
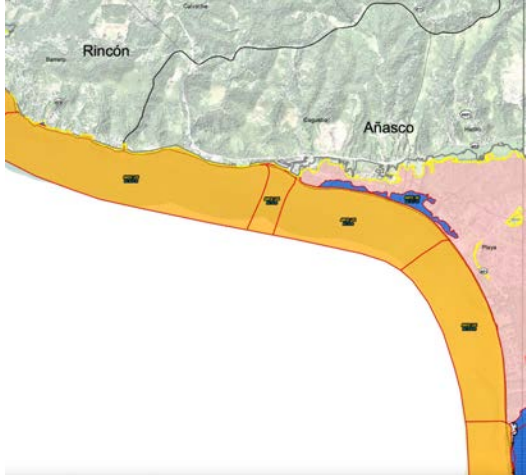



IMPROVEMENTS TO CENTRO VACACIONAL VILLAS DE AÑASCO


P.R. ROAD #115, K.M. 5.0 BARRIO CAGUABO
ANASCO, PR 00610

ISSUED FOR BID

DATE: 02.28.2023

LOCATION PLAN	FLOOD PLAN	CALIFICATION PLAN #153-000-009-02	CORRESPONDENCE	LIST OF DRAWINGS
			<p>OWNER: DRNA SECTO EL CINCO CARR 8838 KM 6.3 RIO PIEDRAS, PR 00926 TEL: (787) 999.2200</p> <p>DESIGNER: M2A GROUP, PSC ING. MANUEL BERMUDEZ PAGAN LICENCIA: 15,572 867 AVE. MUNOZ RIVERA COND. VICK CENTER, SUITE D-305 SAN JUAN, PR 00925 TEL: (939) 338.2121</p>	<div><div><div>A.000 COVER SHEET</div><div>A.001 SITE PLAN</div><div>A.002 TYPICAL VILLA - GROUND LEVEL</div><div>A.003 TYPICAL VILLA - SECOND LEVEL</div><div>A.004 TYPICAL VILLA - THIRD LEVEL</div><div>A.005 TYPICAL VILLA - FRONT ELEVATION</div><div>A.006 TYPICAL VILLA - REAR ELEVATION</div><div>A.007 TYPICAL VILLA - LEFT & RIGHT & SIDE ELEV.</div><div>A.100 VILLAS INTERIOR - BALCONY</div><div>A.101 VILLAS INTERIOR - LIVING RM & KITCHEN</div><div>A.102 VILLAS INTERIOR - LIVING RM & KITCHEN</div><div>A.103 VILLAS INTERIOR - BATHROOMS</div><div>A.104 VILLAS INTERIOR - BATHROOMS</div><div>A.105 VILLAS INTERIOR - MASTER ROOM</div><div>A.106 VILLAS INTERIOR - BEDROOM</div><div>A.107 VILLAS INTERIOR - BEDROOM</div><div>A.200 VILLAS INTERIOR - TULIPAN</div><div>A.201 VILLAS INTERIOR - TULIPAN</div><div>A.202 VILLAS INTERIOR - TULIPAN</div><div>A.203 VILLAS INTERIOR - LAUREL</div><div>A.204 VILLAS INTERIOR - LAUREL</div><div>A.205 VILLAS INTERIOR - LAUREL</div><div>A.206 VILLAS INTERIOR - ALMACIGO</div><div>A.207 VILLAS INTERIOR - ALMACIGO</div><div>A.208 VILLAS INTERIOR - ALMACIGO</div><div>A.209 VILLAS INTERIOR - UCAR</div><div>A.210 VILLAS INTERIOR - UCAR</div><div>A.211 VILLAS INTERIOR - UCAR</div></div><div><div>A.212 VILLAS INTERIOR - COBANA</div><div>A.213 VILLAS INTERIOR - COBANA</div><div>A.214 VILLAS INTERIOR - COBANA</div><div>A.300 VILLAS EXTERIOR - STAIR (CENTRAL)</div><div>A.301 VILLAS EXTERIOR - STAIR (LEFT SIDE)</div><div>A.302 VILLAS EXTERIOR - STAIR (RIGHT SIDE)</div><div>A.303 VILLAS EXTERIOR - SITE</div><div>A.304 VILLAS EXTERIOR - GENERAL PAINT WORK</div><div>A.305 VILLAS EXTERIOR - GENERAL PAINT WORK</div><div>A.400 VILLAS EXTERIOR - TULIPAN</div><div>A.401 VILLAS EXTERIOR - TULIPAN</div><div>A.402 VILLAS EXTERIOR - TULIPAN</div><div>A.403 VILLAS EXTERIOR - LAUREL</div><div>A.404 VILLAS EXTERIOR - LAUREL</div><div>A.405 VILLAS EXTERIOR - LAUREL</div><div>A.406 VILLAS EXTERIOR - UCAR</div><div>A.407 VILLAS EXTERIOR - UCAR</div><div>A.408 VILLAS EXTERIOR - UCAR</div><div>A.409 VILLAS EXTERIOR - COBANA</div><div>A.410 VILLAS EXTERIOR - COBANA</div><div>A.411 VILLAS EXTERIOR - COBANA</div><div>A.412 VILLAS EXTERIOR - ALMACIGO</div><div>A.413 VILLAS EXTERIOR - ALMACIGO</div><div>A.414 VILLAS EXTERIOR - ALMACIGO</div></div></div>

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
867 Ave. Munoz Rivera
Cond. Vick Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE AÑASCO

ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

PROJECT NO.

PROJECT
CENTRO VACACIONAL
VILLAS DE AÑASCO

COVER SHEET

A.000

SITE PLAN



Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
604 A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

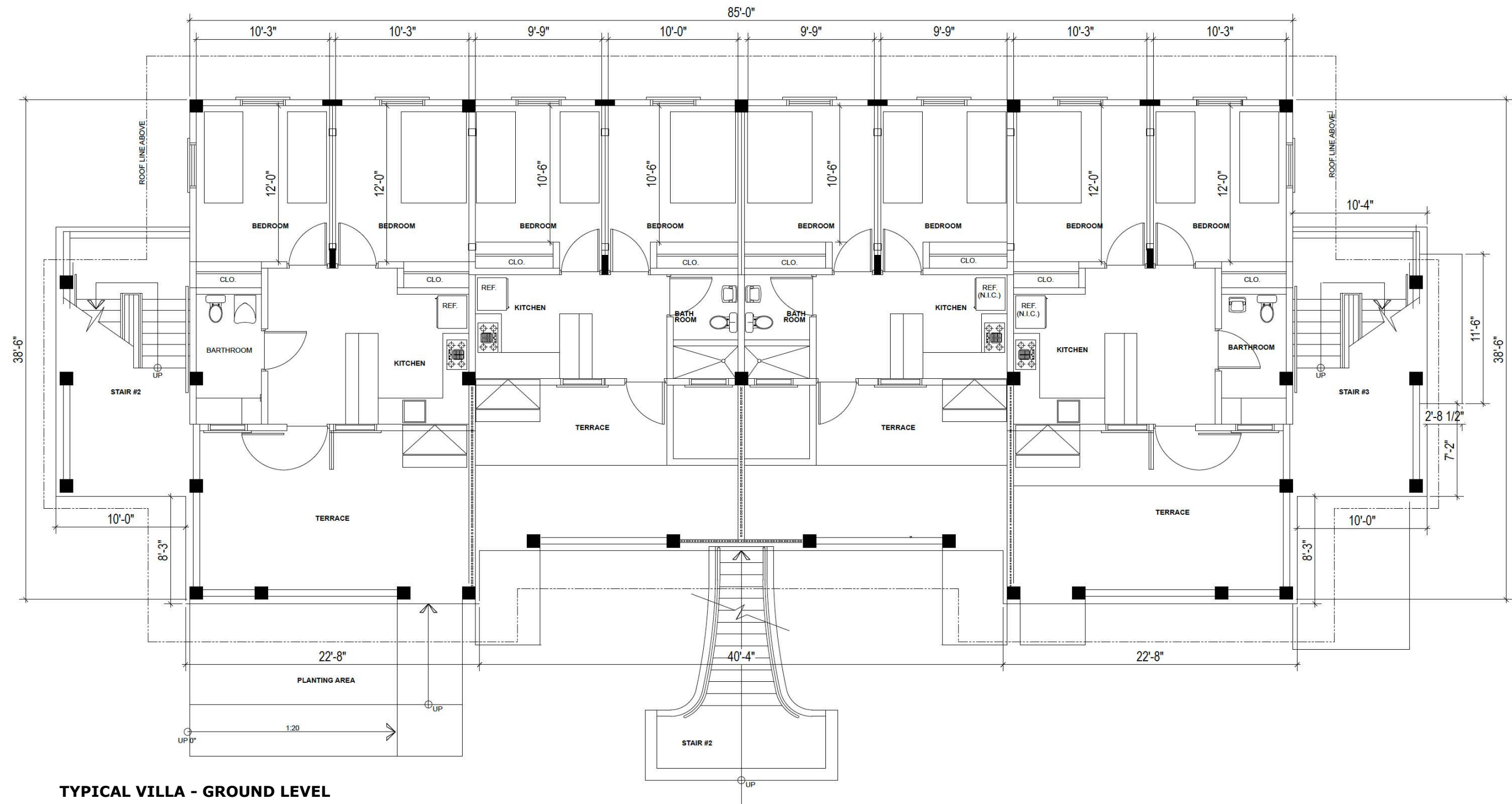
PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

SITE PLAN

A.001



TYPICAL VILLA - GROUND LEVEL

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Escencia: 15,572 Rivera
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

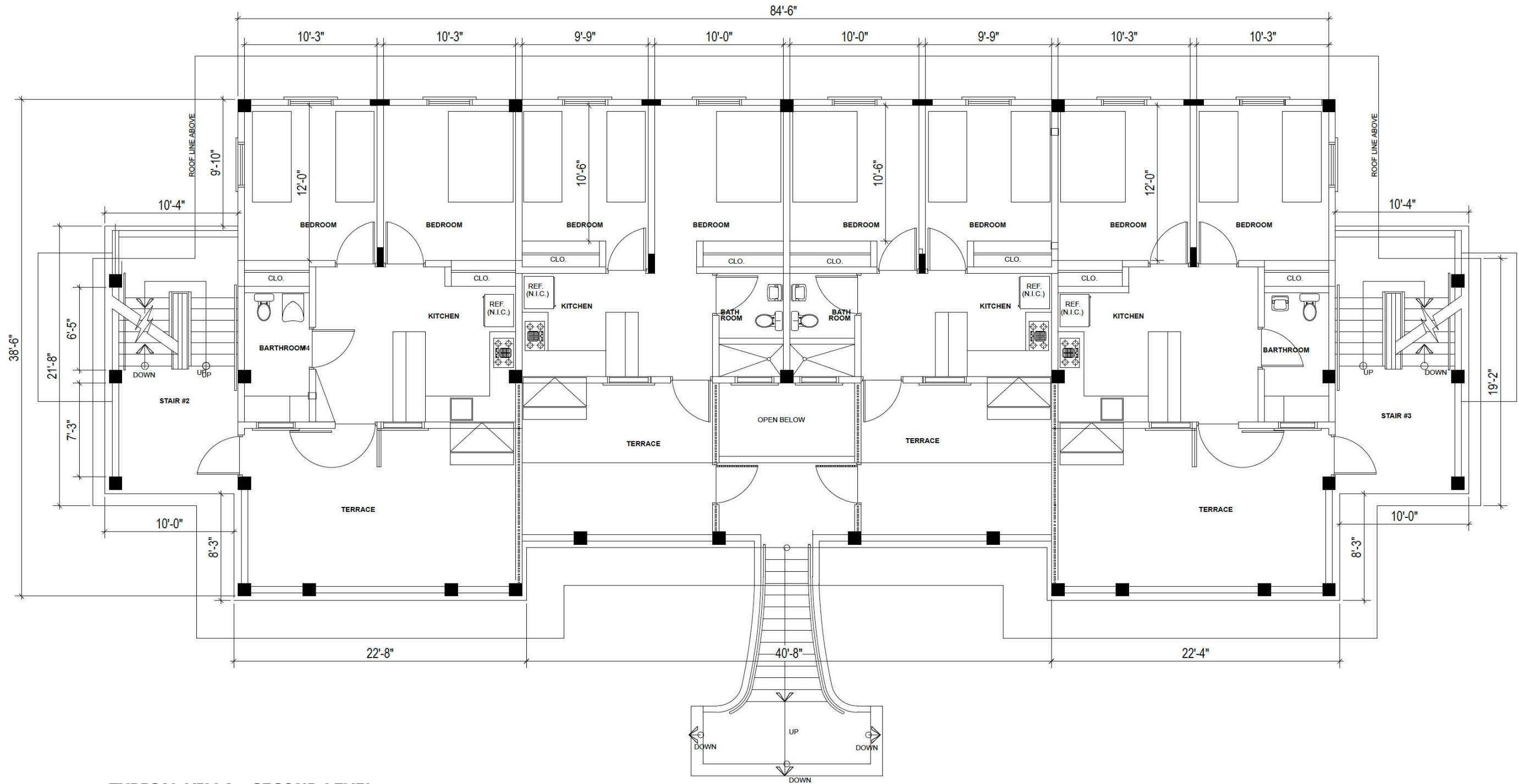
PROJECT NO.
ISSUE
FEB. 28, 2023

RE-ISSUE
MM. DD. YY

PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

TYPICAL VILLA
GROUND LEVEL

A.002



TYPICAL VILLA - SECOND LEVEL

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572 Rivera
664 A Vicks Center
Suite D-305
San Juan, PR 00925

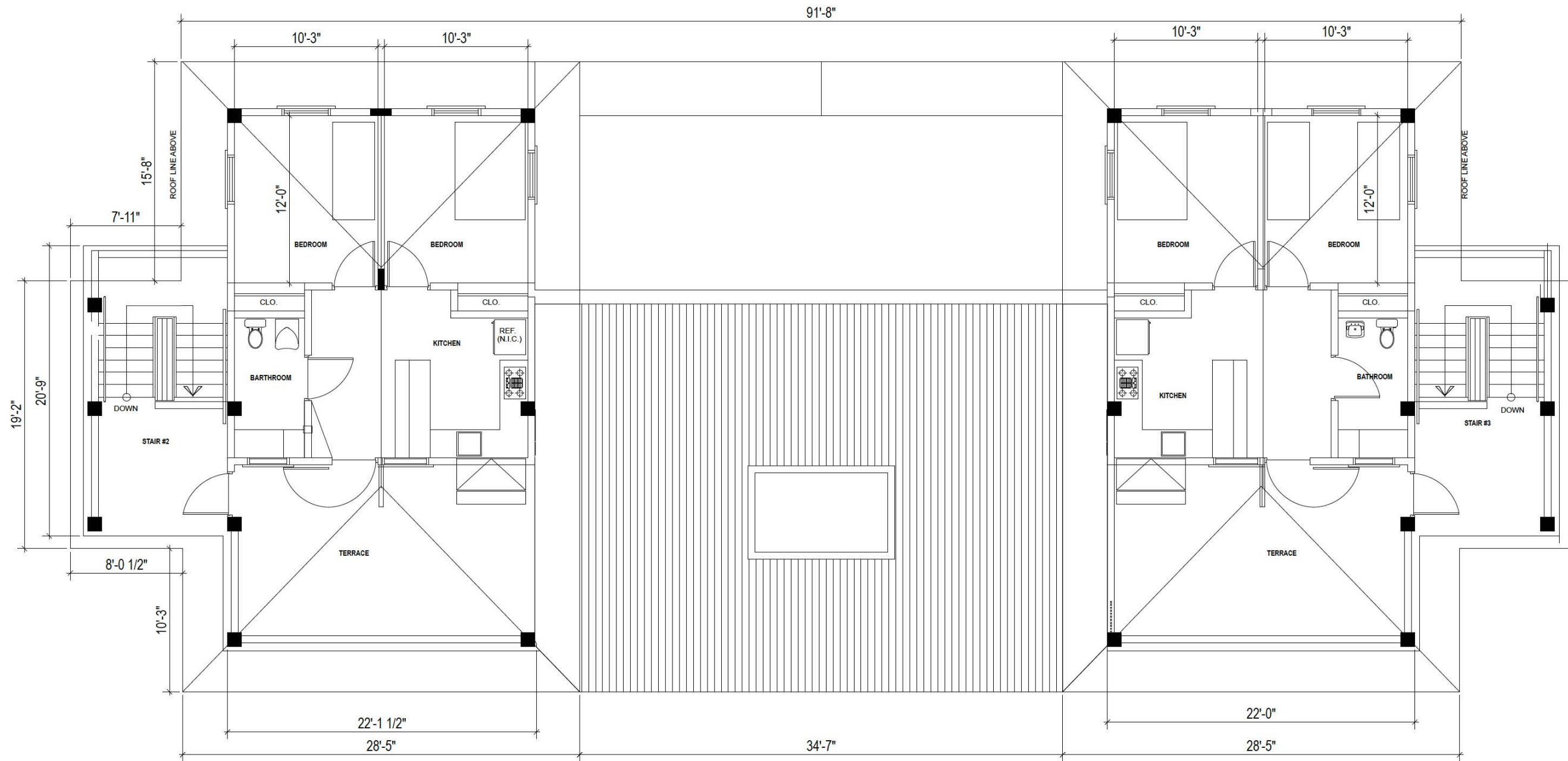
IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO. **ISSUE**
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT
CENTRO
VACACIONAL
VILLAS DE
ANASCO

