The
Gangbox News
Fall 2020

PAVARINI
CONSTRUCTION & DEVELOPMENT, LLC.

WHAT'S HAPPENING AT PAVARINI

REINFORCING OUR TEAM

PCD is proud to announce the addition to our team of the following members:

Jafet Ortega
as General Operations Manager.

Moises Agosto
as Safety Director.

NEW PROJECT AWARD / WORK ON HAND

THE ARECIBO OBSERVATORY
ARECIBO, PUERTO RICO

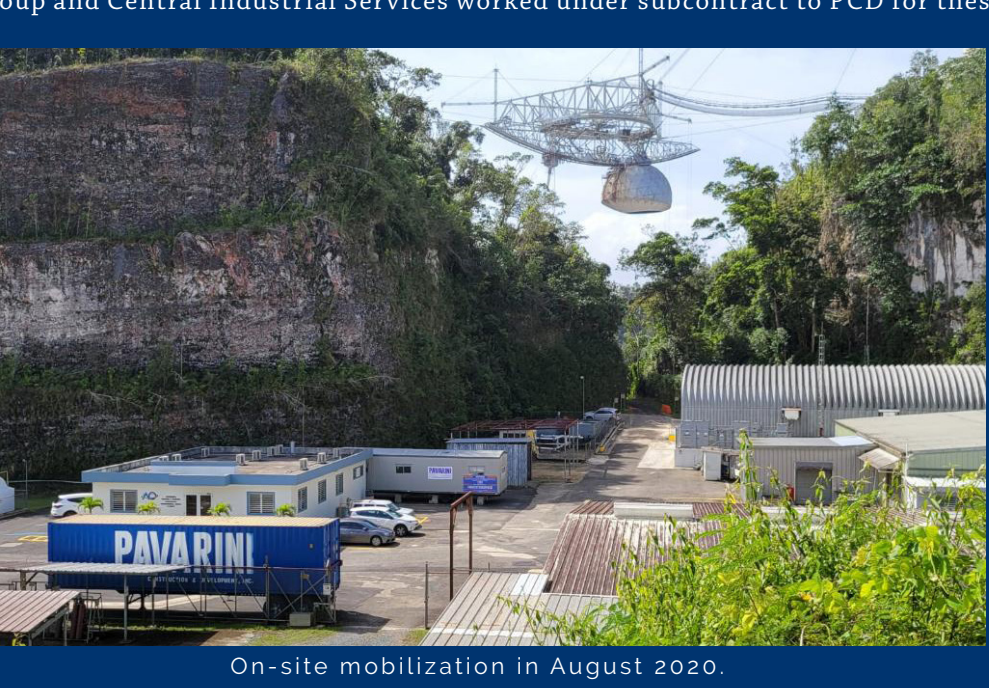
SERVICES PROVIDED: CABLE REPLACEMENT;
DESIGN ASSIST/STABILIZATION AND ENVIRONMENTAL PROTECTION ASSESSMENT

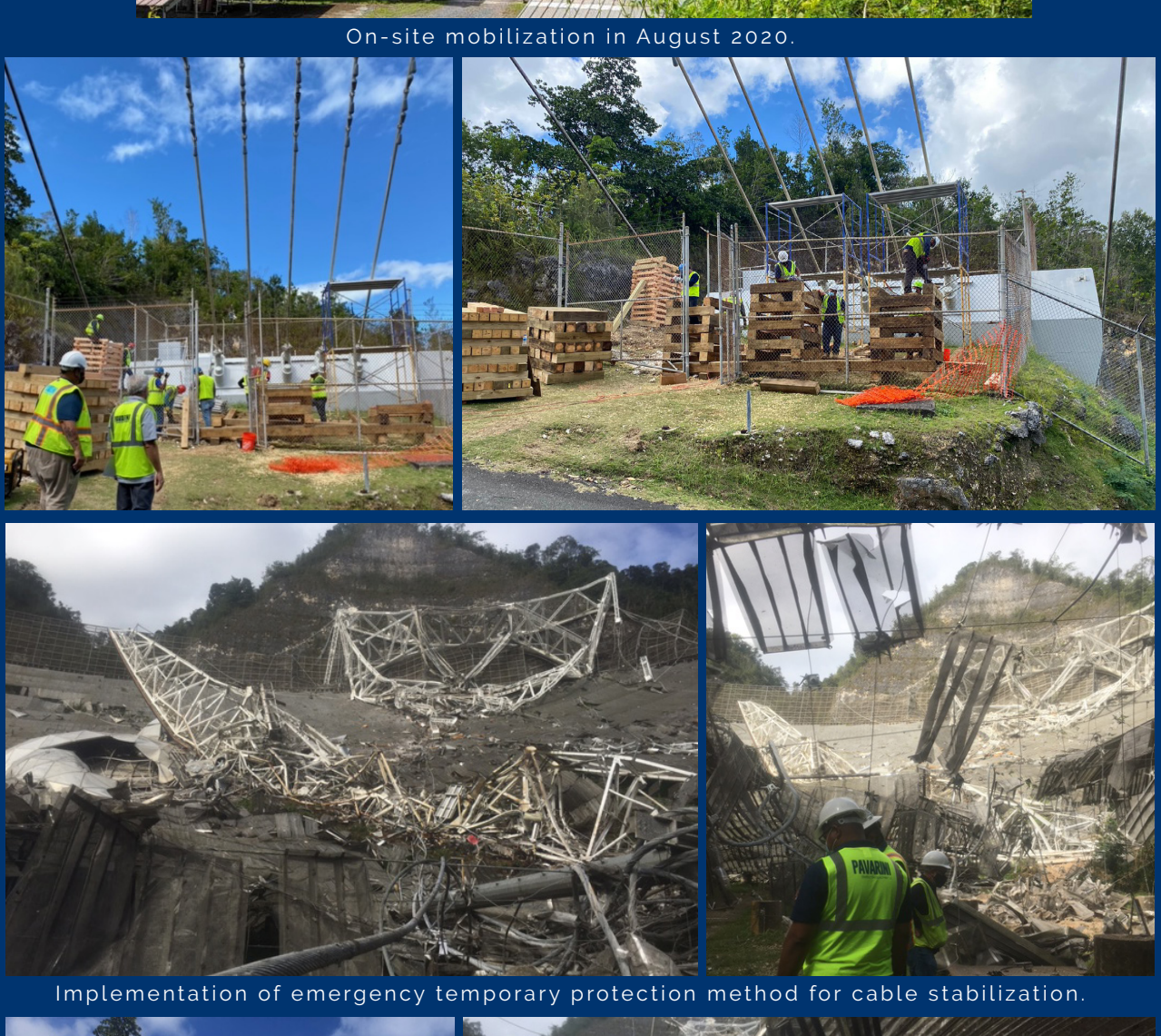
The Arecibo Observatory (AO) was the World's Largest Functioning Radio Telescope. It was originally designed by Cornell University and was constructed by the Department of Defense in 1963. The AO facility is operated by the National Science Foundation. The functions of the Arecibo Observatory included scientific experiments, observations, listening for extraterrestrial life, World Defense System (tracking near-Earth objects that could potentially collide with Earth).

