



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudad Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701
Website: www.ghura.org



IFB# GHURA-08-25-2022-AMP4
ADDENDUM NO. 1
September 20, 2022

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

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Emilia F. Rice
Commissioner

Nathanael P. Sanchez
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

General Intent:

This Addendum form shall be part of the Contract Documents submitted with this bid. It is the intent of this Addendum to make clarification by modifying the SCOPE OF WORK.

Please see attached twelve (12) pages for addendum details.

Below is the detailed Procurement Schedule for this IFB:

Pre-bid conference:	Thursday, September 1, 2022; 10:00 AM ChST
Last day for questions:	Friday, September 9, 2022; 5:00 PM, ChST
Bid Closing date:	Friday, September 23, 2022; 2:00 PM, ChST

NOTICE

This Addendum modifies the contents of the Invitation for Bid. Each Bidder is required to review the Addendum and address the contents of the Addendum within their respective Bid. All Addendums must become part of bid documents and submitted with bid proposal. Furthermore, each Bidder is required to acknowledge receipt of this Addendum by signing, dating, and returning the Addendum to GHURA c/o Tina Nelson by email at tnelson@ghura.org. Failure to abide by the contents of this Addendum may render the Bid non-responsive.

/s/Elizabeth Napoli
Executive Director

Company name: _____

Acknowledged by: _____

Date: _____



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REPLACEMENT OF AMP-4 MAINTENANCE SHOP EXTENSION

GHURA 250 Mongmong-Toto Maite

PREPARED BY:
A/E DIVISION

APPROVED BY:

SONNY M. PEREZ
A/E MANAGER

SPECIAL CONDITIONS

1. PROJECT SITE AND DESCRIPTION:

This is a Design Build Project. The projects is located in the AMP-4 GHURA main office in Toto-Mong-mong, Maite. See attached drawings for location. Project consists of design and construct of the new storage expansion (see drawings) consist of storage room and restroom. See Scope of work below and attached preliminary floor plans and building elevations for references.

2. TIME OF COMPLETION:

The work shall commence at the time stipulated in the Notice to Proceed and shall be full completed within the time frame indicated below:

- a. Design Time: The contractor shall complete the **Design time with 60 calendar days** upon receipt of the notice to proceed and shall submit two sets of copies of the final design calculation and approved drawings to GHURA. Within the period of 60 days, the contractor shall schedule a meeting for each of the following phases of design completion with GHURA, together with the Architect and Engineer for analysis and comments prior to final design approval.
- b. Construction Contract Period: **190 consecutive calendar days** after building permit is issued and signed off by DPW and other government agencies.
- c. Liquidated Damages: In case of failure on part of the Contractor to complete the work within the time fixed in the Contract, or within any time extensions given thereof, the Contractor and his sureties shall be liable for and shall pay to GHURA the sum of \$150.00 liquidated damages per calendar days of delay until the work is completed or accepted.

3. DESIGN AND CONSTRUCTION CRITERIA

3.1 SCOPE OF WORK:

- a. The work consists of design and construction of the maintenance new storage extension, including but not limited to site investigation, Site demolition, clearing and grubbing, earthwork, grading, minor landscape, drainage, complete and usable with all the necessary utilities, site improvements and structures as required.
- b. The contractor shall retain the services of a Professional Architectural & Engineers who is currently registered and Licensed in Guam to design and develop an approved construction set of drawings suitable for permit review and approval, and use for the construction of new homes.
- c. Design and construction shall be new reinforced concrete roof and slab on grade structure with concrete masonry unit (CMU) walls. The alternative systems design must be insurable and shall meet all applicable building code, fire code and local code.
- d. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 170mph, Exposure "C". Seismic forces-per IBC 2009 edition.
- e. See attached Preliminary architectural floor plan, sections and building elevation.
- f. Construction completion, units must be occupancy ready, all utilities shall be connected.

3.2 ITEM OF WORK

- a. NEW FLOOR: Shall consist with ceramic floor tiles and four (4) inches high wall base at all areas.
- b. WALL TILES AT RESTROOM: Shall consist with ceramic wall tiles at restroom.
- c. All sewer and water lines utilities shall be connected to nearest existing point of connection. Contractor shall verify existing location, invert elevation, material and size.
- d. WALLS: All wall shall be Plaster and Paint finish (new and existing wall surfaces).
- e. ROOF: Slope new roof 1/4in per foot towards the right side of the building and provide new concrete scupper and overflow drain, provide elastomeric roof coating "Fluid applied urethane roofing system, "Multi-Thane 40-60 Mil , provide new stainless steel metal flashing (20ga.) continues throughout the entire joint between existing and new building connection, seal all joints water tight.
- a. ELECTRICAL: Provide new electrical sub-panel and electrical raceway connected to existing electrical system, contractor shall field verify and ensure load are equally balance prior to new electrical panel connection. Provide 2x4 Fluorescent light fixtures, 2x4 Fluorescent light fixtures with emergency ballast, EXIT Light with emergency ballast, all light fixtures shall be ceiling mounted. Provide electrical outlets on storage room. Provide smoke detectors.
- b. MECHANICAL: Install 18,000 BTU for storage room, Air-Cooled Condensing Units & Fan Coil Units. The ACCU Units to be mounted at top of roof on concrete pad and secured with stainless steel diagonal tie down straps, and the FCU shall be ceiling mounted. All air condition shall consisted with "Air Purifiers". Provide new Exhaust fan in restroom.
- c. DOORS: Restroom door shall be 36" wide A door with level type keyed lock. Exterior door shall be aluminum double door with lever type keyed lockset. Provide continuous hinge. Aluminum exterior door and metal frame shall wind stand 170 mph.
- d. SITE GRADING: Finish floor slab shall be 6inches above finish grade. Slope finish grade 2% away from building and provide earth swale with 1% slope to daylight. New drainage system shall comply with EPA requirements.

ADDENDUM

1. DOORS: Restroom door shall be 36" wide Aluminum door with level type keyed lock. Exterior door shall be aluminum double door with lever type keyed lockset. Provide continuous hinge. Aluminum exterior door and metal frame shall wind stand 170 mph.
2. Restroom to be relocated beside existing restroom. Connect new water and sewerline to the nearest existing point of connection. Provide new toilet with grab bar, sink and showerhead. Install 12"X24" Sliding window. Provide light fixture and provide new electrical raceway and connected to existing system. Restroom shall meet ADA standard. See drawings A-2 for new location o restroom.
3. WALLS: All wall shall be Plaster and Paint finish (new wall surfaces).
4. The size of storage shall be a minimum size 18'x40'. See updated floor plans.
5. Designer is responsible to check requirements for ventilation of the storage.

3.6 SOIL INVESTIGATION REPORT: The contractor shall consult with soil engineer to secure the Required soil report. Soil investigation and report will be at contractor's cost.

3.8 PERMITS AND CLEARANCES: The following permits and clearances necessary for The project's execution shall be the responsibility of the contractor.

GENERAL NOTES:

1. Drawings provided are preliminary drawings for Bid purpose only and shall not be used for construction document. Contractor shall obtain Registered Architect & Engineer to provide assessments to the existing building condition and construction documents and to comply with Guam Design Codes and Guides References for building permit.
2. Contractor shall field verify existing site condition, dimensions and scope of work prior to bidding. Contractor to notify contracting officer for any discrepancies between scope of work, actual field conditions and project intent which may interfere with this project.
3. Miscellaneous items of work not indicated but which are necessary to implement the project intent of which are customarily performed shall be provided by the Contract Bidder as if fully and correctly described in the scope of work and/or drawings.
4. The contractor shall coordinate and obtain all necessary clearance from all Government agencies prior to any work activity within government utility side. Damaged done by the contractor to any existing GOVGUAM utility lines shall be repaired by the contractor at no cost to the Government. Repair work shall be per GOVGUAM standards and approval.
5. The Contractor shall obtain and pay for the Building Permit and Other Permit and Governmental Fees, License and Inspections necessary for proper execution and completion of the work.
6. Protection: Provide temporary fences, barricades, coverings, or other protection to preserve existing items indicated to remain and to prevent injury or damage to persons or property. Provide protection for adjacent properties, restore damaged work to condition existing prior to start of work.
7. Cleaning up: The Contractor shall, at all times, keep the premises free from accumulations of waste materials or rubbish caused by his operations. At the completion of the work, he shall remove from site all construction materials, waste materials and rubbish from and about the sites as well.

Progress Design Submittal Schedule:

- 60% Design Submittal: No later than 30 calendar days following construction award date. Submit five (2) hard copies of (22" x 34") ANSI D size format, specifications (included in the drawings), preliminary construction schedule and basis of design, and electronic pdf copies on two (2) CD-ROMs. Allow 7 calendar days for Government review.
- 100% Design Submittal: 20 calendar days following receipt of Government review comments on the 60% design submittal. Submit five (2) hard copies (22" x 34") ANSI D size format drawing sets, specifications (included in the drawings), preliminary construction schedule, basis of design, and submittal register; also submit electronic pdf copies on two (2) CD-ROMs. Allow 7 calendar days for Government review.
- Final Design: 10 calendar days following Receipt of Government review comments on the 100% Design and notice to proceed (NTP) with Final documents. The Final documents include all documents required for the Pre-Final submission finalized. Submit three (2) hard copies (22" x 34") ANSI D size format drawing sets, specifications (included in the drawings), preliminary construction schedule, basis of design, and submittal register; also provide electronic pdf copies on two (2) CDRoms.

I. DESIGN CODES/GUIDES AND REFERENCES

All services shall be performed in accordance with the general criteria contained in following references.

- a) Building Law, Title XXXII, Government Code of Guam
- b) International Building Code (2009 Edition)
- c) International Mechanical Code (Latest Edition)
- d) International Plumbing Code (Latest Edition)
- e) National Electrical Code (NEC-Latest Edition)
- f) National Electrical Safety (NESC –Latest Edition)
- g) Life Safety (Latest Edition)
- h) International Fire Code (IFC Latest Edition)
- i) National Fire Protection Association Handbook (NFPA 70)
- j) Illuminating Engineering Society (IES)
- k) American Disability Act (ADA)
- l) GEPA, USEPA, CFR29
- m) Guam Energy Code
- n) Army Corp of Engineers
- o) 2006 CNMI/Guam Storm water Management Manual
- p) All other codes, regulations, technical publications and design manuals applicable in the performance of this RFP.

II. GOVERNMENT REVIEWING AND APPROVING AGENCIES:

1. Department of Public Works
2. Guam Environmental Protection Agency
3. Department of Land Management
4. Guam Power Authority
5. Guam Waterworks Authority

6. Guam Historic Preservation
7. Guam Department of Agriculture

III. DISPOSAL:

1. Removal and Disposal fee shall be paid by the contractor.

GOVERNMENT REVIEWING AND APPROVING AGENCIES:

1. Department of Public Works
2. Guam Environment Protection Agency
3. Department of land Management
4. Guam Power Authority
5. Guam Waterworks Authority
6. Guam Historic Preservation
7. Guam Department of Agriculture

4.0 SUBMITTALS:

In addition to the submittals required under the basic contract, submit the following:

Proposal requirements:

- Narrative of the proposal, indicating, in detail, materials considered significant for this project for technical evaluation purposes.
- The overview of the proposed construction methodology for each Definable Feature of Work (DFOW), with minimal or no disruption of active facilities and/or equipment within the building.
- Preliminary construction schedule and utility outages.
- Catalog cuts for materials considered significant for technical evaluation purposes
- Detailed cost estimate.

Submittal requirements (after award and before start of construction):

- Construction Schedule
- Activity Hazard Analysis
- Accident Prevention Plan
- Construction Quality Control Plan
- Environmental Protection Plan
- Confirmation of all environmental clearances, permits, and/or concurrence of work.
- Final construction plans and specifications

Close-out Submittal Requirements

- Submit as-built drawings to A/E Engineering in ANSI D (22"x 34") size Mylar sheets and two (2) sets of CD-ROMs containing native CADD files, PDF of drawings and specifications, calculations,

basis of design, submittal register, and other documentation (photos, support files, etc.), as applicable.

5.0 SITE SAFETY AND HEALTH OFFICER (SSHO) QUALIFICATIONS:

The SSHO for this task order shall meet the requirements in accordance with EM 385-1-1 Section 01.A17.b.