TYPICAL VILLA
SECOND LEVEL

A.003



TYPICAL VILLA - THIRD LEVEL

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Escritorio: 15,572
Calle A Vicky Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

TYPICAL VILLA
THIRD LEVEL

A.004



TYPICAL VILLA - FRONT ELEVATION

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Escencia: 13,572 Rivera
600 A Wick Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

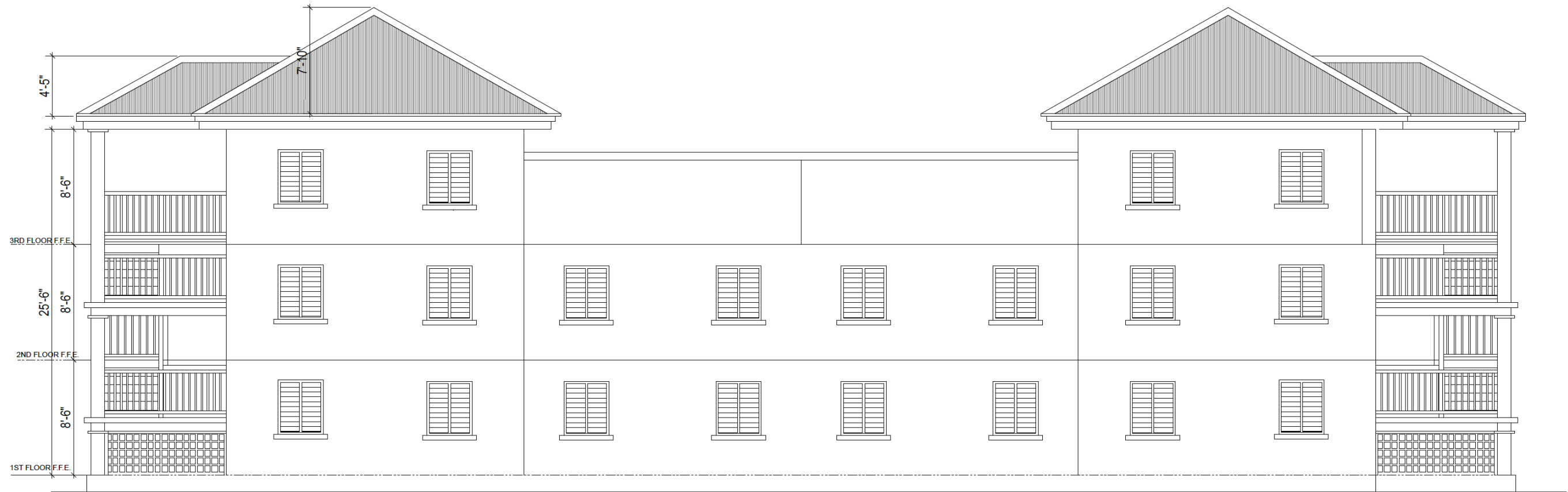
PROJECT NO.
ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

PROJECT
CENTRO
VACACIONAL
VILLAS DE
ANASCO

TYPICAL VILLA
FRONT
ELEVATION

A.005



TYPICAL VILLA - REAR ELEVATION

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Escencia: 15,572 Rivera
660 A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

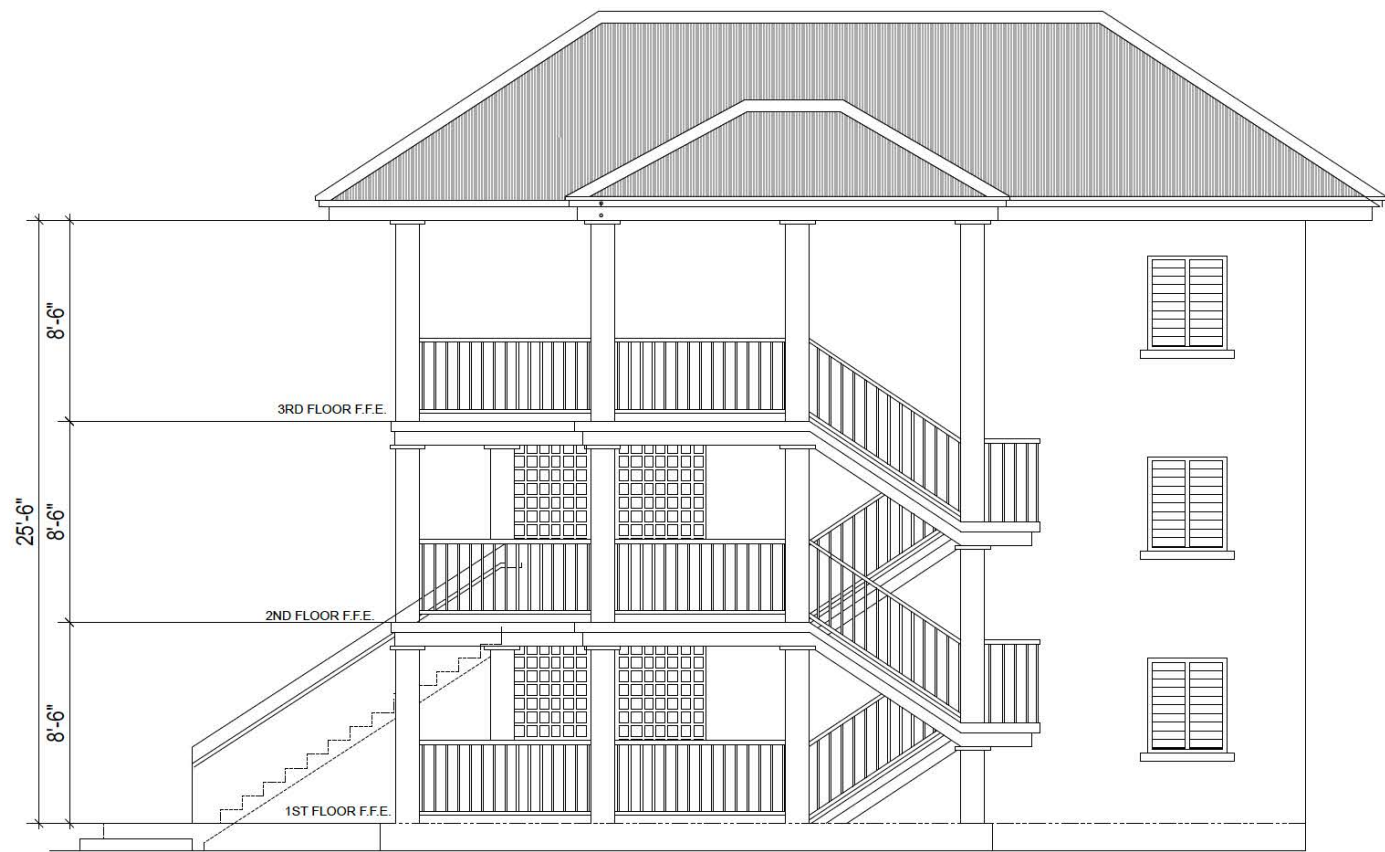
PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023

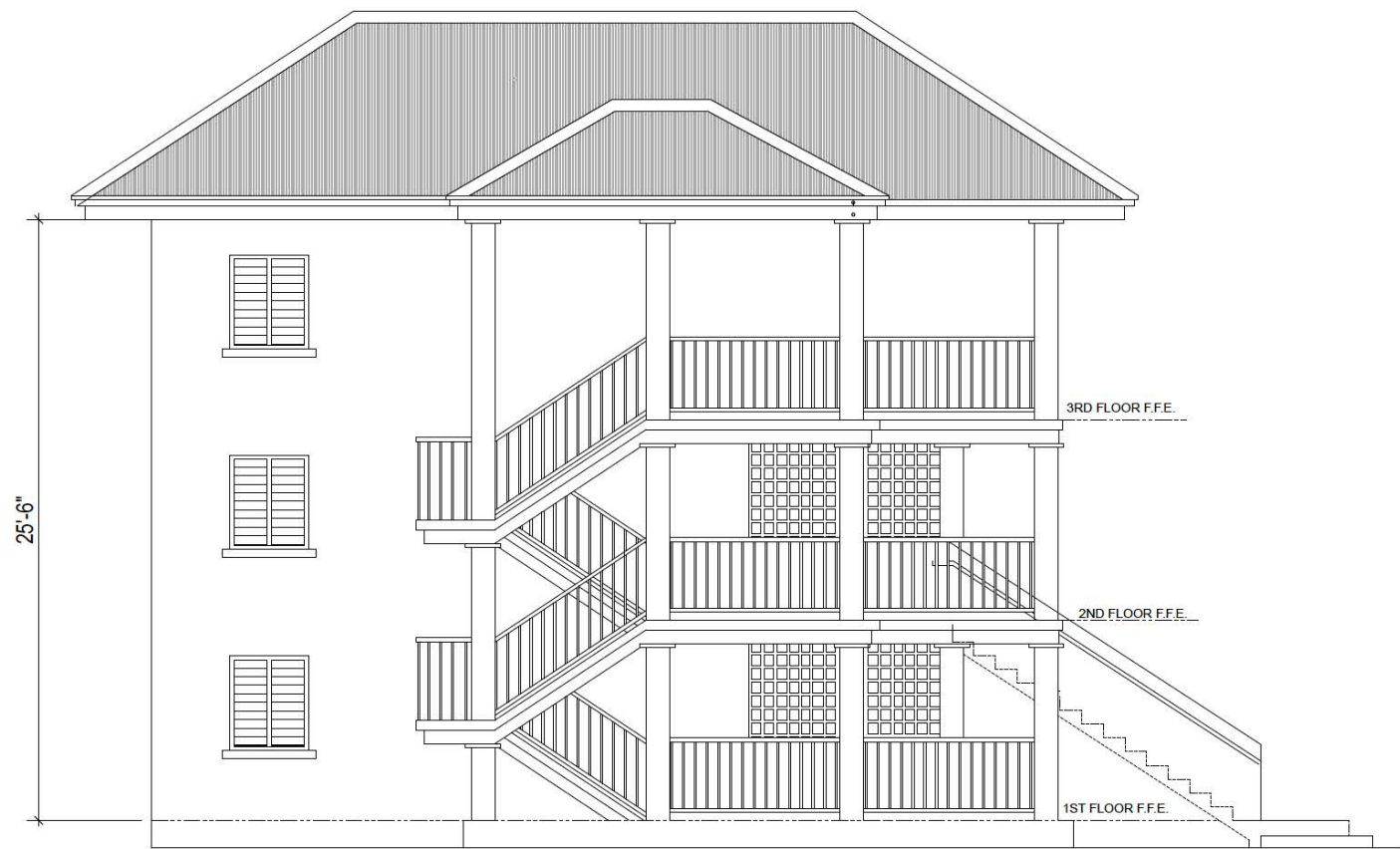
RE-ISSUE
MM.DD.YY

TYPICAL VILLA
REAR ELEVATION

A.006



TYPICAL VILLA - RIGHT SIDE ELEVATION



TYPICAL VILLA - LEFT SIDE ELEVATION

Professional Seal



MZA GROUP, PSC

Ing. Manuel Bermudez Pagan
 Oficina: 13,572 Rivera
 600 A Vicks Center
 Suite D-305
 San Juan, PR 00925

**IMPROVEMENTS
 CENTRO VACACIONAL
 VILLAS DE ANASCO**

ANASCO, PUERTO RICO

PROJECT NO.
ISSUE
 FEB. 28, 2023

RE-ISSUE
 MM.DD.YY

PROJECT
 CENTRO
 VACACIONAL
 VILLAS DE
 ANASCO

TYPICAL VILLA
 RIGHT & LEFT
 SIDE ELEV.

A.007

VILLAS INTERIORS

01



BALCONY

Replace Outdoor Ceiling Lights

Equal or similar

Specs: LED Ceiling Mounted – Outdoor
Diffuser Type: Clear Prismatic Acrylic
3000 Kelvin

See Tech Specs.

04



Replace PVC & Wood Seat Bench

Specs: To match existing

07



Replace Wood Railing

Specs: All wood railings to match existing design. Wood to be Pressured treated ground contact pine lumber to be sanded, sealed and varnished.

See Tech Specs.

02

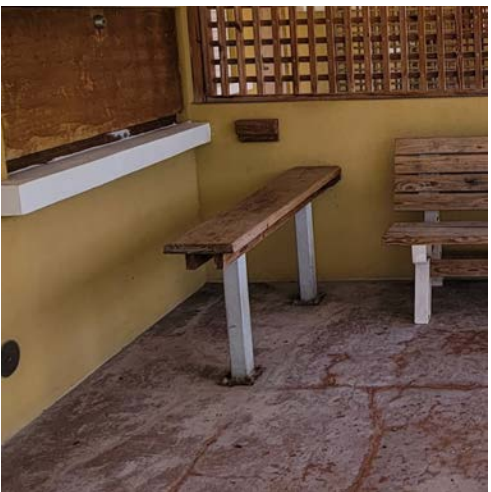


Repair Crack Ceiling & Leak

Specs: Repair, patch and paint color to match existing in all visible damage areas

See Tech Specs.

05



Repair Permanent Bench

Specs: Wood bench to be sanded, sealed and varnished. Replace wood if damaged. Metal post base to be replaced if rusted, if not, paint shall be an anti-corrosive paint, color to match existing.

See Tech Specs.

08



Replace Wood Door

Specs: Wood door to match existing design. Wood to be sanded, sealed and varnished. Hardware to be stainless steel and door handles to be ADA compliant.

See Tech Specs.

03



Repair Top Column Molding

Specs: Repair, patch and paint color to match existing. If foam is damaged, to be replaced with new and paint to match existing.

See tech Specs.

06



Replace Weatherproof Electrical Cover & Receptacle Outdoor Outlet

Specs: To match existing type and color.

See Tech Specs.

09



Replace Exit Sign

Specs: Replace sign and light equal or similar as shown in photo below. Cover existing light installation area with plate, paint to match existing wall color.

See Tech Specs.



Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
Cond. A Vok Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

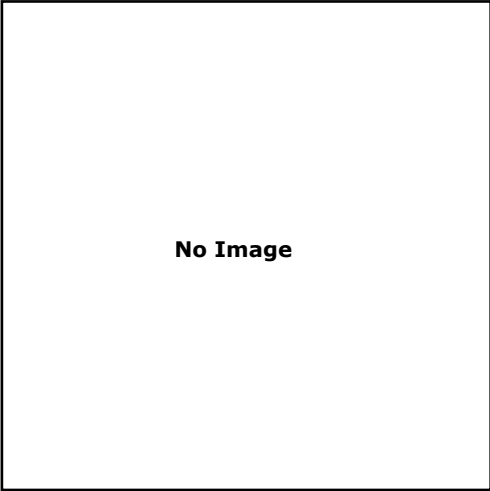
PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO
ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

VILLAS INTERIOR
BALCONY

A.100

VILLAS INTERIORS

10



Repair Ceiling Plaster

See Tech Specs.

13



Remove (Wood Counter/Frame/Fitting) and Install New Aluminum Door with Hardware

Specs: Provide and install white security aluminum panel in the outside to match existing design with phenolic PVC panel in the inside. Provide color sample chart. Hardware to be heavy duty stainless steel.

See Tech Specs.

16



Replace Kitchen Faucet

Specs: Replace faucet to match existing, commercial grade in stainless steel. Shall be ADA compliant for 1st floor apt. units.

11



Wooden Wall Divider

Secs: Wood to be sanded, sealed and varnished. Replace wood if damaged.

See Tech Specs.

14



Replace Ceiling Lights

Equal or similar

Specs: LED Ceiling Mounted – Indoor
Diffuser Type: Clear Prismatic Acrylic
3000 Kelvin

See Tech Specs.

17



Replace Window Operator

Specs: To match existing

12



LIVING ROOM/ KITCHEN

Remove Existing Door & Replace with New Aluminum Doors with Hardware

Specs: Install white aluminum security door with heavy gauge. Hardware to be heavy duty in stainless steel, key and lock to match existing. Shall be ADA compliant.

See Tech Specs.

15



Replace Cabinet Doors & Drawers

Specs: Replace wood damage cabinets doors with PVC. Laminate color to match existing. Install new heavy-duty stainless steel hardware.

See Tech Specs.

18



Replace Window Screen

Specs: To match existing

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
Cond. A Vicio Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO









ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS INTERIOR
LIVING RM/
KITCHEN

A.101

VILLAS INTERIORS

19		Replace Electrical Main Breaker Cover Specs: Replace to match existing. See Tech Specs.	22		Replace Fire extinguisher wall Cabinet enclosure with Fire Extinguisher Bracket Specs: Replace enclosure with fire extinguisher wall mounted bracket to support existing fire extinguisher.	25		Replace GFCI Outlet Specs: Replace to match existing. Plate to be replace with plastic, ivory color.
20		Replace Emergency Lights Devices Specs: Replace with similar or equal to photo below. Install plate once either equipt. gets removed. See Tech Specs.	23		Replace Stainless Steel Electrical Switch Cover Specs: Replace to match existing. Plate to be replace with plastic, ivory color.	26		Replace Smoke Detector Specs: Replace smoke detector to existing. To be compatible with existing fire alarm panel. See Tech Specs.
21	<div>N/A</div>	N/A	24		Replace Stainless Steel Electrical Receptacle Cover Specs: Replace to match existing. Plate to be replace with plastic, ivory color.	27		Refrigerator Light Bulb Specs: Replace refrigerator light bulb if damage. To match existing.