The AO structure was composed of three concrete towers 275 to 400 feet tall from which multiple Steel cables suspended a 900-ton platform over a 1,000-foot diameter reflector dish. The platform suspended antennae and a Gregorian Dome that contained transmitters and receivers used to send and receive radio waves for observations and experiments. The cables ranged in size up to 3-1/2" diameter and over 700 feet long, some weighing 12 tons each.

In August 2020 PCD was contacted by the Arecibo Observatory to prepare a proposal to replace one of the original cables supporting the telescope platform. Days before submitting the proposal, and without warning, a separate cable released from its socket. PCD was immediately contracted on an emergency basis to perform design-assist services for the study of alternative means and methods to replace cables and to install structural bypass systems at other socket locations that were at risk of releasing. PCD's contract was soon expanded to include the fabrication of selected permanent and temporary cables. Fabritec Structures of Texas and the Pfeifer Group of Germany worked under subcontract to PCD for the engineering and fabrication of these cables and friction clamp bypass systems. While the fabrication of cables proceeded in Germany, the structural engineers and the AO continued to monitor the remaining cables. Pavarini Construction & Development, LLC participated with the project team that included the National Science Foundation, NASA, the University of Central Florida, various structural engineering firms, Fabritec Structures, and the Pfeifer Group to study concepts to reduce the tensile loads on the structure and multiple concepts for cable replacement. During this period a second cable unexpectedly failed at which time PCD's services were again expanded to include the construction of heavy cribbing and safety measures intended to protect workers during the anticipated installation of the structural bypass systems and cable replacement.

Unfortunately, the structure continued to rapidly deteriorate and it was determined to be too unsafe to permit work to continue. On December 1, 2020, the structure collapsed to the great disappointment of the entire team. Once again the PCD role was revised to include site zone security, environment assessment, environmental testing, and hazardous material management. The CSA Group and Central Industrial Services worked under subcontract to PCD for these services.


On-site mobilization in August 2020.


Implementation of emergency temporary protection method for cable stabilization.

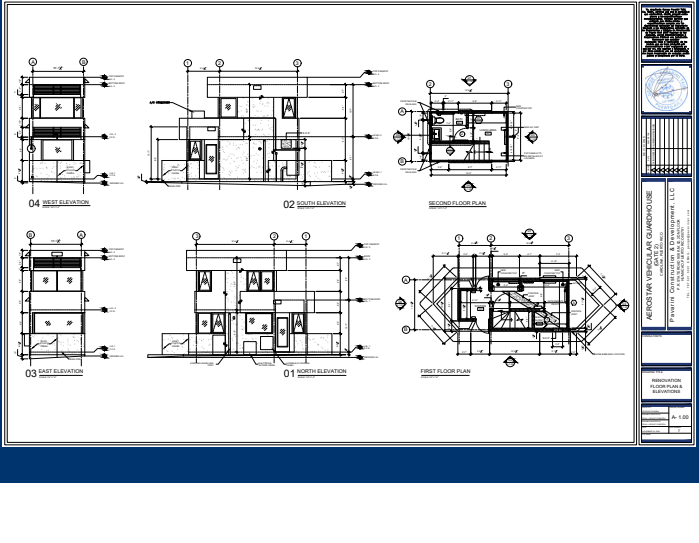
Post collapse assessment in December 2020.

Preparation of hazardous material storage facility.

AEROSTAR AIRPORT HOLDINGS, LLC
GUARD HOUSE - VEHICULAR GATE #2
LUIS MUÑOZ MARÍN INTERNATIONAL AIRPORT
CAROLINA, PUERTO RICO

SERVICES PROVIDED: DESIGN - BUILD

PCD was awarded a design-build contract for the **complete renovation work of the interior and exterior of the Vehicular Guard House at the Airfield Entrance #2,** including the installation of security gates and fencing at the Luis Muñoz Marín International Airport.



