

BREAKBULK (BB) CARGO IMPROVEMENTS

(Sept. 2011 EA Engineering Summary of Phase 1A Implementation Plan)

I. Demolition

- **Gas Station**
The existing Gas Station is to be demolished and removed.
Raw Cost: \$ 26,295.00
- **Old Guam Waterworks Association (GWA) Pump Station**
The existing GWA Pump Station located north of the existing Break Bulk (BB) area is to be demolished and removed.
Raw Cost: \$ 29,834.00
- **Scale**
The scale adjacent to Warehouse 1 is to be demolished and removed and the removal of the drum lot deferred.
Raw Cost: \$ 26,295.00
- **Curbs and Slabs**
Medians adjacent to and affected by the expansion of the existing BB Area are to be demolished and removed in accordance with the July 2010 Preliminary Engineering Design. Also selective demolition is planned to improve the BB concrete berm and Oily Water Separator (OWS). The existing concrete slab adjacent to Warehouse 1 will be demolished and removed.
Raw Cost: \$200,000.00
- **Existing Gate and CMU Wall**
The existing BB Gate and adjacent CMU wall is to be demolished and removed in accordance with the July 2010 Preliminary Engineering Design.
Raw Cost: \$ 182,465.00
- **Existing Signage**
Demolition and removal of five signs will be in accordance with the July 2010 Preliminary Engineering Design.
Raw Cost: \$ 333.00
- **Pavement Removal**
Existing asphalt concrete will be removed to be replaced with 16" Portland cement concrete, which is anticipated to be an approximate footprint of 11,040 SY.
Raw Cost: \$ 75,727.00

Total Demolition Raw Cost: \$ 540,949.00

II. New Break-Bulk Area Improvements

- **Earthwork and Temporary Erosion Control**
Site earthwork and erosion control to support paving expansion that is anticipated to be result in an approximate footprint of 11,040 SY and calls for about 1,000 LF of silt fence.
Raw Cost: \$ 25,332.00
- **Gate and CMU Walls**
Construction of new BB gates is as per the July 2010 Preliminary Engineering Design that includes about 900 LF of new 7 FT tall chain link fence. Designed to separate port operations from Casamar and all other tuna operations in the adjacent area located west of the expanded BB area. In addition, approximately 8,400 SF of repairs to existing CMU walls are anticipated to be installed.
Raw Cost: \$ 213,045.00
- **Guard Shack**
The new BB guard shack is planned for construction per July 2010 specifications.
Raw Cost: \$ 181,693.00
- **Paving of Expanded BB Area**
Completion of related site work preparation must be completed in order to expand the existing BB yard by 2.3 acres as well as pave the expanded BB area with 16" PCC .
Raw Cost: \$ 1,157,300.00
- **Lighting**
The Port will install three high mast lights, 80 FT in height, and eight 40 FT tall lights will be added to the repair and/or replacement of existing lighting in the BB yard.
Raw Cost: \$ 936,898.00
- **Combined Drum Lot and Equipment Wash-down Area with Oil Water Separator (OWS).**
Modify and upgrade existing Drum Lot facility. Approximately 400 SF of new drum yard berm improvements for the Oily Water Separator per the Storm Water Pollution Prevention Plan (SWPPP) requirements are anticipated to be installed.
Raw Cost: \$ 7,576.00

Total New BB Area Raw Cost: \$ 2,521,845.00

Total Breakbulk Cargo Improvements Raw Cost: \$3,062,793.00

Total Breakbulk Cargo Improvements Project Cost: \$4,996,644.00

Port Modernization Program Project

DESCRIPTION	TYPE OF WORK	QUANTITY	UNIT	RAW COST
<i>Breakbulk Cargo Improvements</i>	New Constr/Renov.	9	acres	\$ 3,062,793.00
SUBTOTAL RAW COST				\$ 3,062,793.00
COST ADJUSTMENT FACTORS				TOTAL COST
SUBTOTAL				\$ 3,062,793.00
1. Area Cost Factor Adjustment				\$ 80,857.74
SUBTOTAL				\$ 3,143,650.74
2. Supervision, Inspection & Overhead				\$ 204,337.30
SUBTOTAL				\$ 3,347,988.03
3. Contingency				\$ 1,004,396.41
TOTAL 1				\$ 4,352,384.44
4. Planning and Design				\$ 304,666.91
TOTAL 2				\$ 4,657,051.35
MARAD (3%)				\$ 139,711.54
TOTAL 3				\$ 4,796,762.89
Guam Receipt Tax (GRT) (4.167%)				\$ 199,881.11
TOTAL CONSTRUCTION COST (FY 2012)				\$ 4,996,644.00
TOTAL PROGRAM COST				\$ 4,996,644.00
COST ADJUSTMENT FACTORS		% AMOUNT		
1. Area Cost Factor		2.640		
2. Supervision, Inspection and Overhead (SIOH) Factor (%)		6.500		
3. Contingency Factor (%)		30.000		
4. Planning and Design Factor (%)		7.000		