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
604 A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.	ISSUE
PROJECT	RE-ISSUE
CENTRO VACACIONAL VILLAS DE ANASCO	MM.DD.YY

VILLAS INTERIOR
LIVING RM/
KITCHEN

A.102

VILLAS INTERIORS

28



Remove and Disposal of Wood Baseboard

Specs: Remove existing baseboard and paint baseboard using same floor new coating at 3" height

See Tech Specs.

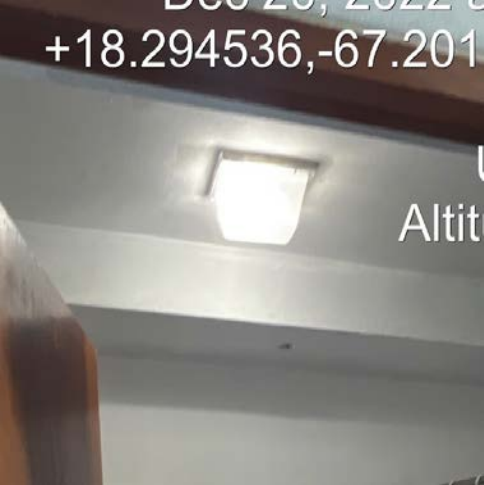
31



Remove & Replace Stove Cooktop

Specs: Replace cooktop to match existing

34



Replace Ceiling Lights

Equal or similar

Specs: LED Ceiling Mounted – Indoor.
Diffuser Type: Clear Prismatic Acrylic
3000 Kelvin

See Tech Specs.

29



Repair Permanent Bench

Specs: Wood bench to be sanded, sealed and varnished. Replace wood if damaged. Metal post base to be replaced if rusted, if not, paint shall be an anti-corrosive paint, color to match existing.

See Tech Specs.

32



BATHROOMS

Replace Wood Door with Hardware

Specs: New wood door to be sanded, sealed and varnished. Existing frames to be sanded, sealed and varnished. Color to match existing. Hardware to be heavy duty, stainless steel and ADA compliant. Lock to match as existing.

See Tech Specs.

35

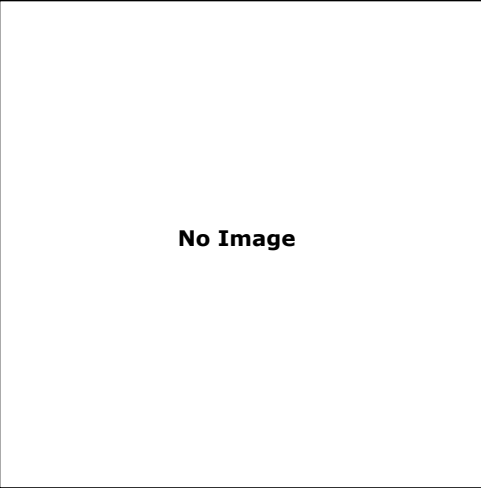


Replace GFCI Outlet & Switch Combo

Specs: Replace to match existing. Plate to be replace with plastic, ivory color.

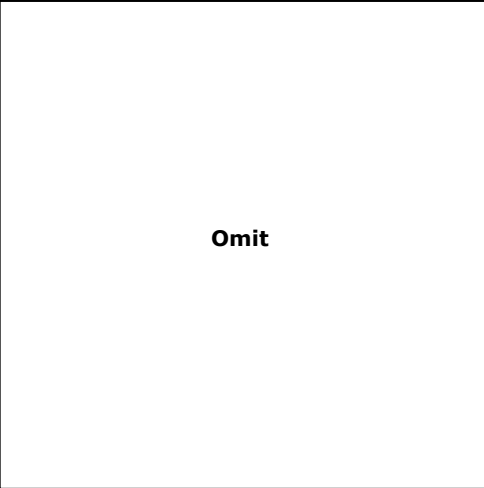
See Tech Specs.

30



Repair Ceiling Plaster

33



OMIT

36



Replace Electrical Switch Cover

Specs: Replace to match existing. Plate to be replace with plastic, ivory color.

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
604 A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

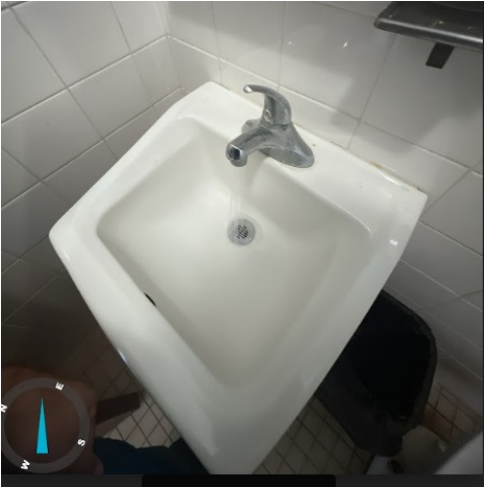
PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

VILLAS INTERIOR
BATHROOMS

VILLAS INTERIORS

37 Replace Sink Faucet & Shower Head and Valve 40



Specs: Replace to match existing. Shall be ADA Compliant
See Tech Specs.



Repair Ceiling Leak & Repair Gypsum Board Fascia
Specs: Repair damaged ceiling. Install moisture and mold cement board in damaged areas. Paint color to match existing.
See Tech Specs.

43



Replace Shower Drain Cover
Specs: Replace or add stainless steel shower drain cover

38 Toilet Seat 41



Specs: Replace Toilet seat to match existing. Shall be ADA Compliant



Repair shower drain leaks from 2nd & 3rd levels, include mosaic floor replacement to perform requested the repairs-see tech specs
Specs: Refer to spec for shower drain repair

44



Replace Stainless Steel Soap Dish
Specs: Replace Soap dish with new in stainless steel. If wall tile is affected by dish removal, replacement of wall tile shall be done. Color tile and grout to match existing.

39 Handicapped Toilet 42



Specs: Replace Toilet to match existing. Shall be ADA Compliant



Replace Shower Curtain
Specs: Replace to match existing shower curtain, tube to be stainless steel and stainless steel rods.

45



Replace Stainless Steel Toilet Paper Holder
Specs: Replace toilet paper dispenser with new in stainless steel. If wall tile is affected by dish removal, replacement of wall tile shall be done. Color tile and grout to match existing.

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
Cond. A Vok Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO
ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

VILLAS INTERIOR
LIVING RM/
KITCHEN

A.104

VILLAS INTERIORS

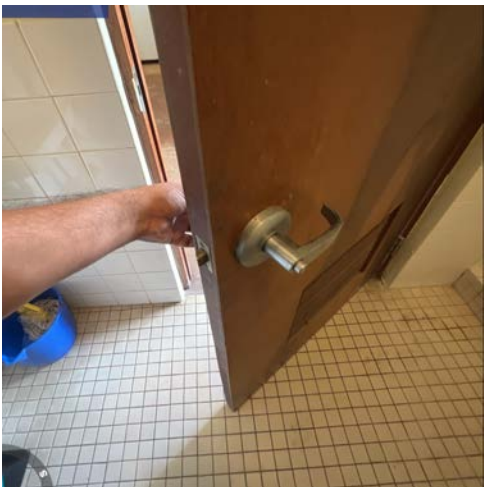
46



Replace Window Operator

Specs: To match existing

49



Master Room

Replace Wood Door with Hardware

Specs: New wood door to be sanded, sealed and varnished. Existing frames to be sanded, sealed and varnished. Color to match existing. Hardware to be heavy duty, stainless steel and ADA compliant. Lock to match as existing.

See Tech Specs.

52



Replace Stainless Steel Electrical Switch Cover

Specs: Replace to match existing. Plate to be replace with plastic, ivory color.

47

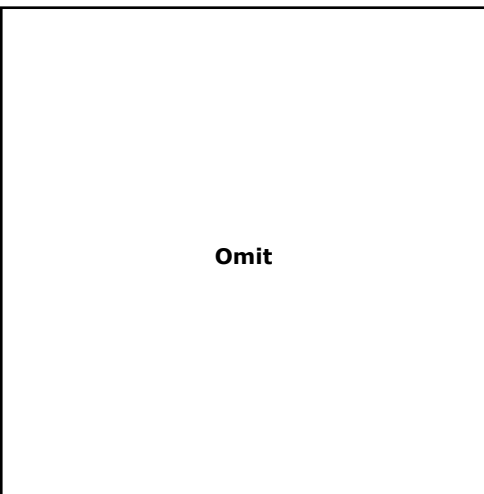


Replace Toilet with Manual Pressure Valve

Specs: To match existing. Shall be ADA compliant

See Tech Specs.

50



OMIT

53



Replace Stainless Steel Electrical Receptacle Cover

Specs: Replace to match existing. Plate to be replace with plastic, ivory color.

48



Handicap Shower Chair & Handicap Grab Bar

Specs: To match existing. Shall be ADA compliant

51



Replace Ceiling Lights

Equal or similar

Specs: LED Ceiling Mounted – Indoor. Diffuser Type: Clear Prismatic Acrylic 3000 Kelvin

See Tech Specs.

54



Replace Window Operator

Specs: To match existing

48a



Sealing crack on wall over window

Specs: Refer to spreadsheet for areas.

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
C/O A.Vick Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

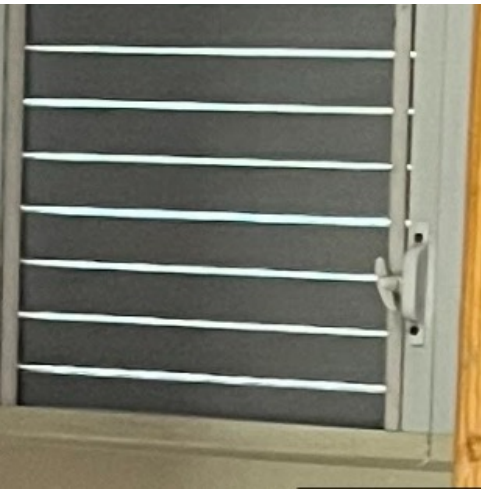
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS INTERIOR
MASTER ROOM

A.105

VILLAS INTERIORS

55



Replace Window Screen

Specs: To match existing

58



Replace Smoke Detector

Specs: Replace smoke detector to be compatible with existing fire alarm panel.

See Tech Specs.

60



BEDROOM

Replace Wood Door with Hardware

Specs: New wood door to be sanded, sealed and varnished. Existing frames to be sanded, sealed and varnished. Color to match existing. Hardware to be heavy duty, stainless steel and ADA compliant. Lock to match as existing.

See Tech Specs.

56



Replace Mattress – Size: Full

Specs: Replace mattress to match existing.

59



Remove and Disposal of Wood Baseboard

Specs: Remove existing baseboard and paint baseboard using same floor new coating at 3” height

See Tech Specs.

62



Replace Ceiling Lights

Equal or similar

Specs: LED Ceiling Mounted – Indoor.
Diffuser Type: Clear Prismatic Acrylic
3000 Kelvin

See Tech Specs.

57



Replace A/C Unit

Specs: Replace A/C to match existing with 12,000 BTU capacity.

Note: Except Villa Almacigo

See Tech Specs.

59a



Replace Electrical Receptacles

Specs: Refer to spreadsheet for areas.

63



Replace Stainless Steel Electrical Switch Cover

Specs: Replace to match existing. Plate to be replace with plastic, ivory color.

59b



Remove the presences termites

Specs: Contractor shall mitigate the presence of termites in the entire room. See specs for details.

59c



Crack sealing in the wall over window

Specs: Refer to spreadsheet for areas.

59d



Crack sealing the the wall over door

Specs: Refer to spreadsheet for areas.

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
604 A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023

PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS INTERIOR
BEDROOM

A.106

VILLAS INTERIORS

64



Replace Stainless Steel Electrical Receptacle Cover

Specs: Replace to match existing. Plate to be replace with plastic, ivory color.

67



Replace Mattress – Size Twin

Specs: Replace mattress to match existing.

70

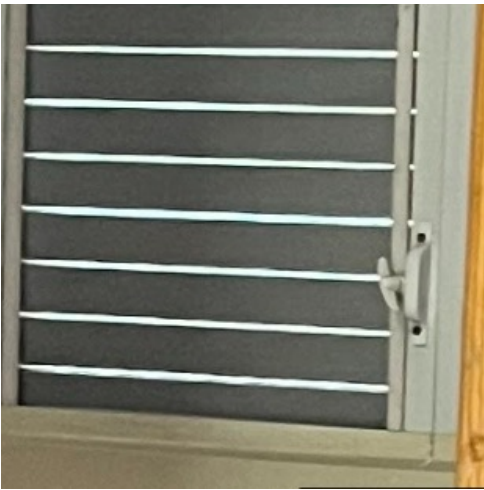


Remove and Disposal of Wood Baseboard

Specs: Remove existing baseboard and paint baseboard using same floor new coating at 3” height

See Tech Specs.

65



Replace Window Operators

Specs: To match existing

68



Replace A/C Unit

Specs: Replace A/C to match existing with 12,000 BTU capacity.

Note: Except Villa Almacigo

See Tech Specs.

70a



Paint color to match existing

GENERAL WORKS IN ALL 10 APARTMENTS: ALL INTERIOR WALLS, CEILING ROOF AND FLOOR SURFACES

Primer Work

Specs: Apply one coat of primer in all apartment interiors and at the balcony: all walls, and ceiling roof. See specs for details

70b



Paint color to match existing

Paint Work

Specs: Apply two coats of paint in all apartment interiors and at the balcony: all walls, floor and ceiling roof. See specs for details

71



No Image

Window Filtration

Specs: Refer to spreadsheet for areas

72



No Image

Replace Glass

Specs: Refer to spreadsheet for areas

73



No Image

Water Heater

Specs: Refer to spreadsheet for areas

74



No Image

Repair ceiling (including all support studs, gypsum boards, all supports & anchorages, paint and accessories to match existing)

Specs: Refer to spreadsheet for areas.

75



No Image

Crack sealing on wall and floor

Specs: Refer to spreadsheet for areas.

66



Replace Window Screens

Specs: To match existing

69



Replace Smoke Detector

Specs: Replace smoke detector to be compatible with existing fire alarm panel.

See Tech Specs.

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



MZA GROUP, PSC

Ing. Manuel Bermudez Pagan
Licencia: 13,572
Cond. A Vok Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO

ANASCO, PUERTO RICO

ISSUE

FEB. 28, 2023

PROJECT NO.

PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS INTERIOR
BEDROOM

A.107

VILLA TULIPAN - INTERIORS

	ZAGROUP															
	VILLA _____ Tulipan_____ - CENTRO VACACIONAL DE AÑASCO															
ITEM	ITEM /APARTAMENTO __Tulipan Acumulado__	QTY	COMMENTS	UNIT PRICE	UNIT	COST	APARTAMENTOS									
	BALCONY						Apt 1	Apt 2	Apt 3	Apt 4	Apt 5	Apt 6	Apt 7	Apt 8	Apt 9	Apt 10
1	Replace Outdoor Ceiling Lights	2			EA	\$ -		1	1							
2	Repair crack Ceiling & Leak, seal entire upper balcony according to specs	290			SQFT	\$ -		20		75	15	180				
3	Repair Top Column Molding (see tech. specs)	1	4 SQFT per column		EA	\$ -	1									
4	Replace PVC & Wood Seat Bench equal to existing	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
5	Repair Permanent Bench (Anti-Corrosive Paint)	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
6	Replace Weatherproof Electrical Cover & Receptacle Outdoor Outlet	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
7	Replace Wood railing systems (Vertical piece 1.5" x 1.5", Spacing between vertical piece 3", Below horizontal piece 1.5" x 5", Top 2 Horizontal Piece 1.5" x 5")	774.2			SQFT	\$ -	90.3	49	49	90.3	90.3	59.5	59.5	90.3	98	98
8	Replace Wood Door to match existing see Tech. Specs	10	Existing wood door 36" x 84"		EA	\$ -	1	1	1	1	1	1	1	1	1	1
9	Replace Exit Sign	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
10	Repair ceiling Plaster	0			EA	\$ -										
11	Apply coating to Lattice partition Paint Wood Stain & Sealer; Wooden Wall Divider (Vertical & Horizontal piece 1.5" x 1.5", Spacing between vertical piece 3")	611			SQFT	\$ -	48	83	83	48	40.25	94	94	40.25	40.25	40.25
	LIVING ROOM/KITCHEN															
12	Remove existing door & replace with New Aluminum Doors with hardware -See Tech Specs	10	Existing wood door 36" x 84"		EA	\$ -	1	1	1	1	1	1	1	1	1	1
13	Remove (Wood counter /Frame/Fitting) and Install New aluminum Door with hardware	10	Existing wood compartment 59" x 24"		EA	\$ -	1	1	1	1	1	1	1	1	1	1
14	Replace Ceiling Lights	3			EA									1	1	1
15	Replace Cabinet Doors & Drawers	12	Doors		EA	\$ -			3		2	2		3	1	1
16	Replace Kitchen Faucet	10	Included Fitting		EA	\$ -	1	1	1	1	1	1	1	1	1	1
17	Replace Window operator	6			EA	\$ -								2	2	2
18	Replace Window screen	3	18" x 45"		SQFT	\$ -	1	2								
19	Replace Electrical Main Breaker Cover-see Tech specs	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
20	Replace "EMERGENCY Lights Devices"	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
21	N/A	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
22	Replace Fire extinguisher wall cabinet enclosure with fire extinguisher bracket	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
23	Replace Stainless Steel Electrical Switch Cover with plastic covers	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
24	Replace Stainless Steel Electrical Receptacle Cover	12			EA	\$ -	1	1	1	1	1	1	1	1	2	2
25	Replace GFCI Outlet	12			EA	\$ -	1	1	1	1	2	2			2	2
26	Replace Smoke Detector (Compatible with Fire Alarm Panel)	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
27	Refrigerator Light bulb	2	Fridge has moo		EA	\$ -	1	1								
28	Remove and disposal of Wood Baseboard (see specs for the proposed work)	440			LNFT	\$ -	44	44	44	44	44	44	44	44	44	44