NEW DEVELOPMENTS

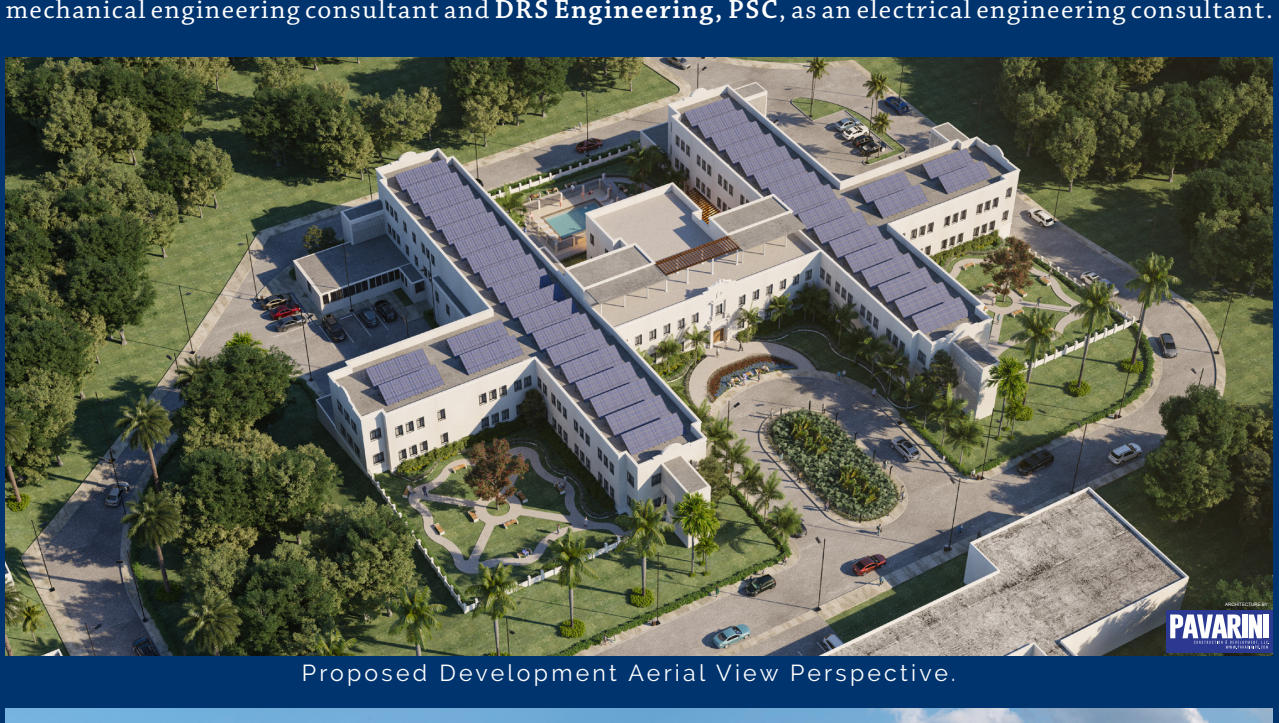
CASA SABAI
FORMER DR. ALEJANDRO RUIZ SOLER HOSPITAL
BAYAMÓN, PUERTO RICO

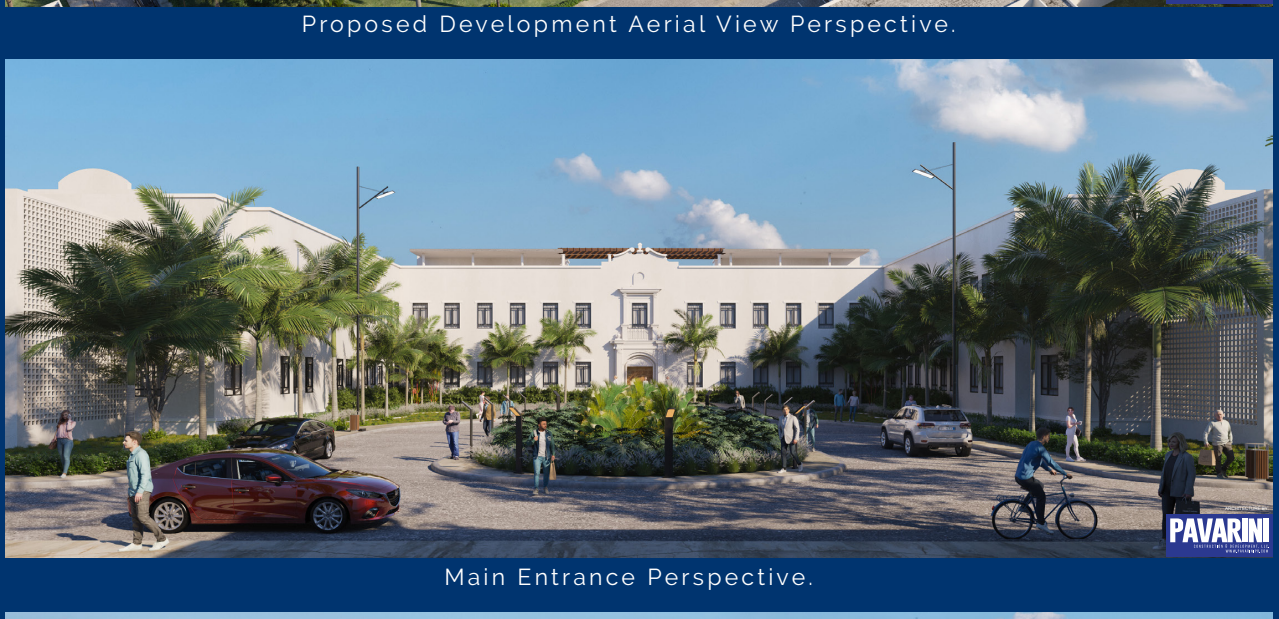
SERVICES PROVIDED: DESIGN & PRE-CONSTRUCTION

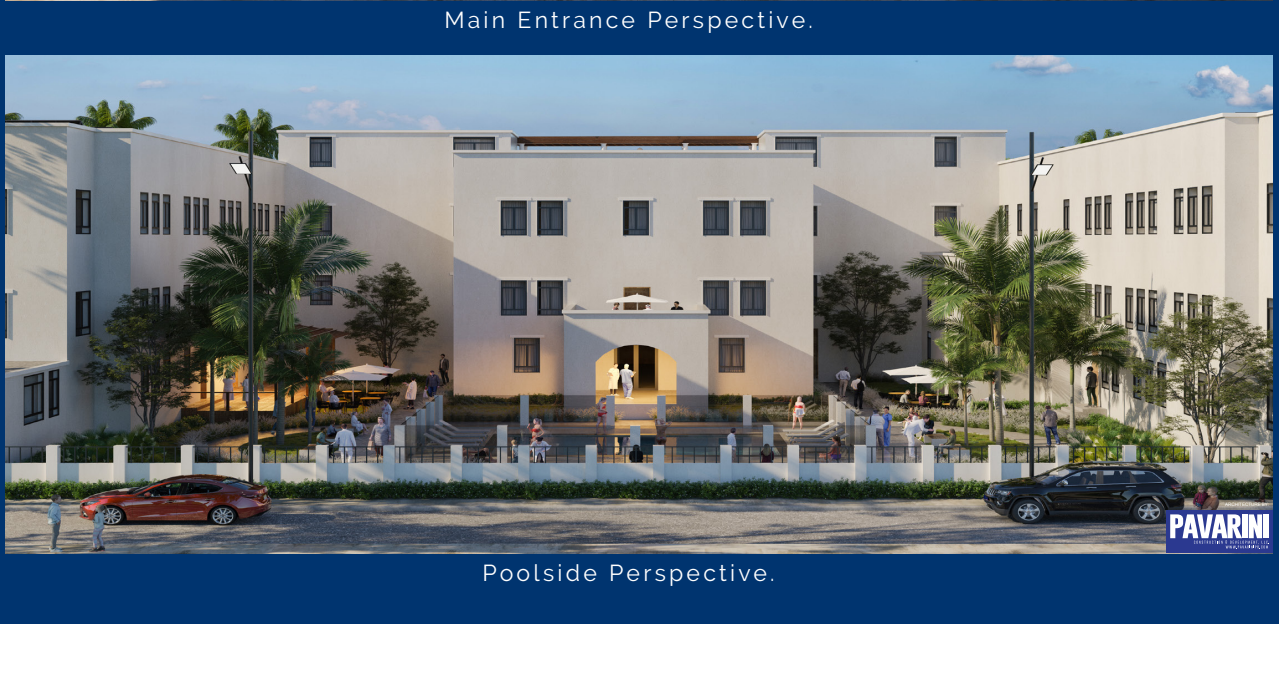
PCD continued work on the **design and pre-construction services** for the **proposed development of a resort-style elderly assisted living housing facility, Casa Sabai**. The project will be the **adaptive re-use of the Dr. Alejandro Ruiz Soler Hospital**, an existing 81,000 sq. ft. building on a 20,000 sq. mt. plot. **PCD** design team completed the conceptual design for **Casa Sabai** including a program of **residential units and ammenities**.

The Casa Sabai, proposed development project is being planned by **Pavarini Land Development, Inc**. The asset is under a contract; the acquisition financing for procurement is in progress with Banco Popular of Puerto Rico.

Collaborating with PCD for this project is: **Mia Senior Living**, as an Assisted Living Program consultant and operator; **Diana Luna Serbiá, AIA**, as a Historic Building Designation consultant; **Nortol Environmental & Occupational Safety, Inc.**, as an enviromental consultant; **Spec Engineering Services, PSC** as a structural engineering consultant; **Quantum Consulting Engineering, PSC**, as a mechanical engineering consultant and **DRS Engineering, PSC**, as an electrical engineering consultant.


Proposed Development Aerial View Perspective.

