

**UNIVERSITY OF PUERTO RICO  
CENTRAL ADMINISTRATION  
NOTICE OF REQUEST FOR PROPOSAL RFP #DRO 24-015 / B00014  
DESIGN AND SUPERVISION SERVICES**

Administración  
Central  
Universidad de  
Puerto Rico

**Timeline:**

**RFP publication date:** December 1, 2023.

**Site visit (Not Compulsory)** December 9, 2023, Time: 9:30am  
Location: 1st Floor, Main Entrance Lobby, Centro Universitario.  
\*Parking: "Estacionamiento Multipisos UPR Parking Systems".

**Deadline for Request  
for Information by email:** December 12, 2023, Time: on or before 4:30pm.

**Response for Request  
for Information by email:** December 15, 2023, Time: on or before 4:30pm.

The proposal must be submitted **by email on or before 11:59pm (AST) on January 19, 2023**. Address the indicated contacts in Section II (Mr. Julio Collazo Rivera, attention to Eng. Luis F. Vilá Calderón). **The University of Puerto Rico (UPR) will accept offers via email in digital PDF format at [uprrecovery.rfp@upr.edu](mailto:uprrecovery.rfp@upr.edu).**



The UPR is working towards its recovery, which requires the issuance of this Request for Proposal for Design and Supervision Services for the UPR Recovery Project **B00014-DRO-12-2023-RRP: Reconditioning of Buildings 037 (Casa del Canciller), 096 (Centro Universitario), 098 (General César Cordero) 050 (Julio García Díaz), 068 (Casa de Animales Experimental 1), 059 (Casa Práctica Infante y Maternal), 154 (Casa de Animales Experimental 2) at Río Piedras Campus, University of Puerto Rico**. The purpose of this RFP is to request and receive proposals from qualified Architecture and Engineering firms for the development of all design documents: Basis of Design, detail design, specifications, cost estimates, schedules, scopes of work, bidding phase, and other required documentation for the compliance of the requirements of FEMA and PRDOH/CDBG-DR Non-Federal Match Program. The awarded firm or professional will also provide services of oversight and coordination for the execution of a complete comprehensive project.

Oficina de  
Desarrollo  
Físico e  
Infraestructura

The project considers the repairs works of seven (7) buildings located in Río Piedras Campus, described in four (4) Project Worksheets. All 7 buildings are categorized as historic by the construction date and the significance of modern architecture considerations in Puerto Rico. Some of the buildings are part of the Henry Klumb architectural heritage of the RRP and the others as emblematic Spanish style design. Proponents must explain in detail how they will be able to provide the required services and achieve the expected results, while in compliance with FEMA and PRDOH/CDBG-DR requirements. Previous and proven experience with similar scope projects and subject to compliance requirements under FEMA and PRDOH/CDBG-DR are the most important. Review and verification through the site area of FEMA's Scope of Work (the "SOW") and the proposed strategy is required, as well as the development of a detailed SOW (based exclusively in the FEMA SOW of hurricane damages provided) with current industry construction costs for the repair, and in compliance with applicable actual codes and regulations.

The UPR is an equal opportunity employer and does not discriminate as to sex, gender or sexual identity, race, age, national origin, religious creed, civil status, war veterans, handicap or disable status. The UPR reserves the right to reject any or all proposals and to award the auction under the conditions it deems most convenient to the interests of the UPR, regardless of the amount of the bids or to cancel the auction award at any time before the contract is signed.

Jardín Botánico Sur  
1187 Calle Flamboyán  
San Juan PR  
00926-1117  
Tel. 787-250-0000  
Fax 787-250-6568

  
Julio Collazo (Nov 30, 2023 10:15 AST)

Julio A. Collazo Rivera, Director

## REQUEST FOR PROPOSALS FOR:

### DESIGN AND SUPERVISION SERVICES FOR

Project Number: B00014-DRO-12-2023-RRP

Project Title: Reconditioning of Buildings 037 (Casa del Canciller), 096 (Centro Universtario), 098 (General César Cordero) 050 (Julio García Díaz), 068 (Casa de Animales Experimental 1), 059 (Casa Práctica Infante y Maternal), 154 (Casa de Animales Experimental 2) at Río Piedras Campus, University of Puerto Rico

**RFP #DRO 24-013 / B00014**

Physical Development and Infrastructure Office  
Disaster Recovery Office  
President's Office  
University of Puerto Rico

Project funded by:  
**FEMA AND CDBG-DR PROGRAM**



Universidad  
*de Puerto Rico*

## Contents

1. BACKGROUND AND PURPOSE.....	3
2. CONTACT AND TIMELINE .....	4
3. TIMELINE AND SUBMISSION DATE .....	4
4. PROJECT DESCRIPTION AND DESIGN STRATEGY .....	5
5. SERVICES .....	7
6. COST PROPOSAL.....	9
7. REQUIRED DOCUMENTS FOR THE SUBMISSION OF THE PROPOSAL.....	9
8. UPR RESPONSIBILITIES.....	11
9. COMPENSATION FOR DESIGN AND SUPERVISION SERVICES AND PAYMENT METHOD	11
10. PROPOSAL SCORING AND EVALUATION CRITERIA .....	12
11. FINAL EVALUATION.....	15
12. PROJECT AWARD .....	16
13. JUDICIAL REVIEW .....	16
14. BLACKOUT PERIOD .....	17
15. UPR DISCLAIMERS .....	18
16. REQUIRED DOCUMENTS FOR THE SIGNING OF THE CONTRACT .....	23
17. APPENDIX A .....	25
18. APPENDIX B.....	29
19. APPENDIX C .....	34
20. APPENDIX D.....	36
21. APPENDIX E .....	43
22. APPENDIX F .....	45
23. APPENDIX G.....	68
24. APPENDIX H.....	69

## 1. BACKGROUND AND PURPOSE

The University of Puerto Rico (the "UPR") is a public corporation of the Government of Puerto Rico, organized by Act No. 1 of January 20, 1966, as amended, known as "Ley de la Universidad de Puerto Rico" (the "UPR Act"), 18 LPRA § 601 et seq, and a higher education institution. The UPR was severely devastated by Hurricane María, and as a result, is a subrecipient of the Puerto Rico Department of Housing (the "PRDOH"), under the CDBG-DR Non-Federal Match Program, and the Public Assistance Program of the Federal Emergency Management Agency (the "FEMA").

The UPR is working towards its recovery, which requires the issuance of this Request for Proposal (the "RFP") for Design and Supervision Services for the **UPR Recovery Project – B00011-DRO-11-2023-RRP: Reconditioning of Buildings 037 (Casa Canciller), 096 (Centro Universitario), 098 (General César Cordero), 050 (Julio García Díaz), 068 ( Casa de Animales Experimental 1), 059( Casa Practica Infante y Maternal) & 154 ( Casa de Animales Experimental 2) of Río Piedras Campus, University of Puerto Rico**, ("The Project"). This Program is \$ 824,886,120.82 which 90% (\$742,397,509.52) funded by FEMA and 10% matching funds of CDBG-DR Non-Federal Match Program and institutional funds. The purpose of this RFP is to request and receive proposals from qualified **Architecture and Engineering firms for the development of all design documents: As-Built, design, specifications, cost estimates, schedules, scopes of work for execution logistic, and assistance in bidding phase and other required documentation for the compliance of the requirements of FEMA and PRDOH/CDBG-DR Non-Federal Match Program**. The awarded firm or professional will also provide services of oversight and coordination for the execution of a complete comprehensive project.

Proponents must explain in detail how they will be able to provide the required services and achieve the expected results, while in compliance with FEMA and PRDOH/CDBG-DR Non-Federal Match Program requirements. Previous experience with projects subject to compliance requirements under FEMA and PRDOH/CDBG-DR Non-Federal Match Program is very important. Review and verification through the site area of FEMA's Scope of Work (the "SOW") is required, as well as the development of a detailed SOW (based exclusively in the FEMA SOW of hurricane damages provided) with current industry construction costs for the repair in compliance with applicable actual codes and regulations. In addition, proponents shall provide the percent fee applicable for any future additional scope or scope change required for reinstate facility to normal functional operation.

The awarded proponent shall comply with all applicable Federal, state, and local laws, rules, regulations, and policies relating to FEMA Public Assistance Program and PRDOH CDBG-DR Program services. This includes without limitation, applicable Federal Registers; 2 C.F.R. part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Community Development Act of 1974; 24 C.F.R. part 570 Community Development Block Grant; applicable waivers; Fair Housing Act, 24 C.F.R. § 35, 24 C.F.R. part 58, 24 C.F.R. part 135; National Historic Preservation Act; 2 C.F.R. part 200.101, where applicable, and any other applicable state laws or regulations, including the requirements related to nondiscrimination, labor standards, and the environment; and Action Plan amendments and HUD's guidance on the funds. [Click on link](#) to see Compliance with Federal Law, Regulations and Executive Orders.

## 2. CONTACT AND TIMELINE

The RFP shall be sent and addressed to:

**Mr. Julio Collazo Rivera**  
**Director**  
 Office of Physical Development & Infrastructure

**Attention to:**  
**Eng. Luis Vilá Calderón**  
**Field Operation Manager's**  
 Disaster Recovery Office

University of Puerto Rico  
 Jardín Botánico Sur 1187, calle Flamboyán  
 Río Piedras, Puerto Rico 00926-1117  
 Tel. (787) 250-0000, Ext. 5099

**E-mail:** [upprecovery.rfp@upr.edu](mailto:upprecovery.rfp@upr.edu)

**NOTICE:** Be advised that interested proponents must register receipt of this RFP at [upprecovery.rfp@upr.edu](mailto:upprecovery.rfp@upr.edu) to qualify for receiving the following:

- Notice of changes or cancelation of the RFP;
- Responses to questions or clarifications made to interested proponents; and,
- Notice of award of the proposal.

## 3. TIMELINE AND SUBMISSION DATE

Description	Date
RFP publication	December 1, 2023.
Site Visit (Not Cumpulsory): 1st Floor, Main Entrance Lobby, Centro Universitario. Parking at "Estacionamiento Multipisos UPR Parking Systems, entrance trough Ave. Gándara or Ave. Barbosa) at your own cost. Be advised that interested proponents must register via email. Please provide complete company name, representative's name and email.	December 9, 2023 Time: 9:30 a.m.
Deadline for Request for Information (RFI) by email	December 12, 2023, Time: on or before 4:30pm Atlantic Standard Time (AST)
Response for Request for Information by email	December 15, 2023, Time: on or before 4:30pm Atlantic Standard Time (AST)
The proposal must be submitted by email. Address the indicated contacts in Section 2 – CONTACT (Mr. Julio Collazo Rivera, Attention to Eng. Luis Vilá Calderón)	January 19, 2023, Time: on or before 11:59pm Atlantic Standard Time (AST).
Award Notification	January 2024
Execution of Agreement	January 2024

The proposal must be compiled in digital PDF format. The dates may be subject to change at the discretion of the UPR. Interested proponents have the responsibility of

verifying and checking the email from which they issued a notice of receipt of this RFP, as was indicated in Section 2 of this RFP. All official communication related to this RFP will be per that indication. The award notice of this proposal shall not constitute the formal agreement between the parties.