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
664 A Vicks Road
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE AÑASCO
AÑASCO, PUERTO RICO

PROJECT NO. ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY
PROJECT
CENTRO VACACIONAL
VILLAS DE AÑASCO

VILLAS INTERIOR
TULIPAN

A.200

VILLA TULIPAN - INTERIORS

29	Repair Permanent Bench (Anti-Corrosive Paint)	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
30	Repair Ceiling Plaster																
31	Remove & Replace Stove Top - see Tech Spec.																
31a	Ceiling plaster	240			SQFT	\$	-					120	120				
	BATH																
32	Replace Wood Door with hardware - see tech specs	10	Existing door 36" x 84" with Louver (2ftx2ft)		EA	\$	-	1	1	1	1	1	1	1	1	1	1
33	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1	1
34	Replace Ceiling Lights-see tech specs	1			EA	\$	-		1								
35	Replace GFCI Outlet & Switch combo	7			EA	\$	-				1	1	1	1	1	1	1
36	Replace Electrical Switch Cover	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
37	Replace Sink Faucet & Shower	10	Included Fitting		EA	\$	-	1	1	1	1	1	1	1	1	1	1
38	Toilet Seat	0			EA	\$	-	-	-	-	-	-	-	-	-	-	-
39	Toilet handicapped to match existing	0			EA	\$	-	-	-	-	-	-	-	-	-	-	-
40	Repair Ceiling Leak & repair gypsum board fascia	72			SQFT	\$	-	16	14				14	14	14		
41	Repair shower drain leaks from 2nd &3rd levels, include mosaic floor replacement to perform requested the repairs-see tech specs				LS							1	1			1	1
42	Replace Shower Curtain	0			EA	\$	-										
43	Replace Shower Drain Cover	0			EA	\$	-										
44	Replace Stainless Steel Soap Dish	0			EA	\$	-										
45	Replace Stainless Steel Toilet Paper Holder	0			EA	\$	-										
46	Replace Window operator	0			EA	\$	-										
47	Replace Toilet with Manual Pressure Flush Valve to match existing	10	Recommended Replacement		EA	\$	-	1	1	1	1	1	1	1	1	1	1
48	HC Shower Chair & HC Grab Bar (6ft L Form) only in Handicapped apartments	1						1									
48a	Sealing crack on wall over window	120	25 PL		SQFT	\$	-					25	25	25	25	10	10
	MASTER ROOM																
49	Replace Wood Door with hardware	10	Existing door 36" x 84" with Louver (2ftx2ft)		SQFT	\$	-	1	1	1	1	1	1	1	1	1	1
50	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1	1
51	Replace Ceiling Lights	6			EA	\$	-					1	1	1	1	1	1
52	Replace Stainless Steel Electrical Switch Cover	6			EA	\$	-								2	2	2
53	Replace Stainless Steel Electrical Receptacle Cover	6			EA	\$	-								2	2	2

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
664 Avenida Rivera
Cond. A VICK Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO. PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO
ISSUE FEB. 28, 2023
RE-ISSUE MM.DD.YY

VILLAS INTERIOR
TULIPAN

A.201

VILLA TULIPAN - INTERIORS

54	Replace Window operator	19			EA	\$	-	1	2	2	2	2	2	2	2	2	2
55	Replace Window screen	3	18" x 45"		EA	\$	-					1			2		
56	Replace Mattress Size: Full	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
57	Replace A/C to match existing	0			EA	\$	-										
58	Replace Smoke Detector compatible with fire alarm panel	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
59	Remove and disposal of Wood Baseboard (see specs for the proposed work)	440			LNFT	\$	-	44	44	44	44	44	44	44	44	44	44
59a	Replace electrical receptacles	2			EA	\$	-	1				1					
59b	Remove the presences termites - Contractor shall mitigate the prescence of termites in the entire room. See spec for details	1			LS	\$	-		1								
59c	Crack sealing in the wall over window	45			LNFT	\$	-						45				
59d	Crack sealing in the wall over door	24			LNFT	\$	-							12	12		
	BEDROOM																
60	Replace Wood Door with hardware to match existing	10	Existing door 36" x 84" with Louver (2ftx2ft)		SQFT	\$	-	1	1	1	1	1	1	1	1	1	1
61	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1	1
62	Replace Ceiling Lights see tech specs	0			EA	\$	-										
63	Replace Stainless Steel Electrical Switch Covers	4			EA	\$	-		2	2							
64	Replace Stainless Steel Electrical Receptacle Covers	0			EA	\$	-										
65	Replace Window operators	12			EA	\$	-					2	2	2	2	2	2
66	Replace Window screens	7	18" x 45"		EA	\$	-					2		3	2		
67	Replace Mattress Twin	40			EA	\$	-	4	4	4	4	4	4	4	4	4	4
68	Replace A/C to match existing	0			EA	\$	-										
69	Replace Smoke Detector compatible with fire alarm panel	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
70	Remove and disposal of Wood Baseboard (see specs for the proposed work)	500			LNFT	\$	-	50	50	50	50	50	50	50	50	50	50
75	Crack sealing on wall and floor	170			SQFT	\$	-					125	45				
	GENERAL WORKS IN ALL 10 APARTMENTS: ALL INTERIOR WALLS, CEILING ROOF AND FLOOR SURFACES																
70a	Apply one coat of primer in all apartment interiors and at the balcony: all walls, and ceiling roof. See specs for details	1			LS												
70b	Apply two coats of paint in all apartment interiors and at the balcony: all walls, floor and ceiling roof. See specs for details	1			LS												
	Total					\$	-										
	NOTES																
	***LEGEND : SQFT - SQUARE FEET, LNFT - LINEAL FEET, EA - EACH , HC - HANDICAPPED, LS - LUMP SUM																
	*** All dimensions are an approximate. Contractor shall verify & confirm all dimensions at field.																

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
664 Avenida Rivera
Cond A VICK Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS INTERIOR
TULIPAN

A.202

VILLA LAUREL - INTERIORS

	2AGROUP															
ITEM NUMBER	VILLA LAUREL - CENTRO VACACIONAL DE AÑASCO															
	ITEM DESCRIPTION LAUREL ACUMULADO	QTY	COMMENTS	UNIT PRICE	UNIT	COST	APARTAMENTO									
							Apt 1	Apt 2	Apt 3	Apt 4	Apt 5	Apt 6	Apt 7	Apt 8	Apt 9	Apt 10
	BALCONY															
1	Replace Outdoor Ceiling Lights	3			EA	\$ -	0	1	0	0	1	0	0	0	1	0
2	Repair crack Ceiling & Leak, seal entire upper balcony according to specs	3			SQFT	\$ -	0	0	0	0	1	1	1	0	0	0
3	Repair Top Column Molding (see tech. specs)	4	4 SQFT per column		EA	\$ -	1	0	0	0	1	1	0	1	0	0
4	Replace PVC &Wood Seat Bench equal to existing	11			EA	\$ -	1	1	1	1	1	2	1	1	1	1
5	Repair Permanent Bench (Anti-Corrosive Paint)	12			EA	\$ -	1	1	1	1	1	2	2	1	1	1
6	Replace Weatherproof Electrical Cover & Receptacle Outdoor Outlet	7			EA	\$ -	0	1	1	0	1	0	1	1	1	1
7	Replace Wood railing systems (Vertical piece 1.5" x 1.5", Spacing between vertical piece 3", Below horizontal piece 1.5" x 5", Top 2 Horizontal Piece 1.5" x 5")	774.2			SQFT	\$ -	90.3	49	49	90.3	90.3	59.5	59.5	90.3	98	98
8	Replace Wood Door to match existing see Tech. Specs	10	Existing door of 36" X 84"		EA	\$ -	1	1	1	1	1	1	1	1	1	1
9	Replace Exit Sign	3			EA	\$ -	0	0	0	0	1	1	1	0	0	0
10	Repair ceiling Plaster	0			SQFT	\$ -										
10a	Repair Floor	2	(Border) Material Exposed		SQFT	\$ -	1				1					
11	Paint Wood Stain & Sealer; Wooden Wall Divider (Vertical & Horizontal piece 1.5" x 1.5", Spacing between vertical piece 3")	611			SQFT	\$ -	48	83	83	48	40.25	94	94	40.25	40.25	40.25
	LIVING ROOM/KITCHEN															
12	Remove existing door & replace with New Aluminum Doors with hardware -See Tech Specs	10	36" x 84"		EA	\$ -	1	1	1	1	1	1	1	1	1	1
13	Remove (Wood counter /Frame/Fitting) and Install New aluminum Door with hardware	10	59" x 24"		EA	\$ -	1	1	1	1	1	1	1	1	1	1
14	Replace Ceiling Lights	2			EA	\$ -	0	0	0	0	0	1	0	1	0	0
15	Replace Cabinet Doors & Drawers	5	(Right side stove & close to the sink)		EA	\$ -	1	1	1	1	0	0	0	0	0	1
16	Replace Kitchen Faucet	10	Included Fitting		EA	\$ -	1	1	1	1	1	1	1	1	1	1
17	Replace Window operator	7			EA	\$ -	0	0	0	2	0	0	0	1	2	2
18	Replace Window screen	14	18" x 45"		EA	\$ -	0	0	1	2	2	4	2	1	2	0
19	Replace Electrical Main Breaker Cover-see Tech specs	6			EA	\$ -	1	1	0	1	1	0	1	0	1	0
20	Replace "EMERGENCY Lights Devices"	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
21	N/A	5			EA	\$ -	1	1	1	1	1	0	0	0	0	0
22	Replace Fire extinguisher wall cabinet enclosure with fire extinguisher bracket	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
23	Replace Stainless Steel Electrical Switch Cover with plastic covers	15			EA	\$ -	0	1	0	0	3	2	0	3	3	3
24	Replace Stainless Steel Electrical Receptacle Cover	5			EA	\$ -	0	0	0	0	1	0	0	0	0	4
25	Replace GFCI Outlet	7			EA	\$ -	0	0	1	0	2	1	0	0	3	0
26	Replace Smoke Detector (Compatible with Fire Alarm Panel)	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
27	Refrigerator Light bulb	6			EA	\$ -	1	1	0	0	1	1	0	0	1	1

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
604 Avenida Roosevelt
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE AÑASCO
AÑASCO, PUERTO RICO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE AÑASCO

VILLAS INTERIOR
LAUREL

A.203

VILLA LAUREL - INTERIORS

28	Remove and disposal of Wood Baseboard (see specs for the proposed work)	440			LnFT	\$	-	44	44	44	44	44	44	44	44	44
29	Repair Permanent Bench (Anti-Corrosive Paint)	10			EA	\$	-	1	1	1	1	1	1	1	1	1
30	Repair Ceiling Plaster	0			SQFT											
31	Remove & Replace Stove Top - see Tech Spec.	0			EA											
31a	Replace refrigerator	4			EA	\$	-			1	1			1	1	
31b	Repair window	1			EA	\$	-						1			
	BATH															
32	Replace Wood Door with hardware - see tech specs	10	Existing door 36" x 84" with Louver (2ftx2ft)		EA	\$	-	1	1	1	1	1	1	1	1	1
33	OMIT	0	36"x 84"		EA	\$	-	1	1	1	1	1	1	1	1	1
34	Replace Ceiling Lights-see tech specs	1			EA			0	0	0	0	0	0	0	0	1
35	Replace GFCI Outlet & Switch combo	2			EA	\$	-	0	0	1	0	0	1	0	0	0
36	Replace Electrical Switch Cover	8			EA	\$	-	1	0	0	1	1	1	1	1	1
37	Replace Sink Faucet & Shower	10	Included Fitting		EA	\$	-	1	1	1	1	1	1	1	1	1
38	Toilet Seat	0			EA	\$	-	-	-	-	-	-	-	-	-	-
39	Toilet handicapped to match existing	4			EA	\$	-	-	-	1	-	-	1	1	-	1
40	Repair Ceiling Leak & repair gypsum board fascia	3			SQFT	\$	-	0	1	0	0	0	0	0	1	1
41	Repair shower drain leaks from 2nd &3rd levels, include mosaic floor replacement to perform requested the repairs-see tech specs	2			LS								1			1
42	Replace Shower Curtain	2			EA	\$	-	0	1	0	0	0	1	0	0	0
43	Replace Shower Drain Cover	2			EA	\$	-	1	0	1	0	0	0	0	0	0
44	Replace Stainless Steel Soap Dish	0			EA	\$	-	0	0	0	0	0	0	0	0	0
45	Replace Stainless Steel Toilet Paper Holder	0			EA	\$	-	0	0	0	0	0	0	0	0	0
46	Replace Window operator	1			EA	\$	-	0	0	0	0	0	1	0	0	0
47	Replace Toilet with Manual Pressure Flush Valve to match existing	10	Recommended Replacement		EA	\$	-	1	1	1	1	1	1	1	1	1
48	HC Shower Chair & HC Grab Bar (6ft L Form) only in Handicapped apartments	1			EA			1								
48a	Replace Window screen	4	18" x 45"		EA	\$	-	2						2		
48b	Water heater	1			EA	\$	-								1	
	MASTER ROOM															
49	Replace Wood Door with hardware	10	Existing door 36" x 84" with Louver (2ftx2ft)		EA	\$	-	1	1	1	1	1	1	1	1	1
50	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1
51	Replace Ceiling Lights	2			EA			0	0	0	0	0	0	0	1	0
52	Replace Stainless Steel Electrical Switch Cover	4			EA	\$	-	0	3	0	0	0	0	0	0	1
53	Replace Stainless Steel Electrical Receptacle Cover	2			EA	\$	-	0	0	0	0	2	0	0	0	0

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Edificio: 15, 572
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS INTERIOR
LAUREL

A.204

VILLA LAUREL - INTERIORS

54	Replace Window operator	3			EA	\$	-	0	0	2	1	0	0	0	0	0	0
55	Replace Window screen	9	18" x 45"		EA	\$	-	2	0	1	1	2	0	0	1	2	0
56	Replace Mattress Size: Full	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
57	Replace A/C to match existing	3			EA	\$	-	0	1	0	1	0	0	0	0	1	0
58	Replace Smoke Detector compatible with fire alarm panel	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
59	Remove and disposal of Wood Baseboard (see specs for the proposed work)	440			LNFT	\$	-	44	44	44	44	44	44	44	44	44	44
59a	Repair ceiling(including all support studs, gypsum boards, all supports & anchorages, paint and accessories to match existing)	120			SQFT	\$	-										120
	BEDROOM																
60	Replace Wood Door with hardware to match existing	10	Existing door 36" x 84" with Louver (2ftx2ft)		EA	\$	-	1	1	1	1	1	1	1	1	1	1
61	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1	1
62	Replace Ceiling Lights see tech specs	0			EA			0	0	0	0	0	0	0	0	0	0
63	Replace Stainless Steel Electrical Switch Covers	2			EA	\$	-	0	0	0	0	1	0	0	1	0	0
64	Replace Stainless Steel Electrical Receptacle Covers	5			EA	\$	-	0	0	0	1	3	1	0	0	0	0
65	Replace Window operators	40			EA	\$	-	4	4	4	4	4	4	4	4	4	4
66	Replace Window screens	15	18" x 45"		EA	\$	-	4	2	1	1	2	1	1	1	2	0
67	Replace Mattress Twin	40			EA	\$	-	4	4	4	4	4	4	4	4	4	4
68	Replace A/C to match existing	4			EA	\$	-	0	1	0	0	1	0	0	1	1	0
69	Replace Smoke Detector compatible with fire alarm panel	9			EA	\$	-	0	1	1	1	1	1	1	1	1	1
70	Remove and disposal of Wood Baseboard (see specs for the proposed work)	500			LNFT	\$	-	50	50	50	50	50	50	50	50	50	50
71	Window filtration	2			LS	\$	-	1	1								
72	Replace glass	1			EA	\$	-						1				
73	Water heater	1			EA	\$	-									1	
74	Repair ceiling(including all support studs, gypsum boards, all supports & anchorages, paint and accessories to match existing)	120			SQFT	\$	-									120	
GENERAL WORKS IN ALL 10 APARTMENTS: ALL INTERIOR WALLS, CEILING ROOF AND FLOOR SURFACES																	
70a	Apply one coat of primer in all apartment interiors and at the balcony: all walls, and ceiling roof. See specs for details	1			LS	\$	-										
70b	Apply two coats of paint in all apartment interiors and at the balcony: all walls, floor and ceiling roof. See specs for details	1			LS	\$	-										
	Total					\$	-										
	NOTES																
	***LEGEND : SQFT - SQUARE FEET, LNFT - LINEAL FEET, EA - EACH , HC - HANDICAPPED, LS - LUMP SUM																
	*** All dimensions are approximated. Contractor shall verify & confirm all dimensions at field.																