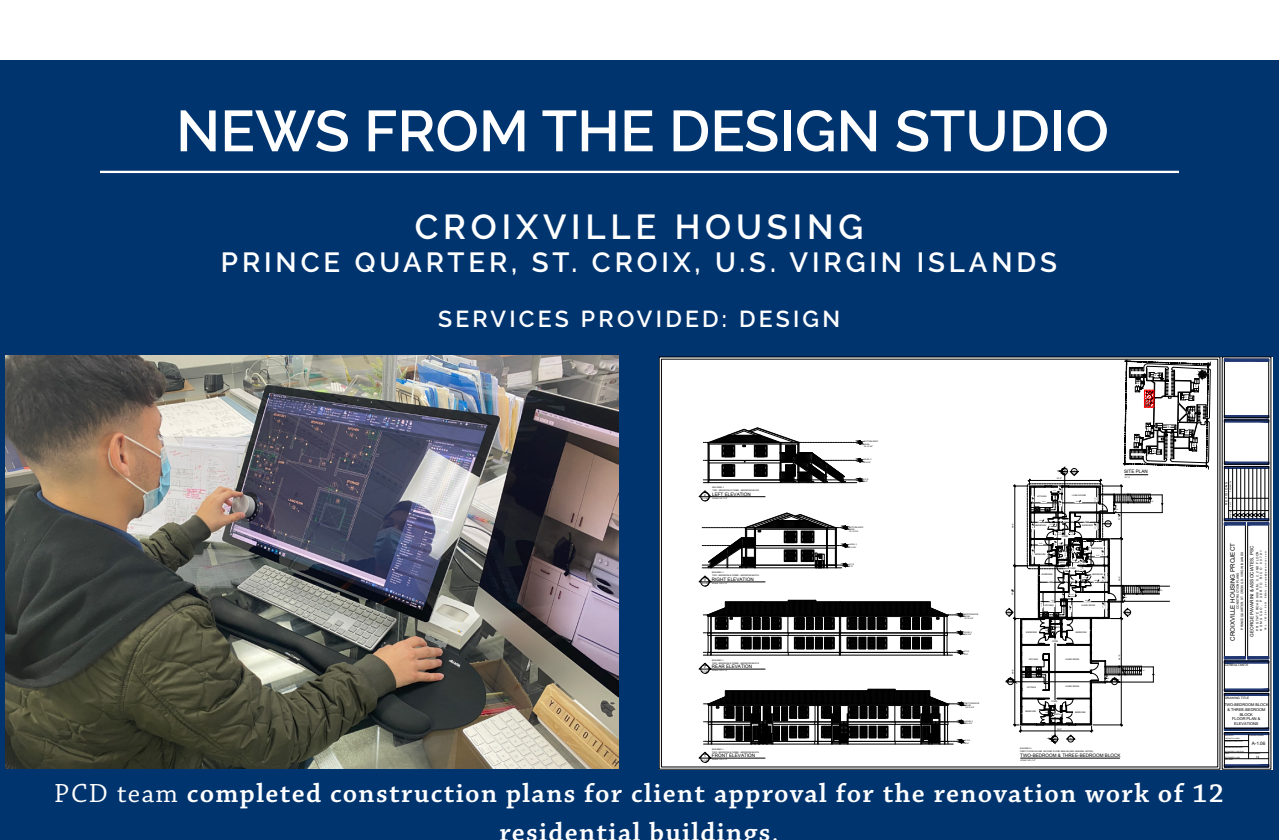

Main Entrance Perspective.


Poolside Perspective.

NEWS FROM THE DESIGN STUDIO

CROIXVILLE HOUSING
PRINCE QUARTER, ST. CROIX, U.S. VIRGIN ISLANDS

SERVICES PROVIDED: DESIGN


PCD team **completed construction plans for client approval for the renovation work of 12 residential buildings**.

LUMA COLLEGE FOR TECHNICAL TRAINING
CANÓVANAS, PUERTO RICO

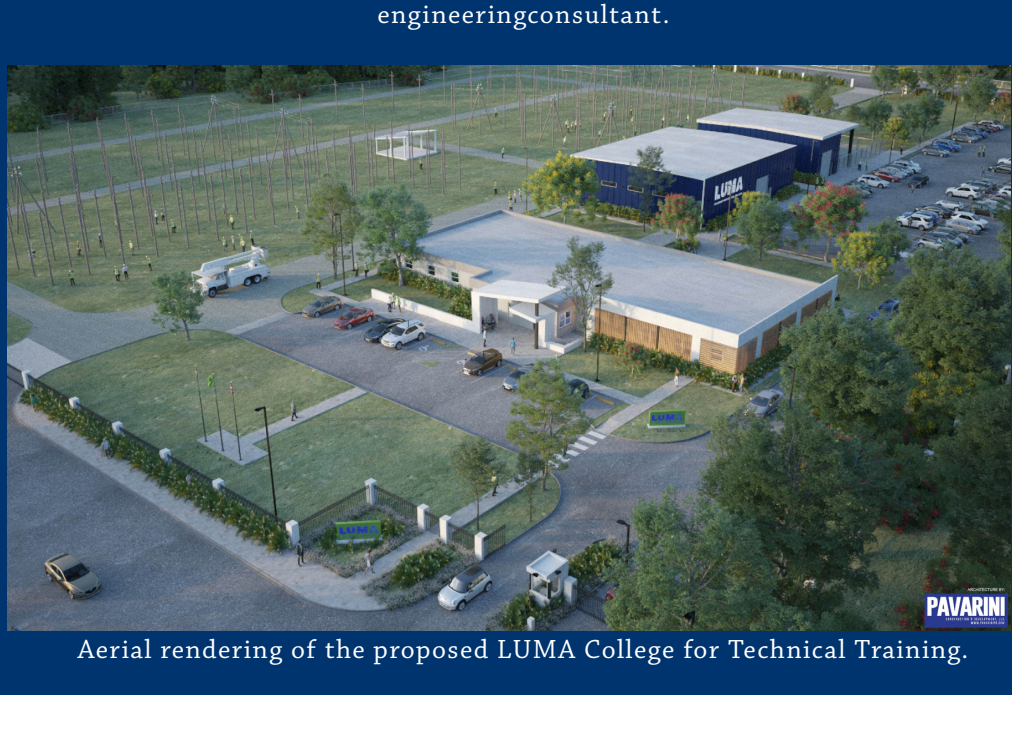
SERVICES PROVIDED: DESIGN - BUILD

In August 2020, PCD was invited to submit a proposal for the design and construction of the LUMA College for Technical Training which will be a campus to train linemen for the maintenance and service of the Puerto Rico electric power grid. On September 24, 2020, PCD was selected as the Designer-Builder for the project.

The LUMA College for Technical Training in under way. The design of the facility is substantially complete and construction is scheduled to begin immediately. The campus will include three primary buildings. The main building will contain classrooms and administrative services. A second high bay structure will provide a training lab that simulates a power distribution grid with load banks for hands-on training to participants. An equipment and material storage facility will support the other structures. The training program will be complimented by an expansive practical training yard, complete with power poles, transmission lines, towers, and training pits.

The scope of the design phase of the project includes: surveys, geotechnical studies/engineering, environmental assessments, hydraulic studies, architecture, civil engineering, structural engineering, mechanical and electrical engineering. In order to expedite the construction phase of the project, many components are already being pre-fabricated off-site. The construction scope includes the logistics of transporting major building components to Puerto Rico. Site development and construction are scheduled to begin shortly.