#### 4. PROJECT DESCRIPTION AND DESIGN STRATEGY

The project considers the repairs works of seven (7) buildings located in Río Piedras Campus, described in four (4) Project Worksheets (PW), with the following damage inventories (DI's):

**PW 7860**

- DI 158643, Building 037 Casa del Canciller**
- DI 158692, Building 096 Centro Universitario**
- DI 158694, Building 098 General César Cordero Dávila (Actual Archivo y DTAA)**

**PW 10057**

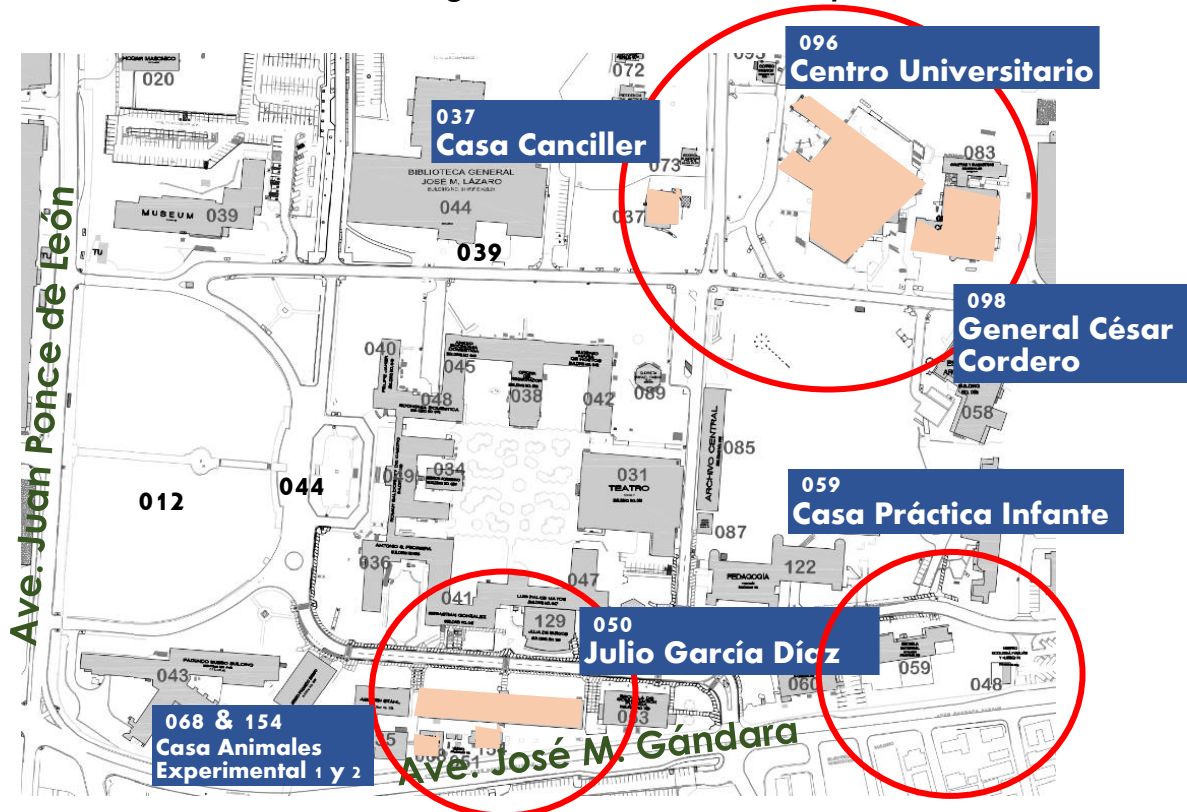
- DI 263387, Edificio 050 Julio García Díaz**

**PW 8328**

- DI 158667, Building 068 Casa de Animales Experimental 1**
- DI 158715, Building 059 Casa Práctica Infante y Maternal**

**PW 10485**

- DI 158653, Building 154 Casa de Animales Experimental 2**



These seven (7) buildings are categorized as historic buildings by the construction date and by the significance of modern architecture considerations in Puerto Rico.

Some of the buildings are part of the Henry Klumb architectural heritage of the Rio Piedras Campus and the others as emblematic spanish style design.

The awarded firm will also provide oversight services and coordination for the execution of a multidisciplinary comprehensive project. Proponents must explain in detail how they will be able to provide the required services and achieve the expected results, while in compliance with FEMA and PRDOH/CDBG-DR Non-Federal Match Program requirements. Previous and proven experience with similar scope projects and subject to compliance requirements under FEMA and PRDOH/CDBG-DR Non-Federal Match Program are the most important. Review and verification through the site area of FEMA's Scope of Work (the "SOW") and the proposed strategy is required, as well as the development of a detailed SOW (based exclusively in the FEMA SOW of hurricane damages provided) with current industry construction costs for the repair, and in compliance with applicable actual codes and regulations.

The design scope will be executed in concurrence for all the buildings. As part of the development, the A/E firm evaluates and development the design package that considered:

a. **Alternative Procedure** for submission to COR3 and FEMA for the compliance of the requirements of FEMA and PRDOH/CDBG-DR Non-Federal Match Program, that might consider the following strategies:

- *Improved Project or Scope of Work Alignment* for the compliance of the requirements for approval of FEMA, as applicable.
- Should be considered in the initial design phase (Schematic) to evaluate the scope with the owner and define the SOW to develop the design, which could require *alignment of the scope* or an *improved project*. Refer to **Appendix H** for the FEMA requirements and checklist for submission of alternatives procedures (share funds, alternate projects, improved projects).

b. **Design Services** which include, but may not be limited to:

- Visit and identify the FEMA damages (as per SOW Appendix)
- Validation of the strategy with the owner (UPR ORD & RRP)
- As-Built for the buildings roofs and other building components (if applicable).
- Design (schematic, design development, construction documents), technical specifications, cost estimates, schedules, and bidding phase assistance.
- Infrastructure, safety, energy efficiency and technology measures in accordance with the hazard mitigation scope.
- Abatement for lead and asbestos materials
- All applicable Endorsements and Permits
- Technical Studies as Additional Services (detailed or described the possibles)
- Field Supervision
- Other services required related to design and supervision services.

- c. Development an **Execution Logistic Plan** for the Bid package and Construction Execution phase in relation to the approved budgets and schedule. The purpose of this plan is to coordinate activities with the Campus to not cause adverse effects with the academic and administrative functions.

The project considers several construction tasks that will restore the facilities to their pre-disaster design, function, and capacity, including mitigation tasks as recommended by FEMA. All work to be performed must be within the existing footprint. Some works include mitigation measures and code compliance measures as recommended by FEMA in the respective scope of work for each building.

By the building's year of construction, it may be necessary lead or asbestos inventories, abatement specifications to define the hazardous materials SOW in relation with the scope of the damages to be repaired.

This RFP has the objective of developing the permanent works (Category E) obligated by FEMA in Public Assistance (PA) and Hazard Mitigation Program (HMP). The A/E firm will be working on the respective scope of work, as stated by FEMA.

In general terms, the required tasks for those buildings are as follows in **Appendix F**.

## 5. SERVICES

The **Awarded Proponent** will carry out, as part of the design and supervision services, all the activities and responsibilities identified below, acknowledging that this does not constitute an exhaustive list of the duties, which can increase due to the very nature of the work:

### 5.1 SERVICES RELATED TO FEMA'S SOW

5.1.1 The provided SOW serves as fundamental base for the development of a final detailed SOW. This final detailed SOW is required for submission to FEMA as part of the schematic design phase, for the purpose of Scope of Work Alignment. The UPR will provide guidelines for roof design. The awarded proponent will be responsible for the design following such guidelines and for preparing cost estimates for the mentioned SOW and any additional SOW as required by UPR for compliance with all internal and FEMA procedures. In addition, the awarded proponent shall perform technical assessments of existing roof conditions, technical specifications, including but not limited to infrared photography; uplift test; cores; materials; roof elements, including equipment, and existing roof perforations to be included as part of the as built. These plans and other documents will comply with the above requirements and must be submitted to the UPR for consideration and approval.

5.1.2 The Awarded Proponent is responsible for verifying the SOW, Method of Repair (MOR), Bipartisan Budget Act of 2018, Pub. L. No. 115-123, § 20601, 132 Stat. 64 (2018) approved work included in this document. The Campus Liaison will coordinate the visit as soon as possible.



- 5.1.3 The Project shall comply with FEMA's requirements for Category E – Permanent Work as stated in the Public Assistance Program and Policy Guide FP104-009-2/April 2018 and Puerto Rico's construction laws, regulations, and codes.
- 5.1.4 The Awarded Proponent is responsible for notifying the UPR's representative in case of any change that may affect the primary SOW.
- 5.1.5 As part of the design and supervision services to be provided, the Awarded Proponent will serve as a consultant in all matters related, constituting an advisory resource for the UPR in the plans, strategies, and actions referred and/or requested by the President or his authorized representative, COR3 or FEMA, and will be available to complete said requests and attend the meetings that the UPR deems necessary.
- 5.1.6 The Awarded Proponent will evaluate the 406 Hazard Mitigation proposed by FEMA and determine if it's viable or if there are better proposal measures to provide Hazard Mitigation to the facility. In case of a change, the awarded proponent, in coordination with the UPR's representative, will prepare a Hazard Mitigation proposal for submission to FEMA for its corresponding approval.
- 5.1.7 The Awarded Proponent will work as a representative of the UPR during the development of the Project. The personnel designated by the Awarded Proponent to oversee the project must be authorized and licensed to exercise the professions of engineering and/or architecture in Puerto Rico and must be a bona fide member of the Professional College of Engineers and Land Surveyors of Puerto Rico or the Architects and Landscape Architects Association of Puerto Rico with the corresponding membership fee payment up to date.
- 5.1.8 As part of the Basic Services the Awarded Proponent will have the responsibility related to the preparation, processing, and obtaining all the endorsements and permits required for the Project. This includes the responsibility of evaluating and determining the applicable permits to the Project and undertaking all necessary actions to ensure compliance with both state and federal agencies. These efforts will not constitute additional services but will be integral to the basic services provided. The costs associated with submitting the endorsements, engaging technical consultants, and/or acquiring permits from the relevant agencies will be included as part of the reimbursable expenses.

These responsibilities also extend to obtaining permits and certificates for lead and asbestos remediation in buildings constructed before 1990. In addition, any permit from environmental and historical agencies required for this project.

The UPR reserves the right to award and request Additional Services. The award of Additional Services for a contract does not imply the complete utilization of the Additional Services amount. All necessary additional services must be requested to or authorized by the UPR. Requests for Additional Services will be made in writing, detailing their nature and associated costs, including coordination costs and the time required for execution. The UPR could also request additional services to the Awarded Proponent per this section of the RFP.

Unless covered under the definition of Basic Services, all services that deviate from the generally accepted architecture/engineering practices will be considered as additional services. Specifically, this refers to services beyond those described in the contract, which the UPR will approve in writing, and within the budget allocated for these services.

Upon contract signing, to activate the Additional Services clause, the awarded proponent must submit a proposal. The UPR will then assess the necessity of performing the additional services. If deemed necessary, and in compliance with the federal procurement process, the UPR may request a minimum of three different proposals. Alternatively, the UPR can activate the clause by requesting additional services from the awarded proponent.

- Please refer to **Appendix F** for a complete FEMA's SOW.

## 6. COST PROPOSAL

The proposal **must be submitted only in the Table Form** stated in **Appendix D**.

**Note: Do not modify the template in Appendix D. All spaces are required and must be filled. If any space does not apply you should put (N/A) or other information. This is a substantial requirement, do not leave any blank spaces, for it could be cause for disqualification.**

## 7. REQUIRED DOCUMENTS FOR THE SUBMISSION OF THE PROPOSAL

### General Instructions

The evaluation and selection of a proposal will be based on the information submitted as required in this RFP. Additional information may be required upon interviews, if conducted. Proposers should respond clearly and completely to all requirements. Failure to respond to each of the requirements in the RFP may be the basis for rejecting a proposal. The proponent must carefully examine the RFP documents. **The submission of a proposal by a proponent will be considered evidence that it has read, understands, and accepts these requirements.**

The proponent must understand that any study or information presented is provided in good faith, with the purpose of offering access to the same information that the UPR obtained. Said information or studies must be supplemented by personal research and interpretation to be judged by the bidders. It is the responsibility of the proponents, not the UPR, any misinterpretation of the information presented.

Elaborate proposals (e.g., expensive artwork), beyond that sufficient to present a complete and effective proposal, are not necessary or desired.

**Mandatory requirements, Proposal Preparation, and Submission**

Professional services of a Design and Supervision companies or individuals with current license to practice engineering or architecture in Puerto Rico are required.

Before submitting the offer, the proponent should carefully examine the RFP or proposal form provided in the RFP documents. The proponent will be responsible for any errors or omissions in the offer. Proposals will be submitted in said form and shall be initialized and signed on each page provided for it, in accordance with the following:

- a. If the proponent is an individual, the offer will be signed with the individual's name and should indicate "Individually." The individual's physical and postal address, telephone and email will be included, also proposal number and title of this RFP.
  - i. If the proponent is an individual operating under the name of a firm, the offer will be signed by the individual. The proponent will include the name of the firm under which it operates (dba). The postal and physical address, email, telephone of the firm will be included, also bid number and title of this RFP.
- b. If the proposer is a professional services corporation (P.S.C.), a limited liability company (L.L.C) or a limited liability partnership (L.L.P), its offer will be signed by its president, secretary, or other authorized official, according to its corporate resolution in this regard. The seal of the corporation must be attached. The physical and postal address, email, telephone of the main office of the corporation will be included, also proposal number and title of this RFP.

The offer and the documents identified below will be addressed to the indicated contacts in Section 2 – CONTACT via email in digital PDF format.

Proposers responding to this RFP **must comply** with the following documents:

- **Letter of Intent** - (1-page limit): Identifying the name and number of the RFP, and date of submittal. The letter must be signed by an authorized representative of the organization, that states the acceptance of the Terms and Conditions of this RFP, providing the exact business name to conduct business with the UPR, and address, telephone, fax number, e-mail address and SAM Entity Identifier Number.
  - **SAM registration** and annual renewal is a contract requirement. Proponents in the process of registering and/or renewing their SAM can participate in this RFP, however, if SAM registration and/or renewal process is not done by the time of award, your proposal may be rejected for not meeting federal procurement requirements.
- **Appendix A** – Statement of the Bidder
- **Appendix B** – Required Federal Documents (Lobbying Certification, Non-Conflict of Interest Certification and Limited Denial of Participation Affidavit)

- **Appendix D** - Cost Proposal, including additional SOW fee percentage (%)
- **Cost Proposal Breakdown** - Provide Cost Estimate Breakdown based in SOW provided in Appendix F.
- **A color copy of the engineer's or architect's professional ID** (Identificación de Colegiación) and a copy of the Department of State License.
- **Copy of initialized RFP and its Appendices.**
- **Appendix E** – Response Checklist - Before signing and submitting the proposal for this Project, interested proponents should carefully review and fill the Appendix E – Response Checklist.