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
604 Avenida
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO. PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO
ISSUE FEB. 28, 2023
RE-ISSUE MM.DD.YY

VILLAS INTERIOR
LAUREL

A.205

VILLA ALAMACIGO- INTERIORS

	VILLA ALMACIGO - CENTRO VACACIONAL DE AÑASCO						APARTAMENTOS									
ITEM NUMBER	ITEM /APARTAMENTO Almacigo-Acumulado	QTY	COMMENTS	UNIT PRICE	UNIT	COST	APARTAMENTOS									
							Apt 1	Apt 2	Apt 3	Apt 4	Apt 5	Apt 6	Apt 7	Apt 8	Apt 9	Apt 10
	BALCONY															
1	Replace Outdoor Ceiling Lights	6			EA	\$ -	1	2		1					2	
2	Repair crack Ceiling & Leak, seal entire upper balcony according to specs	1			SQFT	\$ -	0		1							
3	Repair Top Column Molding (see tech. specs)	5	4 SQFT per column		EA	\$ -	2			2					1	
4	Replace PVC &Wood Seat Bench equal to existing	2			EA	\$ -									2	
5	Repair Permanent Bench (Anti-Corrosive Paint)	2			EA	\$ -				1					1	
6	Replace Weatherproof Electrical Cover &Receptacle Outdoor Outlet	1			EA	\$ -									1	
7	Replace Wood railing systems (Vertical piece 1.5" x 1.5", Spacing between vertical piece 3", Below horizontal piece 1.5" x 5", Top 2 Horizontal Piece 1.5" x 5")	774.2			SQFT	\$ -	90.3	49	49	90.3	90.3	59.5	59.5	90.3	98	98
8	Replace Wood Door to match existing see Tech. Specs	10	36" x 84"		SQFT	\$ -	1	1	1	1	1	1	1	1	1	1
9	Replace Exit Sign	3			EA	\$ -					1		1		1	
10	Repair ceiling Plaster	0	18"x45"		EA	\$ -										
11	Apply coating to Lattice partition Paint Wood Stain & Sealer; Wooden Wall Divider (Vertical & Horizontal piece 1.5" x 1.5", Spacing between vertical piece 3")	611			SQFT	\$ -	48	83	83	48	40.25	94	94	40.25	40.25	40.25
	LIVING ROOM/KITCHEN															
12	Remove existing door & replace with New Aluminum Doors with hardware -See Tech Specs	10	Existing wood door of 36" x 84"		EA	\$ -	1	1	1	1	1	1	1	1	1	1
13	Remove (Wood counter /Frame/Fitting) and Install New aluminum Door with hardware	10	Existing kitchen wood door of 59" x 24"		EA	\$ -	1	1	1	1	1	1	1	1	1	1
14	Replace Ceiling Lights	9			EA	\$ -	4	1		3					1	
15	Replace Cabinet Doors & Drawers	10	24 x 24		EA	\$ -	4	2	1	2					1	
16	Replace Kitchen Faucet	3	Included Fitting		EA	\$ -			1		1				1	
17	Replace Window operator	10			EA	\$ -		1	3	2	2				2	
18	Replace Window screen	5	18" x 45"		SQFT	\$ -				1	1			1	2	
19	Replace Electrical Main Breaker Cover-see Tech specs	7			EA	\$ -	1	1	1		1	1	1		1	
20	Replace "EMERGENCY Lights Devices"	4			EA	\$ -							1	1	1	1
21	N/A	4			EA	\$ -							1	1	1	1
22	Replace Fire extinguisher wall cabinet enclosure with fire extinguisher bracket	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
23	Replace Stainless Steel Electrical Switch Cover with plastic covers	7			EA	\$ -		1	1	1		1	1		2	
24	Replace Stainless Steel Electrical Receptacle Cover	0			EA	\$ -										
25	Replace GFCI Outlet	8			EA	\$ -	1		2				2		3	
26	Replace Smoke Detector (Compatible with Fire Alarm Panel)	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1
27	Refrigerator Light bulb	8			EA	\$ -		1	1		1	1	1	1	1	1

.....



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
867 Ave. Muñoz Rivera
Cond. Vick Center
Suite D-305
San Juan, PR 00925

**IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO**

ISSUE
FEB. 28, 2023
DE TOEGE

PROJECT NO.

PROJECT

CENTRO
VACACIONAL
VILLAS DE
ANASCO

VILLAS INTERIOR
ALMACIGO

A.206

VILLA ALAMACIGO- INTERIORS

28	Remove and disposal of Wood Baseboard (see specs for the proposed work)	440			LnFT	\$	-	44	44	44	44	44	44	44	44	44
29	Repair Permanent Bench (Anti-Corrosive Paint)	1			EA	\$	-								1	
30	Repair Ceiling Plaster	0			EA	\$	-									
31	Remove & Replace Stove Top - see Tech Spec.	0			EA	\$	-									
	BATH															
32	Replace Wood Door with hardware - see tech specs	10	Existing door 36" x 84" with Louver (2ftx2ft)		EA	\$	-	1	1	1	1	1	1	1	1	1
33	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1
34	Replace Ceiling Lights-see tech specs	2			EA	\$	-		1		1					
35	Replace GFCI Outlet & Switch combo	2			EA	\$	-			1					1	
36	Replace Electrical Switch Cover	7			EA	\$	-		1		1	1	1	1	1	1
37	Replace Sink Faucet & Shower	6	shower faucet/ sink faucet/ shower/ shower/ shower		EA	\$	-	1		1		1		1		1
38	Toilet Seat	7	(Handicapped)		EA	\$	-	1	1	1		1			1	1
39	Toilet handicapped to match existing	0			EA	\$	-									
40	Repair Ceiling Leak & repair gypsum board fascia	54			SQFT	\$	-	10	10						10	14
41	Repair shower drain leaks from 2nd &3rd levels, include mosaic floor replacement to perform requested the repairs-see tech specs	3			LS	\$	-					1	1			1
42	Replace Shower Curtain	1			EA	\$	-								1	
43	Replace Shower Drain Cover	5			EA	\$	-					1	1		1	1
44	Replace Stainless Steel Soap Dish	2			EA	\$	-		1				1			
45	Replace Stainless Steel Toilet Paper Holder	1			EA	\$	-								1	
46	Replace Window operator	1			EA	\$	-			1						
47	Replace Toilet with Manual Pressure Flush Valve to match existing	10	Recommended Replacement		EA	\$	-	1	1	1	1	1	1	1	1	1
47a	Replace GFCI Outlet	1			EA	\$	-		1							
48	HC Shower Chair & HC Grab Bar (6ft L Form) only in Handicapped apartments	1			EA			1								
	MASTER ROOM															
49	Replace Wood Door with hardware	10	Existing door 36" x 84" with Louver (2ftx2ft)		EA	\$	-	1	1	1	1	1	1	1	1	1
50	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1
51	Replace Ceiling Lights	2			EA						1				1	
52	Replace Stainless Steel Electrical Switch Cover	1			EA	\$	-				1					
53	Replace Stainless Steel Electrical Receptacle Cover	1			EA	\$	-								1	
54	Replace Window operator	6			EA	\$	-	2	2	1					1	

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
601 Avenida
Cond. A VICK Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS INTERIOR
ALMACIGO

A.207

VILLA ALAMACIGO- INTERIORS

55	Replace Window screen	2	18" x 45"		EA	\$	-			1						1	
56	Replace Mattress Size: Full	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
57	Replace A/C to match existing	0			EA	\$	-										
58	Replace Smoke Detector compatible with fire alarm panel	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
59	Remove and disposal of Wood Baseboard (see specs for the proposed work)	440			LNFT	\$	-	44	44	44	44	44	44	44	44	44	44
	BEDROOM																
60	Replace Wood Door with hardware to match existing	10	Existing door 36" x 84" with Louver (2ftx2ft)		EA	\$	-	1	1	1	1	1	1	1	1	1	1
61	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1	1
62	Replace Ceiling Lights see tech specs	1			EA	\$	-									1	
63	Replace Stainless Steel Electrical Switch Covers	1			EA	\$	-									1	
64	Replace Stainless Steel Electrical Receptacle Covers	1			EA	\$	-	0								1	
65	Replace Window operators	12			EA	\$	-	4			1	2	1	1	2	1	
66	Replace Window screens	3	18" x 45"		EA	\$	-				2					1	
67	Replace Mattress Twin	40			EA	\$	-	4	4	4	4	4	4	4	4	4	4
68	Replace A/C to match existing	0			EA	\$	-										
69	Replace Smoke Detector compatible with fire alarm panel	9			EA	\$	-	1	1	1	1		1	1	1	1	1
70	Remove and disposal of Wood Baseboard (see specs for the proposed work)	500			LNFT	\$	-	50	50	50	50	50	50	50	50	50	50
73	Water Heater	1										1					
	GENERAL WORKS IN ALL 10 APARTMENTS: ALL INTERIOR WALLS, CEILING ROOF AND FLOOR SURFACES																
70a	Apply one coat of primer in all apartment interiors and at the balcony: all walls, and ceiling roof. See specs for details	1			LS	\$	-										
70b	Apply two coats of paint in all apartment interiors and at the balcony: all walls, floor and ceiling roof. See specs for details	1			LS	\$	-										
	Total					\$	-										
	NOTES																
	***LEGEND : SQFT - SQUARE FEET, LNFT - LINEAL FEET, EA - EACH , HC - HANDICAPPED, LS - LUMP SUM																
	*** All dimensions are an approximate. Contractor shall verify & confirm all dimensions at field.																

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Edificio: 15,572
601 Avenida Rivera
Cond. A VICK Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO


PROJECT NO. ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS INTERIOR
ALMACIGO

A.208

VILLA UCAR - INTERIORS

																	
ITEM NUMBER	VILLA UCAR - CENTRO VACACIONAL DE AÑASCO																
	ITEM DESCRIPTION ACUMULADO	QTY (ACUM)	COMMENTS	UNIT PRICE	UNIT	COST	APARTAMENTOS										
	BALCONY						Apt 1	Apt 2	Apt 3	Apt 4	Apt 5	Apt 6	Apt 7	Apt 8	Apt 9	Apt 10	
1	Replace Outdoor Ceiling Lights	4			EA	\$ -		1				1	1	1			
2	Repair crack Ceiling & Leak according to specs	68			SQFT	\$ -			36		15		4	12		1	
3	Repair Top Column Molding (see tech. specs)	13			EA	\$ -	3	1		2	2		1	2	1	1	
4	Replace PVC & Wood Seat Bench equal to existing	20			EA	\$ -	2	2	2	2	2	2	2	2	2	2	2
5	Repair Permanent Bench (Anti-Corrosive Paint)	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1	1
6	Replace Weatherproof Electrical Cover &Receptacle Outdoor Outlet	6			EA	\$ -	1	1	1	1	1	1					
7	Replace Wood railing systems (Vertical piece 1.5" x 1.5", Spacing between vertical piece 3", Below horizontal piece 1.5" x 5", Top 2 Horizontal Piece 1.5" x 5")	774.2			SQFT	\$ -	90.3	49	49	90.3	90.3	59.5	59.5	90.3	98	98	
8	Replace Wood Door and hardware to match existing see Tech. Specs	10	Existing door Approx. 36" x 84" (Field verify)		EA	\$ -	1	1	1	1	1	1	1	1	1	1	1
9	Replace Exit Sign	6			EA	\$ -					1	1	1	1	1	1	
10	Repair ceiling Plaster	75			SF	\$ -			25		50						
11	Apply coating to Lattice partition Paint Wood Stain & Sealer; Wooden Wall Divider (Vertical & Horizontal piece 1.5" x 1.5", Spacing between vertical piece 3")	611			SQFT	\$ -											
	LIVING ROOM / KITCHEN						48	83	83	48	40.25	94	94	40.25	40.25	40.25	
12	Remove existing door & replace with New Aluminum Doors with hardware -See Tech Specs	10	Door Approx. 36" x 84" (Field verify)		EA	\$ -	1	1	1	1	1	1	1	1	1	1	1
13	Remove (Wood counter /Frame/Fitting) and Install New aluminum Door with hardware	10	Wood Counter Approx. (Field verify) 59" x 24"		EA	\$ -	1	1	1	1	1	1	1	1	1	1	1
14	Replace Ceiling Lights	9			EA	\$ -				2	2			1	4		
15	Replace Cabinet Doors & Drawers	23			EA	\$ -	3	2	1	2	2	2	2	2	5	2	
16	Replace Kitchen Faucet	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1	
17	Replace Window operator	8			EA	\$ -	1		1	1	3			1	1		
18	Replace Window screen	3	Approx. (Field verify) 18" x 45"		SQFT	\$ -	1			1				1			
19	Replace Electrical Main Breaker Cover-see Tech specs	4			EA	\$ -		1	1	1					1		
20	Replace "EMERGENCY Lights Devices"	8			EA	\$ -	1	1	1	1	1		1	1	1		
21	N/A	7			EA	\$ -	1	1	1		1	1		1		1	
22	Replace Fire extinguisher wall cabinet enclosure with fire extinguisher bracket	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1	1
23	Replace Stainless Steel Electrical Switch Cover with plastic covers	16			EA	\$ -	2		2	3	1	1	2	2	1	2	

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
604 A Vic Road
Cond A Wick Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE AÑASCO
AÑASCO, PUERTO RICO

PROJECT NO. PROJECT
CENTRO VACACIONAL
VILLAS DE AÑASCO
ISSUE FEB. 28, 2023
RE-ISSUE MM.DD.YY

VILLAS INTERIOR
UCAR

A.209

VILLA UCAR - INTERIORS

24	Replace Stainless Steel Electrical Receptacle Cover	2			EA	\$	-							2			
25	Replace GFCI Outlet	13			EA	\$	-		3	2	3		2		2		1
26	Replace Smoke Detector (Compatible with Fire Alarm Panel)	10			EA	\$	-		1	1	1	1	1	1	1	1	1
27	Refrigerator Light bulb	5			EA	\$	-		1		1	1		1		1	
28	Remove and disposal of Wood Baseboard (see specs for the proposed work)	440			LnFT	\$	-		44	44	44	44	44	44	44	44	44
29	Repair Permanent Bench (Anti-Corrosive Paint)	10			EA	\$	-		1	1	1	1	1	1	1	1	1
30	Repair Ceiling Plaster	25			SQFT	\$	-				25						
31	Remove & Replace Stove Top - see Tech Spec.	1			EA	\$	-				1						
	BATH																
32	Replace Wood Door with hardware - see tech specs	2	Existing door Approx. (Field verify) 36" x 84" with Louver (2ftx2ft)		EA	\$	-		1								1
33	OMIT	0			EA	\$	-						1	1			
34	Replace Ceiling Lights-see tech specs	0			EA	\$	-										
35	Replace GFCI Outlet & Switch combo	1			EA	\$	-				1						
36	Replace Electrical Switch Cover	0			EA	\$	-										
37	Replace Sink Faucet & Shower	10			EA	\$	-		1	1	1	1	1	1	1	1	1
38	Toilet Seat	5			EA	\$	-		-		1	1	1		1		1
39	Toilet handicapped to match existing	2			EA	\$	-		-					1		1	
40	Repair Ceiling Leak & repair gypsum board fascia	38			SQFT	\$	-		10	14	14						
41	Repair shower drain leaks from 2nd & 3rd levels, include mosaic floor replacement to perform requested the repairs-see tech specs	3			LS	\$	-						1	1	1		
42	Replace Shower Curtain	10			EA	\$	-		1	1	1	1	1	1	1	1	1
43	Replace Shower Drain Cover	4			EA	\$	-				1		1			1	
44	Replace Stainless Steel Soap Dish	0			EA	\$	-										
45	Replace Stainless Steel Toilet Paper Holder	1			EA	\$	-				1						
46	Replace Window operator	1			EA	\$	-		1								
47	Replace Toilet with Manual Pressure Flush Valve to match existing	10	Replace with original model specs		EA	\$	-		1	1	1	1	1	1	1	1	1
48	HC Shower Chair & HC Grab Bar (6ft L Form) only in Handicapped apartments	1	Replace with original model specs		EA	\$	-		1								
	MASTER ROOM																
49	Replace Wood Door with hardware	10	Existing door Approx. 36" x 84" with Louver (2ftx2ft)		EA	\$	-		1	1	1	1	1	1	1	1	1
50	OMIT	0			EA	\$	-							1			1

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Edificio: 1507Z
601 Avenida
Cond. A VICK Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

VILLAS INTERIOR UCAR

A.210

VILLA UCAR - INTERIORS

51	Replace Ceiling Lights	7			EA	\$	-		1	1		1	1	1		1	1	
52	Replace Stainless Steel Electrical Switch Cover with plastic covers	6			EA	\$	-		1			1	1	1	1	1		
53	Replace Stainless Steel Electrical Receptacle Cover with plastic covers	0			EA	\$	-											
54	Replace Window operator	5			EA	\$	-		1		1		3					
55	Replace Window screen	3	18" x 45"		EA	\$	-		1	1						1		
56	Replace Mattress Full	3			EA	\$	-		1								1	1
57	Replace A/C to match existing	1			EA	\$	-							1				
58	Replace Smoke Detector compatible with fire alarm panel	10			EA	\$	-		1	1	1	1	1	1	1	1	1	1
59	Remove and disposal of Wood Baseboard (see specs for the proposed work)	440			LNFT	\$	-		44	44	44	44	44	44	44	44	44	44
																1		
	BEDROOM																	
60	Replace Wood Door with hardware to match existing	2	Existing door approx. 36" x 84" with Louver (2ftx2ft)		EA	\$	-										1	1
61	OMIT	0			EA	\$	-		1					1		1	1	1
62	Replace Ceiling Lights see tech specs	2			EA	\$	-						1	1				
63	Replace Stainless Steel Electrical Switch Cover with plastic covers	2			EA	\$	-		1	1								
64	Replace Stainless Steel Electrical Receptacle Cover with plastic covers	2			EA	\$	-									2		
65	Replace Window operators	7			EA	\$	-		2			1	2					2
66	Replace Window screens	7	Approx. 18" x 45"-Field verify		EA	\$	-		3			1	2				1	
67	Replace mattress Twin	40			EA	\$	-		4	4	4	4	4	4	4	4	4	4
68	Replace A/C to match existing	0			EA	\$	-											
69	Replace Smoke Detector compatible with fire alarm panel	10			EA	\$	-		1	1	1	1	1	1	1	1	1	1
70	Remove and disposal of Wood Baseboard (see specs for the proposed work)	500			LNFT	\$	-		50	50	50	50	50	50	50	50	50	50
	GENERAL WORKS IN ALL 10 APARTMENTS: ALL INTERIOR WALLS, CEILING ROOF AND FLOOR SURFACES																	
70a	Apply one coat of primer in all apartment interiors and at the balcony: all walls, and ceiling roof. See specs for details	1			LS	\$	-											
70b	Apply two coats of paint in all apartment interiors and at the balcony: all walls, floor and ceiling roof. See specs for details	1			LS	\$	-											
	Total					\$	-											
	NOTES																	
	***LEGEND : SQFT - SQUARE FEET, LNFT - LINEAL FEET, EA - EACH , HC - HANDICAPPED, LS - LUMP SUM																	
	*** All dimensions are an approximate. Contractor shall verify & confirm all dimensions at field.																	