Collaborating with PCD for this project are: CA Engineering, PSC, as a hydrological and hydraulic water engineering consultant; HF Engineering Grousp, PSC, as a civil engineering consultant; Spec Engineering Services, PSC as a structural engineering consultant; Quantum Consulting Engineering, PSC, as a mechanical engineering consultant and DRS Engineering, PSC, as an electrical engineeringconsultant.


Aerial rendering of the proposed LUMA College for Technical Training.

FIELD REPORTS

SHELL CASTLE 40
HUMACAO, PUERTO RICO

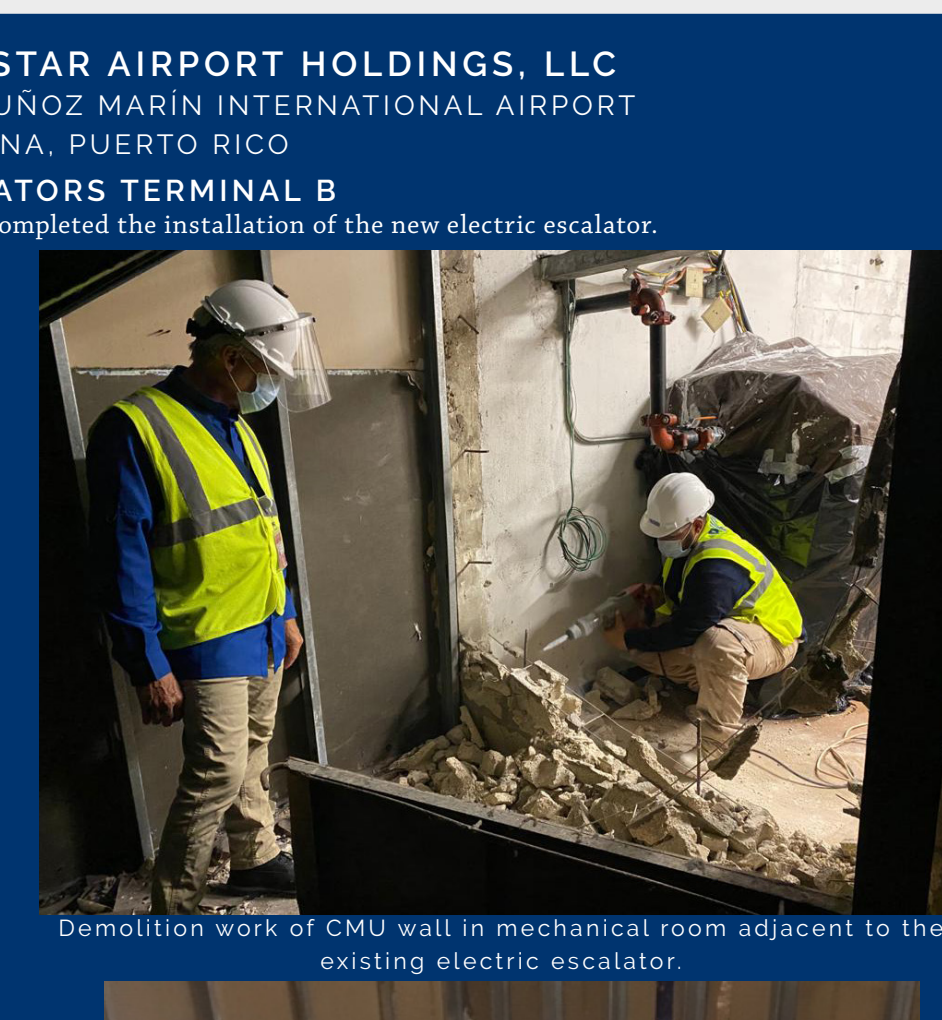
The intermediate floor structure installation using the Spanish Colonial methodology has been completed. Interior finishes continue in progress with the installation of floor and wall tiles.

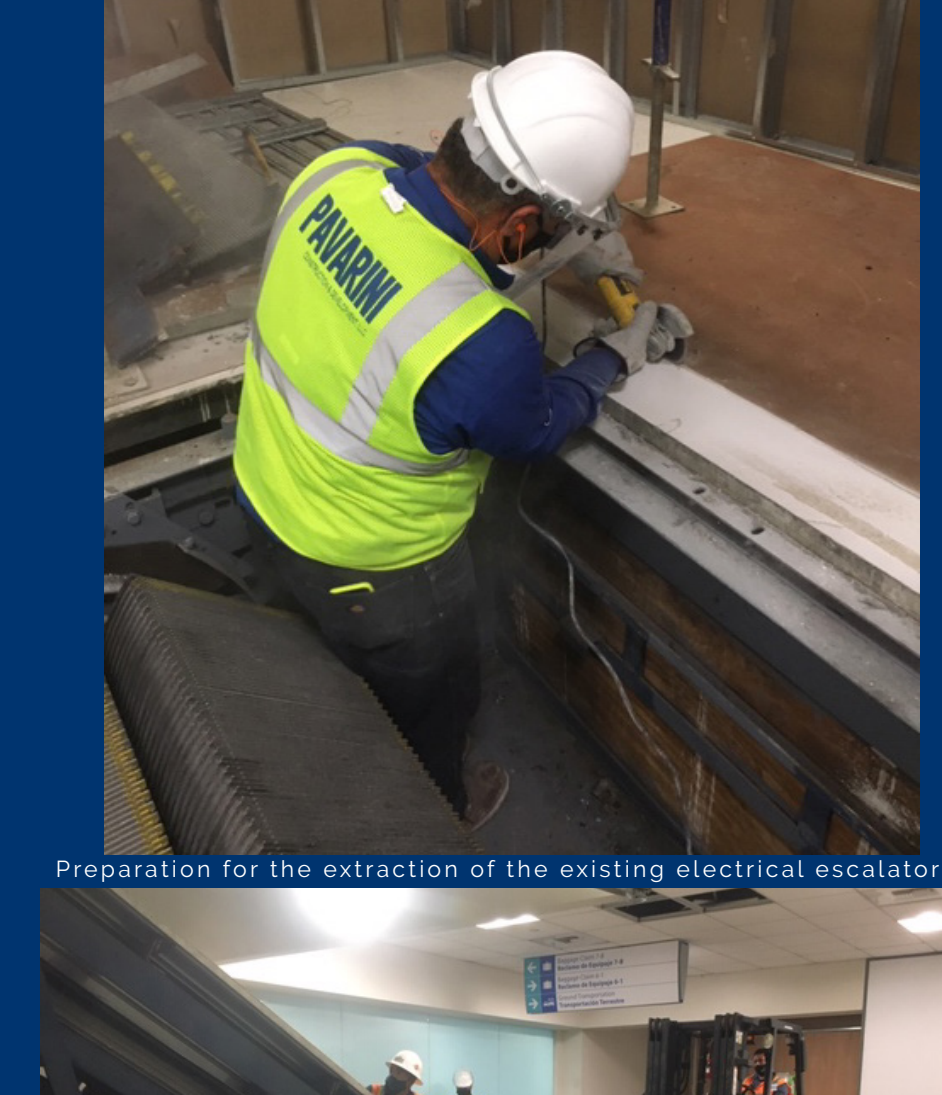
Installation of wood beams from locally harvested lumber from Lares, PR and terracota brick tile from Haiti.

