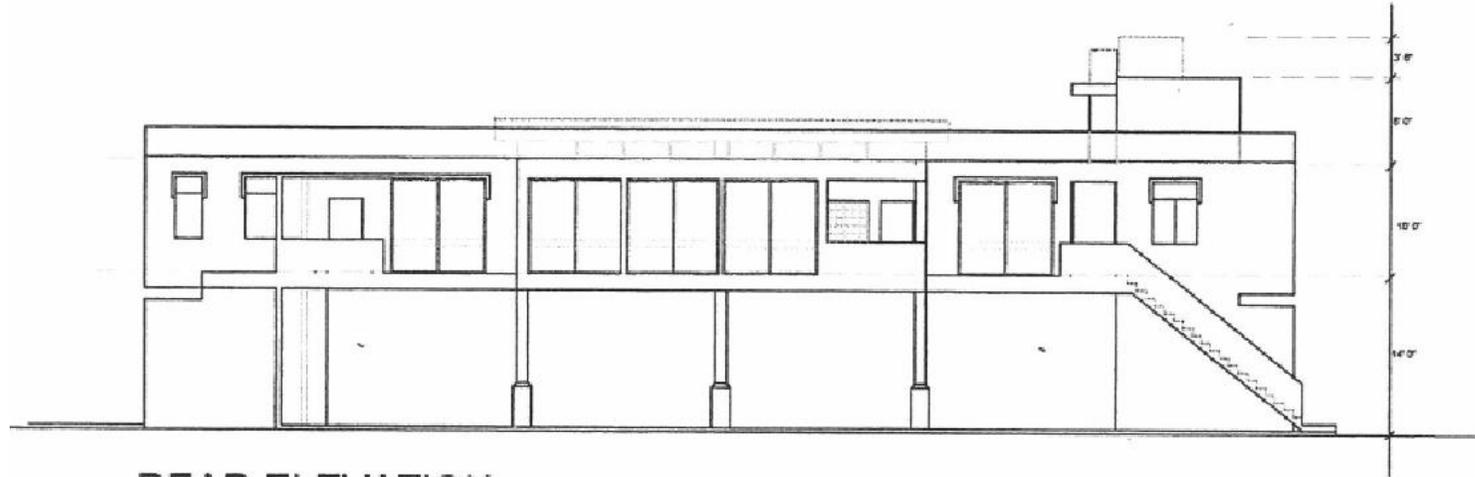


ROOF DECK PLAN

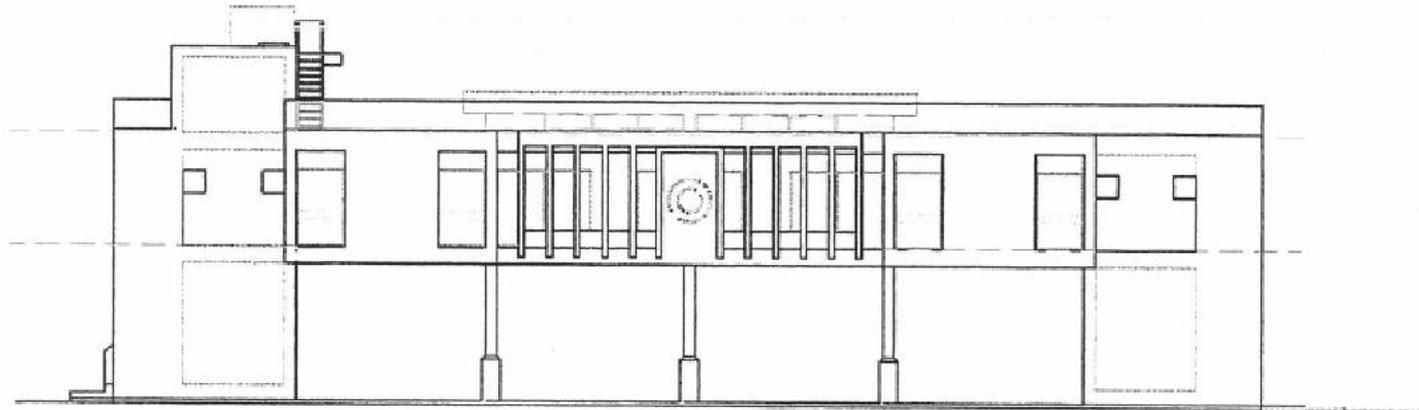
Pohnpei State Building Proposed Plan

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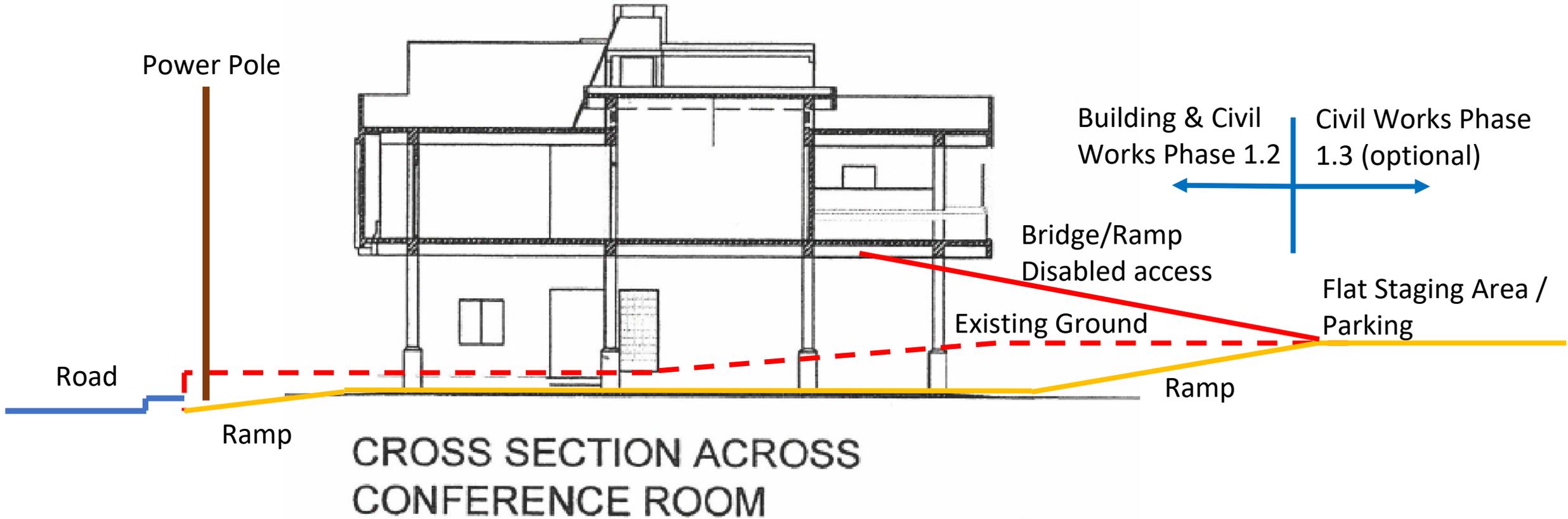


REAR ELEVATION



FRONT ELEVATION

Pohnpei State Building Site – Cut/Fill



See notes for modification of plans based on coordination with PS F&S. For Bidder's reference. Bidder to submit design brief and drawings with bid.

Schematic ONLY, Bidder to propose, modify, and finalize design. See ITB



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Resilient nations.*

Part 2: Palikir, Pohnpei State, FSM

Proposed DECEM/NEOC Building Expansion & Refurbishment

Palikir Government Campus Site



FSM PAs FSM BaseTarget. Coordinate 407012.0,765459.2 Scale 1:2500 Magnifier 100% Rotation 0.0 ° Render EPSG:32657

Existing DECEM/NEOC Building Site



Proposed Extension DECEM/NEOC Building Site



Schematic ONLY, Bidder to propose, modify, and finalize design. See ITB

DECEM/NEOC Building Site Phase 2.1 & 2.2



Construction Activities (Phase 2.2 Extension and Renovation of Existing Building)

*Schematic notes ONLY,
Bidder to propose,
modify, and finalize
design. See ITB.*

- Extend Building 27ft & add Male & Female Toilet
- Demolition of Water Tank Wood Roof and Concrete Ground Slab
- Demolition of Concrete window overhangs (3x) to allow new construction
- Relocated electrical meter and Panels & buried lines to generator to allow for new construction
- Relocate 2x 3000L Water tanks and connect toilet with pump
- Restore existing NEOC Toilet facilities to functioning condition
- Clean and repair existing roof from leaks
- Clean & Paint Interior and Exterior Surfaces (Mold/Mildew/Moisture/UV Resistant Paints)
- Install Exterior Permanent Ladder to Access Roof
- Repair any non-functioning interior lighting units in existing building (replace if required)
- Replace all non-functioning A/Cs (interior and exterior units) with durable corrosion resistant and weather resistant manufactured product (epoxy coated fins, plastic blades...)
- **OPTIONAL PRICE:** Replace All existing windows to double pane, hurricane debris borne impact standards, with reflective & UV reducing - & replace hurricane shutter to meet current standards

Existing DECEM/NEOC Building Site



Existing DECEM/NEOC Building Site



Existing DECEM/NEOC Building Site



Existing DECEM/NEOC Building Site



Proposed Area of Extension

27ft

Electrical Meter and Buried Line to be relocated

Existing DECEM/NEOC Building Site

Existing Water Tanks to be Relocated & Existing Ground Slab & Wood Roof demolished