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Edificio: 15072
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

VILLAS INTERIOR
UCAR

A.211

VILLA COBANA - INTERIORS

	2AGROUP																
ITEM NUMBER	VILLA -Cobana - CENTRO VACACIONAL DE AÑASCO																
	ITEM /APARTAMENTO ACUMULADO	QTY	COMMENTS	UNIT PRICE	UNIT	COST	APARTAMENTOS										
	BALCONY						Apt 1	Apt 2	Apt 3	Apt 4	Apt 5	Apt 6	Apt 7	Apt 8	Apt 9	Apt 10	
1	Replace Outdoor Ceiling Lights	6			EA	\$ -	0	0	2	2	0	1	0	1	0	0	
2	Repair crack Ceiling & Leak, seal entire upper balcony according to specs	1			SQFT	\$ -	0	0	0	0	0	0	1	0	0	0	
3	Repair Top Column Molding (see tech. specs)	3	Left Column		EA	\$ -	1	0	1	1	0	0	0	0	0	0	
4	Replace PVC &Wood Seat Bench equal to existing	10			EA	\$ -	1	1	1	1	1	1	1	1	1	1	
5	Repair Permanent Bench (Anti-Corrosive Paint)	10	Paint		EA	\$ -	1	1	1	1	1	1	1	1	1	1	
6	Replace Weatherproof Electrical Cover &Receptacle Outdoor Outlet	2			EA	\$ -	0	1	0	0	0	1		0	0	0	
7	Replace Wood railing systems (Vertical piece 1.5" x 1.5", Spacing between vertical piece 3", Below horizontal piece 1.5" x 5", Top 2 Horizontal Piece 1.5" x 5")	774.2			SQFT	\$ -	90.3	49	49	90.3	90.3	59.5	59.5	90.3	98	98	
8	Replace Wood Door to match existing see Tech. Specs	10	36" x 84" approximately, see spec.		EA	\$ -	1	1	1	1	1	1	1	1	1	1	
9	Replace Exit Sign	3			EA	\$ -	0	0	0	0	0	1	1	0	0	1	
10	Repair ceiling Plaster	0			EA	\$ -											
11	Apply coating to Lattice partition Paint Wood Stain & Sealer; Wooden Wall Divider (Vertical & Horizontal piece 1.5" x 1.5", Spacing between vertical piece 3")	611			SQFT	\$ -	48	83	83	48	40.25	94	94	40.25	40.25	40.25	
11a	Replace receptacle cover waterproof	2	Broke		EA	\$ -	1									1	
	LIVING ROOM/KITCHEN																
12	Remove existing door & replace with New Aluminum Doors with hardware -See Tech Specs	10	Existing door approx. 36" x 84"		EA	\$ -	1	1	1	1	1	1	1	1	1	1	
13	Remove (Wood counter /Frame/Fitting) and Install New aluminum Door with hardware	10	59 " x 24"		EA	\$ -	1	1	1	1	1	1	1	1	1	1	
14	Replace Ceiling Lights	2			EA	\$ -	0	0	0	0	0	1	1	0	0	0	
15	Replace Cabinet Doors & Drawers	1			EA	\$ -	0	0	0	0	0	0	0	0	1	0	
16	Replace Kitchen Faucet	10	Included Fitting		EA	\$ -	1	1	1	1	1	1	1	1	1	1	
17	Replace Window operator	3	Right Superior		EA	\$ -	1	0	0	0	0	1	0	1	0	0	
18	Replace Window screen	4	18" x 45"		SQFT	\$ -	2	1	0	0	1	0	0	0	0	0	
19	Replace Electrical Main Breaker Cover-see Tech specs	2	Corrosive		EA	\$ -	1	0	1	0	0	0	0	0	0	0	
20	Replace "EMERGENCY Lights Devices"	8			EA	\$ -	1	1	0	1	1	1	1	1	0	1	
21	N/A	5	Damage		EA	\$ -	1	1	0	1	1	0	0	1	0	0	
22	Replace Fire extinguisher wall cabinet enclosure with fire extinguisher bracket	5			EA	\$ -	1	0	0	1	1	1	1	0	0	0	
23	Replace Stainless Steel Electrical Switch Cover with plastic covers	0			EA	\$ -	0	0	0	0	0	0	0	0	0	0	

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
604 A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE AÑASCO
AÑASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE AÑASCO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

VILLAS INTERIOR
COBANA

A.212

VILLA COBANA - INTERIORS

24	Replace Stainless Steel Electrical Receptacle Cover	0			EA	\$	-	0	0	0	0	0	0	0	0	0
25	Replace GFCI Outlet	6			EA	\$	-	0	1	1	0	0	2	1	1	0
26	Replace Smoke Detector (Compatible with Fire Alarm Panel)	10			EA	\$	-	1	1	1	1	1	1	1	1	1
27	Refrigerator Light bulb	4			EA	\$	-	0	0	1	0	1	1	0	0	1
28	Remove and disposal of Wood Baseboard (see specs for the proposed work)	440			LnFT	\$	-	44	44	44	44	44	44	44	44	44
29	Repair Permanent Bench (Anti-Corrosive Paint)	10			EA	\$	-	1	1	1	1	1	1	1	1	1
30	Repair Ceiling Plaster	0			SQFT	\$	-									
31	Remove & Replace Stove Top - see Tech Spec.	0			EA	\$	-									
31a	Replace receptacle cover	1	(W/p exterior)		EA	\$	-					1				
31b	Repair Ceiling Leak. Repair broken pipe and replace ceiling panel with studs and paint to match existing. See spec.	1	living room (apparently broken pipe)		LS	\$	-				1					
	BATH															
32	Replace Wood Door with hardware - see tech specs	10	Existing door approx. 36" x 84" with Louver (2ftx2ft)		EA	\$	-	1	1	1	1	1	1	1	1	1
33	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1
34	Replace Ceiling Lights-see tech specs	2			EA			0	0	1	0	0	0	1	0	0
35	Replace GFCI Outlet & Switch combo	0			EA	\$	-	0	0	0	0	0	0	0	0	0
36	Replace Electrical Switch Cover	0			EA	\$	-	0	0	0	0	0	0	0	0	0
37	Replace Sink Faucet & Shower	10	Included Fitting		EA	\$	-	1	1	1	1	1	1	1	1	1
38	Toilet Seat	2			EA	\$	-	-	-	1	-	-	-	-	1	-
39	Toilet handicapped to match existing	0			EA	\$	-	-	-	-	-	-	-	-	-	-
40	Repair Ceiling Leak & repair gypsum board fascia	40			SQFT	\$	-	10	10	10	10	0	0	0	0	0
41	Repair shower drain leaks from 2nd &3rd levels, include mosaic floor replacement to perform requested the repairs-see tech specs	4			LS	\$	-					1	1	1	1	
42	Replace Shower Curtain	1			EA	\$	-	0	0	0	0	0	1	0	0	0
43	Replace Shower Drain Cover	3			EA	\$	-	0	1	0	0	0	1	0	0	1
44	Replace Stainless Steel Soap Dish	2			EA	\$	-	0	1	0	0	0	0	0	1	0
45	Replace Stainless Steel Toilet Paper Holder	0			EA	\$	-	0	0	0	0	0	0	0	0	0
46	Replace Window operator	2			EA	\$	-	2	0	0	0	0	0	0	0	0
47	Replace Toilet with Manual Pressure Flush Valve to match existing	10	Recommended Replacement		EA	\$	-	1	1	1	1	1	1	1	1	1
48	HC Shower Chair & HC Grab Bar (6ft L Form) only in Handicapped apartments	1			EA	\$	-	1								
	MASTER ROOM															

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Edificio: 15,572
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO. ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS INTERIOR
COBANA

A.213

VILLA COBANA - INTERIORS

49	Replace Wood Door with hardware	10	Existing door approx. 36" x 84" with Louver (2ftx2ft)		EA	\$	-	1	1	1	1	1	1	1	1	1	1
50	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1	1
51	Replace Ceiling Lights	0			EA	\$	-	0	0	0	0	0	0	0	0	0	0
52	Replace Stainless Steel Electrical Switch Cover	0			EA	\$	-	0	0	0	0	0	0	0	0	0	0
53	Replace Stainless Steel Electrical Receptacle Cover	1	Left side		EA	\$	-	1	0	0	0	0	0	0	0	0	0
54	Replace Window operator	4	Left Superior		EA	\$	-	1	0	0	2	0	0	0	1	0	0
55	Replace Window screen	1	18" x 45"		EA	\$	-	0	0	0	0	0	0	0	1	0	0
56	Replace Mattress Size: Full	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
57	Replace A/C to match existing	4			EA	\$	-	0	0	0	1	1	1	0	0	1	0
58	Replace Smoke Detector compatible with fire alarm panel	10			EA	\$	-	1	1	1	1	1	1	1	1	1	1
59	Remove and disposal of Wood Baseboard (see specs for the proposed work)	440			LNFT	\$	-	44	44	44	44	44	44	44	44	44	44
59a	Replace lamp	3			EA	\$	-	1	1		1						
	BEDROOM																
60	Replace Wood Door with hardware to match existing	10	Existing door approx. 36" x 84" with Louver (2ftx2ft)		EA	\$	-	1	1	1	1	1	1	1	1	1	1
61	OMIT	0			EA	\$	-	1	1	1	1	1	1	1	1	1	1
62	Replace Ceiling Lights see tech specs	1			EA	\$	-	0	0	0	0	0	0	0	0	1	0
63	Replace Stainless Steel Electrical Switch Covers	1			EA	\$	-	0	0	1	0	0	0	0	0	0	0
64	Replace Stainless Steel Electrical Receptacle Covers	0			EA	\$	-	0	0	0	0	0	0	0	0	0	0
65	Replace Window operators	40			EA	\$	-	4	4	4	4	4	4	4	4	4	4
66	Replace Window screens	1	18" x 45"		EA	\$	-	0	1	0	0	0	0	0	0	0	0
67	Replace Mattress Twin	40			EA	\$	-	4	4	4	4	4	4	4	4	4	4
68	Replace A/C to match existing	6			EA	\$	-	1	1	0	1	0	1	0	1	1	0
69	Replace Smoke Detector compatible with fire alarm panel	8			EA	\$	-	1	1	1	1	1	0	0	1	1	1
70	Remove and disposal of Wood Baseboard (see specs for the proposed work)	500			LNFT	\$	-	50	50	50	50	50	50	50	50	50	50
	GENERAL WORKS IN ALL 10 APARTMENTS: ALL INTERIOR WALLS, CEILING ROOF AND FLOOR SURFACES																
70a	Apply one coat of primer in all apartment interiors and at the balcony: all walls, and ceiling roof. See specs for details	1			LS	\$	-										
70b	Apply two coats of paint in all apartment interiors and at the balcony: all walls, floor and ceiling roof. See specs for details	1			LS	\$	-										
	Total					\$	-										
	NOTES																
	***LEGEND : SQFT - SQUARE FEET, LNFT - LINEAL FEET, EA - EACH , HC - HANDICAPPED, LS - LUMP SUM																
	*** All dimensions are an approximate. Contractor shall verify & confirm all dimensions at field.																

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
601 Avenida
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO. ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS INTERIOR
COBANA

A.214

VILLAS EXTERIOR

01



STAIR (CENTRAL)

Replace Outdoors Stair Lights

Equal or similar

Specs: LED Ceiling Mounted – Exterior.
Diffuser Type: Clear Prismatic Acrylic
3000 Kelvin

See Tech Specs.

04



Replace Pull Station Cover

Specs: To match existing.
See Tech Specs.

Refer to item 45a.

07



Repair Aluminum Handrail

Specs: See Tech Specs.

02



Replace Emergency Lights

Specs: To match existing.
See Tech Specs.



05



Replace Fire Alarm Pull Station

Specs: To match existing.
See Tech Specs.

Refer to item 45a.

08



Replace Wood Railing

Specs: See Tech Specs.

03



Replace Ceiling Lights

Equal or similar

Specs: LED Ceiling Mounted – Exterior.
Diffuser Type: Clear Prismatic Acrylic
3000 Kelvin

See Tech Specs.

06

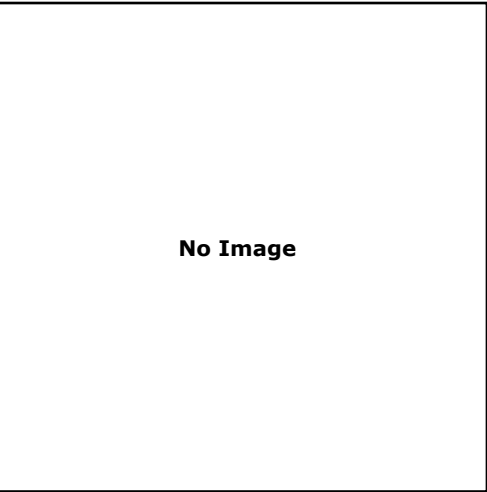


Replace Fire Alarm Horn Strobes Wall

Specs: To match existing.
See Tech Specs.

Refer to item 45a.

10



Remove and replace Concrete Pad

Specs: See Tech Specs.

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
664 Avenida
Cond. A Vitek Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO
VACACIONAL
VILLAS DE
ANASCO

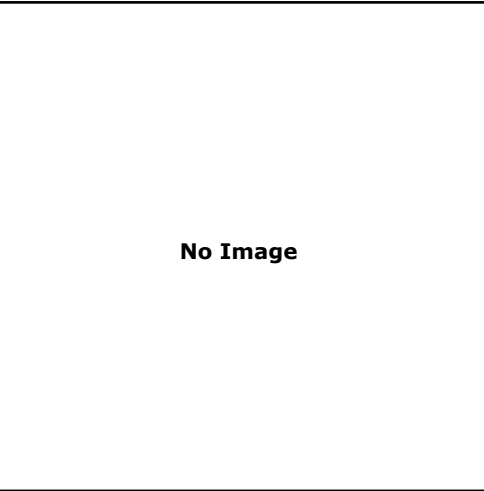
ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

VILLAS EXTERIOR
STAIR (CENTRAL)

A.300

VILLAS EXTERIOR

11



Replace Fire Alarm System Panel
Specs: To match existing.
See Tech Specs.

15



Replace Emergency Lights
Specs: To match existing.
See Tech Specs.

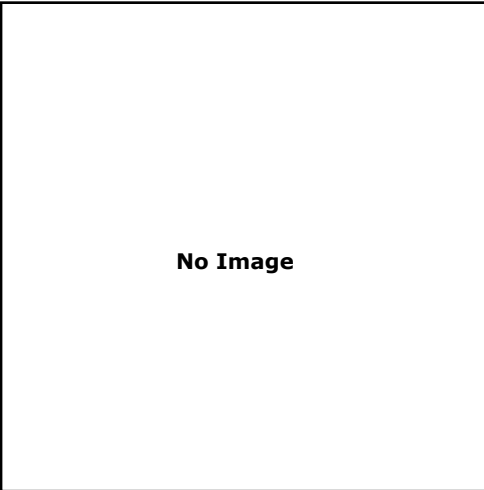


18



Replace Fire Alarm Horn Strobes Wall
Specs: To match existing.
See Tech Specs.
Refer to item 45a.

12



Repair Aluminum Gate
Specs: See Tech Specs.

16



Replace Pull Station Cover
Specs: To match existing.
See Tech Specs.
Refer to item 45a.

19



Repair Aluminum Handrail
Specs: See Tech Specs.

14



STAIR (LEFT SIDE)
Replace Outdoors Ceiling Lights
Equal or similar
Specs: LED Ceiling Mounted – Exterior.
Diffuser Type: Clear Prismatic Acrylic
3000 Kelvin
See Tech Specs.

17



Replace Fire Alarm Pull Station
Specs: To match existing.
See Tech Specs.
Refer to item 45a.

20



Repair Rusty Bolt and Nut
Specs: To be filled with Epoxy and install new expansion bolt in stainless steel.
See Tech Specs.