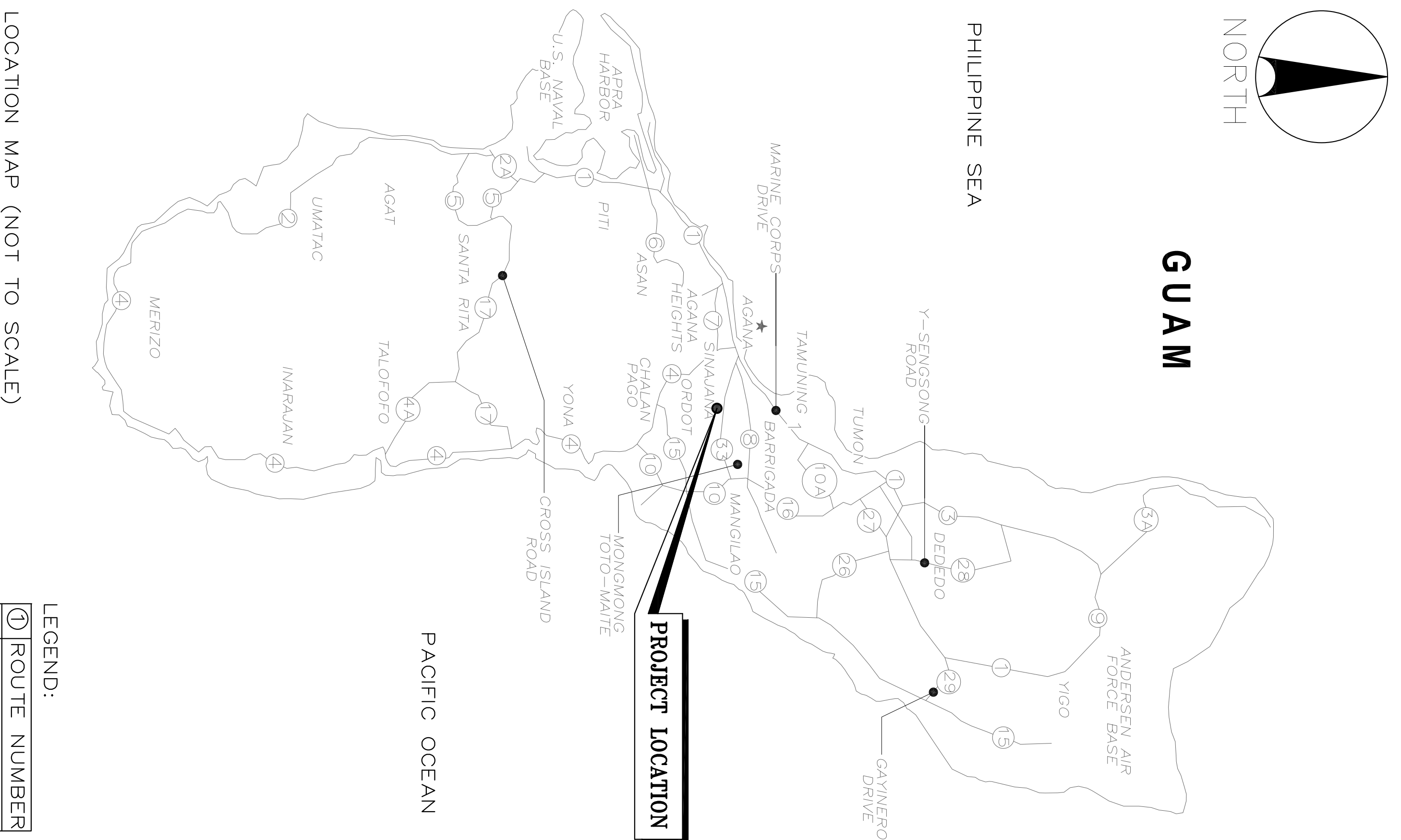
SITE IMPROVEMENT AT AMP-4 MAINTENANCE SHOP EXTENSION(NEW STORAGE AREA)

MONG-MONG, TOTO, MAITE

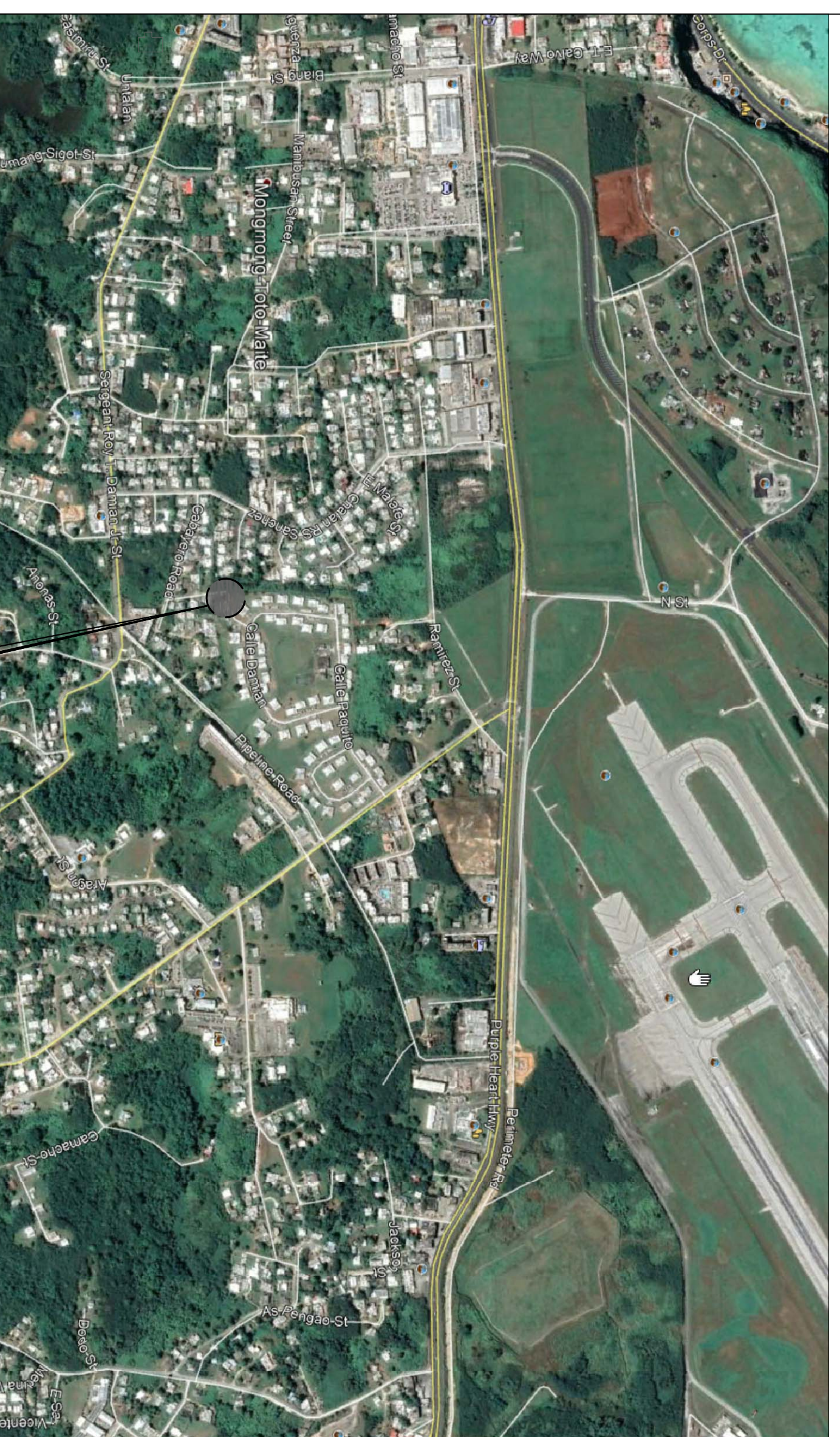
**GUAM HOUSING & URBAN
RENEWAL AUTHORITY**