### **Request for Information (RFI)**

An RFI or clarification shall be addressed by email to: [uprecovery.rfp@upr.edu](mailto:uprecovery.rfp@upr.edu) on or before the date established in this document and must reference this specific RFP (**RFP #DRO 24-015 / B00014**) in the subject line of the email. No telephone inquiries will be allowed. No further questions will be allowed after the established date. No questions will be accepted after the deadline provided in the above schedule, subject to any amendment to the same duly notified.

Any interpretations, correctios, or changes to this RFP will be made by addendum. Any changes to specifications will be made in writing and delivered to proponents that register receipt of this RFP at [uprecovery.rfp@upr.edu](mailto:uprecovery.rfp@upr.edu). Proponents shall acknowledge receipt of the addenda on **Appendix D – Cost Proposal**.

## **8. UPR RESPONSIBILITIES**

The University of Puerto Rico PR will provide for this RFP:

- All the available information considered necessary for the Project execution.

## **9. COMPENSATION FOR DESIGN AND SUPERVISION SERVICES AND PAYMENT METHOD**

The UPR will pay **the Awarded Proponent only** for services rendered or provided to the satisfaction of the UPR. **The Awarded Proponent** will certify that it will submit invoices for services established in the contract and any other services approved in writing by the UPR.

For the performance of the DESIGN PHASE, **the Awarded Proponent** will prepare and deliver to the UPR the documents required for the phase within the time indicated in the basic itinerary agreed to between the parties. The design and bidding itinerary are based on a total of calendar days, beginning on the date of the written Notice to Proceed, and will be interrupted by the evaluation processes carried out by the UPR between each of the phases. Payments will be made after the UPR receives and approves in writing the documents required in the Design Phase, as indicated in the contract, based on a construction cost.

**The Awarded Proponent** must submit one (1) original and one (1) digital copy of the invoices to be certified by the President of the University of Puerto Rico or his authorized representative, in this case, the Director of the Office of Physical Infrastructure and Development at the University of Puerto Rico, Central Administration (the "ODFI"). In addition, the Designer/Supervisor will send a copy by

email to the Project Coordinator appointed by ODFI. Each invoice must be delivered physically to the ODFI during the first ten (10) calendar days of the following month in which the services were rendered. During the Design Phase, the invoices must detail the services provided or the activities carried out, accompanied by the required documents, and comply with the Basic Services requirements established in this contract.

During the SUPERVISION PHASE, the **Designer/Supervisor** must submit, along with the invoice, one (1) monthly report with the summary of activities carried out during that period in accordance with the Scope of Work established in the contract. The report must include photographs that show the project progress, minutes of the meetings with the contractors, an analysis of the current status of the Project, an evaluation of the quality of the execution, and recommendations, among other documents that the **Designer/Supervisor** considers relevant or important. The report with its corresponding invoice must also be delivered on a Universal Serial Bus (USB) and sent by email to the Project Coordinator appointed by the ODFI.

Payments for rendered services will be issued according to contract and within thirty (30) calendar days, beginning on the date on which the Director of the Office of Physical Infrastructure and Development at the University of Puerto Rico, Central Administration approves the work performed, and the invoices and documentation received meet all requirements.

## 10. PROPOSAL SCORING AND EVALUATION CRITERIA

Accepted proposals will be reviewed by the UPR and scored against the stated criteria. The committee may review references, request interviews/presentations, conduct interviews, demonstrations and/or conduct on-site visits. The resulting information will be used to score the proposals. The scoring will be tabulated, and the proposals ranked based on the numerical scores received.

The requested proposal will be known as **Design and Supervision Services** to be provided by established and experienced engineer's or architect's firms. The **Awarded Proponent** shall be a professional or technical team fully experienced in emblematic architectural (modern) heritage project designs, architectural and engineering concepts, site improvements and infrastructure strategies, building development and technology, cost estimates, administration, management, evaluation, project control (budget and schedule) accounting, technological reporting systems, construction quality control and processes. The proponent must also be well versed in Federal compliance, conservation/restoration buildings with a proven performance record. The UPR will only **consider architectural and engineering firms with established and verifiable experience, and at least two (2) projects with restoration/conservation considerations.**

The UPR must comply with all applicable federal and state laws, regulations, executive orders, and policy. Consequently, the UPR will review the Proponent's Proposal to determine overall responsiveness and completeness of the Proposal with respect to the components outlined in the RFP using the following evaluation criteria:

### **Executive Summary – Refer to Appendix A Statement of the Bidder**

- Provide a complete profile of your organization, mission, and vision statements. **The proposal profile should detail experience in projects of historical value.**

### **Experience and strategy in providing the services (up to 25 points) – Refer to Appendix A Statement of the Bidder**

- Describe the organization/company's history, experience, and capabilities as it relates to the proposed scope of work and working with the **conservation/restoration of historic buildings**. Be specific and detail no more than three projects/contracts: description of work, dates, locations, challenges, and results. (up to 5 points)
- Please indicate whether you have experience working with public or federal entities, and years of experience performing like services. (up to 4 points)
- Provide specific examples of the services or tasks previously provided by the entity as considered in this RFP. (up to 8 points)
- Detail your firm's understanding of the challenges and barriers **for a project with historical considerations, specifically buildings of the Henry Klumb modern architecture heritage**, and proposed approach to overcoming these barriers. (up to 5 points)
- Identify potential risk factors and methods for dealing with these factors. (up to 3 points)

### **Team qualifications (up to 25 points) – Refer to Appendix A Statement of the Bidder**

- The Proponent should provide detailed information about the experience and qualifications of the Proponent's principals, project managers, key personnel, and staff to be assigned, including degrees, certifications, licenses, and years of relevant experience in terms of **restoration/conservation or historic buildings**, Federal Grants and/or FEMA and FEMA regulatory requirements. The Proponent shall specifically identify current employees who will serve as Key Personnel. This includes the Proponent's own staff and staff from any subcontractors to be used. The Proponent should demonstrate that its staff (and/or subcontractor's staff) meet the desirable requirements listed below and have necessary experience and knowledge to successfully implement and perform the tasks and services **with special approach of modern architecture heritage with the Henry Klumb masterpieces**. Any subcontractors should be named, along with a description of experience and what role they will play on the Proponent's team. The proponent should describe its demonstrated capability to provide the staffing with the qualifications required in this RFP through the term of the expected contract **with previous experience in conservation/restoration buildings**. (up to 15 points)
- Attach resumes of personnel (or/and sub-contractors, if any) who will be providing the services. Consider the infrastructure trades specialists (engineering and/or architectural consultants) based on the trades applicable for the scope work for this project **with special considerations with restoration/conservation of historic buildings**. (up to 10 points)

- Personnel/Trade specialist mechanical, electrical, architectural, structural, roofing systems specialist, civil and/or other qualifications per trades based on SOW.

**Proponent references (up to 5 points) – Refer to Appendix A Statement of the Bidder**

- A minimum of three (3) references of the Proponent (as Prime Contractor) to which similar services (**oriented to conservation/restoration projects**) have been provided within the past five years of a comparable sized institution or company, offering for each a summary of the work performed and how it relates to the scope of work under this RFP. Each reference should include a point of contact name, their title, name of the organization they represent, and their phone and e-mail information so that they may be contacted by the UPR or its designer(s). The Proponent is encouraged to provide up to two (2) references for identified subcontractors. (up to 5 points)
- If the Proponent has previous contracts with the UPR the performance directly related to those services will be taken into account as an additional reference to those minimally required.

**Cost Proposal Breakdown (5 points)**

- Provide Cost Estimate Breakdown based in SOW provided in **Appendix F** (5 points)

**Cost Proposal (30 points) – Refer to Appendix D – Cost Proposal**

- Proponent with lower proposal (30 points), all other proposals receive a percentage of the point available based on their cost relationship to the lowest with the following formula:  $(\text{Lowest Cost Proposal} / (\text{Cost Proposal being evaluated})) \times \text{Total Cost Proposal Points}$ . The final score will be rounded to the nearest whole number.

**Cost Proposal % Fee for additional design services (5 points) – Refer to Appendix D – Cost Proposal**

- Proponent with lower % of fee for additional design services (5 points)

**Preference of 5 points for Section 3 Business Concern and MWBE**

The UPR will provide a preference of five (5) points in the evaluation criteria of the method of rating, for a greater participation of Section 3 Business Concern and M/WBE Registered Puerto Rico Business. The Proposer seeking the Section 3 preference must be able to demonstrate that they meet one of the following criteria:

- Percentage owned by Section 3 residents; or
- Has permanent, full time employees at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or
- Has subcontracted, or has a commitment to sub-contract, in excess of 25 percent of the total dollar award of all sub-contracts to be awarded to such businesses described above. You can locate the Section 3 or MWBE Policy document with all the related information of this topic available in English and Spanish on the PRDOH website.

- <https://cdbg-dr.pr.gov/en/download/section-3-policy/>
- <https://cdbg-dr.pr.gov/download/politica-sobre-seccion-3/>
- <https://cdbg-dr.pr.gov/en/download/mwbe-policy>
- <https://cdbg-dr.pr.gov/download/politica-mwbe/>
- **Supporting evidence to substantiate Section 3 status can include; (i) Evidence of business ownership (e.g. Articles of Incorporation, By Laws, proof of 51% company ownership, Partnership Agreement); (ii) Evidence of employees of the business (e.g. roster of permanent full time employees, Section 3 Resident Self Certification Form for each employee who qualifies as newly hired Section Resident employee); (iii) Duly signed letter evidencing subcontracting at least 25% of the dollar amount.**
- Proposers seeking M/WBE preference **should provide a copy of their MWBE certification to evidence their status.** The certification should be provided by the following agencies as stated in the PRDOH M/WBE Policy Guide:
  - **MBDA** – Minority Business Development Agency PR
  - **WBENC** – Women’s Business Enterprise National Council PR
  - **PMSDC** – Puerto Rican Minority Supplier Development Council
  - **EPA** – Office of Small Business Programs OSDBU

For more information, please click the link below:

<https://cdbg-dr.pr.gov/en/section-3/enterprise-woman-minority-mwbe/m-wbe-policy/>

**TABLE - SUMMARY OF POINTS**

<b>Description</b>	<b>Points</b>
<b>Experience and strategy in providing the services</b>	<b>25</b>
<b>Team qualifications</b>	<b>25</b>
<b>Proponent references</b>	<b>5</b>
<b>Cost Proposal Breakdown</b>	<b>5</b>
<b>Cost Proposal</b>	<b>30</b>
<b>Cost Proposal % Fee for additional SOW</b>	<b>5</b>
<b>Total</b>	<b>95</b>
<b>Section 3 Business concerns and MWBE</b>	<b>5</b>
<b>Total</b>	<b>100</b>

## **11. FINAL EVALUATION**

The UPR will review all Proposals submitted based on the proponent experience and execution of similar and complex projects. The Project will be awarded to firms that exceed the requirements of the RFP for the best value of overall services that surpass the UPR’s interests and are in full compliance with FEMA and CDBG-DR procurement requirements.



The RFP may not be awarded to the Proponent who submitted the lowest price if, in the judgment of the Committees or the UPR, another Proposal offers a better value for the Government of Puerto Rico.

## **12. PROJECT AWARD**

ODFI's Director will provide oversight on all contractual matters between the UPR and the awarded firm, including final professional services fee compensation, contract's details, and compliance.

The UPR reserves the right to reject any or all proposals and to award the bid under the conditions it deems most advantageous to the interests of the University of Puerto Rico, regardless of the amount of the offer. It also reserves the right to award the proposal to more than one proponent, cancel the RFP and/or the award of the bid at any time before the signing of the corresponding contract. The submission of a response to an RFP does not represent an agreement of any kind between the UPR and the proponent.

The UPR will award the bid in writing and will state the reasons it had for the award. The UPR has the right to cancel the process of RFP without notice at any time.

## **13. JUDICIAL REVIEW**

Any proponent adversely affected by a decision made by the UPR in connection with the selection and award procedures provided in this RFP may submit a request for reconsideration to the UPR in accordance with the Uniform Administrative Procedure Act, Law No. 38 of June 30, 2017, as amended, within ten (10) days from the award notification date to the following email [uprrecovery.rfp@upr.edu](mailto:uprrecovery.rfp@upr.edu).

A request for reconsideration, as well as any other petition for review, must be in writing and clearly identify the name and address of the requesting party, contain a detailed and accurate statement of the grounds for the request, including copies of all relevant documents, and specify the relief requested. A request for reconsideration or other petition for review that fails to comply with the time limits or procedures stated above or otherwise provided in this section may be dismissed or denied without further consideration. If the UPR fails to act on the motion for reconsideration within ten (10) business days of the filing thereof, it shall be understood that the motion was denied outright and the term for judicial review shall begin to elapse from said date.