Interior and exterior finishes are in progress.

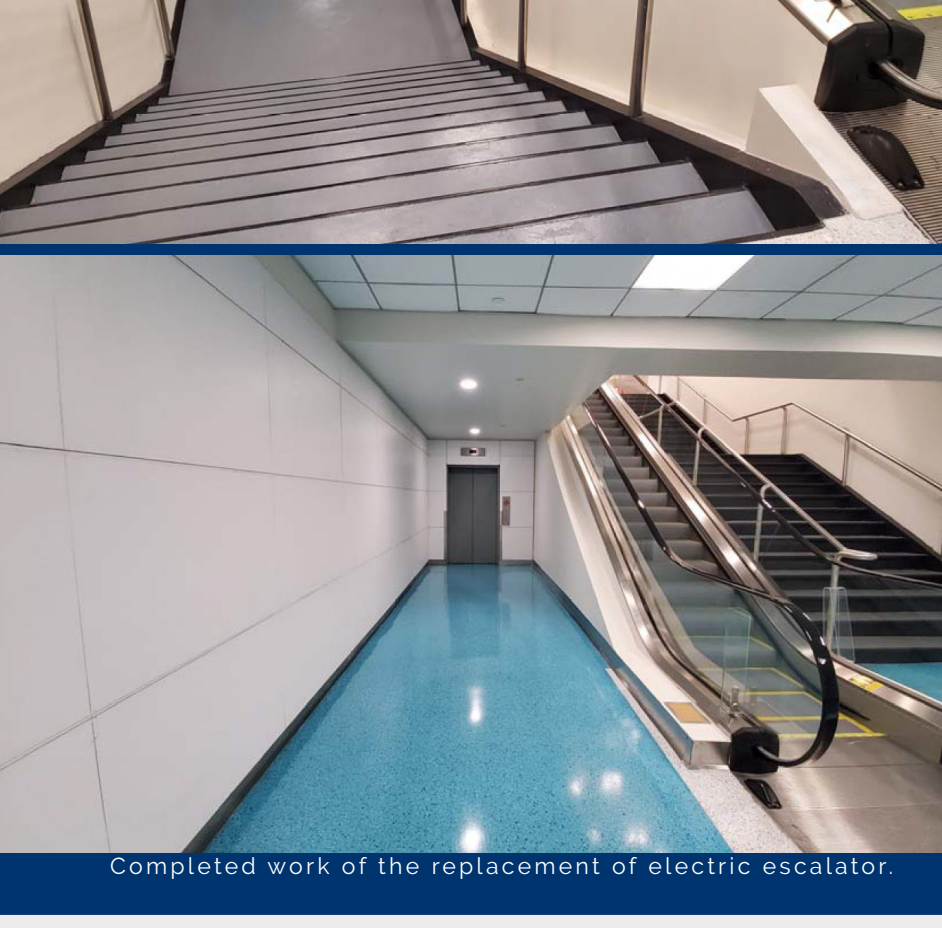
AEROSTAR AIRPORT HOLDINGS, LLC
LUIS MUÑOZ MARIN INTERNATIONAL AIRPORT
CAROLINA, PUERTO RICO
ESCALATORS TERMINAL B

PCD has completed the installation of the new electric escalator.


Demolition work of CMU wall in mechanical room adjacent to the existing electric escalator.


Preparation for the extraction of the existing electrical escalator.

Removal of existing electrical escalator.


Completed work of the replacement of electric escalator.

Guard House - Vehicular Gate #2

Demolition work has begun for plumbing fitting installation and removal of existing fixed window and interior walls for bathroom relocation.

HARBORVIEW APARTMENTS
ST. CROIX, US VIRGIN ISLANDS

The exterior restoration work of the affordable housing community continues in progress including the **selective replacement work on the project's perimeter fence, balcony sliding door replacement, exterior painting . and exterior facade panels.**

Concrete casting on replaced galvanized posts work in progress.

Replacement of galvanized aluminum fence posts.

Renovation work of exterior painting.

THE PUNCHLIST

Virtual Webinars by the AGC

PCD attended the **"New Accounting Method for IVU Purposes in the Construction Industry"** and **"Digital transformation in the construction sector after COVID-19: an opportunity to reinvent"** virtual webinar provided by the **AGC: Contractors Association of America: Puerto Rico Chapter**.