MAITE, TOTO, GUAM

LOCATION MAP



PROJECT LOCATION

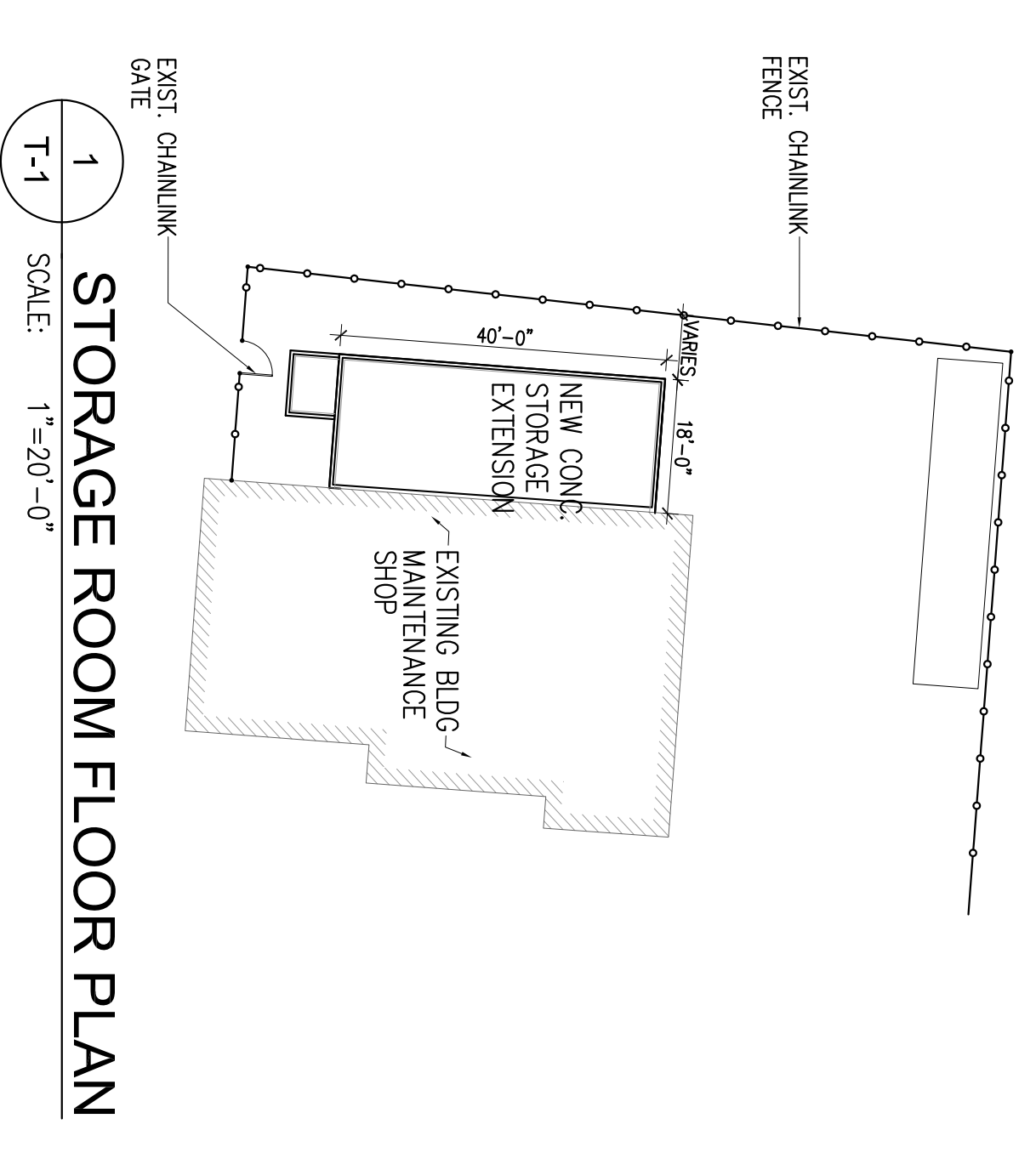


**VICINITY MAP
NOT TO SCALE**

THIS PROJECT SITE
MAINT. TOTO
AMP-4 IMPROVEMENTS

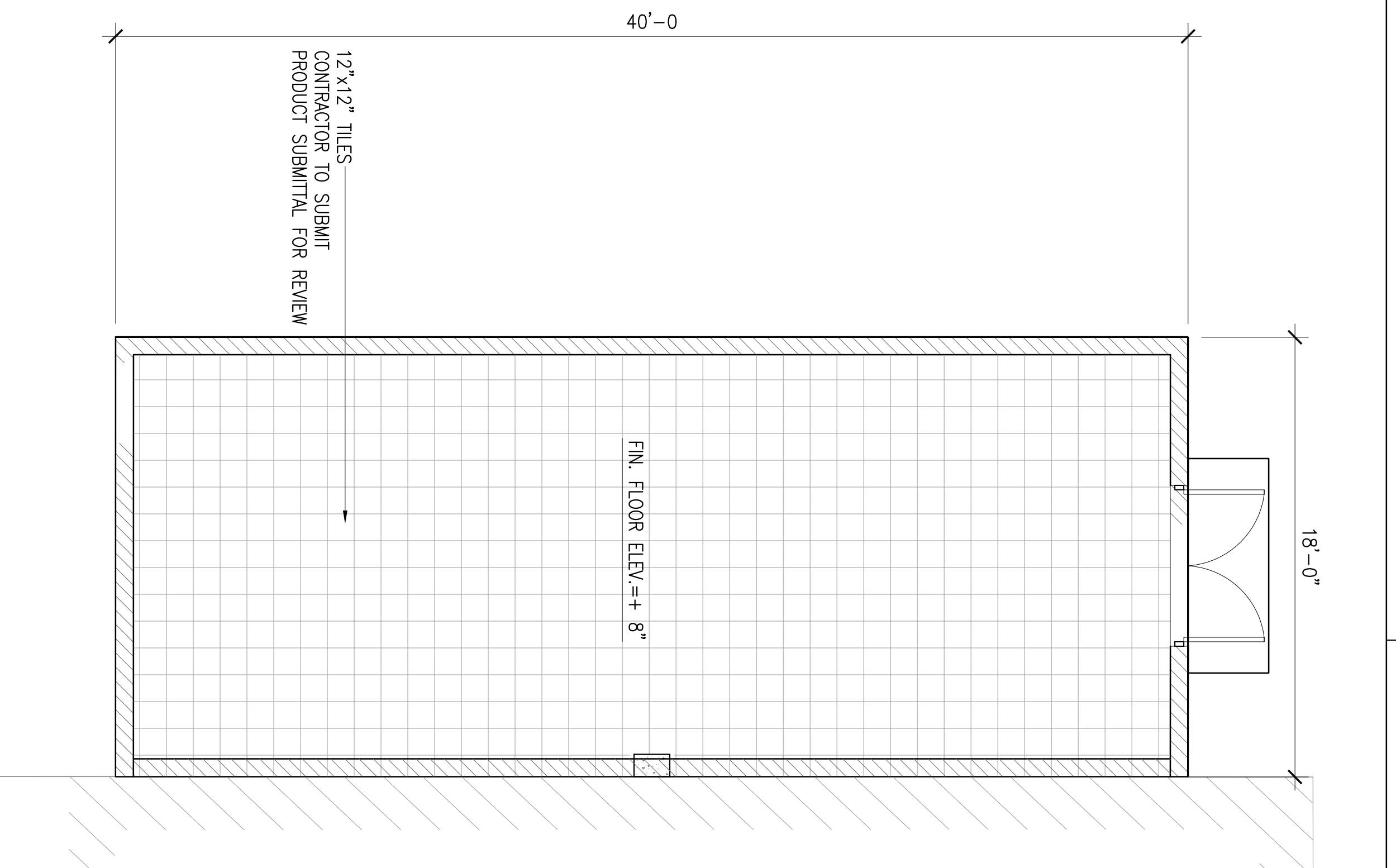
INDEX OF DRAWINGS

SHEET COUNT	REFERENCE SHEET NO.	TITLE OF DRAWINGS
1 OF 4	T-1	PROJECT TITLE, PROJECT LOCATION, LOCATION MAP, INDEX OF DRAWINGS, GENERAL NOTES - SITE PLAN
2 OF 4	A-1	FLOOR PLAN, ROOF PLAN AND ELEVATION AND BLDG. SECTION
3 OF 4	S-1	GENERAL NOTES
4 OF 4	S-2	FOUNDATION PLAN, ROOF FRAMING PLAN, AND MISC. DETAILS

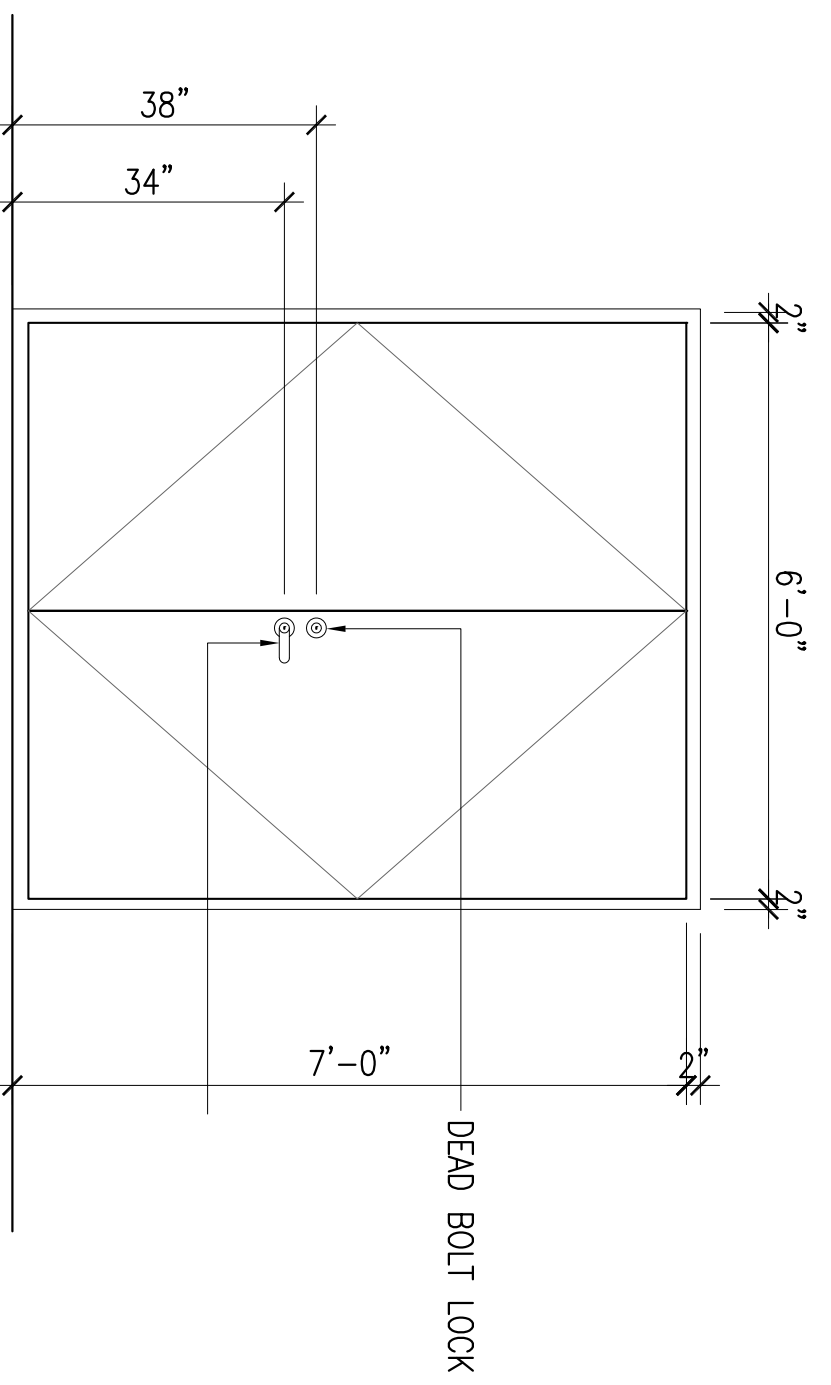


DESIGNED BY: MSR	PROJECT AND LOCATION:	PROJECT AND LOCATION: SITE IMPROVEMENT AT AMP-4 MAINTENANCE SHOP EXTENSION(NEW STORAGE AREA)
DRAWN BY: MSR	CONTRACTOR:	GUAM HOUSING & URBAN RENEWAL AUTHORITY
CHECKED BY: SHP	PROJECT NO.:	
SUPERVISED BY: SHP	DATE:	
APPROVED BY:	BY:	APPROVED:
ENGINEER SUPERVISOR OF DIVISION OF CIP	DATE:	
SHEET CONTENT:	DWG. NO.:	T-1
PROJECT LOCATION, LOCATION MAP AND INDEX OF DRAWINGS	DRAWER NO.:	
SCALE AS SHOWN	SHEET	1 OF 4

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

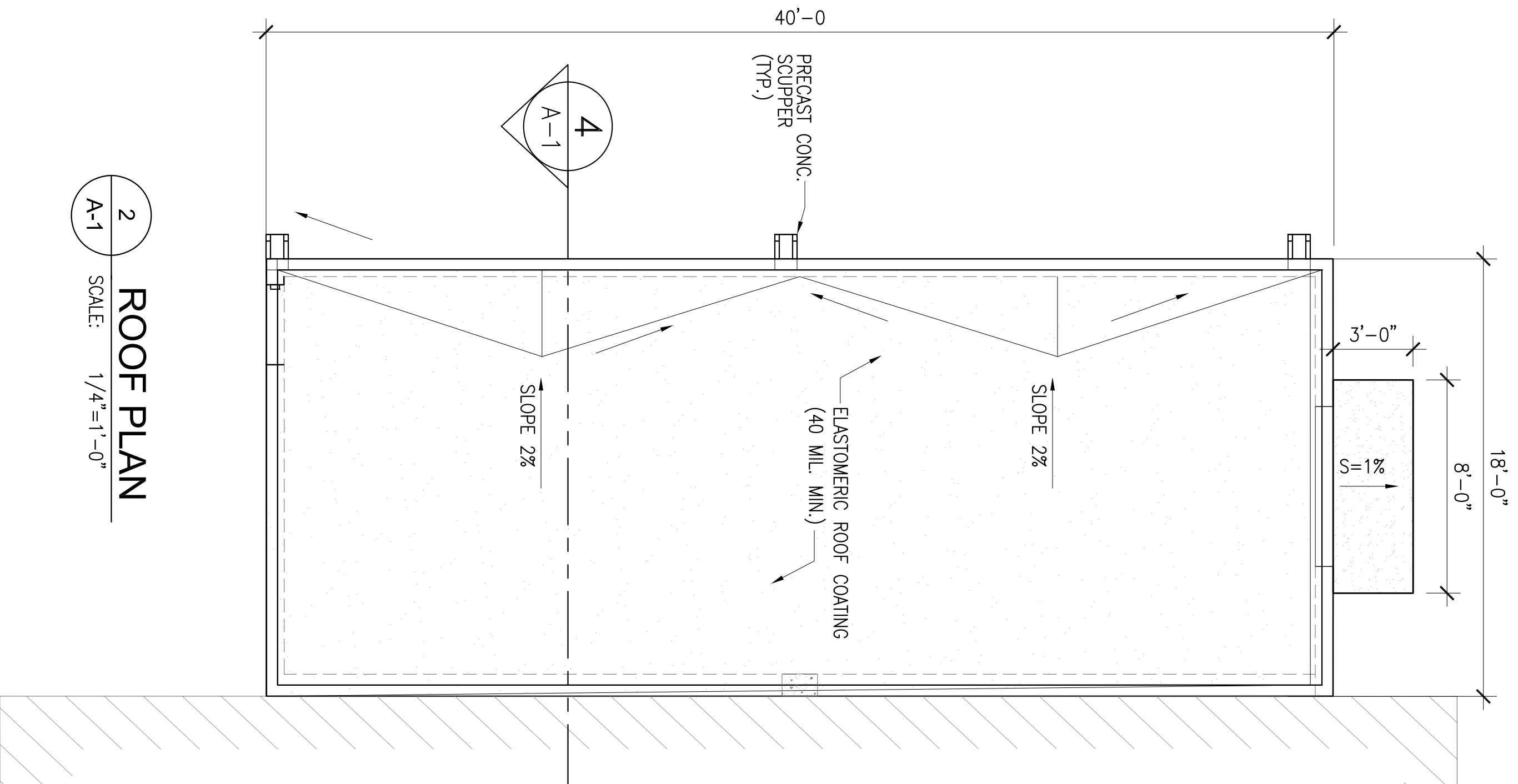


1 STORAGE ROOM FLOOR PLAN
SCALE: 1/4"=1'-0"



NOTE:
HARDWARE AND FASTENERS SHALL HAVE A
FINISH AND COLOR TO MATCH DOOR AND FRAME
FINISH. ALL DOORS ARE SWING-OUT. SEE
PLANS FOR REFERENCE.