If the UPR accepts the reconsideration request within the term provided for it, it must issue the reconsideration resolution within thirty (30) days following the filing of the motion for reconsideration. If the UPR accepts the reconsideration request but doesn't take any action in relation to the motion within thirty (30) days of being filed, it will lose jurisdiction over it and the term to request judicial review will begin from the expiration of said term of thirty (30) days. The UPR may extend said term only once, before it ends, for an additional term of fifteen (15) days.

**Judicial Review.** The proponent adversely affected by the UPR's final decision on reconsideration may file a petition for judicial review in accordance with the Uniform Administrative Procedure Act, Law No. 38 of June 30, 2017, as amended, before the Court of Appeals, within a term of twenty (20) days from the date a copy of the notice of the final resolution or order was filed in the record of the UPR or from the term of twenty (20) days from the expiration of the thirty (30) day period within which the UPR must act upon the request for reconsideration or from the time extended by the agency, if applicable. The party shall notify the UPR and all other parties of the filing of the petition for review within the term established to request such review. The notice may be served by mail. Provided, that if the date on which the copy of the notice of adjudication is filed in the records of the agency differs from the mailing date of said notice, the term shall be calculated from the mailing date.

## **14. BLACKOUT PERIOD**

### **14.1. Definition of Blackout Period**

The blackout period is a specified period during a competitive procurement process in which any Proponent, bidder, or its agent or representative, is prohibited from communicating with any UPR's employee or UPR's contractor involved in any step in the procurement process about the solicitation. The blackout period applies not only to UPR employees, but also to any current contractor of the UPR. "Involvement" in the procurement process includes but may not be limited to project management, design, development, implementation, procurement management, development of specifications, and evaluation of proposals for a particular procurement.

This solicitation designates the contact person (RFP Coordinator) and all communications to and from potential Contractors and/or their representatives during the blackout period must be in accordance with this RFP's defined method of communication with the RFP Coordinator. The blackout period begins on the date that the UPR first issued the publication of this RFP and will end when the 20 days of request for judicial review have passed.

In the event a prospective Contractor may also be a current UPR contractor, UPR employees and the prospective Proponent may contact each other with respect to their existing contract and duties only. Under no circumstances UPR employees or current contractors may discuss this RFP or corresponding procurement process or status. Any bidder, Proponent, or UPR contractor who violates the blackout period may be excluded from the awarding contract and/or may be liable to the UPR in damages and/or subject to any other remedy allowed under law, including but not limited to a ban in participating in any procurements issued by or for the UPR, or any entity of the Government of Puerto Rico, for a period of ten (10) years, if it is determined that such action results in violation of the Anticorruption Code, Puerto Rico Act 2-2018.

### **14.2. Other Prohibited Communications**

Communications with other representatives of the Government of Puerto Rico or relevant entities of Federal Government regarding any matter related to the contents of this RFP are prohibited during the submission and selection processes. Failure to comply with these communications restrictions will result in rejection of the Proponent's proposal.

## 15. UPR DISCLAIMERS

By accessing and using the information provided by the UPR for the purpose of proposal submission, all proponents acknowledge and agree to the following terms and conditions:

### 15.1. Equal Employment Opportunity and Non-Discrimination

15.1.1. The awarded proponent and authorized subcontractors must comply with the Executive Order 11246 titled "Equal Employment Opportunity", as amended by Executive Order 11375, and as supplemented in Department of Labor regulations (41CFR Part 60). In addition, the awarded proponent will not discriminate on account of sex, gender, gender identity, sexual orientation, age, race, color, national origin or social condition, physical or mental impairment, political or religious beliefs, marital status, for being a victim or being perceived as a victim of domestic violence, physical or mental handicap or veteran status in any employment, contracting or subcontracting practices called for by this contract.

### 15.2. Conflict of Interest

15.2.1. No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a federal award if he or she has a real or apparent conflict of interest. The purpose of this prohibition is to ensure, at a minimum, that employees involved in the award and administration of contracts are free of undisclosed personal or organizational conflicts of interest—both in fact and appearance (2 C.F.R. § 200.318(c)(2)).

15.2.2. The Proponent shall notify the UPR as soon as possible if this contract or any aspect related to the anticipated work under this contract raises an actual or potential conflict of interest (as defined at 2 C.F.R. Part 215 and 24 C.F.R. § 85.36 (2013) (or 84.42 (2013), if applicable). The Proponent shall explain the actual or potential conflict in writing in sufficient detail so that the UPR can assess it.

15.2.3. In the event of real or apparent conflicts of interest, the UPR reserves the right, in its best interest and at its sole discretion, to reject a proposal(s) outright or to impose additional conditions upon Proponents. The Proponent shall accept any reasonable conflict mitigation strategy employed by the UPR, including but not limited to the use of an independent subcontractor(s) to perform the portion of work that gives rise to the actual or potential conflict. The UPR reserves the right to cancel any contract awarded pursuant to this RFP with 30 days' notice if an actual conflict of interest, or the appearance of such conflict, is not cured to UPR's satisfaction.

15.2.3.1. A real conflict of interest arises when an employee, officer, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the aforementioned individuals, has a financial or other interest or a tangible personal benefit from a firm considered for a contract.

15.2.3.2. An apparent conflict of interest is an existing situation or relationship that creates the appearance that an employee, officer, or agent, any

member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract.

15.2.3.3. Although the term “financial interest” is not defined or otherwise described in the Uniform Rules, a financial interest can be considered to be the potential for gain or loss to the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties as a result of the particular procurement. The prohibited financial interest may arise from:

15.2.3.3.1. Ownership of certain financial instruments or investments like stock, bonds, or real Estate.

15.2.3.3.2. A salary, indebtedness, job offer, or similar interest that might be affected by the procurement.

### **15.3. Cost analysis for proposal; Proponent's Responsibility**

15.3.1. All proponents are required to perform an independent and thorough analysis of the cost estimate related to the project and their design and supervision services. Proponents are responsible for determining the accuracy and completeness of the cost estimate independently. Proponents are solely responsible for the accuracy and completeness of the cost proposal submitted.

### **15.4. No responsibility of the UPR regarding the use of information**

15.4.1. The information provided by the UPR in reference to this RFP is intended solely for good faith and for the purpose of facilitating the proposal submission process. It is provided as a convenience to proponents and should not be relied upon as the sole basis for proposals, neither should be interpreted as the norm for every request and procurement process. The UPR shall not be held responsible for the accuracy, completeness, or reliability of the information provided for proposal submission. The UPR disclaims all liability for any errors, omissions, or discrepancies in the information presented in connection with this RFP.

### **15.5. Proponent's Error and Omissions**

15.5.1. The UPR reserves the right to reject a submission that contains an error or omission. The UPR also reserves the right to request correction of any errors or omissions and/or to request any clarification or additional information from any Proponent, without opening clarifications for all Proponents. Proponents will be provided a reasonable period in which to submit written responses to UPR's requests for clarification or additional information. Proponents shall respond by the deadline stated in the correspondence.

### **15.6. Proponent's Expenses**

15.6.1. Proponents are solely responsible for their own expenses in preparing a Proposal and for subsequent negotiations with the UPR, if any. The UPR will not be liable to any Respondent for any claims, costs, or damages incurred by

the Proponent in preparing the Proposal, loss of anticipated profit in connection with any final Agreement, or any other matter whatsoever.

**15.7. Selection of proposal in best interest of the UPR**

15.7.1. Notwithstanding the selection criteria set forth in the RFP, if determined by the UPR to be in its best interest, the UPR reserves the right to request further information, negotiation, and select a Proposal(s) that, in its sole judgment, is consistent with, and responsive to the goals of its recovery plan, irrespective of whether it is the apparent lowest-priced Proposal.

**15.8. Number of Awards**

15.8.1. At the sole discretion of the UPR and based upon the breadth and experience of Proponent to this RFP, or other factors considered in its best interests, the UPR may award contracts to more than one proponent and award any vendor one or more steps or task orders per contract. In such case, proponents acknowledge and accept that UPR reserves the right, in its absolute discretion, to further negotiate the terms and conditions of their Proposals and to withdraw an award(s) if an agreement acceptable to the UPR is not reached, notwithstanding the Proponents' submission of Best and Final Offers ("BAFOs").

**15.9. Withdrawal Proposals**

15.9.1. A proponent may withdraw a Proposal at any time up to the date and time that the contract is awarded. The withdrawal must be submitted in writing to the RFP Coordinator. Absent a full withdrawal, Proponent must certify in the transmittal letter that its Proposal, including the submitted cost proposal and pricing, will be valid for one hundred twenty (120) days from UPR's receipt.

**15.10. SAM Registration**

15.10.1. SAM registration and annual renewal is a contract requirement. Proponents in the process of registering and/or renewing their SAM can participate in this RFP, however, if SAM registration and/or renewal process is not done by the time of award, your proposal may be rejected for not meeting federal procurement requirements.

**15.11. Contract Negotiations/No obligation to Contract/Rejection of Proposals/Cancellation of RFP**

15.11.1. The selection of any proposal for contract negotiation shall not imply acceptance by the UPR of all terms of the proposal, which may be subject to further negotiation and approvals before the UPR may be legally bound thereby.

15.11.2. Issuance of this RFP does not constitute a commitment by the UPR to award a contract. None of the participants in this RFP process have any acquired proprietary rights. The execution of a contract will be subject to government contracting process, all approvals required by law, including the FOMB if applicable. The UPR will not have any binding obligation, duties, or commitments to the Selected Proponent(s) until and unless a contract has

been duly executed and delivered by the UPR after approval by the President. If the UPR is unable to negotiate a mutually satisfactory agreement with the Selected Proponent(s), it may, in its sole discretion, negotiate with the next highest-ranked Proponent(s) or cancel and reissue a new RFP. The UPR reserves the right to accept or reject, in whole or in part, all Proposals submitted and/or cancel this RFP and/or reissue this RFP or another version of it, at any time prior to the execution of a contract, if it determines, in its absolute discretion, that doing so is in its best interests. If any or all proposals are rejected, the UPR reserves the right to re-solicit proposals.

- 15.11.3. There is no guarantee of a minimal amount of work or compensation for any of the selected proponent selected for contract negotiations.

## **15.12. Ownership of Proposals**

- 15.12.1. All documents, including Proposals submitted to the UPR, become the property of the UPR. Selection or rejection of a Proposal does not affect this provision.

## **15.13. Confidentiality of Proposals**

- 15.13.1. The UPR shall have no obligation to treat any information submitted in connection with a Proposal as proprietary or confidential unless (i) the Proponent so identifies such information in its Proposal as proprietary or confidential, and (ii) the UPR determines that the information is proprietary or a trade secret and legitimately requires such treatment or that it must otherwise be protected from publication according to law. The UPR obligations with respect to protection and disclosure of such information shall always be subject to applicable law. If the Proponent desires to identify any information in its Proposal as proprietary or confidential, it shall limit such designation to only those particular portions of the Proposal that actually constitute proprietary information, trade secrets, or other confidential matters or data. Identification of the entire Proposal or entire sections of the Proposal or other overly broad designations as confidential or proprietary are strongly discouraged and may result in the Proposal being deemed unresponsive. The UPR shall have the right to use all portions of the Proposal, other than those portions identified and marked as confidential or proprietary, as it considers necessary or desirable in connection with this RFP; and, by the submission of the Proposal, the Proponent thereby grants to the UPR an unrestricted license to use such unrestricted portions of the Proposal.

## **15.14. Collection and Use of Personal Information**

- 15.14.1. Proponents are solely responsible for familiarizing themselves and ensuring that they comply with the laws applicable to the collection and dissemination of information, including résumés and other personal information concerning employees and employees of any subcontractors. If this RFP requires Respondents to provide the UPR with personal information of employees who have been included as resources in Proposal to this RFP, Proponents will ensure that they have obtained written consent from each of those employees before forwarding such personal information to the UPR.

Such written consents are to specify that the personal information may be forwarded to the UPR for the purposes of responding to this RFP and use by the UPR for the purposes set out in the RFP. The UPR may, at any time, request the original consents or copies of the original consents from Respondents, and upon such request being made, Respondents will immediately supply such originals or copies to the UPR.

**15.15. RFP and Proposal as Part of Agreement**

15.15.1. This RFP, as well as any related solicitation documents such as Addenda and Questions & Answers, and the selected Proponent's Proposal will become part of any contract between the UPR and the Respondent. If the terms of the RFP and related documents or Proposal conflict with the contract, the contract terms shall control.

**15.16. Non-Assignment**

15.16.1. The successful proponent obligation under the contract shall not be assigned or transferred to any other person, firm, or corporation without the prior written consent of the UPR.

**15.17. Causes for Disqualification**

15.17.1. Failure to submit the proposal on or before the date and time deadline indicated in this RFP.

15.17.2. Failure to submit a fully completed proposal may be deemed nonresponsive.

15.17.3. Failure to submit appendix, form, certification, or required document may be ground for disqualification.

15.17.4. Any unauthorized ex-parte communication with UPR officials, employees, consultants or advisers, or any other unauthorized person, regarding this Project may be grounds for disqualification.