Fill Required for New Const



Overhangs to be demolished

Existing DECEM/NEOC Building Site



Existing DECEM/NEOC Building Site



Existing Water Tanks to be relocated

Existing DECEM/NEOC Building Site



Fill Required for New Const

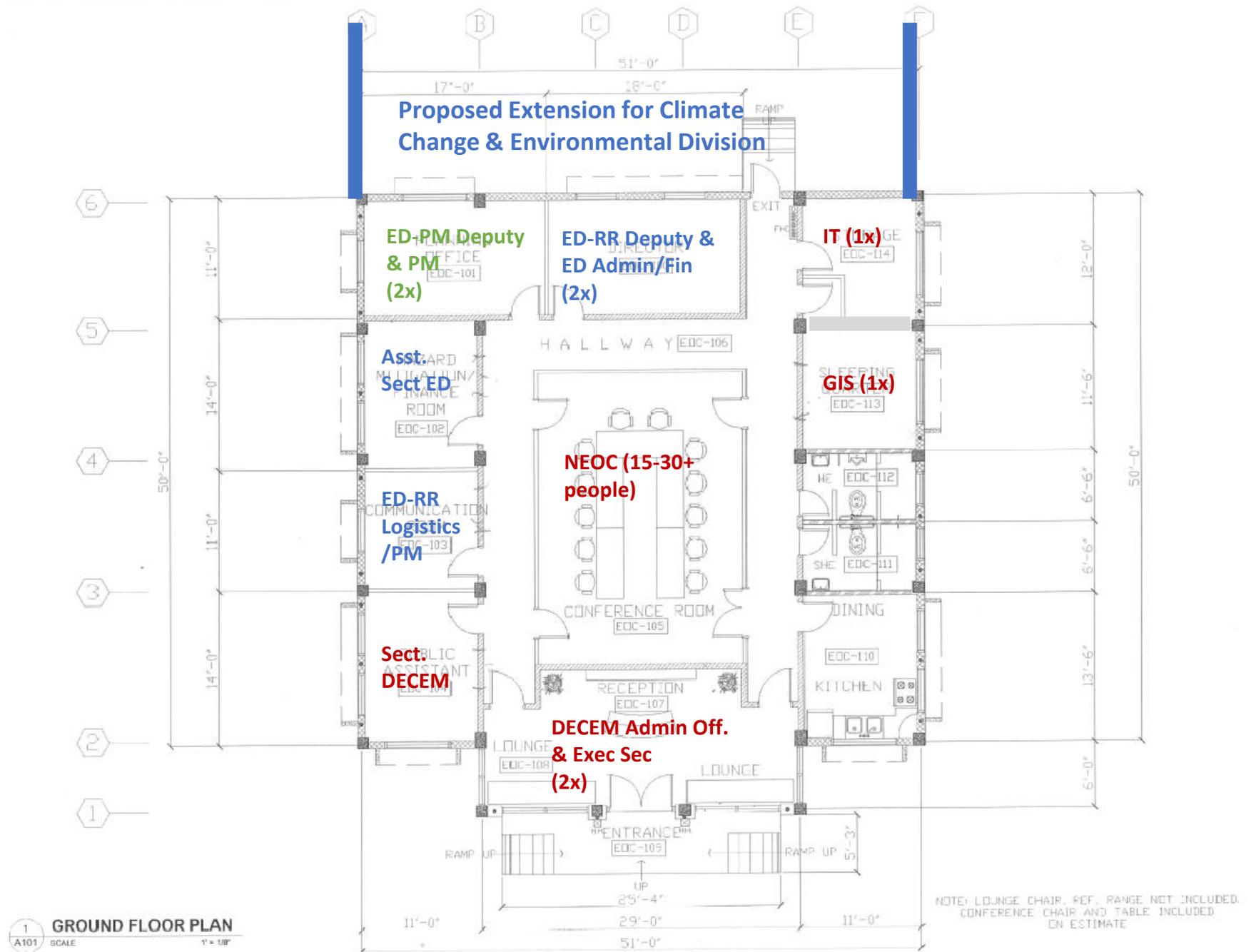
Existing 2011 DECEM Building with New Office Allocated

ED-RR = Emergency
Division Response &
Recovery

ED-PM = Emergency
Division Preparedness &
Mitigation

*Schematic ONLY, Bidder to
propose, modify, and
finalize design. Extension
should mimic existing
building configuration (See
existing drawings)*