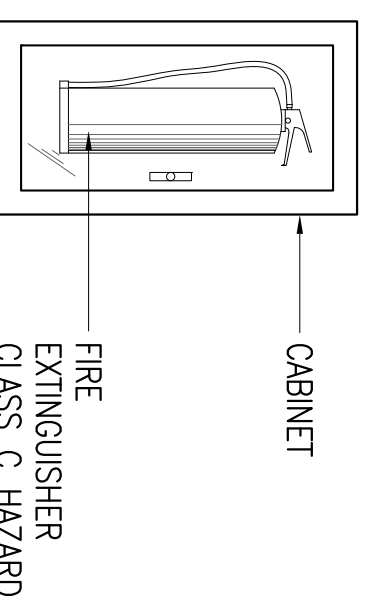
5 ALUMINUM DOOR DETAIL
SCALE: 1/2"=1'-0"



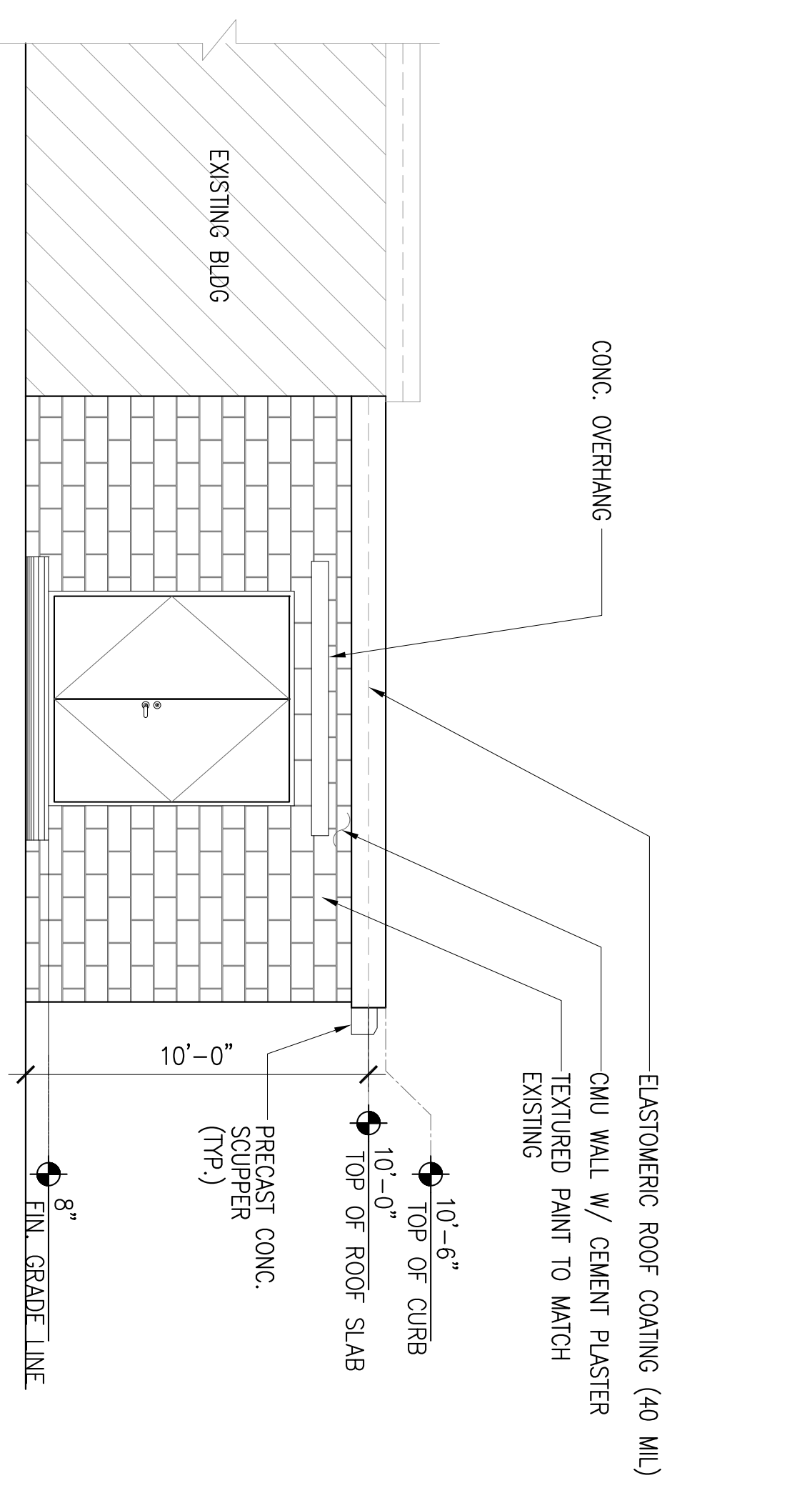
2 ROOF PLAN
SCALE: 1/4"=1'-0"

MARK	DOOR	DOOR OPENING SIZE		DOOR SIZE		DOOR			FRAME			HARDWARE
		WIDTH	HEIGHT	WIDTH	HEIGHT	MATERIAL	FINISH	THICKNESS	MATERIAL	FINISH		
⊕	DOUBLE SWING	6'-4"	7'-2"	6'-0"	7'-0"	HOLLOW ALUMINUM	ANODIZED	1 3/4"	ALUMINUM	ANODIZED	CONTINUOUS GEARED HINGES SURFACE MOUNTED DOOR CLOSER TOP TYPE FLUSH BOLTS LEVER TYPE FLUSH BOLTS THRESHOLD WEATHERSTRIPS	
⊙	SINGLE SWING	3'-4"	7'-2"	3'-0"	7'-0"	HOLLOW ALUMINUM	ANODIZED	1 3/4"	ALUMINUM	ANODIZED	CONTINUOUS GEARED HINGES SURFACE MOUNTED DOOR CLOSER LOCKSET, DEAD BOLT LOCK, LEVER TYPE FLUSH BOLTS THRESHOLD WEATHERSTRIPS	

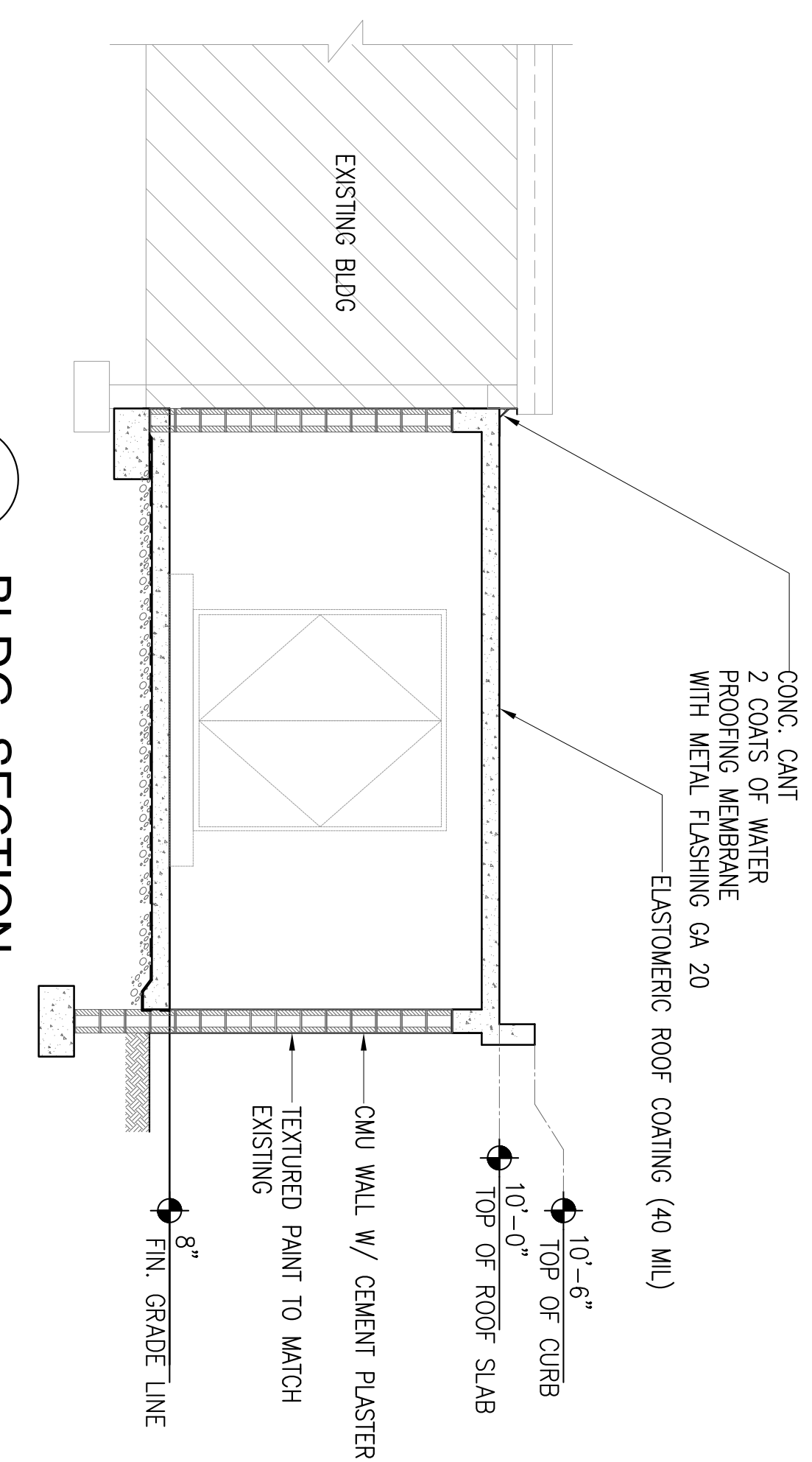
DOOR SCHEDULE



6 FIRE EXTINGUISHER AND CABINET
SCALE: 3/8"=1'-0"



3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



4 BLDG. SECTION
SCALE: 1/4"=1'-0"

REVISION	DATE	BY	DESCRIPTION	APPROVED

PROJECT NO.:		DESCRIPTION:	
CONTRACTOR NO.:		PROJECT AND LOCATION:	
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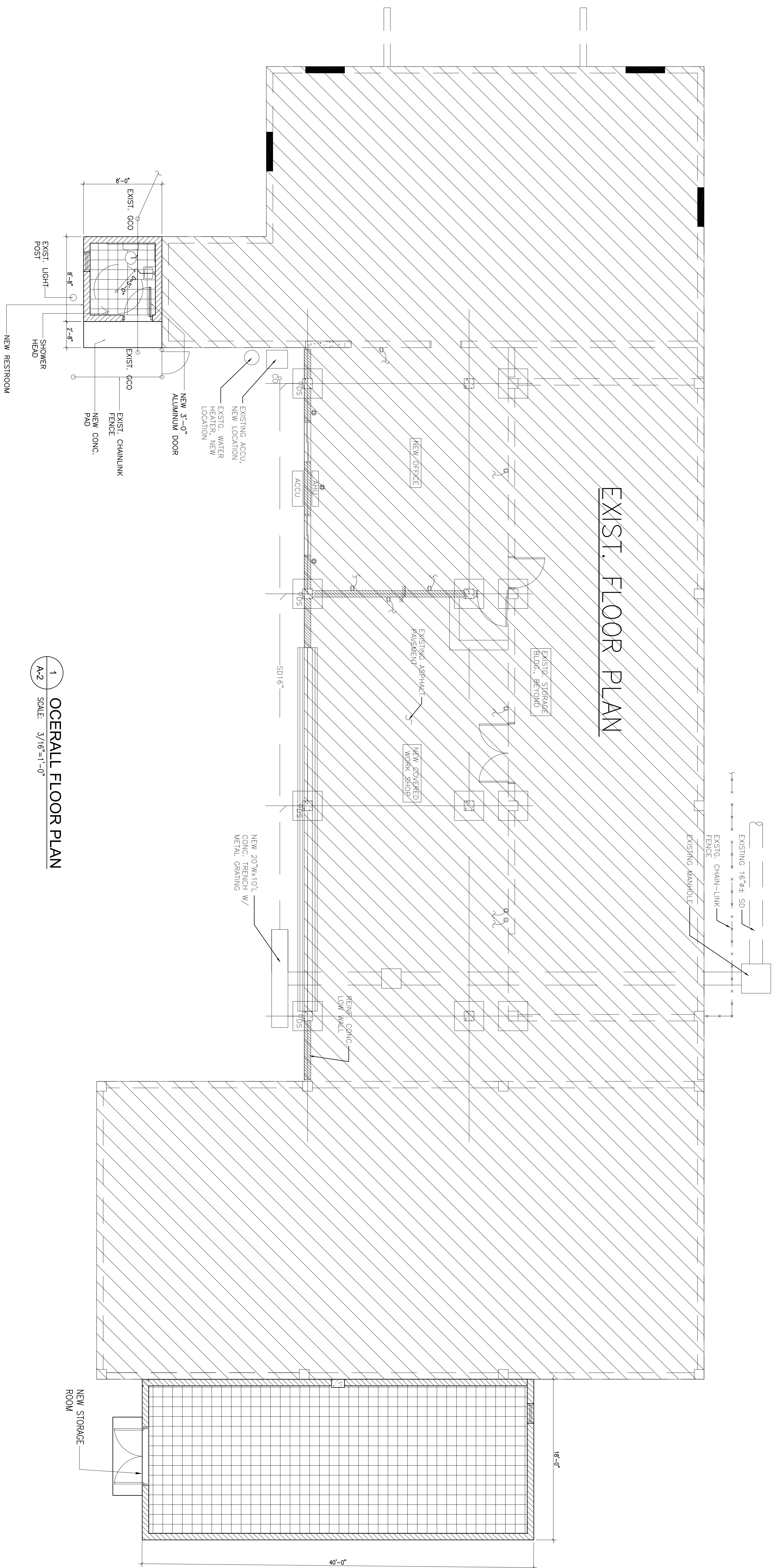
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GOVERNMENT OF GUAM
GUAM HOUSING & URBAN RENEWAL
AUTHORITY

PROJECT AND LOCATION: GUAM

DESIGNED BY: _____ DATE: _____
DRAWN BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____
SUPERVISED BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____
ENGINEER SUPERVISOR OF DIVISION OF CIP