**15.18. No Bid**

15.18.1. Proponents, that for any circumstances decide not to participate in this RFP process, must notify the UPR by email the intention to not submit.

**15.19. Sub-Contracts or Consultants of the Awarded Proponent**

15.19.1. All federal and state law and regulations requirements apply to sub-contractors. The awarded proponent shall require all subcontractors to flow down the PRDOH's Conditions, as well as termination for convenience of the PRDOH, to all subcontractors as well as the requirement to flow down such terms to all lower-tiered subcontractors. These Conditions include required terms for project contracts, HUD General Provisions, Participation by Minority Group Members and Women Requirements and Procedures for Contracts with Housing Trust Fund Corporation, Standard Clauses for Contracts with the PRDOH, and required diversity forms. The UPR reserves the right to request the removal of any personnel, consultant, or employee from the project at any time or reason it deems appropriate.

## 16. REQUIRED DOCUMENTS FOR THE SIGNING OF THE CONTRACT

In addition of the above requirements, it is required that **before** the signing of the contract, the **successful proponent** provides all the documents listed below within **ten (10) calendar days** of selection. **These documents are essential requirements, the UPR reserves the right to cancel the award and/or RFP if the awarded proponent does not comply with the aforementioned term to submit documents:**

- 1. Certificate of Ethics (will be provided)
- 2. Authorization Form for Electronic Payment (will be provided)
- 3. Provide a Unique Entity Identifier (UEI) number; be registered and active in the System for Award Management SAM.GOV.
- 4. Section 3 Plan - [Click on link](#)
- 5. MWBE Utilization Plan - [Click on link](#)
- 6. Policies and Insurances – See **Appendix C**
- 7. Government ID, a color copy of the engineer's or architect's professional ID (*identificación de colegiación*) and a copy of the Department of State License to practice the profession.
- 8. Legal Entity Certification - Circular Letter No. 013-2021 of the Management and Budget Office (OGP). (Will be provided)
- 9. Eligibility Certification of the Unique Registry of Professional Service Providers (RUP) from the General Services Administration (ASG) may be accepted. If proponent doesn't have a valid RUP, **provide** the following documents:
  - Certificate of Good Standing from the State Department.
  - Department of State Certificate of Incorporation.
  - Corporate Resolution with Corporation's Seal authorizing Corporation's representative to sign the contract.
  - Debt Certification issued by Department of the Treasury, Form SC 6096, Rev. 24-Feb-2020. In case of debt, submit an official Department of Treasury document which certifies that you are under a payment plan that is being fully complied with.
  - Certification of Filing of Income Tax Forms for the last five (5) years issued by the Department of Finance. Form SC 6088, Rev. 24-Feb-2020 (If there is no information because the Corporation has recently been incorporated, you must include an affidavit expressing such a situation.)
  - If the filing certification of payrolls does not register the filing corresponding to the year 2022, present a punched copy by the Treasury of the first sheet of the filed return.
  - Certificate of No Debt of the Municipal Revenue Collection Center (CRIM) for all concepts.
  - If there is debt, you must submit an official CRIM document evidencing a payment plan. If the Cert. of Filing of Movable Property Forms is negative, an Affidavit is required.
  - Certificate of No Debt of the CRIM of Real Estate of the Corporation. If there is debt, you must submit an official CRIM document evidence of a payment plan that is being fully complied with.
  - Certification of Insurance for Unemployment, Temporary Disability, issued by the Department of Labor and Human Resources.



- Social Security Certification for Drivers, issued by the Department of Labor and Human Resources.
- Negative certification from ASUME that the Corporation does not owe payments to ASUME, from which it has withheld its employees, or negative certification ordering withholding.
- Merchant Registration Certification (IVU) Filing of Monthly Forms of IVU – Model SC 2942 A.
- Municipal Patent Certification.
- Affidavit – Law 2, January 4, 2018.

**END OF DOCUMENT**

**17. APPENDIX A**  
**STATEMENT OF THE BIDDER**

Initials \_\_\_\_\_

**UNIVERSITY OF PUERTO RICO BOARD OF AWARD STATEMENT OF THE BIDDER FOR CONTRACTORS**

**BUSINESS AND TECHNICAL ORGANIZATION.**

Bidder may use additional space to complete required information.

**I. PERMANENT PLACE OF BUSINESS**

A. Name of Bidder: \_\_\_\_\_

B. Mailing Address: \_\_\_\_\_

C. City and Zip Code: \_\_\_\_\_

D. Physical Address: \_\_\_\_\_

\_\_\_\_\_

E. City and Zip Code: \_\_\_\_\_

F. Telephone No: \_\_\_\_\_

G. E-Mail: \_\_\_\_\_

**II. PROPOSER REFERENCES - LIST BELOW SIMILAR CONTRACTS EXECUTED.**

Proposer must supply references of minimum three firms to which similar services have been provided within the past five years of a comparable sized institution or company. **Special considerations with conservation/restoration projects.**

No.	Client Name, Contact Person and telephone	Location	Type of Work (Description of the services provided, include any similar services to the herein required)	Contract Amount	Completion Date	Funding Resource (private, state, or federal)
1						
2						
3						
4						
5						

**III. LIST BELOW CONTRACTS IN HAND**

No.	Name Contact Person and Telephone	Type of Work	Contract Price	% Completed
1				
2				
3				
4				
5				

**IV. EXECUTIVE SUMMARY** - Provide a complete profile of your organization, mission, and vision statements. The proposal profile should detail experience in projects of historical value.

**V. EXPERIENCE DESCRIPTION AND STRATEGY IN PROVIDING THE SERVICES**

- Describe the organization/company's history, experience, and capabilities as it relates to the proposed scope of work and working with the conservation/restoration of historic buildings. Be specific and detail no more than three projects/contracts: description of work, dates, locations, challenges, and results. Please indicate whether you have experience working with public or federal entities, and years of experience performing like services. Provide specific examples of the services or tasks previously provided by the entity as considered in this RFP. Detail your firm's understanding of the challenges and barriers for a project with historical considerations, specifically buildings of the Henry Klumb modern architecture heritage, and proposed approach to overcoming these barriers. Identify potential risk factors and methods for dealing with these factors

**VI. TEAM QUALIFICATIONS** - The Proponent should provide detailed information about the experience and qualifications of the Proponent's principals, project managers, key personnel, and staff to be assigned, including degrees, certifications, licenses, and years of relevant experience in terms of restoration/conservation or historic buildings, Federal Grants and/or FEMA and FEMA regulatory requirements. The Proponent shall specifically identify current employees who will serve as Key Personnel. This includes the Proponent's own staff and staff from any subcontractors to be used. The Proponent should demonstrate that its staff (and/or subcontractor's staff) meet the desirable requirements listed below and have necessary experience and knowledge to successfully implement and perform the tasks and services with special approach of modern architecture heritage with the Henry Klumb masterpieces. Any subcontractors should be named, along with a description of experience and what role they will play on the Proponent's team. The proponent should describe its demonstrated capability to provide the staffing with the qualifications required in this RFP through the term of the expected contract with previous experience in conservation/restoration buildings. Attach resumes of personnel (or/and sub-contractors, if any) who will be providing the services. Consider the infrastructure trades specialists (engineering and/or architectural consultants) based on the trades applicable for the scope work for this project with special considerations with restoration/conservation of historic buildings. Personnel/Trade specialist mechanical, electrical, architectural, structural, roofing systems specialist, civil and/or other qualifications per trades based on SOW.

I,           (Representative's Name)           of           (Name of Organization)           certified that the answer to this foregoing questions and all statement therein contained are true and correct.

\_\_\_\_\_  
Authorized representative signature

\_\_\_\_\_  
Date

Initials \_\_\_\_\_

## 18. APPENDIX B REQUIRED FEDERAL DOCUMENTS

In compliance with federal regulations, **all bidders** must submit the following documents with their tender documents:

1. Lobbying Certification (Use attached model below)
2. Non-Conflict of Interest Certification on Existing or Pending Contracts. (Use attached model below)
3. Limited Denial of Participation (LDP)/Suspension or Debarment Status Affidavit. (Use attached model below)

A bidder who omits any of the required documents may be disqualified.



**1. LOBBYING CERTIFICATION**  
**RFP #DRO 24-015 / B00014**

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$11,000 and not more than \$110,000 for each such failure.

Please check appropriate box:

No nonfederal funds have been used or are planned to be used for lobbying in connection with this application/award/contract.

or

Attached is Standard Form LLL, "Disclosure of Lobbying Activities," which describes the use (past or planned) of nonfederal funds for lobbying in connection with this application/award/contract.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

by \_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
(Title of Executing Official)

\_\_\_\_\_  
(Signature of Executing Official)

\_\_\_\_\_  
(Name of organization/applicant)

Initials \_\_\_\_\_



**2. NON-CONFLICT OF INTEREST  
CERTIFICATION ON EXISTING OR PENDING CONTRACTS  
Request for Proposal (RFP)  
Design and Supervision Services  
Community Development Block Grant – Disaster Recovery  
Universidad de Puerto Rico  
RFP #DRO 24-015 / B00014**

I, \_\_\_\_\_, of legal age, of marital status (married/single), and a resident of \_\_\_\_\_, have been designated as the authorized representative of \_\_\_\_\_ (“the Proposer”) for the **Design and Supervision Services / RFP #DRO 24-015 / B00014** procurement process (“Procurement Process”). In such regard, I hereby certify that:

1. There are no relevant facts or circumstances that could give rise to an organizational or personal conflict of interest for the Proposer or its staff with respect to the Procurement Process with the Procuring Entity. Nonetheless, the Proposer recognizes that situations may arise that may appear to be, or are, conflicts -or potential conflicts- of interest. The term “potential conflict” means reasonably foreseeable conflict of interest.
2. The Proposer will disclose to the Procuring Entity any relevant information of an apparent, potential, or actual conflict of interest that may appear to exist regardless of their opinion that such information would not impair their objectivity.
3. As per 2 C.F.R. § 200.318(c)(1), a conflict of interest would arise when “the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract”. Therefore, I understand that conflicts of interests may arise in, but not limited to, the following situations:
  - a) **Unequal access to information.** A potential contractor, subcontractor, employee, or consultant has access to non-public information through its performance on a government contract for disaster recovery services in Puerto Rico.
  - b) **Biased ground rules.** A potential contractor, subcontractor, employee, or consultant has worked with a government contract or program with the basic structure or ground rules of another government contract for disaster recovery services in Puerto Rico.
  - c) **Impaired objectivity.** A potential contractor, subcontractor, employee, or consultant, or member of their immediate family (spouse, parent, or child) has financial interests, or others, that would impair, or give the appearance of impairing, impartial judgment in the evaluation of government programs in offering advice or recommendations to the government, or in providing technical

Initials \_\_\_\_\_



assistance or other services to recipients of Federal funds as part of its contractual responsibility.

4. In the case in which the Proposer discloses to the Procuring Entity an apparent, potential, or actual conflict of interest, the Procuring Entity will take the appropriate measures to address the disclosure by taking the following actions, which include but are not limited to, eliminating, mitigating or neutralizing the apparent, potential or actual conflict, when appropriate, through such means as ensuring a balance of views, disclosure with the appropriate disclaimers, or by restricting or modifying the work to be performed to avoid or reduce the apparent, potential, or actual conflict.
5. If an apparent, potential, or actual conflict of interest is discovered by the Proposer after the Procurement Process concludes, it will make a full disclosure in writing to the contracting officer. This disclosure shall include a description of actions that the Proposer has taken or proposes to take to avoid, mitigate, or neutralize the apparent, potential, or actual conflict of interest.
6. The Proposer has no present or currently planned interests (financial, contractual, organizational, or otherwise) relating to the contract or task order that may result from this Procurement Process that would create any apparent, actual, or potential conflict of interest (including conflicts of interest for immediate family members: spouses, parents, children) that would impinge on its ability to render impartial, technically sound, and objective assistance or advice or result in it being given an unfair competitive advantage.
7. The Proposer has exercised, and will continue to exercise, due diligence in avoiding, identifying, removing or mitigating any apparent, potential or actual conflicts of interests to the Procuring Entity's satisfaction.

\_\_\_\_\_  
Signature of Proposer's Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Proposer's Authorized Representative

Initials \_\_\_\_\_



**3. LIMITED DENIAL OF PARTICIPATION (LDP)/SUSPENSION OR DEBARMENT STATUS  
AFFIDAVIT**

**Request for Proposal (RFP)  
Design and Supervision Services  
Community Development Block Grant – Disaster Recovery  
Universidad de Puerto Rico  
RFP #DRO 24-015 / B00014**

By signing this Certification, the Proposer certifies that the firm, business, or person submitting the Statement of Qualifications, Proposal, Bid, or Quote has not been LDP, suspended, debarred or otherwise lawfully precluded from participating in any public procurement activity with any Federal, State or local government. Signing this Certification without disclosing all pertinent information about a debarment or suspension shall result in rejection of the proposal or cancellation of a contract. The **University of Puerto Rico** also may exercise any other remedy available by law.

