

GUAM PRESERVATION TRUST

GENERAL SCOPE OF WORK ARCHITECTURAL/ENGINEERING SERVICES

REHABILITATION OF: Rosario House (Lot 55 within Lot 27, Block 25 Hagatna, Guam & Lot 62 within Lot 27, Block 25 Hagatna, Guam)

I. INTENT

In an effort to preserve Guam's historic past, it is the intent of the Guam Preservation Trust (GPT) to seek professional architectural/engineering services to prepare historic rehabilitation construction drawings and specifications for the properties described above.

II. DESCRIPTION OF WORK

The GPT is seeking proposals for the preparation of a historic reconstruction drawings and specifications. The scope of work involves the preparation of these documents for Rosario House. These services will incorporate the following general rules:

- A. Maintaining the structural stability and moisture protection of this historic structure for its continued use and to meet general conformance to the Codes and Federal Guidelines listed in Section V, Design and Construction Criteria.
- B. Conducting work that will pose the least amount of intrusion to the existing structure.
Repair and/or replace only those portions that are damaged and/or missing
- C. Utilizing "original" materials and maintaining the "original" character where possible.
- D. Architect shall utilize all material available through the GPT and/or other local archives to research and maintain the historic integrity of the design.
- E. Repairs will include the mechanical and electrical systems where necessary
- F. The building is historic and is listed in the Guam and National Register of Historic Places. As such, Section 3403.5 of the Uniform Building Code will apply.

III. GENERAL REQUIREMENTS

All items stated in this scope of work shall be completed and ready for use upon final acceptance and shall comply with all provisions governing laws and regulations applicable to Guam. Drawings shall be stamped by the architects and engineers of the different disciplines required in the design and must be registered by the Professional Engineers, Architects and Land Surveyors (PEALS) Board and licensed to practice on Guam.

Plans and specifications must be able to pass "building permits" review prior to construction of the home and shall be approved by the GPT.

IV. DESIGN AND CONSTRUCTION CRITERIA

Drawings, specifications and other related documents for this project shall be prepared in accordance with the general criteria contained in the following references:

- a) Secretary of the Interior's Standards for Rehabilitation
- b) Building Law, Title XXXII, Government of Guam Code
- c) Uniform Building Code (1994 Edition)
- d) National Electric Code (1996 Edition)
- e) Uniform Plumbing Code (Latest Edition)
- f) International Existing Building Code (2009)
- g) International Building Code (2009)

The Architect shall be responsible for the professional quality, technical accuracy and the coordination of all designs, drawings, specifications and other services furnished by the Architect under this contract. The architect shall, without additional compensation, correct or revise any errors or deficiencies in his/her designs, drawings, specifications and other services.

V. SITE INVESTIGATION

The Architect shall verify existing site conditions and all pertinent information needed for the satisfactory performance of the scope of work prior to submitting a proposal. The Architect shall verify conditions prior to completion of the construction drawings. The Architect will be responsible for obtaining such site data and information as may be necessary to adequately design a complete and usable facility and assure compatibility with existing facilities. This work includes but is not limited to obtaining data and information regarding soil stability for structure, topography, property limits, easements, utilities available, highway encroachment, parking and other data may be required.

VI. DESIGN REQUIREMENTS

In General, this project will follow the Department of Interior's Standards for Rehabilitation.

Section I – Existing Condition Analysis and Recommendations

1. Architectural Exteriors
2. Architectural Interiors
3. Structural Evaluation
4. Mechanical Systems Evaluation
5. Electrical Systems Evaluation

Section II – Site Work/Demolition

1. Remove all rotted wood
2. Remove all outdated plumbing
3. Remove all vegetative growth along exterior and interior walls
(Investigate hazards of removing existing trees, etcetera. Incorporate investigation results into demolition plans)

Section III – Masonry

1. Repair all cracks, spalls and delamination at existing walls, stairs and floors. Please note any major deficiencies on the exterior and interior wall surfaces
2. Repair or remove cabinetry if needed

Section IV – Wood

1. Source treated wood materials for all interior and exterior spaces. (If ifil wood was used, source treated wood comparable to ifil)
2. Investigate earlier roof designs from archival photos and review options with owner

Section V – Moisture Protection

1. Source appropriate roof materials system
2. Investigate air conditioning systems (if system is existing)

Section VI – Doors & Windows

1. Replace wood doors if irreparable
2. Replace windows if irreparable

Section VII – Plumbing

1. Investigate all plumbing hardware, water lines, septic or public connection etc., and design accordingly

Section VIII – Electrical

1. New electrical system and fixtures utilizing energy efficient devices. Energy Conservation systems for electrical equipment should be utilized
2. Provide proper ventilation for adaptive use (i.e., ceiling fans, A/C).

Section IX – Landscaping Plan

1. Provide and appropriate landscaping plan maintaining a reasonable buffer area surrounding the structure
2. Maintain all trees, unless otherwise directed
3. Review existing plants and recommend redesign or removal

Section X – Cost Estimates

1. Provide projected construction cost estimates