SHEET 2 OF 4



1 ○ OCERALL FLOOR PLAN
A-2 SCALE: 3/16"=1'-0"

SEAL
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

REVISION	DATE	BY	DESCRIPTION	APPROVED
PROJECT NO.			<p align="center">GOVERNMENT OF GUAM GUAM HOUSING & URBAN RENEWAL AUTHORITY</p>	<p align="center">GOVERNMENT OF GUAM</p>
CONTRACT NO.				
DESIGNED BY:			PROJECT AND LOCATION:	
DRAWN BY:			GUAM	
CHECKED BY:			APPROVED BY:	
SUPERVISED BY:			WONGWONGTIDJ WALLE	
COC SECT/DIV OF CIP DATE			DATE	
SECTION MANAGER			SHEET CONTENT:	
SCALE			<p align="center">FLOOR PLAN, ROOF PLAN AND ELEVATION AND BLDG. SECTION</p>	
			DRAWER NO.	
			DWG. NO.	
			SHEET 2 OF 4	

DESIGN CRITERIA:

1. BASIC WIND SPEED = 170 MPH (BASIC WIND SPEED) AS PER 0.00256V²/KzKzKd, G=0.85, EXPOSURE CATEGORY "C", G=0.85,
2. ROOF LIVE LOAD = 20 psf
3. IBC 2009 REQUIREMENTS, SEISMIC DESIGN CATEGORY D SITE CLASS C
SEISMIC IMPORTANCE FACTOR, I_e=1.0
S_s = 150%, S₁ = 0.50%

GENERAL NOTES:

1. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE DRAWINGS BEFORE BEGINNING ANY WORK. HE SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS HE MAY FIND BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
2. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL SITE CONDITIONS AND DIMENSIONS. HE SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR UNDERGROUND CAVERTS, BURIED STRUCTURES OR UNDERGROUND UTILITIES SUCH AS TANKS, CESSPOOLS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INSTALLATION OF PRECAST CONCRETE FRAMES, AND TEMPORARY BRACES, AS PART OF HIS RESPONSIBILITY. THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN ENGINEER TO DESIGN AND SUPERVISE ANY SCAFFOLDING FOR HIS WORKMEN AND SHORING FORMS AND ELEMENTS OF CONSTRUCTION AFFECTED BY HIS WORK.
6. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON ROOFS. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE THE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
7. ALL WORK SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE FOLLOWING:
 - A. THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE.
 - B. ALL APPLICABLE CODES AND STANDARDS OR ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
8. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
9. PROVIDE OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE CONTRACTING OFFICER.
10. THE OWNER/FOI SHALL SUBMIT STRUCTURAL CALCULATIONS AND CERTIFICATION FROM A REGISTERED STRUCTURAL ENGINEER THAT ALL WINDOWS, WINDOW FRAMES, DOOR, DOOR FRAMES, AND THEIR ANCHORAGES CAN WITHSTAND 195 MPH WIND LOAD, AS PER IBC 2015 WIND EXPOSURE CATEGORY "C".
11. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

FOUNDATION:

1. THE CONSTRUCTION AREA EXTENDING 5 FEET FROM BUILDING LINE SHOULD BE CLEARED TO REMOVE EXISTING VEGETATION, TOP SOIL, AND ANY OTHER DEBRIS. STRUCTURAL FILL SHOULD BE WELL-GRADED GRANULAR SOIL WITH ROCK SIZES LESS THAN 3 INCHES. NO MORE THAN 15 PERCENT OF THE MATERIAL BY WEIGHT SHOULD BE FINER THAN NO. 200 SEIVE. EXCAVATED MATERIAL MAY BE REUSED UPON APPROVAL FROM THE SOIL CONTRACTING OFFICER TO BE RETAINED BY THE CONTRACTOR.
2. STRUCTURAL FILL SHOULD BE PLACED IN 10-INCH LOOSE LAYERS WITH AT LEAST 95% COMPACTION, ATTAINABLE BY ASTM D1557.
3. THE FOOTING SHALL REST ON MINIMUM OF 6" THICK CORAL BASECOURSE COMPACTED TO 95% MAXIMUM DENSITY AND LAD ON SOUND AND SUITABLE EXISTING NATURAL SUBGRADE CAPABLE OF SUPPORTING 3,000 PSF MINIMUM BEARING PRESSURE WITHOUT SIGNIFICANT SETTLEMENT.
4. ALL WEAK AND COMPRESSIBLE SOIL UNDERneath THE FOOTING SHALL BE REPLACED WITH APPROVED LIMESTONE FILL COMPACTED IN 10-INCH LOOSE LAYER TO 95% DENSITY.

CONCRETE:

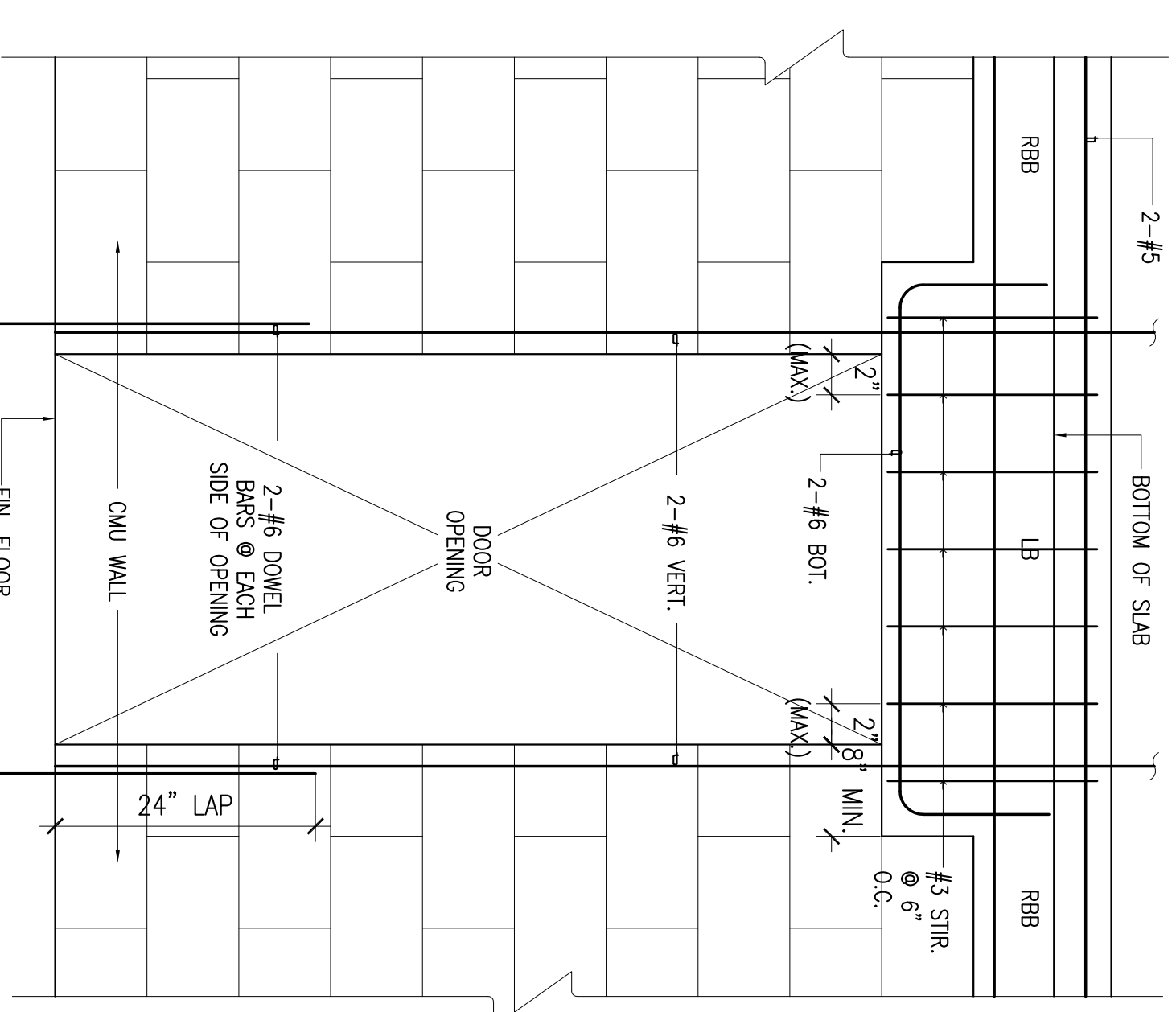
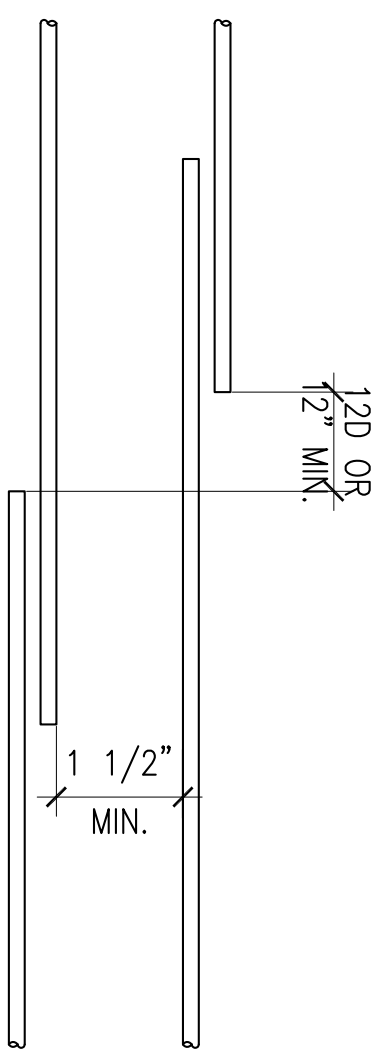
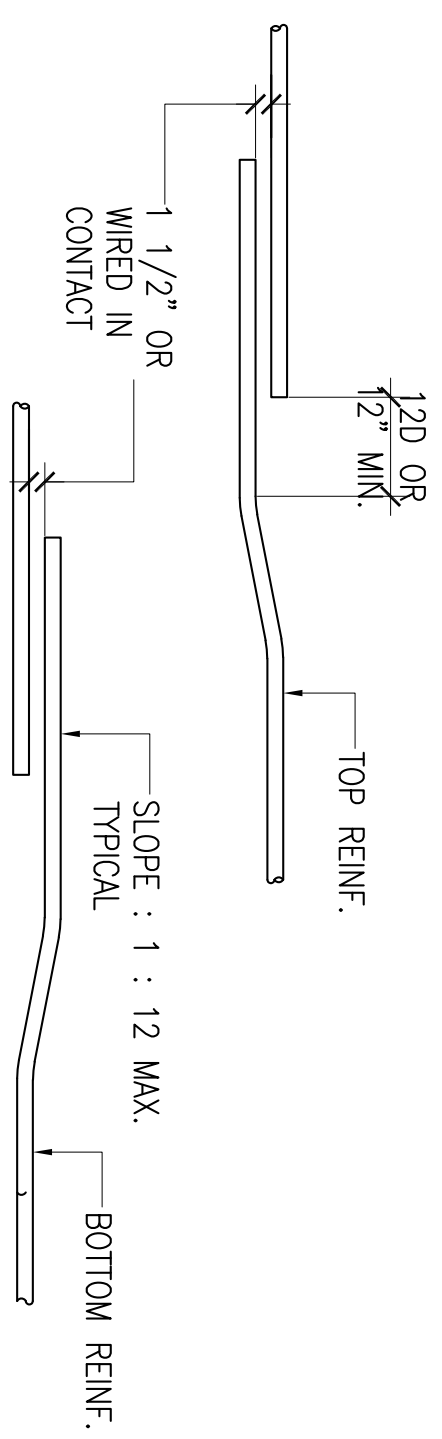
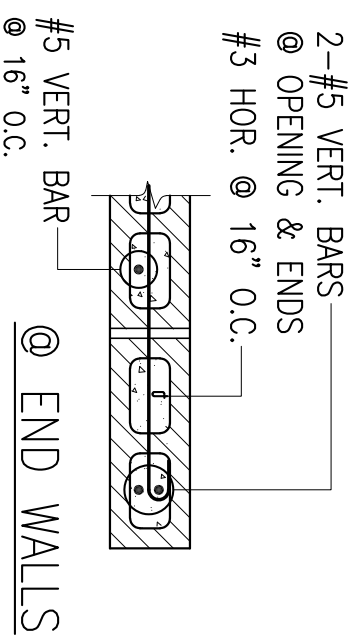
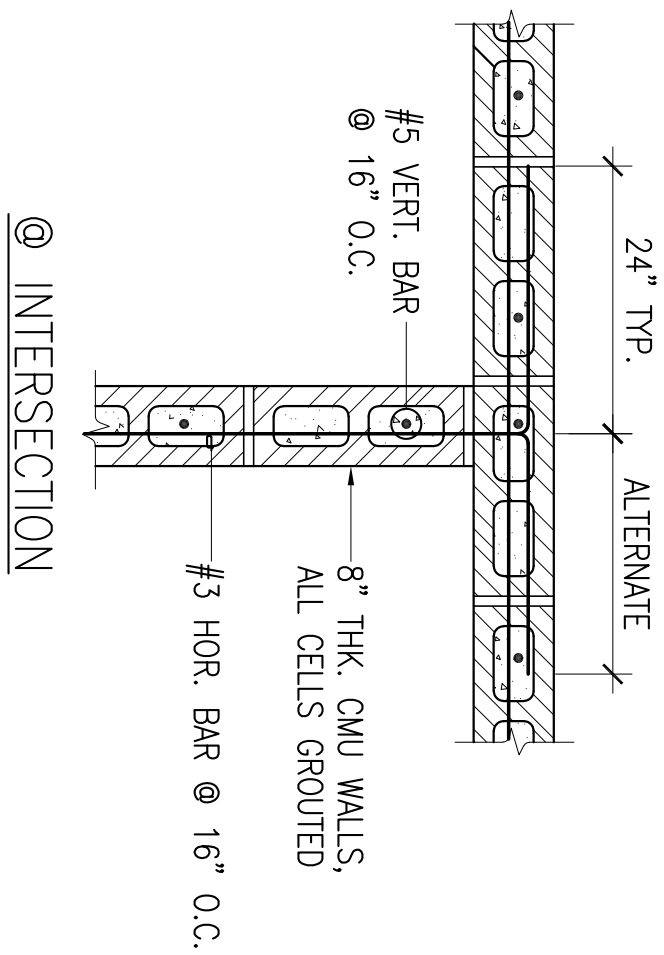
1. CONCRETE TO BE USED IN THE WORK SHALL HAVE THE FOLLOWING MINIMUM ULTIMATE COMPRESSIVE STRENGTHS AT AGE 28 DAYS:
 - WALL FOOTING, BEAMS, SUSPENDED SLAB, ----- $f_c = 3,000$ PSI
2. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE " BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE " (ACI 318) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS. CEMENT SHALL BE TYPE I CONFORMING TO ASTM C150. MIXING OPERATIONS SHALL CONFORM TO ASTM C94. PLACEMENT SHALL CONFORM TO ACI STANDARDS.
3. ALL CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED INDEPENDENT TESTING LABORATORY WHO SHALL SUBMIT COPIES OF THE DESIGN FOR APPROVAL AND SHALL, IN ADDITION SUBMIT COPIES OF 7 AND 28 DAY CYLINDER TEST RESULTS TO THE CONTRACTING OFFICER AND OBTAIN APPROVAL PRIOR TO USE.
5. CONCRETE SHALL NOT BE FREELY DROPT TO MORE THAN 3 FEET.
6. ALL CONCRETE SHALL BE PLACED WITH A SLUMP NOT TO EXCEED 4 INCHES.
7. CONCRETE COVER OVER REINFORCING STEEL SHALL BE:
 - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH OR WEATHER ----- 3 INCHES
 - B. CONCRETE EXPOSED TO EARTH OR WEATHER:
 - NO. 6 THROUGH NO. 18 BARS ----- 2 INCHES
 - NO. 5 BAR, W31 OR D31 WIRE AND SMALLER ----- 1-1/2 INCHES
 - C. CONCRETE NOT EXPOSED TO WEATHER OR NOT IN CONTACT WITH GROUND:
 - NO. 14 AND NO. 18 BARS ----- 1-1/2 INCHES
 - NO. 11 BAR AND SMALLER ----- 3/4 INCHES
8. BEAMS, COLUMNS:
 - PRIMARY REINFORCEMENT ----- 2 INCHES
 - TEES, STIRRUPS, SPIRALS ----- 1-1/2 INCHES
 - SHELLS, FOLDED PLATE MEMBERS:
 - NO. 6 BAR AND LARGER ----- 3/4 INCHES
 - NO. 5 BAR, W31 OR D31 WIRE AND SMALLER ----- 1/2 INCHES
8. SPLICES SHALL BE SECURELY WIED TOGETHER AND SHALL LAP OR EXTEND A MINIMUM OF 48 BAR DIAMETER UNLESS SHOWN OTHERWISE ON PLAN, WHERE HORIZONTAL REINFORCEMENT IS PLACED SUCH THAT MORE THAN 12" OF FRESH CONCRETE IS CAST BELOW, THE LENGTH FOR LAP SPLICE SHALL BE MULTIPLIED BY 130%.
9. STRIPPING OF FORMS AND SHORES:
 - A. FORMS SHALL BE REMOVED IN ACCORDANCE WITH REQUIREMENTS OF THE ACI 318 CODE UNLESS OTHERWISE HEREIN MODIFIED WITHOUT DAMAGE TO CONCRETE AND IN A MANNER TO INSURE COMPLETE SAFETY OF THE STRUCTURE. LEAVE SHORING IN PLACE UNTIL CONCRETE MEMBER WILL SAFELY SUPPORT ITS OWN WEIGHT PLUS ANY LIVE LOADS THAT MAY BE PLACED UPON IT.
 - B. CORRECT ALL DAMAGES DUE TO REMOVAL OF THE FORMS.
 - C. IMMEDIATELY AFTER PLACEMENT, PROTECT THE CONCRETE FROM MOISTURE LOSS, MAINTAIN 100% COVERAGE OF WATER FOR 14 DAYS. THE CONCRETE SURFACES SHALL BE KEPT CONTINUOUSLY MOIST BY USE OF ANY OF THE FOLLOWING:
 - A. PONDING OR CONTINUOUS SPRINKLING
 - B. ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET
 - C. CURING COMPOUND APPLIED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
11. ALL TESTING THAT MAY BE REQUIRED BY THE ENGINEER FOR ALL WORK SO INVOLVED SHALL BE PAID BY CONTRACTOR.