In \_\_\_\_\_, \_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_ of 20\_\_\_\_.

\_\_\_\_\_  
(Name of Entity)

\_\_\_\_\_  
(Authorized Representative)

\_\_\_\_\_  
(Printed Name of Authorized)

\_\_\_\_\_  
(Position)

Affidavit No. \_\_\_\_\_

Subscribed and sworn to before me in the city of \_\_\_\_\_, \_\_\_\_\_, this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ of legal  
age, \_\_\_\_\_ (civil status), \_\_\_\_\_ (occupation) and  
resident of \_\_\_\_\_, \_\_\_\_\_, in his/her capacity as  
\_\_\_\_\_ of Proposer, who I personally known or have  
identified by his/her \_\_\_\_\_.

\_\_\_\_\_  
Public Notary

Initials \_\_\_\_\_

## 19. APPENDIX C POLICIES AND INSURANCE

### Required Insurance for the project

#### RFP #DRO 24-015 / B0014

Las cubiertas requeridas deben ser endosadas a favor de la Universidad de Puerto Rico.

- (X) Workmen’s Compensation (Corp. del Fondo del Seguro del Estado)
- (X) Commercial General Liability (C.G.L.), including Employers Liability & Products Liability Limits – Combined Single Limit of \$1,000,000
- (X) Auto Limits – Combined Single Limit of \$500,000
- (X) Endorsements required for CGL & Auto:
  - (X) Hold Harmless Agreement
  - (X) Additional Insured
  - (X) Thirty (30) days cancellation notice
  - (X) Waiver of Subrogation
- (X) Errors & Omissions / Professional Liability – Limits \$1,000,000.00

Para todo proyecto cuyo financiamiento considere fondos CDBG-DR, los endosos deberán incluir a las siguientes entidades:

Puerto Rico Department of Housing PO Box 21365 San Juan, PR 00928-1365	Gobierno de Puerto Rico PO Box 9020082 San Juan, PR 00902-0082	US Department of Housing and Urban Development (HUD) 451 7 <sup>th</sup> Street S.W Washington, DC 20410
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## 20. **APPENDIX D**

# **COST PROPOSAL**

### COST PROPOSAL

**Project Title: Reconditioning of Buildings 037 (Casa del Canciller), 096 (Centro Universtario), 098 (General César Cordero) 050 (Julio García Díaz), 068 (Casa de Animales Experimental 1), 059 (Casa Práctica Infante y Maternal), 154 (Casa de Animales Experimental 2) at Río Piedras Campus, University of Puerto Rico**  
**RFP #DRO 24-015/ B00014**

**\*WORKS TO BE SUBJECT OF FEDERAL FUNDS REIMBURSEMENT**

**Note:** Do not modify this Cost Proposal Template. Fill all the required spaces. If any space does not apply you should put (N/A) or other information. Do not leave any blank spaces.

COST PROPOSAL		
<b>Group #7860</b> <b>(Buildings 037 Casa del Canciller, Building, 096 Centro Universitario &amp; 098 General César Cordero)</b>		
Estimated Construction Cost for the proposed development: \$ _____ (required)		
Professional design and supervision fees have been computed based on the estimated construction cost mention above:		
PHASE	TIME (Calendar Days)	FEE
<b>BASIC Services:</b>		
Schematic design <small>(Validates the damages, schematic plans and estimate, development of the scope alignment and/or improved project strategy for submit to FEMA/COR3.)</small>	___ days	\$
Preliminary design	___ days	\$
Construction Documents	___ days	\$
Bidding and Negotiation	N/A	\$
<b>Design Subtotal*:</b>	N/A	\$
<b>Supervision:</b>	___ months x \$ ___ monthly	\$
<b>BASIC SERVICES TOTAL:</b>		\$
<b>Reimbursable Expenses**:</b> <small>For fees, stamps, and filing costs related to endorsements and permits from permit regulatory offices.</small>	N/A	\$
_____ (\$ _____)		
<b>Write the total amount (Basic Services Total + Reimbursable Expenses) in words and numbers</b>		
<b>Additional SOW Fee % _____ (Design subtotal + Supervision) / Estimated Cost</b>		

Initials \_\_\_\_\_

<b>COST PROPOSAL</b>		
<b>Group 10057 (Building 050 Julio García Díaz)</b>		
Estimated Construction Cost for the proposed development: \$ _____ (required)		
Professional design and supervision fees have been computed based on the estimated construction cost mention above:		
PHASE	TIME (Calendar Days)	FEE
<b>BASIC Services:</b>		
Schematic design <small>(Validates the damages, schematic plans and estimate, development of the scope alignment and/or improved project strategy for submit to FEMA/COR3.)</small>	___ days	\$
Preliminary design	___ days	\$
Construction Documents	___ days	\$
Bidding and Negotiation	N/A	\$
<b>*Design Subtotal:</b>	N/A	<b>\$</b>
<b>Supervision:</b>	___ months x \$ _____ monthly	<b>\$</b>
<b>BASIC SERVICES TOTAL:</b>		<b>\$</b>
<b>**Reimbursable Expenses:</b> For fees, stamps, and filing costs related to endorsements and permits from permit regulatory offices.	N/A	<b>\$</b>
_____ (\$ _____)		
<b>Write the total amount (Basic Services Total + Reimbursable Expenses) in words and numbers</b>		
<b>Additional SOW Fee % _____ (Design subtotal + Supervision) / Estimated Cost</b>		

<b>COST PROPOSAL</b>		
<b>Group 8328</b>		
<b>(Building 068 Casa de Animales Experimental 1, 059 Casa Práctica Infante y Maternal)</b>		
Estimated Construction Cost for the proposed development: \$_____ (required)		
Professional design and supervision fees have been computed based on the estimated construction cost mention above:		
<b>PHASE</b>	<b>TIME (Calendar Days)</b>	<b>FEE</b>
<b>BASIC Services:</b>		
Schematic design <small>(Validates the damages, schematic plans and estimate, development of the scope alignment and/or improved project strategy for submit to FEMA/COR3.)</small>	____ days	\$
Preliminary design	____ days	\$
Construction Documents	____ days	\$
Bidding and Negotiation	N/A	\$
<b>*Design Subtotal:</b>	N/A	<b>\$</b>
<b>Supervision:</b>	____ months x \$_____ monthly	<b>\$</b>
<b>BASIC SERVICES TOTAL:</b>		<b>\$</b>
<b>**Reimbursable Expenses:</b> <small>For fees, stamps, and filing costs related to endorsements and permits from permit regulatory offices.</small>	N/A	<b>\$</b>
_____ (\$_____)		
<b>Write the total amount (Basic Services Total + Reimbursable Expenses) in words and numbers</b>		
<b>Additional SOW Fee %_____ (Design subtotal + Supervision) / Estimated Cost</b>		



<b>COST PROPOSAL</b>		
<b>PW 10485</b>		
<b>(Building 154 Casa de Animales Experimental 2)</b>		
Estimated Construction Cost for the proposed development: \$_____ (required)		
Professional design and supervision fees have been computed based on the estimated construction cost mention above:		
<b>PHASE</b>	<b>TIME (Calendar Days)</b>	<b>FEE</b>
<b>BASIC Services:</b>		
Schematic design (Validates the damages, schematic plans and estimate, development of the scope alignment and/or improved project strategy for submit to FEMA/COR3.)	____ days	\$
Preliminary design	____ days	\$
Construction Documents	____ days	\$
Bidding and Negotiation	N/A	\$
<b>Design Subtotal*:</b>	N/A	<b>\$</b>
<b>Supervision:</b>	____ months x \$_____ monthly	<b>\$</b>
<b>BASIC SERVICES TOTAL:</b>		<b>\$</b>
<b>Reimbursable Expenses**:</b> For fees, stamps, and filing costs related to endorsements and permits from permit regulatory offices.	N/A	<b>\$</b>
_____ (\$_____)		
<b>Write the total amount (Basic Services Total + Reimbursable Expenses) in words and numbers</b>		
<b>Additional SOW Fee %_____ (Design subtotal + Supervision) / Estimated Cost</b>		

\*The Basic Services will consider all the required permitting efforts with the state and federal agencies and the design of the Roof Waterproofing System with all its components. It is required to have a specialist roofing consultant, thermographic and wind resistance (uplift) tests, as applicable by codes.

\*\*For Reimbursable Expenses, the UPR reserves the right to adjust the amount for their convenience. These services will be approved after submitting the proposal and order to proceed by the University.

Initials \_\_\_\_\_

The UPR reserves the right to adjust the Additional Services cost breakdown.

<b>Description of the possible Additional Services</b>

The UPR establishes an amount of **\$20,000.00** for Additional Services.

Fees for additional professional services will be calculated using the % Fee design for services (Design subtotal + Supervision) / Estimated Cost included on the Cost Proposal table above and/or hours-based rate described below.

<b>Fees for Professional Services</b>	
	<b>Fee per hour</b>

The proponent acknowledges the receipt of the following **addenda** and, unless otherwise specified, accepts that changes required in these Addenda are included in the Proposal:

**Addendum No. 1**– Description: \_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_

**Addendum No. 2**– Description: \_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_

**Addendum No. 3**– Description: \_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_

No Addendum was received in connection with this RFP. If no Addenda is received, check the box.

Initials \_\_\_\_\_

The bidder understands that the Owner reserves the right to reject any or all bids and to waive any informality in the bidding.

**Dated:** \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

<b>Firm Name:</b>	
<b>Signed by:</b>	_____
<b>Name:</b>	
<b>Title:</b>	
<b>Mail Address:</b>	
<b>Physical Address:</b>	
<b>Phone Number:</b>	
<b>Fax Number:</b>	
<b>E-mail:</b>	

**Seal (if Bidder is a Corporation)**

Initials \_\_\_\_\_

## 21. **APPENDIX E** **RESPONSE CHECKLIST**

Initials \_\_\_\_\_

## Response Checklist

Note: Before submitting the proposal to this RFP, please review the following:

- Did you include a Letter of Intent identifying the name and number of the RFP, date of submittal, signed by an authorized representative of the organization, that states the acceptance of the Terms and Conditions of this RFP, providing the exact business name to conduct business with the UPR, and address, telephone, fax number, e-mail address and SAM Entity Identifier Number?
- Do you have an **Active** Registration on SAM.gov?
- Did you complete and sign Appendix A - Statement of the Bidder?
- Did you fully complete Part 1 through 6 in the Statement of the Bidder, Appendix A?
- Did you attach the resumes of all firm personnel teamwork (or/and sub-contractors, specialized trades consultants, if any) who will be providing the services?
- Did you fully complete and include the additional SOW Fee Percentage (%) in Appendix D – Cost Proposal?
- If any space does not apply in Appendix D – Cost Proposal, did you put (N/A) or other information?
- Did you acknowledge the Addendums in Appendix D – Cost Proposal, if applicable?
- Did you **sign** and **seal** Appendix D – Cost Proposal following the instruction in Section 7 - REQUIRED DOCUMENTS FOR THE SUBMISSION OF THE PROPOSAL?
- Did you include a Cost Estimate Breakdown based on SOW provided in Appendix F – Scope of Work?
- Did you complete and include the required Federal Documents in Appendix B (Lobbying Certification, Non-Conflict of Interest Certification and Limited Denial of Participation Affidavit)?
- Did you include a color copy of the engineer's or architect's professional ID (Identificación de Colegiación) and a copy of the Department of State License?
- Did you include a copy of initialized RFP and its Appendices?
- Before signing and submitting the proposal for this Project, did you carefully review the Appendix E – Response Checklist?