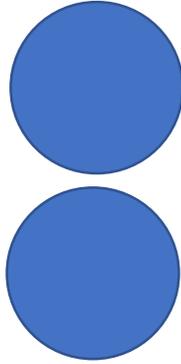
11/13/2019



DECEM/NEOC Proposed

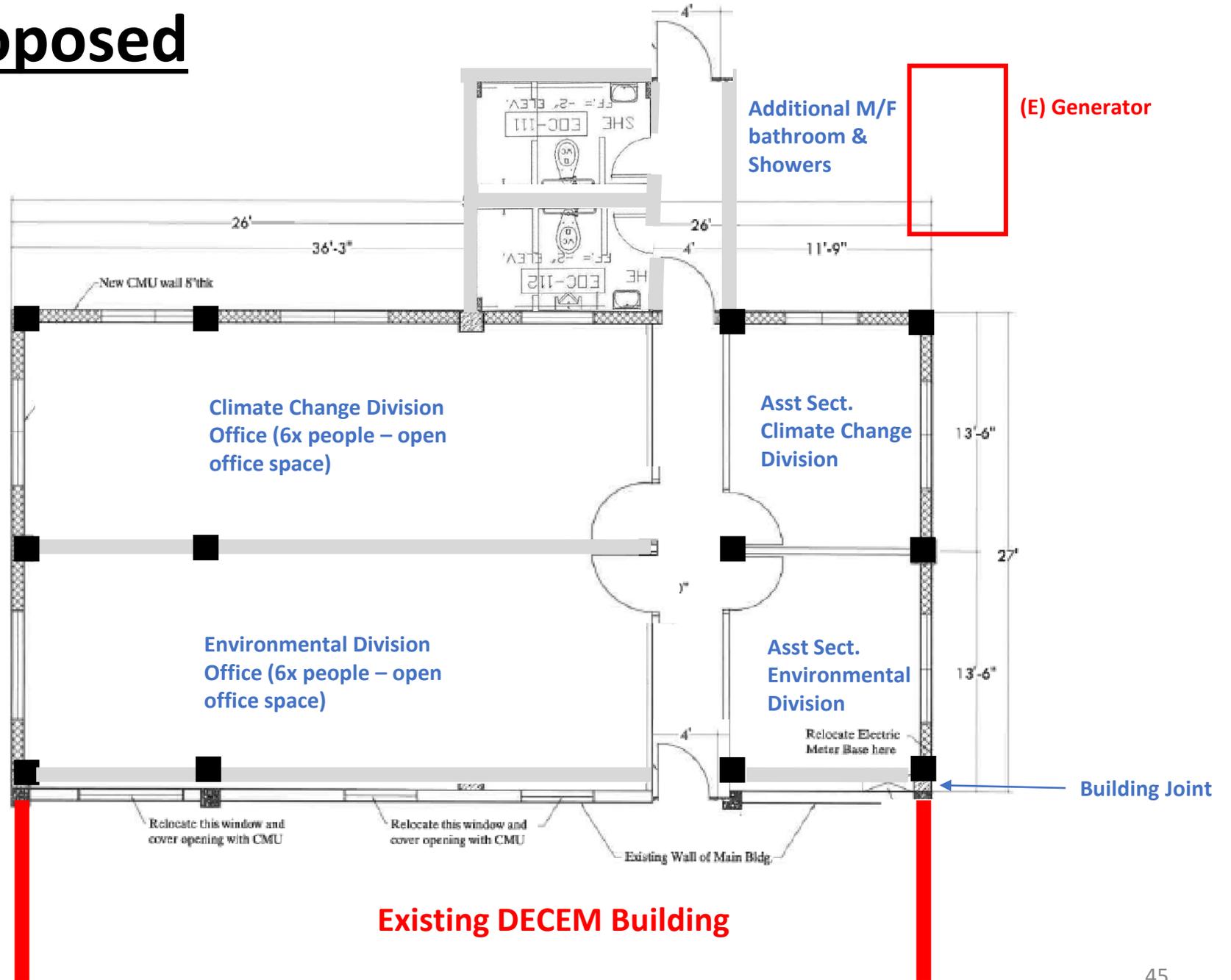
Extension

(E) 3000L Water Tanks Relocated on new concrete pad.



Schematic ONLY, Bidder to propose, modify, and finalize design. Extension should mimic existing building configuration (See existing drawings)

NOTE: Proposed extension is to alleviate overcrowding in Emergency Division offices (so they regain their original space) due to Climate Change and Environment Divisions being added to DECEM. This should also help provide a clear separation the Emergency Division which will be strategically located in close proximity to NEOC Conference Room so they can operate at high efficiency during an emergency response. Climate Change and Environment division could be taken over by ED during an emergency as a surge space.



Existing DECEM Building



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End