REINFORCING STEEL:

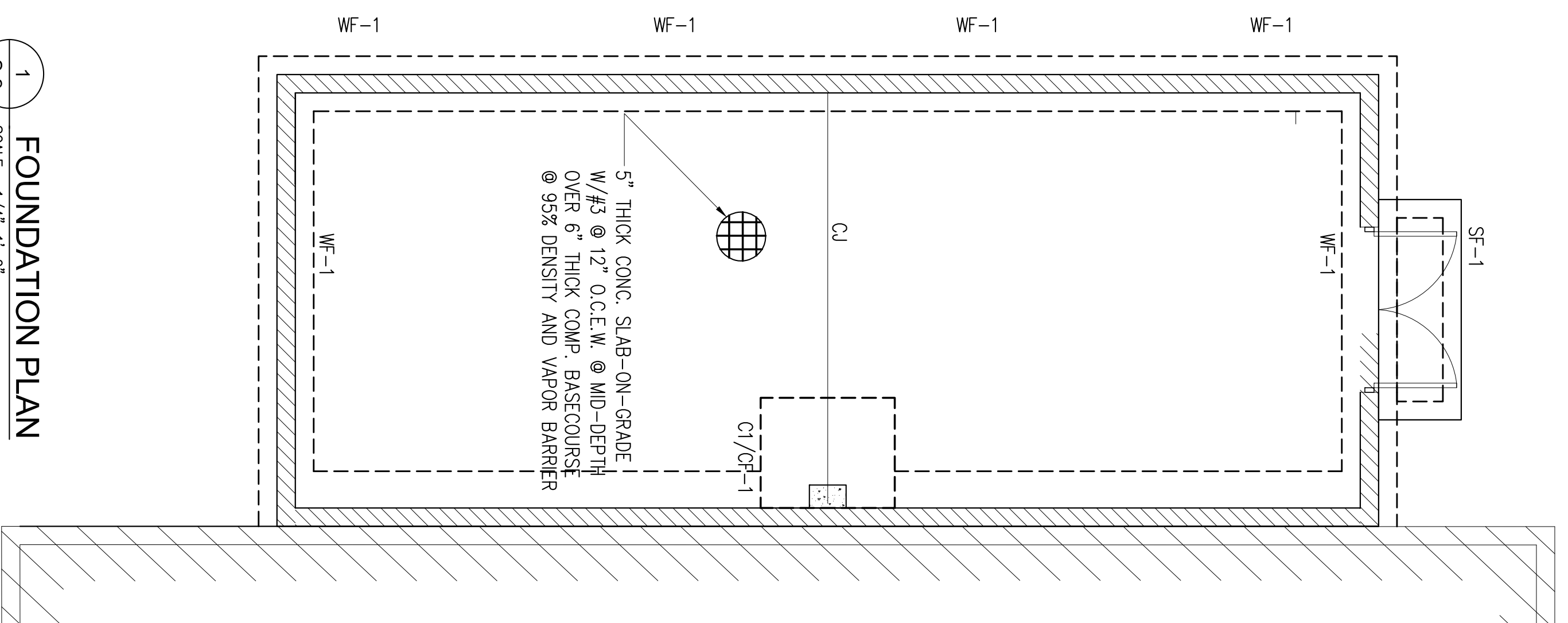
1. REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615 GRADE 40.
2. ALL BARS SHALL BE FREE OF RUST, GREASE, MILL SCALE, OR ANY MATERIAL WHICH MAY AFFECT THEIR BOND TO CONCRETE.
3. ALL BARS BENDS MUST BE MADE COLD. REBENDING OF BARS WILL NOT BE PERMITTED.
4. BENDING, PLACING, SPACING, CONCRETE PROTECTIVE COVER, SPLICING, AND ALL OTHER DETAILS OF REINFORCING SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND THE MANUAL OF STANDARD PRACTICE FOR DETAINING REINFORCED CONCRETE STRUCTURES (ACI 315).
5. REINFORCING STEEL LAYOUT DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND PLACING. APPROVED DRAWINGS ARE REQUIRED AT THE JOB SITE ONE DAY PRIOR TO PLACING REINFORCING.

CONCRETE BLOCK WALL NOTES:

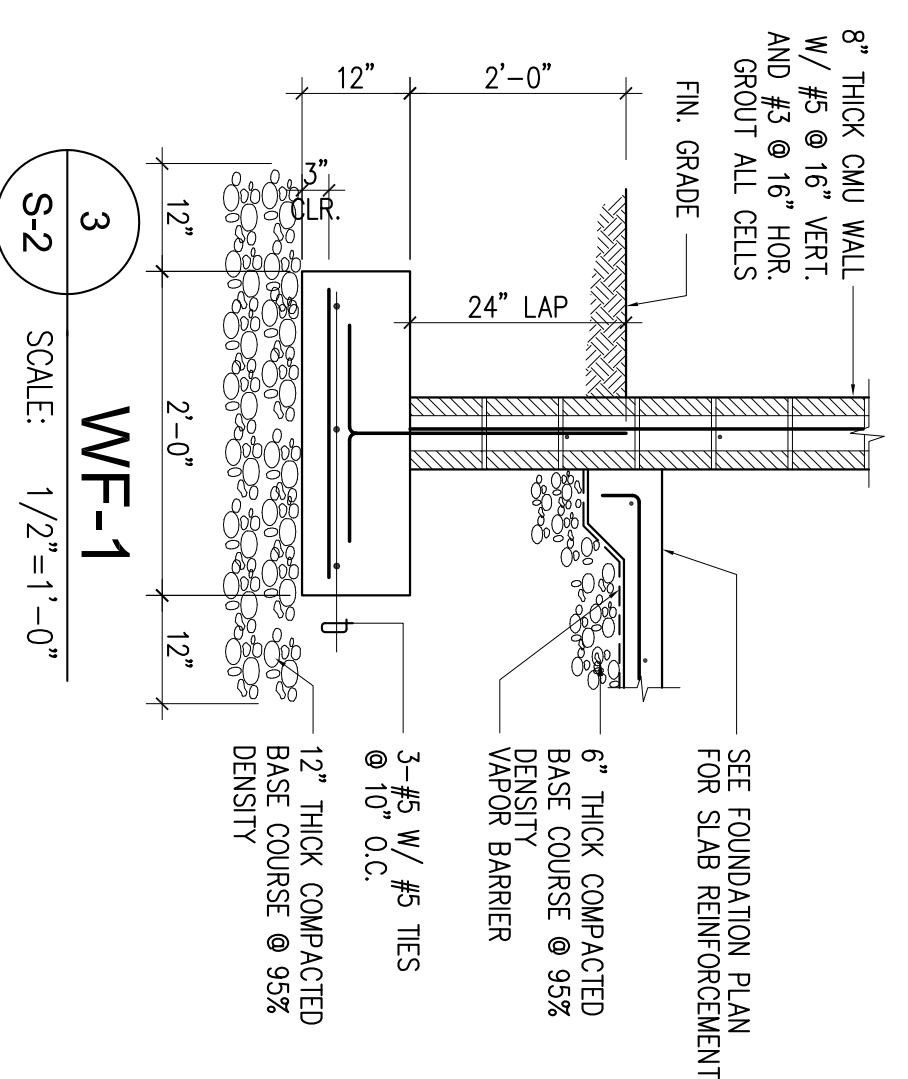
1. MASONRY UNITS SHALL HAVE 28-DAY COMPRESSIVE STRENGTH OF $f_m = 2150$ PSI AND SHALL BE GRADE PI UNITS CONFORMING TO ASTM C90 WITH TYPE "M" MORTAR HAVING COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. ALL CELLS SHALL BE SOLIDLY FILLED WITH GROUT. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. GROUT SHALL BE READY-MIXED CONCRETE.
2. UNLESS OTHERWISE SHOWN ON THE PLAN, CONCRETE BLOCK WALL SHALL HAVE #9 AT 16 INCHES O.C. VERTICAL, HORIZONTAL REINFORCEMENTS SHALL BE #3 AT 16 INCHES CONTINUOUS AROUND ALL CORNERS AND INTERSECTIONS AND SHALL LAP 18 INCHES MINIMUM AT SPLICES. REINFORCING BARS SHALL BE GRADE 40 AND SHALL LAPPED A MINIMUM OF 40 BAR DIAMETER.
3. BLOCK UNITS SHALL BE SUFFICIENTLY MOIST AT THE TIME OF LAYING TO PREVENT DEHYDRATION OF MORTAR AND GROUT.
4. BLOCK UNITS SHALL BE FREE OF ALL SUBSTANCES WHICH MAY IMPAIR THE BOND OF THE BLOCK TO THE MORTAR AND GROUT. CELLS SHALL BE IN VERTICAL ALIGNMENT. DOMELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING STEEL.

