



R. S. ROQUE ARCHITECTS AND CONSTRUCTION SERVICES

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TO: United Nations Development Programme (UNDP)

Subject: scope of work for PROPOSED NEW POHNPEI STATE EMERGENCY
OPERATION CENTER (EOC)/ FIRE STATION

General:

NEW POHNPEI STATE EMERGENCY OPERATION CENTER (EOC)/ FIRE STATION, which is located in Kolonia area has a requirement to construct new building. The work shall be done as per scope of work, specifications and general contract provisions. The general scope of work is to construct the new building which covers the following area: bay area, fireman's quarter, medical storage, toilet and showers, common toilet, reception, mechanical lift, fire sprinkler, electrical room, dining, kitchen, storage, administrative work stations, conference, operation, training room, officers' quarter, communication station, chief of fire office, admin office, director office, storage, captain office, etc., (grid 1-4 and grid A-F on general plans). Include any work associated with the areas provided with respect to the plans and specifications submitted. Refer also to the BOQ for the items and scope for the project. A registered and experience contractor on island is required to execute the project.

The contractor shall provide all materials, labor, tools, formworks, scaffoldings, equipment's and all related items needed to complete the project with regards to the scope and specification mentioned. On this project. Qualified contractors are advice to visit the site, verify existing conditions to develop their proposal.

Summary of work

1. GENERAL REQUIREMENTS

- Contractor shall provide all necessary documents needed before, during and after construction of the building.
- provide all administrative documents and requirements needed for the project and apply for and obtain legal/government clearances from the Pohnpei Office of Transportation and Infrastructure (T&I) and other relevant government offices
- Contractor shall follow the Drawings and Specifications and all additional detail drawings and instructions issued by the Employer as being in full and strict conformity with the Contract and requirements of the Work.
- The Contractor shall give notices or submissions in a timely manner so as to avoid delays in the Work.

2. SITEWORK

- provide necessary work under this section which includes clearing, grubbing, earthwork, excavation and backfilling, compaction in reference with the plans and specifications.
- Contractor shall maintain cleanliness and orderliness at the job site. All unsuitable materials within the project limits shall be disposed immediately.
- Coral base shall be minimum of 4" thick with reference to the plan and specifications, compact with mechanical means like road roller, tamping rammers, plate compactors. Compaction shall be at least 95% mdd.

- Excavated soils/spoils shall remain property of the National Government and dispose to designated stockpile.
- The Contractor shall consult with the Employer and Engineer prior to beginning clearing, and a full understanding is to be reached as to procedure. The Contractor shall then conduct clearing and grubbing operations in strict accordance with these agreements.
- The Contractor shall ensure that vegetable matter, sod, muck and rubbish shall be remove during preparation of slab.
- The Contractor shall use adequate numbers of skilled workers thoroughly trained and experienced.
- The Contractor shall have the sole responsibility of bringing the manpower and equipment/tools to the site needed in the efficient and satisfactory performance of the project. Likewise, it shall be responsibility of the Contractor to move out his men and equipment/tools upon the completion of the project.

3. CONCRETE WORKS

- provide all necessary work under this section with reference to structural drawings which includes the areas mentioned under the general scope. This includes, foundations, tie beams, columns, lintel beams, beams, wall footings, slabs, scaffoldings, form works, and rebar.
- Forms shall be set true to line and grade and maintained so as to insure completed work within the allowable tolerances specified, and shall be mortar- tight
- All main reinforcing steel bars shall conform to Drawings and Specification.
- The Contractor shall notify the structural engineer after footing excavation have been completed and prior to concreting to confirm the design soil bearing capacity.
- Cement shall conform to Portland cement ASTM C150, type I or II.
- Concrete shall be 2500PSI for Lean Concrete, 4000 PSI for Slab on fill, second floor slab, stairs, beams, columns, lintel beam, retaining wall, shear wall or specified in Drawings and Specification.
- The Contractor shall prepare concrete pouring plan to be shown in the drawing.
- The Contractor shall provide materials for curing concrete.
- all concrete works should base on plan and specification provided.

4. MASONRY

- The work includes furnishing of labor, equipment and materials and performing all operations required to complete concrete masonry works as shown on the drawings and specifications.
- Provide 6" masonry blocks on the exterior walls, below grade of the exterior wall, low wall parapet above roof beam, and wherever is necessary. All CHB blocks should all be reinforced and mortar filled and plastered both sides based on specification provided. See plans and specifications.
- Horizontal and Vertical Reinforcing bars conform to ASTM A 615.
- All joints and cells containing reinforcing bars shall be filled with concrete grout.
- The scope includes scaffolding and form works wherever necessary.
- The Contractor shall measure mortar materials in proper containers to maintain control and accuracy of proportions.
- The surface of the wall shall be thoroughly wetted and shall be plaster in accordance to the drawings and specification.
- all masonry works should base on plan and specification provided.
- other masonry works as per engineering standards and practices.