Initials \_\_\_\_\_

**22. APPENDIX F**  
**BUILDINGS DESCRIPTION, LOCATION AND FEMA**  
**SCOPE OF WORK**

## I. GENERAL DATA OF THE PROJECT:

**Campus: UPR Rio Piedras**  
**Project Worksheets (PW):**

1. **PW 7860**  
DI 158643, Building 037 Casa del Canciller  
DI 158692, Building 096 Centro Universitario  
DI 158694, Building 098 General César Cordero Dávila (*Actual Archivo y DTAA*)
2. **PW 10057**  
DI 263387, Edificio 050 Julio García Díaz
3. **PW 8328**  
DI 158667, Building 068 Casa de Animales Experimental 1  
DI 158715, Building 059 Casa Práctica Infante y Maternal
4. **PW 10485**  
DI 158653, Building 154 Casa de Animales Experimental 2

## II. LOCATION PLAN, PROJECT DESCRIPTIONS AND SCOPES:

### a. Location Plan and architectural context



Initials \_\_\_\_\_

**b. General Description**

**1. Building 037 Casa del Canciller**

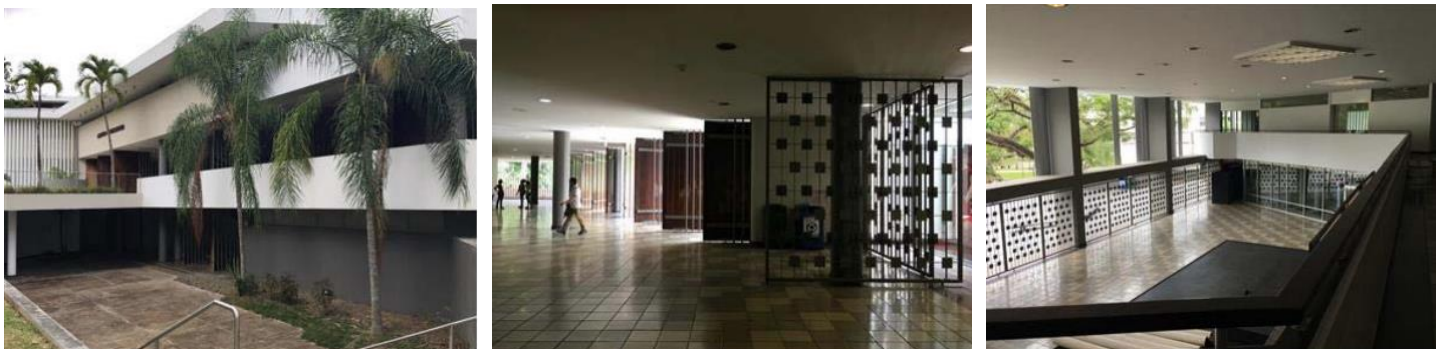


The concrete reinforced building was constructed in 1926. The roofing system has a barrel clay tile roof (4:12 slope) with a four-foot overhang. The interior has reinforced concrete bearing walls with a reinforced concrete floor slab on grade. Generally, interior finishes include premium suspended acoustic ceiling, painted concrete, or drywall panels and 18x18 vinyl floor tile. UPR indicates some electrical wiring has asbestos insulation.

General data for reference:

1. Building Footprint – 4,173 SF
2. Perimeter – 268 FT
3. Number of Stories – 1
4. First Floor – 4,173 SF
5. Total Area – 4,173 SF
1. Floor to Floor Total Building Height – 10 FT
2. Total Height – 14 FT
3. GPS Latitude/Longitude: 18.40416, -66.04860
4. Number of Stories: 1

**3. Building 096 Centro Universitario**





The University Center building is an irregular footprint "Tropical Modern" style structure, cast-in-place, reinforced concrete building. It was built in 1961 and has two characteristic areas, one is the student center which comprises 4 stories including basement, and the other is a faculty hotel which comprises 6 story including an open first floor. The horizontal planes design help to blend the building with the topography of the site. Open space plan with round columns and some wood and glass partitions give openness to the space in direction of prevailing breezes. The use of brise-soleils, metal grilles and floor to ceiling vertical concrete louvers, double space height at dining space, pivoting wood doors and hydraulic cement tiles are signature of Henry Klumb's designs.

The building is a 6 story with basement, cast-in-place, reinforced concrete building. The building structure is composed of a reinforced concrete slab on grade, being supported by reinforced concrete beams and columns. Interior finishes generally consist of suspended acoustic ceiling, painted concrete or painted gypsum board partitions and vinyl or ceramic tiles.

General data for reference:

1. Building Footprint – 54,500 SF
  2. Number of Stories – 7 (including basement)
  3. Perimeter – Varies, see surface calculations
  4. Fifth Floor – 2,819 SF
  5. Fourth Floor – 2,738 SF
  6. Third Floor – 3,559 SF
  7. Second Floor – 19,945 SF
  8. First Floor – 26,541 SF
  9. Ground Floor – 35,342 SF
  10. Basement – 17,342 SF
  11. Total Area – 108,286 SF approximately
  12. Floor to Floor Height – 11 FT
  13. Total Building Height – 65 FT
  14. GPS Latitude/Longitude: 18.40433, -66.04773
  15. Number of Stories: 7
4. **Building 098 General César Cordero Dávila (Castillito - originally ROTC Building)**



The Río Piedras University armory building was designed by Eloy Ruiz in 1938, a "medievalist military" style with Romanesque inspired details, such as the entrance archway and the use of double columns at central courtyard. asymmetrical facade composition with original wood double doors and a fortress like tower that house the spiral stair that gives access to the second floor and roof area. One of the most significant spaces is a central courtyard around which were organized the dependencies. Reinforced concrete structure, flat roof at dependencies and gabled roof at central courtyard corridors with clay roof tiles. Interior finishes generally consist of suspended acoustic ceiling, painted concrete ceiling, and perforated fiberboard adhered to the concrete deck, painted concrete or painted gypsum board walls, 24x24 hard panel flooring raised 12" above the concrete slab, 12x12 vinyl tile, quarry tile and polished cement floors.

### Building Data

1. Building Footprint -17,242 SF
2. Perimeter -593 FT
3. Number of Stories -3
4. First Floor -17,242 SF
5. Second Floor -2,414 SF
6. Third Floor (Tower) - 140 SF
7. Total Area -19,796 SF
8. Floor to Floor Height -15 FT
9. Total Building Height - 45 FT

#### 4. Building 050 Julio García Díaz



This historic building was designed by Eloy Ruiz in 1936. The design integrates first third of XX century latest achievements in sciences and technology, while architecture vocabulary remains the traditional Spanish revival. The front façade cornice displays a recognition to prominent XVIII and XIX scientists: the Europeans Cuvier, Lamark, Darwin, Linnaeus, Mendel and the North American scientist Britton. This is a cast-in-place, reinforced concrete building, built in 1937 (86 years old). The

back of the building has a 2-story arcade, which has terracotta roof. An elevator and staircase were retrofitted to the back of the building. There are stairs access to an electrical room at the roof-top. There is no basement. The building structure is composed of a ribbed concrete slab, being supported by reinforced concrete walls with a reinforced concrete slab on grade. Original oversized glass windows gives natural illumination into the interior of the laboratories. Character defining features includes: Moorish terracotta details in all facades and parapet; iron grilles railings, gates and windows, wood doors and transoms; polished concrete and checkered terrazzo tiles flooring. Exterior finish is textured stucco with nominally 12 LF of finials (i.e. architectural ornamentation) on top of the parapet and ornamentation accenting each of the four entry ways. Interior finishes generally consist of suspended acoustic ceiling, painted concrete or painted gypsum board partitions. The first floor has terrazzo flooring, 12 IN x 12 IN vinyl, and various sizes of ceramic tile. The second floor is predominately ceramic tile.

General data for reference:

1. Building Footprint – 17,600 SF
2. Perimeter – 750 SF
3. Number of Stories – 2.5
4. Roof Top Electrical Room (Third Floor) – 440 SF
5. Second Floor – 16,400 SF
6. First Floor – 16,400 SF
7. Total Area – 33,240 SF
8. Elevator (6x7) – 1 EA
9. Floor to Floor Height – 12 FT
10. Parapet Height – 4 FT
11. Total Building Height – 28 FT

#### 5. **Building 068 Casa de Animales Experimental 1**



This 2,016 SF, single-story building encapsulates an older concrete structure built around 1948 (71 years old). The building houses research animals, including both rodents and fish, for experimental studies. The roof is 1:12 pitched ribbed metal roof with a 2 foot overhang, which also covers a 288 SF open webbed metal screened exterior walkway. Exterior walls are a mix of concrete and ribbed metal

panels. Interior finishes are drywall partitions, vinyl tile flooring, and suspended acoustic tile ceilings.

**Building Data**

1. Building Footprint – 2,304 SF
2. Number of Stories – 1
3. Perimeter – 192 SF
4. First Floor – 2,016 SF
5. Total Area – 2,016 SF
6. Floor to Floor Height – 9 FT
7. Total Building Height – 12 FT

**6. Building 154 Casa de Animales Experimental 2**



The building built in 1992 is a 2 story, cast in place, reinforced concrete construction with a 23 FT overall height. The roofing system is an edged drained, elastomeric coating membrane. The foundation is a 4 IN reinforced concrete floor slab on grade with a reinforced concrete stem wall and spread footings. Access was not provided to the interior. The second floor is an open-air space covered only by a sun/windscreen supported on 3 IN diameter piping mounted onto a structural grid of concrete columns and beams.

**Building Data:**

1. Building Footprint – 2,179 SF
2. Perimeter – 218 LF
3. Number of Stories – 2
4. Second Floor – 2,039 SF (open air enclosure)
5. First Floor – 2,039 SF
6. Total Area – 4,078 SF
7. Floor to Floor Height – 11 FT
8. Total Building Height – 23 FT

# SCOPE OF WORK BREAKDOWN PW 7860 (3 Damages \_Buildings)

## DI 158643 \_BUILDING 037 Casa Canciller

### PA Works (PA SOW):

#### {00-001} General:

- |  |
|--|
| A. Prep and paint, in-kind, 810 SF of building exterior painted surfaces.                          |
| B. Repair 12 SF, in-kind, of wall, spalled concrete.   |
| C. Prep and paint, in-kind, 100 SF of window, wood shutter surfacing, painted, 3 FT x 6 FT (5 EA). |
| D. Prep and paint, in-kind, 36 SF of window, wood shutter surfacing, painted, 3 FT x 4 FT (3 EA).  |
| E. Remove and replace, in-kind, window wood frame 3 FT x 6 FT, dry sealant, 88 LF long.            |
| F. Remove and replace, in-kind, metal downspout, 12 LF long.                                       |
| G. Remove and replace, in-kind, 1 each of cast iron gate hinge.                                    |

#### {00-002} Roofing System:

- |  |
|--|
| H. Remove and replace, in-kind, 625 SF of clay barrel Spanish tile.        |
| I. Remove and replace, in-kind, 625 SF of underlayment CDX 3/4 IN plywood. |
| J. Remove and replace, in-kind, 625 SF of 30-lb underlaying felt.          |

#### {00-003} Roofing System Front Porch:

- |   |
|---|
| K. Remove and replace, in-kind, 150 each of underlayment wood slats, 2 IN x 3/4 IN 6 FT long. |
|---|

#### {00-004} Room 12 open Atrium (24 FT x 35 FT):

- |  |
|--|
| L. Remove and replace, in-kind, 1 18 SF of ceiling, soffit, 5/8 IN thick drywall, marine grade, painted. |
| L. Remove and replace, in-kind, 1 18 SF of ceiling, soffit, 5/8 IN thick drywall, marine grade, painted. |

#### {00-005}

- |  |
|--|
| N. Remove and replace, in-kind, 60 SF of wood trim, 1 IN, painted. |
| O. Prep and paint, in-kind, 1,000 SF of interior wall surface.     |

#### {01-006} Room 14 (14 FT x 21 FT):

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| P. Remove and replace, in-kind, 10 SF of floor, VCT, 12 IN x 12 IN. |
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#### {01-006} Room 14 (14 FT x 27 FT):

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| Q. Remove and replace, in-kind, door glazing wood trim, 2 IN, stained, 6 LF long. |
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#### {01-007} Room 13 (15 FT x 30 FT) :

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| R. Remove and replace, in-kind, 4 each of ceiling, 2 FT x 2 FT acoustic tile, suspended. |
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#### {01-008} Room 12 (13 FT x 32 FT) + (5 FT x 19 FT):

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| S. Remove and replace, in-kind, 5 each of ceiling, 2 FT x 2 FT acoustic tile, suspended. |
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#### {01-009} Room 08 Closet (3 FT x 7 FT) + (7 FT x 14 FT):

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| T. Remove and replace, in-kind, window dry sealant, 30 LF long. |
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#### {01-010} Room 07 (12 FT x 13 FT):

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| U. Remove and replace, in-kind, 36 SF of flooring, VCT, 12 IN x 12 IN. |
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#### {01-011} Room 05 (11 FT x 18 FT):

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| V. Prep and paint, in-kind, 36 SF of double door, surfacing, stain.                      |
| W. Remove and replace, in-kind, 198 SF of VCT, 12 x 12 IN.                               |
| X. Remove and replace, in-kind, 4 IN vinyl base, 38 LF long.                             |
| Y. Remove and replace, in-kind, 2 each of ceiling, 2 FT x 2 FT acoustic tile, suspended. |

<b>{01-012} Room 03 (13 FT x 24 FT):</b>	
	Z. Remove and replace, in-kind, 40 SF of ceiling, 2 FT x 2 FT acoustic tile, suspended.
<b>Scope Notes:</b>	
	1. As lead paint encapsulation is estimated for walls in the L&A (Lead & Asbestos) checklist, only a 2nd coat of paint is estimated in the cost template (00-001 General).
	2. As lead paint encapsulation is estimated for walls in the L&A checklist, only a 2nd coat is estimated in the cost template (00-005).
<b>Project Notes:</b>	
	1. To qualify as in-kind repair/replacement, work must be done to match all physical and visual aspects of the original elements, including design, color, texture, hardware, profile, and workmanship. Should the Applicant decide not to repair/replace in-kind, then a revised Scope of Work must be submitted for additional EHP review.
<b>Hazard Mitigation Proposal (HMP)</b>	
	1. Drain - Downspout Mitigation @ 12 LF. Decrease Strap Spacing to 5 FT. Aluminum downspout band and #12 x 1-1/2" metal roofing screw galvanized.