PAY WHEN PAID
Para la industria de la construcción... con sus EXCEPCIONES
WEBINAR | IVU CONTRUCCIÓN
NUEVO MÉTODO DE CONTABILIDAD PARA PROPÓSITOS DEL IMPUESTO SOBRE VENTAS Y USO
martes 11 de agosto de 2020
zoom 2:50pm - 4:00pm

The Eniac Corp ORACLE AGC
Transformación digital en el sector de la construcción tras el COVID-19: una oportunidad para reinventarse

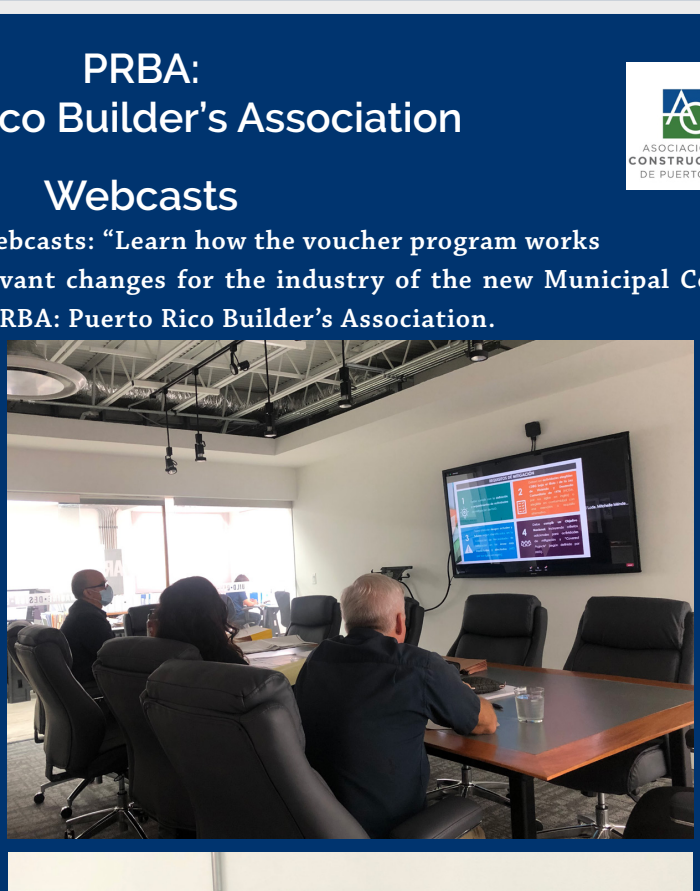
PRBA: Puerto Rico Builder's Association

Webcasts

PCD participated in the **webcasts: "Learn how the voucher program works under CDBG-DR"** and the **"Most relevant changes for the industry of the new Municipal Code"** provided by the **PRBA: Puerto Rico Builder's Association.**

ASOCIACIÓN DE CONSTRUCTORES DE PUERTO RICO
LE INVITA AL WEBCAST
CDBG-DR
VIERNES, 4 DE SEPTIEMBRE DE 2020
9:30 AM- 12:00 M
VÍA ZOOM
- Guías para el uso de "vouchers" para adquirir viviendas bajo el Programa de Reparación, Reconstrucción o Reubicación (R3)
- CDBG-MIT - Fondos para financiar proyectos para atender las necesidades de mitigación en la isla

INVITADOS:
LCDO. LUIS CARLOS FERNÁNDEZ-TRINCHET, CPA
Secretario de la Vivienda
LCDA. MARETZIE DÍAZ SÁNCHEZ
Subsecretaria del Programa CDBG-DR
Costo: $25 socios / $40 no socios
Para registro, acceda el link incluido en este envío.
Para información adicional, puede escribir a constructores@constructorespr.net o llame al 787-402-2712.



ASOCIACIÓN DE CONSTRUCTORES DE PUERTO RICO
NUEVO WEBCAST
CAMBIOS MÁS RELEVANTES PARA LA INDUSTRIA DEL NUEVO CÓDIGO MUNICIPAL
VIERNES, 25 DE SEPTIEMBRE DE 2020
9:30 AM- 12:00 M / VÍA ZOOM
Temas:
- Empresas Municipales
- Control de Acceso
- Arbitrios Municipales
- Patente
- Propiedad Mueble e Inmueble

Recursos:
- LCDO. CRISTIAN BERNASCHINA
- CPA RAFAEL DEL VALLE

Costo: $25 socios / $40 no socios
Para registro, acceda el link incluido en este envío.
Para información adicional, puede escribir a constructores@constructorespr.net o llame al 787-402-2712.

PRBA's Annual Virtual Convention

Pavarini Land & Development, Inc. participated and sponsored for the **"Embracing Challenges with a New Mindset" PRBA: Puerto Rico Builder's Association 47th Annual Virtual Convention.**

47th Annual VIRTUAL Convention
November 10 & 11 • 9:00 am -1:00 pm
Interlink
danosa
PRISAGROUP
MARTINAL
KOHLER
VRM
Grant Thornton
LUMA
Custom
AD&V
PAVARINI
POPULAR
BRITO
1First Bank
Creative
Freire
SunWest
HOMESEARCH
HUB
CPM
SHERWIN WILLIAMS
CIC Construction Group
MDSC
GIDEON
ACESCO
TGR
AVANTI
MAGIC
Michaels

"Architecture is a visual art, and the buildings speak for themselves"
– Julia Morgan

PAVARINI CONSTRUCTION & DEVELOPMENT, LLC.
295 Palmas Inn Way
Suite 104 PMB 233
Humacao,PR 00791
www.pavarinipr.com
info@pavarinipr.com
787.478.4117

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