Note: Photos are only for reference. Contractor shall find the damaged areas and location.
Site visit to be coordinated with owner representatives.

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Oficina: 150,572 Rivera
Cond. A Vok Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

VILLAS EXTERIOR
STAIR (LEFT
SIDE)

A.301

VILLAS EXTERIOR

21



Replace Wood Railing

Specs: All wood railings to match existing design. Wood to be Pressured treated ground contact pine lumber to be sanded, sealed and varnished.

See Tech Specs.

24



Repair Ceiling Leak

Specs: Representative image, apply where occurs.

See Tech Specs.

28



Replace Emergency Lights

Specs: To match existing. See Tech Specs.



22



Paint Waterproofing Stain & Sealer in Inner Wood Railing

See Tech Specs.

25



Repair Gypsum Board Waterproof

Specs: Representative image, apply where occurs.

See Tech Specs.

29



Replace Pull Station Cover

Specs: To match existing. See Tech Specs.

Refer to item 45a.

23



Repair Floor

Specs: Representative image, apply where occurs.

See Tech Specs.

27



STAIR (RIGHT SIDE)

Replace Outdoors Ceiling Lights

Equal or similar

Specs: LED Ceiling Mounted – Exterior.
Diffuser Type: Clear Prismatic Acrylic 3000 Kelvin

See Tech Specs.

30



Replace Fire Alarm Pull Station

Specs: To match existing. See Tech Specs.

Refer to item 45a.

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
Cond. A Vic Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023

PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS EXTERIOR
STAIR (RIGHT
SIDE)

A.302

VILLAS EXTERIOR

31



Replace Fire Alarm Horn Strobes Wall

Specs: To match existing.
See Tech Specs.

Refer to item 45a.

34



Replace Wood Railing

Specs: See Tech Specs.

37



Repair Ceiling Leak

Specs: Representative image,
apply where occurs.

See Tech Specs.

32



Repair Aluminum Handrail

Specs: See Tech Specs.

35



Paint Waterproofing Stain & Sealer in Inner Wood Railing

See Tech Specs.

38



Repair Gypsum Board Waterproof

Specs: Representative image,
apply where occurs.

See Tech Specs.

33



Repair Rusty Bolt and Nut

Specs: To be filled with Epoxy and
install new expansion bolt in
stainless steel.

See Tech Specs.

36



Repair Floor

Specs: Representative image,
apply where occurs.

See Tech Specs.

40



SITE

Wash Sidewalk

Specs: Shall use 3,000 psi
Pressure Washer.

See Tech Specs.

Note: Photos are only for reference. Contractor shall find the damaged areas and location.
Site visit to be coordinated with owner representatives.

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
Cond. A Vok Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

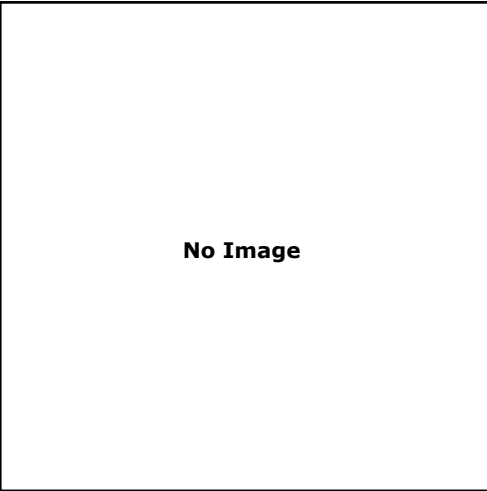
PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS EXTERIOR
SITE

A.303

VILLAS EXTERIOR

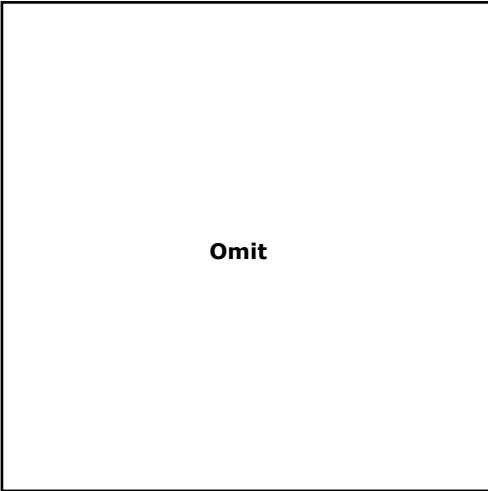
41



Brass Hose Bid

Specs: See Tech Specs.

44



OMIT

45b



Basketball Courts

Specs: General pressure wash to all 5 basketball courts slab see technical specs for details. One full basketball court near Tulipan Village and the 4 basketball half courts near administration building

42



Repair Outdoor Showers (Flush Drain/Faucet/Fitting) in stainless steel

Specs: See Tech Specs.

45



Repair Electrical Outdoor Panel Door to Match Existing

Specs: See Tech Specs.

45c



Replace A/C Outdoor Grille Covers

Specs: Replace A/C outdoor grille cover in the back of apartment village (Exterior)

To match equal or similar.

See Tech Specs.

43



Repair Sign & Post

Specs: Repair sign 3'x4'), add Villa name text and repair and paint wood post. See Tech Specs.

45a



Fire Alarm System Replacement

Specs: (Panel, Pull Stations, Strobes-Horn Devices) & the required system certification

See Tech Specs.

45d



Basketball Courts

Specs: Apply two coats of paint to the floor surface to all 5 basketball courts to match existing according to technical specs. One full basketball court near Tulipan Village and the 4 basketball half courts near administration building

See Tech Specs.

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
Cond. A/Vick Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS EXTERIOR
GENERAL PAINT
WORK

A.304

VILLAS EXTERIOR

45e



Basketball Courts

Specs: Remove and Replace 6 basketball steel backboard, nets and basket rim with new to match existing. One full basketball court near Tulipan Village and the 4 basketball half courts near administration building

See Tech Specs.

47a



Paint Work - Paint

Specs: Apply two coats of paint to all exterior surfaces.

See Tech Specs.

47d



Paint Work – Galvalume Roof

Specs: Apply two coatings to exterior roof surfaces (paint): 2 coats of paint according to technical specs

46



GENERAL PAINT WORK

Paint Work - Pressure Wash

Specs: General Pressure wash to all exterior surfaces in the village.

See Tech Specs.

47b



Surface preparation - Galvalume Roof

Specs: Apply Chloride Treatment (surface preparation) in all exterior roof metal surfaces according to technical specifications

Mist/Vapor Blasting: Add product in a 1:100 dilution to the water of the vapor blaster. The same water solution may be used for wash down of particulate matter after blasting. Ensure sufficient liquid volume is applied for effective decontamination of surfaces.

See Tech Specs.

47



Paint Work - Primer

Specs: Apply one coat of primer to all exterior surfaces.

See Tech Specs.

47c



Paint Work – Primer - Galvalume Roof

Specs: Apply one coating of primer to exterior roof surfaces (paint) according to technical specs

See Tech Specs.

Note: Photos are only for reference. Contractor shall find the damaged areas and location. Site visit to be coordinated with owner representatives.

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 130,572
Cond. A-Vick Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

VILLAS EXTERIOR
GENERAL PAINT
WORK

A.305

VILLA TULIPAN - EXTERIOR

	M2AGROUP					
ITEM NUMBER	VILLA Tulipan- CENTRO VACACIONAL DE AÑASCO					
	ITEM DESCRIPTION	CANTIDAD	OBSERVACIÓN	PRECIO UNITARIO	UNIDAD	COSTO
	STAIR (CENTRAL)					
1	Replace Outdoors Stair Lights	3	Aluminum frame (10" width x 6" height)		EA	\$ -
2	Replace Emergency Lights	1			EA	\$ -
3	Replace Ceiling lights	1			EA	\$ -
4	Replace Pull Station cover - Refer to item 45a	0			EA	\$ -
5	Replace Fire Alarm Pull Station - Refer to item 45a	1			EA	\$ -
6	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	1			EA	\$ -
7	Repair "Alum. Handrail"	0			LNFT	\$ -
8	Replace "Wood Railing"	14	2 span (2'x3.5')		SQFT	\$ -
9	Below the stair					
10	Remove and Replace Concrete Pad.	48	12'x4'		SQFT	\$ -
11	Replace Fire Alarms System Panel	1			EA	\$ -
12	Repair Aluminum Gate	1			EA	\$ -
13						\$ -
	STAIR (LEFT SIDE)					
14	Replace Outdoors Ceiling Lights	3			EA	\$ -
15	Replace Emergency Lights	4			EA	\$ -
16	Replace Pull Station cover - Refer to item 45a	0			EA	\$ -
17	Replace Fire Alarm Pull Station - Refer to item 45a	3			EA	\$ -
18	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	3			EA	\$ -
19	Repair "Alum. Handrail"	0			LNFT	\$ -
20	Replace rusty bolt and nut	60			EA	\$ -
21	Replace "Wood Railing"	269.5	Exterior Limit 77' x 3.5'		SQFT	\$ -
22	Paint Waterproofing Stain & Sealer in inner wood railing	129.5	Interior 37' x 3.5'		SQFT	\$ -

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
664 A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE AÑASCO
AÑASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE AÑASCO
ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

VILLAS EXTERIOR
TULIPAN

A.400

VILLA TULIPAN - EXTERIOR

23	Repair Floor	0			SQFT	\$	-
24	Repair ceiling Leak	0			SQFT	\$	-
25	Repair gypsum board waterproof	0			SQFT	\$	-
26							
	STAIR (RIGHT SIDE)						
27	Replace Outdoors Ceiling Lights	3			EA	\$	-
28	Replace Emergency Lights	4			EA	\$	-
29	Replace Pull Station cover - Refer to item 45a	0			EA	\$	-
30	Replace Fire Alarm Pull Station - Refer to item 45a	3			EA	\$	-
31	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	3			EA	\$	-
32	Repair "Alum. Handrail"	0			LNFT	\$	-
33	Replace rusty bolt and nut	60			EA	\$	-
34	Replace "Wood Railing"	269.5	Exterior Limit 77' x 3.5'		SQFT	\$	-
35	Paint Waterproofing Stain & Sealer in inner wood railing	129.5	Interior 37' x 3.5'		EA	\$	-
36	Repair Floor	0			SQFT	\$	-
37	Repair ceiling Leak	0			SQFT	\$	-
38	Repair gypsum board waterproof	50			SQFT	\$	-
39							
	SITE						
40	Wash Sidewalk (3,000 psi Pressure washer)	950			SQFT	\$	-
41	Brass Hose Bid	2			EA	\$	-
42	Repair Outdoor Showers (Flush Drain/Faucet/Fitting) in stainless steel	2			EA	\$	-
43	Repair Sign (3'x4') & Post	1			EA	\$	-
44	OMIT	2			EA	\$	-
45	Repair Electrical Outdoor Panel door to match existing	1			EA	\$	-

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

VILLAS EXTERIOR
TULIPAN

A.401

VILLA TULIPAN - EXTERIOR

45a	Fire Alarm System Replacement(Panel, Pull Stations, Strobes-horn devices) & the required system certification. See spec for details	1			LS	\$ -
45b	General pressure wash to all 5 basketball courts slab see technical specs for details. One full basketball court near Tulipan Village and the 4 basketball half courts near administration building	12,200			SQFT	\$ -
45c	Replace A/C outdoor grille cover in the back of apartment village (Exterior)	8			EA	
45d	Apply two coats of paint to the floor surface to all 5 basketball courts to match existing according to technical specs. One full basketball court near Tulipan Village and the 4 basketball half courts near administration building	13,600			SQFT	\$ -
45e	Remove and Replace 6 basketball steel backboard, nets and basket rim with new to match existing. One full basketball court near Tulipan Village and the 4 basketball half courts near administration building	6			EA	\$ -
GENERAL PAINT WORKS IN ALL EXTERIORS OF THE VILLAGE						
46	General Pressure wash to all exterior surfaces in the village see technical specs for details	1			LS	\$ -
47	Apply one coat of primer to all exterior surfaces according to technical specs	1			LS	\$ -
47a	Apply two coats of paint to all exterior surfaces according to technical specs	1			LS	\$ -
47b	Apply Chloride Treatment (surface preparation) in all exterior roof metal surfaces according to technical specifications	1			LS	\$ -
47c	Apply one coating of primer to exterior roof surfaces (paint) according to technical specs	1			LS	\$ -
47d	Apply two coatings to exterior roof surfaces (paint): 2 coats of paint according to technical specs	1			LS	\$ -
	Total					\$ -
	NOTES					
	***LEGEND : SQFT - SQUARE FEET, LNFT - LINEAL FEET, EA - EACH , HC - HANDICAPPED, LS - LUMP SUM					
	*** All dimensions are an approximate. Contractor shall verify & confirm all dimensions at field.					

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
604 A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS EXTERIOR
TULIPAN

VILLA LAUREL - EXTERIOR

	M2AGROUP					
ITEM NUMBER	EXTERIORES DE LA VILLA LAUREL- CENTRO VACACIONAL DE AÑASCO					
	ITEM DESCRIPTION	CANTIDAD	OBSERVACIÓN	PRECIO UNITARIO	UNIDAD	COSTO
	STAIR (CENTRAL)					
1	Replace Outdoors Stair Lights	2	Aluminum frame (10" width x 6" height)		EA	\$ -
2	Replace Emergency Lights	1			EA	\$ -
3	Replace Ceiling lights	0			EA	\$ -
4	Replace Pull Station cover - Refer to item 45a	0			EA	\$ -
5	Replace Fire Alarm Pull Station - Refer to item 45a	1			EA	\$ -
6	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	1			EA	\$ -
7	Repair "Alum. Handrail"	0			LNFT	\$ -
8	Replace "Wood Railing"	14	2 span (2'x3.5')		SQFT	\$ -
9	Below the stair					
10	Remove and replace Concrete Pad.	0	12'x4'		SQFT	\$ -
11	Replace Fire Alarms System Panel - Refer to item 45a	1			EA	\$ -
12	Repair Aluminum Gate	0			EA	\$ -
13						\$ -
	STAIR (LEFT SIDE)					
14	Replace Outdoors Ceiling Lights	4			EA	\$ -
15	Replace Emergency Lights	4			EA	\$ -
16	Replace Pull Station cover - Refer to item 45a	2			EA	\$ -
17	Replace Fire Alarm Pull Station - Refer to item 45a	3			EA	\$ -
18	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	3			EA	\$ -
19	Repair "Alum. Handrail"	0			LNFT	\$ -
20	Replace rusty bolt and nut	60			EA	\$ -
21	Replace "Wood Railing"	270	Exterior Limit 77' x 3.5'		SQFT	\$ -

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
664 A Wick Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE AÑASCO
AÑASCO, PUERTO RICO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE AÑASCO

VILLAS EXTERIOR
LAUREL

A.403

VILLA LAUREL - EXTERIOR

22	Paint Waterproofing Stain & Sealer in inner wood railing	130	Interior 37' x 3.5'		SQFT	\$	-
23	Repair Floor	0			SQFT	\$	-
24	Repair ceiling Leak	0			SQFT	\$	-
25	Repair gypsum board waterproof	0			SQFT	\$	-
26							
	STAIR (RIGHT SIDE)						
27	Replace Outdoors Ceiling Lights	4			EA	\$	-
28	Replace Emergency Lights	4			EA	\$	-
29	Replace Pull Station cover - Refer to item 45a	2			EA	\$	-
30	Replace Fire Alarm Pull Station - Refer to item 45a	3			EA	\$	-
31	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	3			EA	\$	-
32	Repair "Alum. Handrail"	0			LNFT	\$	-
33	Replace rusty bolt and nut	60			EA	\$	-
34	Replace "Wood Railing"	270	Exterior Limit 77' x 3.5'		SQFT	\$	-
35	Paint Waterproofing Stain & Sealer in inner wood railing	130	Interior 37' x 3.5'		EA	\$	-
36	Repair Floor	1			SQFT	\$	-
37	Repair ceiling Leak	0			SQFT	\$	-
38	Repair gypsum board waterproof	50			SQFT	\$	-
39							
	SITE						
40	Repair sidewalk Sidewalk - see spec	12			SQFT	\$	-
41	Brass Hose Bid	2			EA	\$	-
42	Repair Outdoor Showers (Flush Drain/Faucet/Fitting) in stainless steel	2			EA	\$	-
43	Repair Sign (3'x4') & Post	1			EA	\$	-
44	OMIT	0			EA	\$	-

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
601 Avenida
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO


VILLAS EXTERIOR
LAUREL

A.404

VILLA LAUREL - EXTERIOR

45	Repair Electrical Outdoors Panel door to match existing	1			EA	\$	-
45a	Fire Alarm System Replacement(Panel, Pull Stations, Strobes-horn devices) & the required system certification. See spec for details	1			LS	\$	-
45 c	Replace A/C outdoor grille cover in the back of apartment village (Exterior)	8			EA	\$	-
GENERAL PAINT WORKS IN ALL EXTERIORS OF THE VILLAGE							
46	General Pressure wash to all exterior surfaces in the village see technical specs for details	1			LS	\$	-
47	Apply one coat of primer to all exterior surfaces according to technical specs	1			LS	\$	-
47a	Apply two coats of paint to all exterior surfaces according to technical specs	1			LS	\$	-
47b	Apply Chloride Treatment (surface preparation) in all exterior roof metal surfaces according to technical specifications	1			LS	\$	-
47c	Apply one coating of primer to exterior roof surfaces (paint)according to technical specs	1			LS		
47d	Apply two coating to exterior roof surfaces (paint): 2 coats of paint according to technical specs	1			LS	\$	-
	Total					\$	-
NOTES							
***LEGEND : SQFT - SQUARE FEET, LNFT - LINEAL FEET, EA - EACH , HC - HANDICAPPED, LS - LUMP SUM							
*** All dimensions are an approximate. Contractor shall verify & confirm all dimensions at field.							