**1** TYPICAL BOND BEAM CMU WALL INFILL SCALE: NTS**3A** WALL/SLAB SPLICE DETAIL SCALE: NTS**3B** BEAM SPLICE DETAIL SCALE: NTS**3B** BAR BENDS AND LAPS SCALE: NTS**2** TYP. CMU WALL DETAILS SCALE: NTS

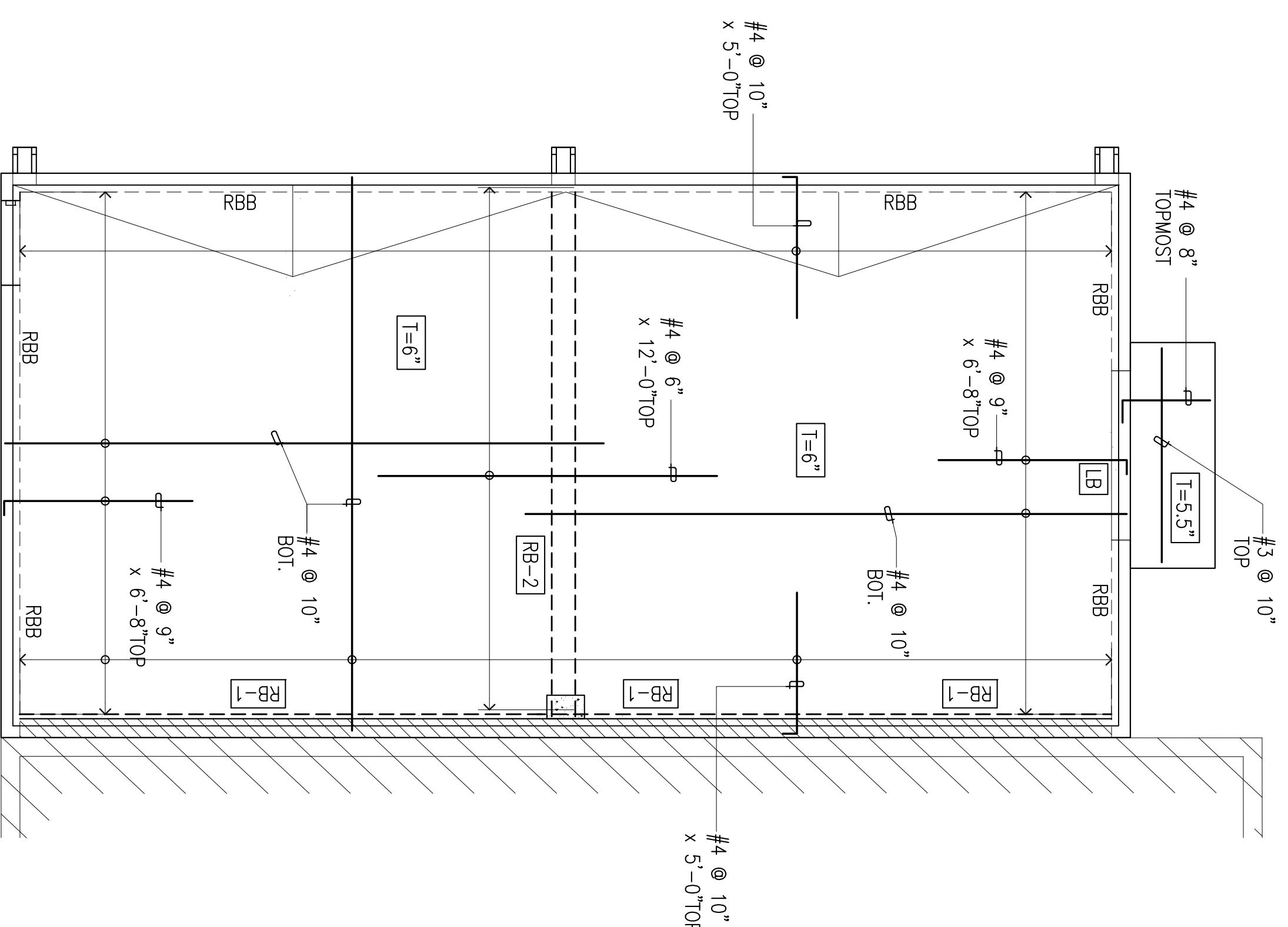
DESIGNED BY: _____	DATE: _____	APPROVED: _____
DRAWN BY: _____	DATE: _____	DATE: _____
CHECKED BY: _____	DATE: _____	DWG. NO. S-1
SUPERVISED BY: _____	DATE: _____	SHEET 3 OF 4
CONTRACTOR: _____		
PROJECT AND LOCATION: _____		
WONGWONGTODI WATE GUAM		
APPROVED BY: _____		
ENGINEER SUPERVISOR OF DIVISION OF CIP _____		
SHEET CONTENT: _____		
GENERAL NOTES		
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.		



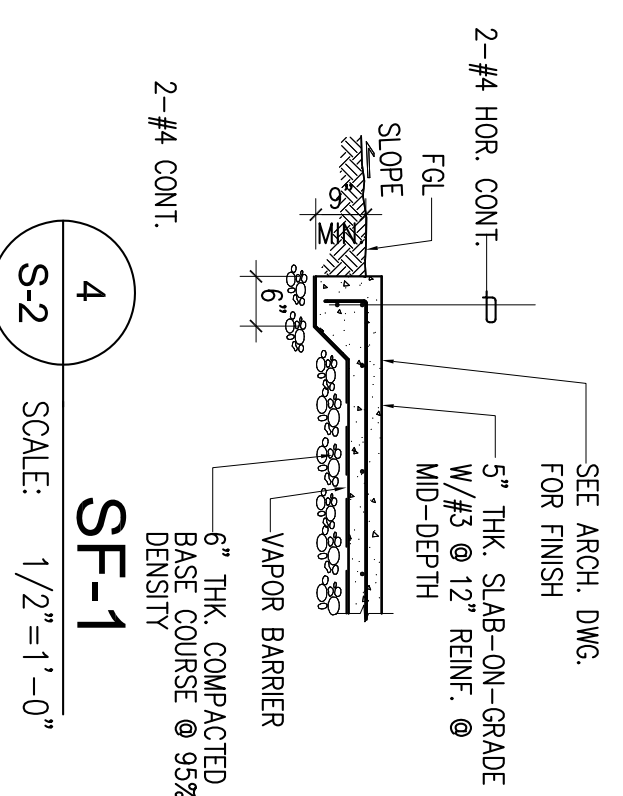
1 FOUNDATION PLAN
S-2 SCALE: 1/4"=1'-0"



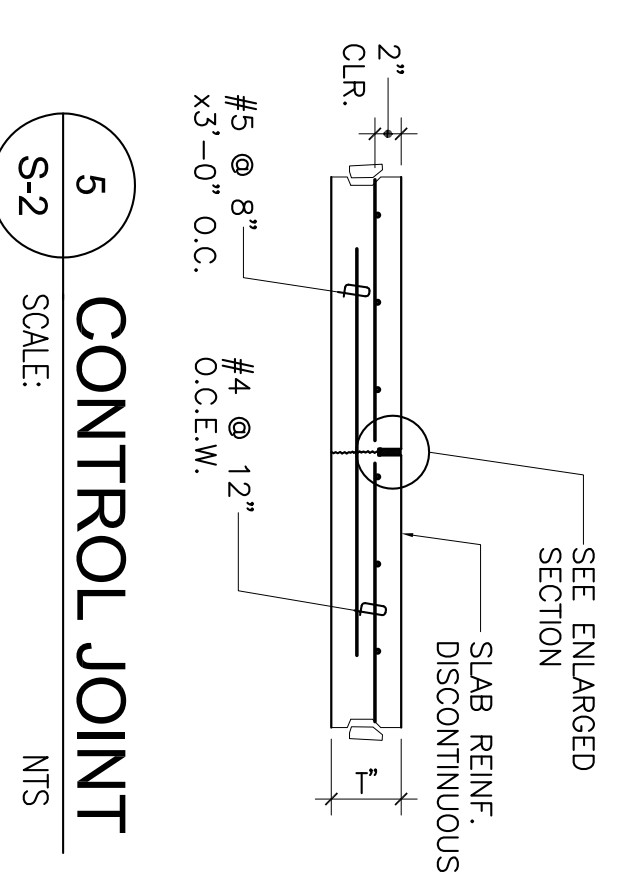
3 WF-1
SCALE: 1/2"=1'-0"



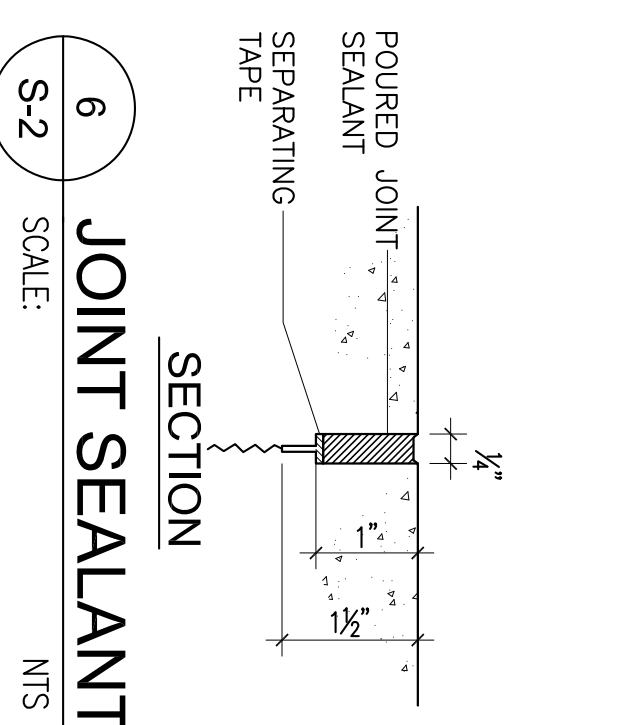
2 ROOF FRAMING PLAN
S-2 SCALE: 1/4"=1'-0"



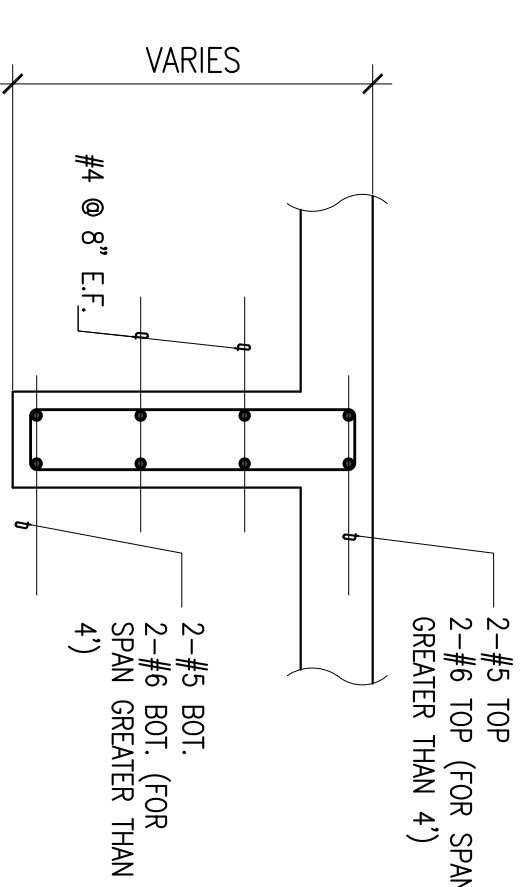
4 SF-1
SCALE: 1/2"=1'-0"