5. METAL

- Furnish all material, needed for this section which includes, rebars, steel fasteners, bolts, anchorage, braces, scaffolds and support, shoring jacks, miscellaneous metals needed for the construction.
- Wide Flange Steel Beam and Hollow metal tubing shall modified ASTM A36 or conforms to drawings and specifications.
- provide none structural framing support on drywalls for the interior partitions. (see plans and specs.)
- provide metal ceiling support. (see plan and specs.)
- provide all necessary expansion control.
- Fireman Pole should be schedule 40.
- The Contractor shall use adequate numbers of skilled workers thoroughly trained and experienced.
- all anchor bolts, dowels and other inserts shall be proper positioned and secured in place prior to placing concrete.
- provide double nuts for all anchor bolts.
- metal stud frame spacing for dry wall partition should be 3' for horizontal and 2' for vertical studs.
- all steel connections shall be fully welded.
- The Contractor shall provide all work with proper clearances. Fabricate and install in a manner to provide for expansion and contraction but will ensure rigidity and provide close fitting of sections.
- all metal works should base on plan and specification provided.
- other metal works as per engineering standards and practices.

6. WOOD AND PLASTIC

- Provide necessary work under this section which includes rough carpentry and finish carpentry.

7. THERMAL AND MOISTURE PROTECTION.

- provide vapor retarders under slab, see plans and specifications
- provide waterproofing on concrete slab, see plans and specification.
- provide joint sealants wherever is necessary.
- furnish materials, tools and perform the labor required to complete damp proofing vapor barrier applied on under slabs on grade and other purpose as indicated in the drawings.
- provide vapor barrier, polyethylene sheets, waterproof coating, see plans and specification.
- provide roof insulation and exhaust fan for heat ventilation in ceiling, see plans and specification.

8. DOORS AND WINDOWS

- Provide doors and windows with reference to the plan and specifications.
- All doors and windows and miscellaneous shall be of the size and type indicated on the plan or as directed by the Engineer and shall be product of reputable known to be approved by the Engineer.
- provide all work needed for the installation of doors and windows.
- includes all hardware's for the installation
- includes all glass and glazing for the installation of doors and windows.

9. FINISHES

- Provide all finishes with reference to the plans and specification. This includes the following:
 1. ceramic tiles
 2. ½" plaster on masonry walls or as indicated in drawings and specifications including scaffolding.
 3. ceiling materials (see plans and specs.)
 4. drywall partitions using metal stud and cement board for interior walls and aluminum composite cladding for front exterior wall and pylon signage (see plan location and specs.)
 5. painting
 6. joint treatment
 7. special coating
- Use lumber of approved quality by the Engineer, well-seasoned dried and free from large loose.
- Ceramic tiles shall conform to the requirements, whose samples shall be approved by the Engineer.
- provide all necessary work associated with the finishing works, drawings and specifications.

10. PLUMBING

- all storm water piping and drainage.
- relocation of pipes and meters.
- the contractor shall connect the waste lines to existing sewer line connected at main road, and restore.
- provide all necessary work associated with the finishing works, drawings and specifications.

11. SPECIALTIES

- Provide all design, materials and installation required to provide a complete fire protection system to protect the specified building in accordance with design requirements.
- Provide a complete automatic sprinkler system as defined by the latest edition of NFPA 13. All fire sprinkler systems installed on building are required to be wet pipe systems unless the area being protected cannot be maintained above 40 degrees F, as required per NFPA 13.
- The Contractor shall provide complete testing of all Fire Protection System and ensure the work under this contract is to be installed according to the latest requirements of Fire protection Fire Code.
- provide all necessary work associated with drawings and specifications.

13. MECHANICAL

- The Contractor Enforce any precautionary measures required to ensure your work is safe and protected.
- Provide all necessary work under this section with reference to the plans and specification.

14. ELECTRICAL

- Provide all necessary work under this section with reference to the plans and specification.
- all roughing in electrical works and finishing for electrical work which includes power outlets, lighting, panels and breakers, data and cables, telephones, conduits, raceways, wires, switches, controls, etc.

- The Contractor ensure that electrical works shall be done according to the applicable sections of National Electrical Code (NEC) rules and regulations of the Department of Public Works, Local Power authority and Telephone Authority.
- All materials to be incorporated in this item shall be a product of reputable manufacturer and of the latest standard design that complies with the specification requirements.

15. AFTER CONSTRUCTION

- Provide all necessary work after construction like cleaning, site cleaning, rectification of punch list, turnover, etc.