Professional Seal



MZA GROUP, PSC

Ing. Manuel Bermudez Pagan
Licencia: 15,572
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

PROJECT NO.

PROJECT

CENTRO VACACIONAL VILLAS DE ANASCO

ISSUE

FEB. 28, 2023

RE-ISSUE

MM.DD.YY

IMPROVEMENTS

CENTRO VACACIONAL VILLAS DE ANASCO

ANASCO, PUERTO RICO

VILLAS EXTERIOR

LAUREL

A.405

VILLA UCAR - EXTERIOR

	M2AGROUP					
ITEM NUMBER	EXTERIORES DE LA VILLA UCAR- CENTRO VACACIONAL DE AÑASCO					
	ITEM DESCRIPTION	CANTIDAD	OBSERVACIÓN	PRECIO UNITARIO	UNIDAD	COSTO
	STAIR (CENTRAL)					
1	Replace Outdoors Stair Lights	3	Aluminum frame (10" width x 6" height)		EA	\$ -
2	Replace Emergency Lights	1			EA	\$ -
3	Replace Ceiling lights	1			EA	\$ -
4	Replace Pull Station cover - Refer to item 45a	0			EA	\$ -
5	Replace Fire Alarm Pull Station - Refer to item 45a	1			EA	\$ -
6	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	1			EA	\$ -
7	Repair "Alum. Handrail"	0			LNFT	\$ -
8	Replace "Wood Railing"	14	2 span (2'x3.5')		SQFT	\$ -
9	Below the stair					
10	Remove and replace Concrete Pad.	48	12'x4'		SQFT	\$ -
11	Replace Fire Alarms System Panel - Refer to item 45a	1			EA	\$ -
12	Repair Aluminum Gate	1			EA	\$ -
13						\$ -
	STAIR (LEFT SIDE)					
14	Replace Outdoors Ceiling Lights	3			EA	\$ -
15	Replace Emergency Lights	4			EA	\$ -
16	Replace Pull Station cover - Refer to item 45a	0			EA	\$ -
17	Replace Fire Alarm Pull Station - Refer to item 45a	3			EA	\$ -
18	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	3			EA	\$ -
19	Repair "Alum. Handrail"	0			LNFT	\$ -
20	Replace rusty bolt and nut	60			EA	\$ -

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
684 Avenida Condado
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE AÑASCO
AÑASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE AÑASCO

VILLAS EXTERIOR
UCAR

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY
A.406

VILLA UCAR - EXTERIOR

21	Replace "Wood Railing"	270	Exterior Limit 77' x 3.5'		SQFT	\$	-
22	Paint Waterproofing Stain & Sealer	130	Interior 37' x 3.5'		SQFT	\$	-
23	Repair Floor	0			SQFT	\$	-
24	Repair ceiling Leak	0			SQFT	\$	-
25	Repair gypsum board waterproof	0			SQFT	\$	-
26							
	STAIR (RIGHT SIDE)						
27	Replace Outdoors Ceiling Lights	3			EA	\$	-
28	Replace Emergency Lights	4			EA	\$	-
29	Replace Pull Station cover - Refer to item 45a	0			EA	\$	-
30	Replace Fire Alarm Pull Station - Refer to item 45a	3			EA	\$	-
31	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	3			EA	\$	-
32	Repair "Alum. Handrail"	0			LNFT	\$	-
33	Replace rusty bolt and nut	60			EA	\$	-
34	Replace "Wood Railing"	270	Exterior Limit 77' x 3.5'		SQFT	\$	-
35	Paint Waterproofing Stain & Sealer	130	Interior 37' x 3.5'		EA	\$	-
36	Repair Floor	0			SQFT	\$	-
37	Repair ceiling Leak	0			SQFT	\$	-
38	Repair gypsum board waterproof	50			SQFT	\$	-
39							
	SITE						
40	Wash Sidewalk - see spec	950			SQFT	\$	-
41	Brass Hose Bid	2			EA	\$	-
42	Repair Outdoor Showers (Flush Drain/Faucet/Fitting) in stainless steel	2			EA	\$	-

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
604 Avenida
Cond. A Viki Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS EXTERIOR
UCAR

A.407

VILLA UCAR - EXTERIOR

43	Repair Sign (3'x4') & Post	1			EA	\$	-
44	OMIT	0			EA	\$	-
45	Repair Electrical Outdoors Panel door to match existing	1			EA	\$	-
45a	Fire Alarm System Replacement(Panel, Pull Stations, Strobes-horn devices) & the required system certification. See spec for details	1			LS	\$	-
45 c	Replace A/C outdoor grille cover in the back of apartment village (Exterior)	12			EA	\$	-
GENERAL PAINT WORKS IN ALL EXTERIORS OF THE VILLAGE							
46	General Pressure wash to all exterior surfaces in the village see technical specs for details	1			LS	\$	-
47	Apply one coat of primer to all exterior surfaces according to technical specs	1			LS	\$	-
47a	Apply two coats of paint to all exterior surfaces according to technical specs	1			LS	\$	-
47b	Apply Chloride Treatment (surface preparation) in all exterior roof metal surfaces according to technical specifications	1			LS	\$	-
47c	Apply one coating of primer to exterior roof surfaces (paint)according to technical specs	1			LS	\$	-
47d	Apply two coating to exterior roof surfaces (paint): 2 coats of paint according to technical specs	1			LS	\$	-
	Total					\$	-
NOTES							
***LEGEND : SIFT - SQUARE FEET, LNFT - LINEAL FEET, EA - EACH , HC - HANDICAPPED, LS - LUMP SUM							
*** All dimensions are an approximate. Contractor shall verify & confirm all dimensions at field.							

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

VILLAS EXTERIOR UCAR

A.408

VILLA COBANA - EXTERIOR

	M2AGROUP					
ITEM NUMBER	EXTERIORES DE LA VILLA COBANA- CENTRO VACACIONAL DE AÑASCO					
	ITEM DESCRIPTION	CANTIDAD	OBSERVACIÓN	PRECIO UNITARIO	UNIDAD	COSTO
	STAIR (CENTRAL)					
1	Replace Outdoors Stair Lights	1	Aluminum frame (10" width x 6" height)		EA	\$ -
2	Replace Emergency Lights	1			EA	\$ -
3	Replace Ceiling lights	1			EA	\$ -
4	Replace Pull Station cover - Refer to item 45a	1			EA	\$ -
5	Replace Fire Alarm Pull Station - Refer to item 45a	1			EA	\$ -
6	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	1			EA	\$ -
7	Repair "Alum. Handrail"	1	Approximately 20 ft long . measures must be field verified		EA	\$ -
8	Replace "Wood Railing"	14	2 span (2'x3.5')		SQFT	\$ -
9	Below the stair					
10	Remove and replace Concrete Pad.	48	12'x4'		SQFT	\$ -
11	Replace Fire Alarms System Panel - Refer to item 45a	1			EA	\$ -
12	Repair Aluminum Gate	1			EA	\$ -
13						\$ -
	STAIR (LEFT SIDE)					
14	Replace Outdoors Ceiling Lights	1			EA	\$ -
15	Replace Emergency Lights	4			EA	\$ -
16	Replace Pull Station cover - Refer to item 45a	2			EA	\$ -
17	Replace Fire Alarm Pull Station - Refer to item 45a	3			EA	\$ -
18	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	3			EA	\$ -
19	Repair "Alum. Handrail"	0			LNFT	\$ -
20	Replace rusty bolt and nut	60			EA	\$ -
21	Replace "Wood Railing"	270	Exterior Limit 77' x 3.5'		SQFT	\$ -

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
664 Avenida
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE AÑASCO
AÑASCO, PUERTO RICO

PROJECT NO. ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY
PROJECT
CENTRO VACACIONAL
VILLAS DE AÑASCO

VILLAS EXTERIOR
COBANA

A.409

VILLA COBANA - EXTERIOR

22	Paint Waterproofing Stain & Sealer in inner wood railing	130	Interior 37' x 3.5'		SQFT	\$	-
23	Repair Floor	1	(main entrance)		SQFT	\$	-
24	Repair ceiling Leak	0			SQFT	\$	-
25	Repair gypsum board waterproof	1			SQFT	\$	-
26							
	STAIR (RIGHT SIDE)						
27	Replace Outdoors Ceiling Lights	1			EA	\$	-
28	Replace Emergency Lights	4			EA	\$	-
29	Replace Pull Station cover - Refer to item 45a	2			EA	\$	-
30	Replace Fire Alarm Pull Station - Refer to item 45a	3			EA	\$	-
31	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	3			EA	\$	-
32	Repair "Alum. Handrail"	1	Approximately 20 ft long . measures must be field verified		LNFT	\$	-
33	Replace rusty bolt and nut	60			EA	\$	-
34	Replace "Wood Railing"	270	Exterior Limit 77' x 3.5'		SQFT	\$	-
35	Paint Waterproofing Stain & Sealer in inner wood railing	130	Interior 37' x 3.5'		EA	\$	-
36	Repair Floor	0			SQFT	\$	-
37	Repair ceiling Leak	0			SQFT	\$	-
38	Repair gypsum board waterproof	50			SQFT	\$	-
39							
	SITE						
40	Wash Sidewalk - see spec	1			SQFT	\$	-
41	Brass hose bid	2			EA	\$	-
42	Repair Outdoor Showers (Flush Drain/Faucet/Fitting) in stainless steel	2			EA	\$	-
43	Repair Sign (3'x4') & Post	1			EA	\$	-

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
601 Avenida
Cond. A Wick Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS EXTERIOR
COBANA

A.410

VILLA COBANA - EXTERIOR

44	OMIT	0			EA	\$	-
45	Repair Electrical Outdoors Panel door to match existing	1			EA	\$	-
45a	Fire Alarm System Replacement(Panel, Pull Stations, Strobes-horn devices) & the required system certification. See spec for details	1			LS	\$	-
45 c	Replace A/C outdoor grille cover in the back of apartment village (Exterior)	10			EA	\$	-
GENERAL PAINT WORKS IN ALL EXTERIORS OF THE VILLAGE							
46	General Pressure wash to all exterior surfaces in the village see technical specs for details	1			LS	\$	-
47	Apply one coat of primer to all exterior surfaces according to technical specs	1			LS	\$	-
47a	Apply two coats of paint to all exterior surfaces according to technical specs	1			LS	\$	-
47b	Apply Chloride Treatment (surface preparation) in all exterior roof metal surfaces according to technical specifications	1			LS	\$	-
47c	Apply one coating of primer to exterior roof surfaces (paint)according to technical specs	1			LS	\$	-
47d	Apply two coating to exterior roof surfaces (paint): 2 coats of paint according to technical specs	1			LS	\$	-
	Total					\$	-
NOTES							
***LEGEND : SQFT - SQUARE FEET, LNFT - LINEAL FEET, EA - EACH , HC - HANDICAPPED, LS - LUMP SUM							
*** All dimensions are approximated. Contractor shall verify & confirm all dimensions at field.							

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
604 Avenida
Cond. A Viki Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

VILLAS EXTERIOR
COBANA

A.411

VILLA ALMACIGO - EXTERIOR

	M2AGROUP					
ITEM NUMBER	EXTERIORES DE LA VILLA ALMACIGO- CENTRO VACACIONAL DE AÑASCO					
	ITEM DESCRIPTION	CANTIDAD	OBSERVACIÓN	PRECIO UNITARIO	UNIDAD	COSTO
	STAIR (CENTRAL)					
1	Replace Outdoors Stair Lights	3	Aluminum frame (10" width x 6" height)		EA	\$ -
2	Replace Emergency Lights	1			EA	\$ -
3	Replace Ceiling lights	1			EA	\$ -
4	Replace Pull Station cover - Refer to item 45a	1			EA	\$ -
5	Replace Fire Alarm Pull Station - Refer to item 45a	1			EA	\$ -
6	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	1			EA	\$ -
7	Repair "Alum. Handrail"	0			LNFT	\$ -
8	Replace "Wood Railing"	14	2 span (2'x3.5')		SQFT	\$ -
9	Below the stair					
10	Remove and replace Concrete Pad.	48	12'x4'		SQFT	\$ -
11	Replace Fire Alarms System Panel - Refer to item 45a	1			EA	\$ -
12	Repair Aluminum Gate	1			EA	\$ -
13	Repair roof curb	20	20 ft x 1 ft			\$ -
	STAIR (LEFT SIDE)					
14	Replace Outdoors Ceiling Lights	3			EA	\$ -
15	Replace Emergency Lights	4			EA	\$ -
16	Replace Pull Station cover - Refer to item 45a	0			EA	\$ -
17	Replace Fire Alarm Pull Station - Refer to item 45a	3			EA	\$ -
18	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	3			EA	\$ -
19	Repair "Alum. Handrail"	0			LNFT	\$ -
20	Replace rusty bolt and nut	60			EA	\$ -
21	Replace "Wood Railing"	270	Exterior Limit 77' x 3.5'		SQFT	\$ -

Professional Seal



M2A GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
664 Avenida
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE AÑASCO
AÑASCO, PUERTO RICO

PROJECT NO. ISSUE
FEB. 28, 2023
PROJECT
CENTRO VACACIONAL
VILLAS DE AÑASCO
RE-ISSUE
MM.DD.YY

VILLAS EXTERIOR
ALMACIGO

A.412

VILLA ALMACIGO - EXTERIOR

22	Paint Waterproofing Stain & Sealer	130	Interior 37' x 3.5'		SQFT	\$	-
23	Repair Floor	0			SQFT	\$	-
24	Repair ceiling Leak	0			SQFT	\$	-
25	Repair gypsum board waterproof	32			SQFT	\$	-
26							
	STAIR (RIGHT SIDE)						
27	Replace Outdoors Ceiling Lights	3			EA	\$	-
28	Replace Emergency Lights	4			EA	\$	-
29	Replace Pull Station cover - Refer to item 45a	0			EA	\$	-
30	Replace Fire Alarm Pull Station - Refer to item 45a	3			EA	\$	-
31	Replace Fire Alarm Horn Strobes wall - Refer to item 45a	3			EA	\$	-
32	Repair "Alum. Handrail"	0			LNFT	\$	-
33	Replace rusty bolt and nut	60			EA	\$	-
34	Replace "Wood Railing"	270	Exterior Limit 77' x 3.5'		SQFT	\$	-
35	Paint Waterproofing Stain & Sealer	130	Interior 37' x 3.5'		EA	\$	-
36	Repair Floor	0			SQFT	\$	-
37	Repair ceiling Leak	10			SQFT	\$	-
38	Repair gypsum board waterproof	64			SQFT	\$	-
39							
	SITE						
40	Wash Sidewalk -pressure wash - see spec	950			SQFT	\$	-
41	Brass Hose Bid	2			EA	\$	-
42	Repair Outdoor Showers (Flush Drain/Faucet/Fitting) in stainless steel	2			EA	\$	-
43	Repair Sign (3'x4') & Post	1			EA	\$	-

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 15,572
604 Avenida
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

ISSUE
FEB. 28, 2023
RE-ISSUE
MM.DD.YY

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

VILLAS EXTERIOR
ALMACIGO

A.413

VILLA ALMACIGO - EXTERIOR

44	OMIT	0			EA	\$	-
45	Repair Electrical Outdoors Panel door to match existing	1			EA	\$	-
45a	Fire Alarm System Replacement(Panel, Pull Stations, Strobes-horn devices) & the required system certification. See spec for details	1			LS	\$	-
45b	Replace concrete sidewalk	500	Repair sidewalk		SQFT	\$	-
45 c	Replace A/C outdoor grille cover in the back of apartment village (Exterior)	1			EA	\$	-
GENERAL PAINT WORKS IN ALL EXTERIORS OF THE VILLAGE							
46	General Pressure wash to all exterior surfaces in the village see technical specs for details	1			LS	\$	-
47	Apply one coat of primer to all exterior surfaces according to technical specs	1			LS		
47a	Apply two coats of paint to all exterior surfaces according to technical specs	1			LS	\$	-
47b	Apply Chloride Treatment (surface preparation) in all exterior roof metal surfaces according to technical specifications	1			LS	\$	-
47c	Apply one coating of primer to exterior roof surfaces (paint)according to technical specs	1			LS	\$	-
47d	Apply two coating to exterior roof surfaces (paint): 2 coats of paint according to technical specs	1			LS	\$	-
	Total					\$	-
NOTES							
***LEGEND : SQFT - SQUARE FEET, LNFT - LINEAL FEET, EA - EACH , HC - HANDICAPPED, LS - LUMP SUM							
*** All dimensions are an approximate. Contractor shall verify & confirm all dimensions at field.							

Professional Seal



MZA GROUP, PSC
Ing. Manuel Bermudez Pagan
Licencia: 13,572
604 Avenida
Cond. A Vicks Center
Suite D-305
San Juan, PR 00925

IMPROVEMENTS
CENTRO VACACIONAL
VILLAS DE ANASCO
ANASCO, PUERTO RICO

PROJECT NO.
PROJECT
CENTRO VACACIONAL
VILLAS DE ANASCO

ISSUE
FEB. 28, 2023

RE-ISSUE
MM.DD.YY

VILLAS EXTERIOR
ALMACIGO

A.414