5 CONTROL JOINT
S-2 SCALE: 1/2"=1'-0"



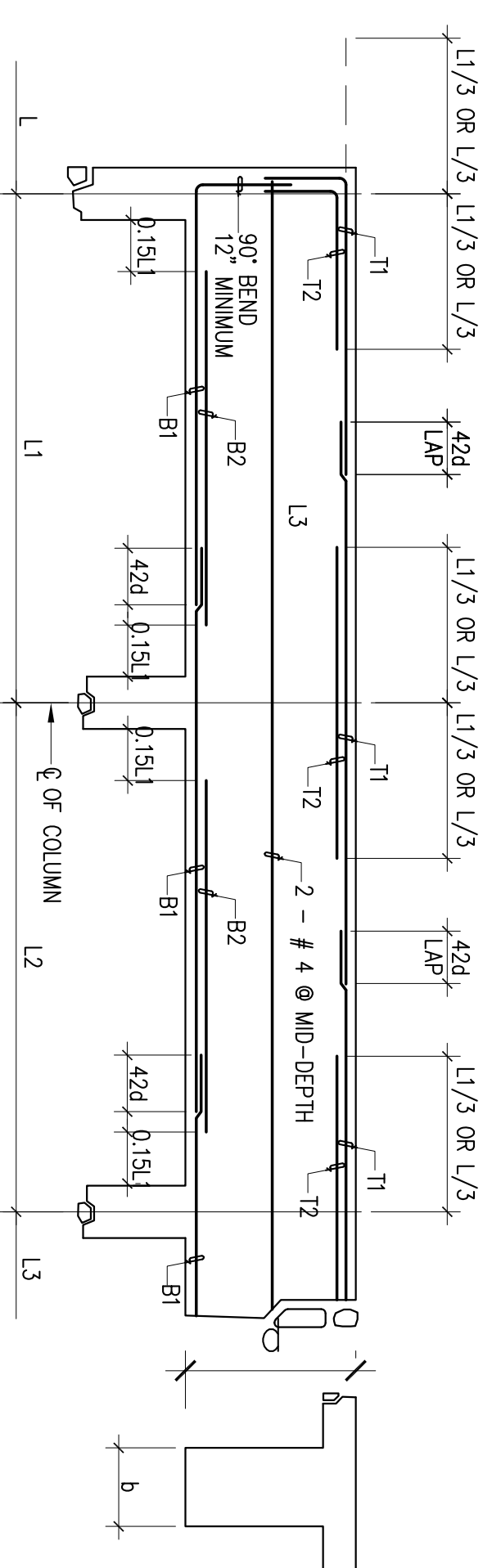
6 JOINT SEALANT
S-2 SCALE: 1/2"=1'-0"



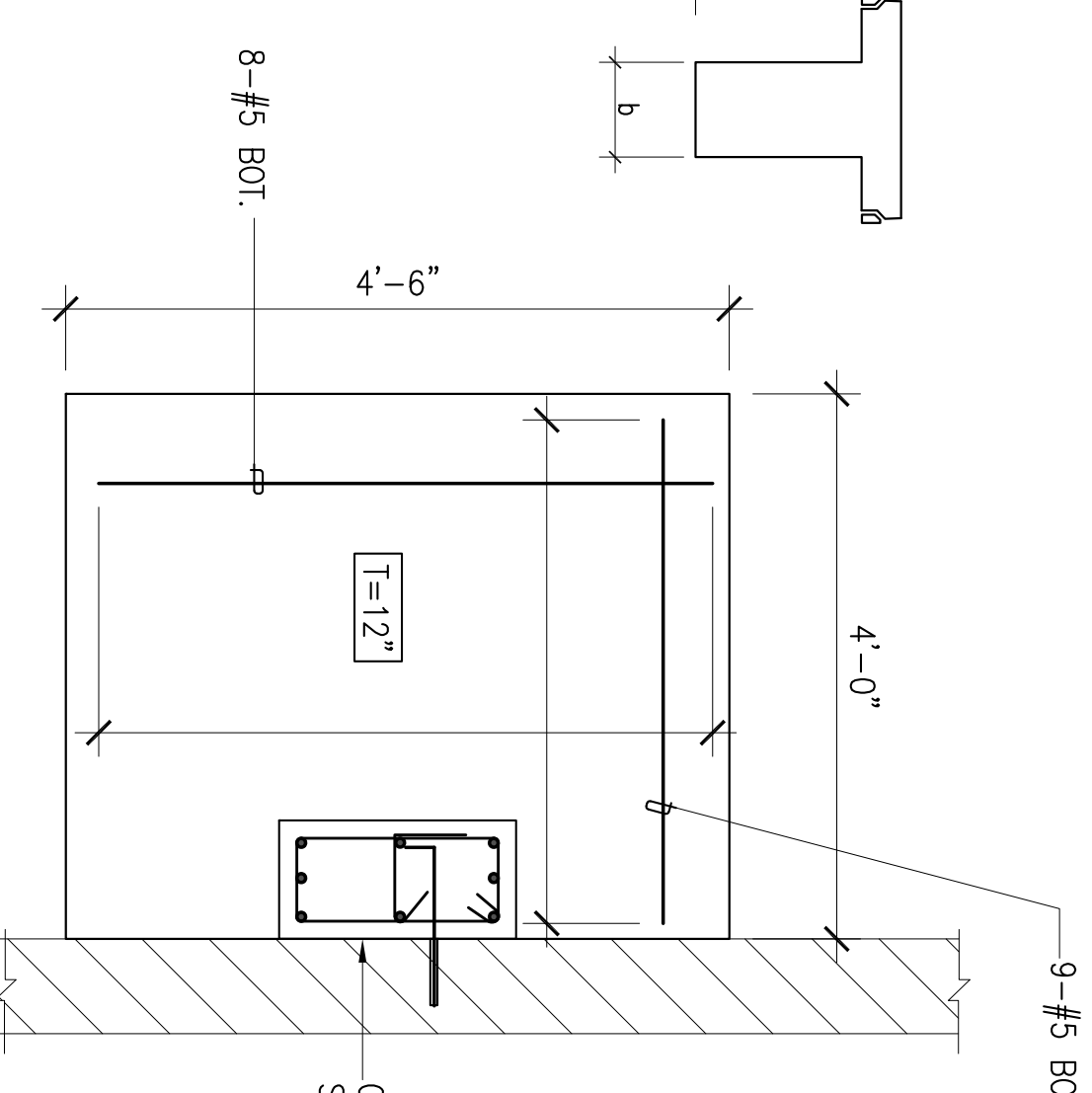
9 LINTEL BEAM
S-2 SCALE: 1/2"=1'-0"

MARK	SIZE		REINFORCEMENT										REMARKS		
	B (in)	D (in)	B1	B2	T1	T2	T3	T4	T5	T6	T7	T8		T9	T10
RB-1	10"	18"	3-#6	2-#6	3-#6	2-#6	3-#6	2-#6	3-#6	2-#6	3-#6	2-#6	3-#6	2-#6	SEE (S-7)
RB-2	12"	18"	4-#6	2-#6	4-#6	2-#6	4-#6	2-#6	4-#6	2-#6	4-#6	2-#6	4-#6	2-#6	SEE (S-7)
RBB	8"	18"	2-#5	---	2-#5	---	2-#5	---	2-#5	---	2-#5	---	2-#5	---	SEE (S-7)

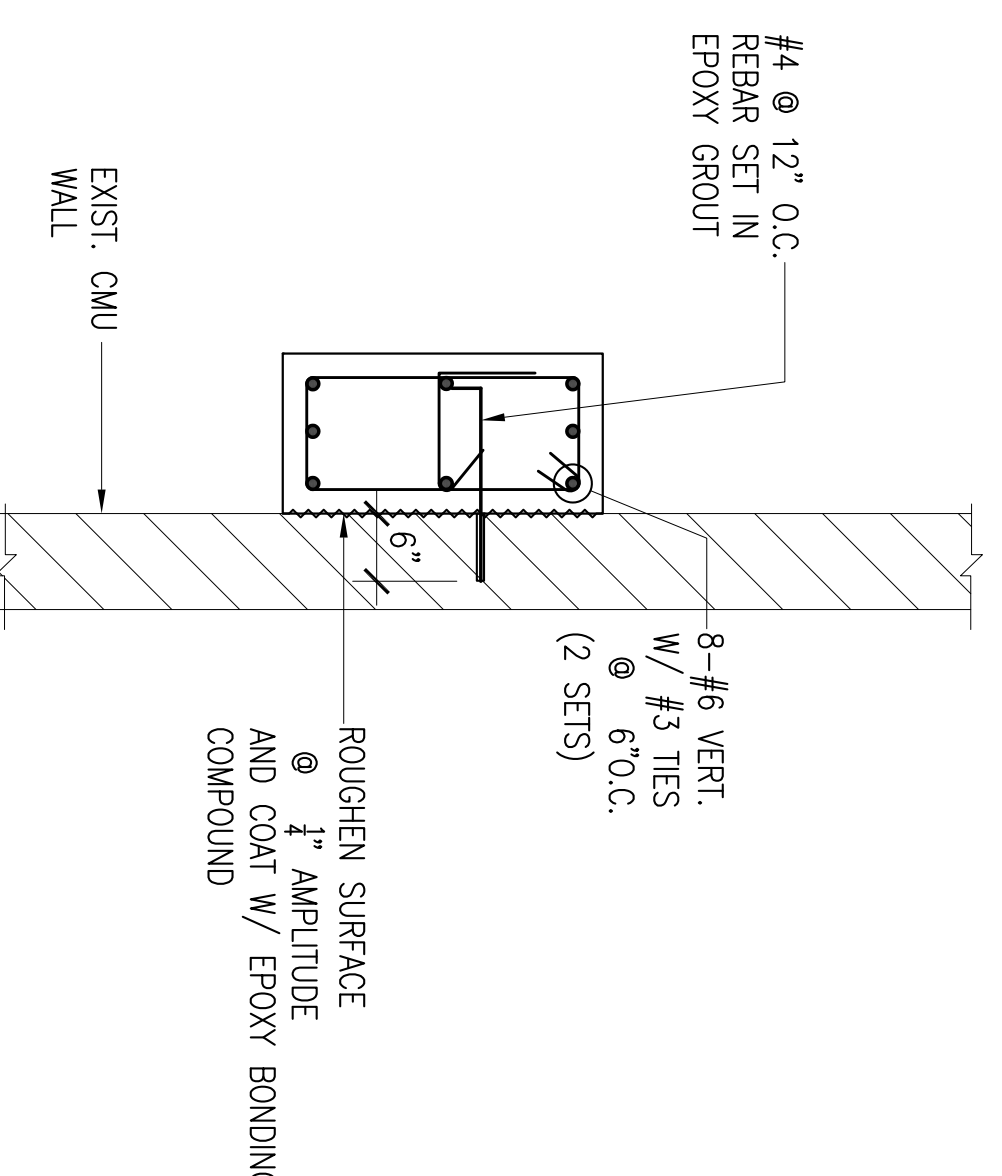
8 2ND FLOOR BEAM SCHEDULE



7 TYPICAL BEAM ELEVATION/SECTION
S-2 SCALE: 1/2"=1'-0"



10 CF-1
S-2 SCALE: 1/2"=1'-0"



11 COLUMN DETAIL
S-2 SCALE: 1/2"=1'-0"

DESIGNED BY:	PROJECT AND LOCATION:	CONTRACTOR:	PROJECT NO.:	REVISION:	DATE:	BY:	APPROVED:
DRAWN BY:	GUAM HOUSING & URBAN RENEWAL AUTHORITY	WONGWONGTID MATE	---	---	---	---	---
CHECKED BY:	PROJECT AND LOCATION:	CONTRACTOR:	PROJECT NO.:	REVISION:	DATE:	BY:	APPROVED:
SUPERVISED BY:	GUAM	WONGWONGTID MATE	---	---	---	---	---
APPROVED BY:	PROJECT AND LOCATION:	CONTRACTOR:	PROJECT NO.:	REVISION:	DATE:	BY:	APPROVED:
ENGINEER SUPERVISOR OF DIVISION OF CIP	GUAM HOUSING & URBAN RENEWAL AUTHORITY	WONGWONGTID MATE	---	---	---	---	---
SECTION MANAGER	FOUNDATION PLAN, ROOF FRAMING PLAN, AND MISC. DETAILS	---	---	---	---	---	---
DWG. NO. S-2	FOUNDATION PLAN, ROOF FRAMING PLAN, AND MISC. DETAILS	---	---	---	---	---	---
SHEET 4 OF 4	FOUNDATION PLAN, ROOF FRAMING PLAN, AND MISC. DETAILS	---	---	---	---	---	---

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.