<b>SCOPE OF WORK BREAKDOWN PW 7860 (3 Damages _Buildings)</b>	
<b>DI 158692 Edificio 096 Centro Universitario</b>	
<b>PA Works (PA SOW):</b>	
<b>{00-001} General:</b>	
	A. Prep and paint, in-kind, 28,000 SF of building exterior surfaces.
	B. Remove and replace, in-kind, 100 each of vertical blind aluminum, 12 FT.
	C. Remove and replace, in-kind, handrail, 1 rail, 1 1/2 IN DIA, with 5 cable, stainless steel, 42 IN, 40 LF long.
	D. Remove and replace, in-kind, 20 each of windows, aluminum jalousie, 3x5 FT.
<b>{00-002} Roofing System:</b>	
	E. Remove and replace, in-kind, 19,945 SF of roof, rolled modified bitumen with granular surface.
	F. Remove and replace, in-kind, 2 each of skylight, pyramid, acrylic, 7 FT x 7 FT.
<b>{00-003} General:</b>	
	G. Prep and paint, in-kind, 10,336 SF of building interior surfaces.
<b>{05-004} First Floor Room 101 (28 FT x 54 FT) &amp; 101B (20 FT x 20 FT) My IUPI Store:</b>	
	H. Remove and replace, in-kind, 30 SF of glass, 1/2 IN single pane door lite, 3 FT x 10 FT.
<b>{05-014} First Floor Room 114-115 Student and Vendor Room (72 FT x 94 FT):</b>	
	I. Remove and replace, in-kind, 6,000 SF of ceiling, 2 FT x 2 FT acoustic tile, suspended.
	J. Remove and replace, in-kind, 625 SF of ceiling fascia, 5/8 IN drywall.
	K. Prep and paint, in-kind, 625 SF of ceiling fascia, 5/8 IN drywall surfacing.
<b>{06-023} Ground Floor Room 14 Dining Room (76 FT x 76 FT):</b>	

L. Remove and replace, in-kind, 784 SF of ceiling, 2 FT x 2 FT acoustic tile, premium, suspended.
<b>{06-024} Ground Floor Room 39 Indoor Terrace Lounge (45 FT x 76 FT):</b>
M. Remove and replace, in-kind, glass curtainwall, aluminum frame, 10 FT tall, 120 LF long.
<b>{06-029} Ground Floor Room 002 Women's Restroom (12 FT x 18 FT):</b>
N. Remove and replace, in-kind, 1 each of door & frame, HC, metal frame, painted, 3068.
<b>{06-030} Ground Floor Room 003 Men's Restroom (12 FT x 18 FT):</b>
O. Remove and replace, in-kind, 1 each of door & frame, HC, metal frame, painted, 3068
<b>{07-033} Mold:</b>
P. Clean and sanitize 18,458 SF of mold abatement
<b>Scope Notes:</b>
1. As lead paint encapsulation (from the Lead & Asbestos checklist) is estimated for the first wall paint coat, only a 2nd coat of paint is estimated for interior & exterior walls.
<b>Hazard Mitigation Proposal (HMP):</b>
Roofing System:
1. Building Exterior, 19,945 SF of roof, rolled modified bitumen with granular surface,
A. Additional Layer - Rool Roofing Asphalt @ 199.45 SQ. Install an additional Rool Roffing Asphalt layer, 1 Ply #15 Organic Felt, 1 Ply Mineral Surfaced, lap 19".
B. Metal Flashing @ 4,010 LF. Install a pre-engineered steel building accesory, flashing, corner or eave, galvanized, 26 gauge.
C. Aluminum Reglet in Parapet @ 4,010 LF. Install an Aluminum Reglet in Parapet, .025" thick.
2. Building Interior, 30 SF of glass, 1/2 IN single pane door lite, 3 FT x 10 FT
3. Building Interior, 1200 SF of glass curtainwall, aluminum frame, 10 FT tall, , 120 LF long
For 2&3 items: Steel Panel Storm Shutter @ 1,230 SF. Install steel panels storm shutters , installation included.

# SCOPE OF WORK BREAKDOWN PW 7860 (3 Damages \_Buildings)

**DI 158694 Edificio 098 General César Cordero Dávila (Actual Archivo y DTAA)**

**PA Works (PA SOW):**

**{00-001} General:**

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| A. Prep and paint, in-kind, 17,300 SF of building exterior surfaces.   |
| B. Remove and replace, in-kind, 5 each of window, aluminum jalousie, 3 FT x 7 FT.                                      |
| C. Remove and replace, in-kind, 1 each of window, aluminum jalousie, 2 FT x 7 FT.                                      |
| D. Remove and replace, in-kind, 7 each of window, aluminum jalousie, acrylic sash cover 3 FT x 7 FT.                   |
| E. Remove and replace, in-kind, 6 each of window, fixed, wood, 6 lite glass 1 FT x 6 FT.                               |
| F. Prep and paint, in-kind, 1 each of door, entry, 8 IN wood vertical plank, round top, 9 FT x 18 FT, mahogany stained |
| G. Prep and paint, in-kind, 2 each of door, entry, 1 IN x 8 IN vertical wood trim on 2 IN x 6 IN frame, 3 FT x 7 FT.   |
| H. Remove and replace, in-kind, expansion joint cover, 20 LF long.   |
| I. Remove and replace, in-kind, electrical, conduit, 1 IN, 25 LF long.   |
| J. Remove and replace, in-kind, 1 each of electrical, J-box, 24 IN x 24 IN.  |
| K. Remove and replace, in-kind, 1 each of television antenna, 20 FT high.  |
| L. Repair, in-kind, 20 SF of wall plaster.   |

**{00-002} Roofing System:**

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|---|
| M. Remove and replace, in-kind, 10,586 SF of modified bitumen roof with granular surface.     |
| N. Remove and replace, in-kind, 300 SF of roof, clay tile.                                    |
| O. Remove and replace, in-kind, roof, reglet flashing, 3 IN aluminum, 60 LF long.             |
| P. Remove and replace, in-kind, 12 each of AC unit, compressor isolation mounts (4 per unit). |

**{00-003} General:**

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| Q. Prep and paint, in-kind, 51,114 SF of building interior surfaces. |
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**{01-004} Second Floor Room 201 Office (10 FT x 12 FT):**

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| R. Remove and replace, in-kind, 120 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.                  |
| S. Remove and replace, in-kind, 120 SF of 2 FT x 4 FT acoustic ceiling tile, suspended metal grid.       |
| T. Remove and replace, in-kind, 2 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed.              |
| U. Remove and replace, in-kind, wall, 3.5 IN metal studs, 16 IN OC, 14 FT high, 12 LF long.              |
| V. Remove and replace, in-kind, 1 each of door & frame, HM, metal, metal frame, vision panel 2030, 3068. |
| W. Remove and replace, in-kind, 1 each of door & frame, SC, wood, wood frame, 3068.                      |
| X. Remove and replace, in-kind, 1 each of exit light.  |
| Y. Remove and replace, in-kind, base, 4 IN vinyl, 44 LF long   |
| Z. Remove and replace, in-kind, 120 SF of floor, VCT, 12 IN x12 IN.                                      |

**{01-005} Second Floor Room 202 Office (9 FT x 11 FT):**

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| AA. Remove and replace, in-kind, 99 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.      |
| BB. Remove and replace, in-kind, 2 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed. |
| CC. Remove and replace, in-kind, 1 each of door & frame, SC, wood, wood frame, 3068.         |
| DD. Remove and replace, in-kind, 4 IN vinyl, 40 LF long.                                     |



EE. Remove and replace, in-kind, 99 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-006} Second Floor Room 203 Storage (5 FT x 7 FT):</b>
FF. Remove and replace, in-kind, 35 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
GG. Remove and replace, in-kind, shelf, 3/4 IN plywood with 1 IN x 2 IN trim, 12 IN deep, 5 at 18 IN OC, painted, 17 LF long
HH. Remove and replace, in-kind, base, 4 IN vinyl, 24 LF long.
II. Remove and replace, in-kind, 35 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-007} Second Floor Room 204 Office (9 FT x 11 FT + 3 FT x 5 FT):</b>
JJ. Remove and replace, in-kind, 1 each of light, 2x2 fluorescent, 2 tube, recessed.
KK. Remove and replace, in-kind, shelf, 3/4 IN plywood with 1 IN x 2 IN trim, 12 IN deep, 5 at 18 IN OC, painted, 9 LF long.
LL. Remove and replace, in-kind, base, 4 IN vinyl, 50 LF long.
MM. Remove and replace, in-kind, 135 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-007} Second Floor Room 204 Office (9FT x 11 FT + 3 FT x 5 FT):</b>
NN. Remove and replace, in-kind, 135 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
OO. Remove and replace, in-kind, 135 SF of 2 FT x 4 FT acoustic ceiling tile, suspended metal grid.
<b>{01-008} Second Floor Room A Office (26 FT x 28 FT):</b>
PP. Remove and replace, in-kind, 728 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
QQ. Remove and replace, in-kind, 12 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed.
RR. Remove and replace, in-kind, base, 4 IN vinyl, 108 LF long.
SS. Remove and replace, in-kind, 728 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-009} Second Floor Room 205 Office (13 FT x 19 FT):</b>
TT. Remove and replace, in-kind, 247 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
UU. Remove and replace, in-kind, 247 SF of 2 FT x 4 FT acoustic ceiling tile, suspended metal grid.
VV. Remove and replace, in-kind, 4 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed.
WW. Remove and replace, in-kind, base, 4 IN vinyl, 64 LF long.
XX. Remove and replace, in-kind, 247 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-010} Second Floor Room 206 Toilet (6 FT x 8 FT):</b>
YY. Remove and replace, in-kind, 48 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
ZZ. Remove and replace, in-kind, 1 each of exhaust vent fan, surface mounted.
<b>{01-011} Second Floor Room 207 Toilet (6 FT x 8 FT):</b>
A. Remove and replace, in-kind, 48 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
B. Remove and replace, in-kind, 1 each of exhaust vent fan, surface mounted.
C. Remove and replace, in-kind, 48 SF of floor, ceramic tile, 1 IN x 1 IN.
<b>{01-012} Second Floor Room 208 Office (8 FT x 10 FT):</b>
D. Remove and replace, in-kind, 80 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
E. Remove and replace, in-kind, 80 SF of 2 FT x 4 FT acoustic ceiling tile, suspended metal grid.
F. Remove and replace, in-kind, 2 each of light, 2 FT x 4 FT fluorescent, 2 tube, recessed.
G. Remove and replace, in-kind, base, 4 IN vinyl, 36 LF long.
H. Remove and replace, in-kind, 80 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-013} Second Floor Corridor 209 Corridor (4 FT x 5 FT):</b>
I. Remove and replace, in-kind, base, 4 IN vinyl, 18 LF long.
J. Remove and replace, in-kind, 20 SF of floor, VCT, 12 IN x 12 IN.

<b>{01-014} Second Floor Room 210 Office (14 FT x 14 FT):</b>	
	K. Remove and replace, in-kind, 196 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
	L. Remove and replace, in-kind, 4 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed.
	M. Remove and replace, in-kind, base, 4 IN vinyl, 56 LF long.
	N. Remove and replace, in-kind, 196 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-015} Second Floor Balcony 214 Terrace (8 FT x 30 FT):</b>	
	O. Remove and replace, in-kind, 2 each of light, pendant with chain fixture.
<b>{02-016} First Floor Room 124A Locker Room (13 FT x 19 FT):</b>	
	P. Remove and replace, in-kind, 247 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
	Q. Remove and replace, in-kind, 247 SF of 2 FT x 4 FT acoustic ceiling tile, suspended metal grid.
	R. Remove and replace, in-kind, base, 4 IN vinyl, 64 LF long.
	S. Remove and replace, in-kind, 247 SF of floor, VCT, 12 IN x 12 IN.
<b>{02-017} First Floor Room 124D Toilet (6 FT x 8 FT):</b>	
	T. Remove and replace, in-kind, 48 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
	U. Remove and replace, in-kind, 6 SF of wall, ceramic tile, 4 IN x 4 IN.
<b>{02-019} First Floor Room 124B Storage (6 FT x 9 FT):</b>	
	V. Remove and replace, in-kind, 24 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
	W. Remove and replace, in-kind, 24 SF of 2 FT x 4 FT acoustic ceiling tile, suspended metal grid.
	X. Remove and replace, in-kind, base, 4 IN vinyl, 30 LF long.
	Y. Remove and replace, in-kind, 54 SF of floor, VCT, 12 IN x 12 IN.
<b>{02-020} First Floor Room 124C Storage (12 FT x 26 FT):</b>	
	Z. Remove and replace, in-kind, 200 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
	AA. Remove and replace, in-kind, 2 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed.
<b>{02-021} First Floor Room 124E PBX (25 FT x 50 FT):</b>	
	BB. Remove and replace, in-kind, 100 SF of 12 IN x 12 IN acoustic ceiling tile, direct applied to structure above.
<b>{02-021} First Floor Room 124E PBX (25 FT x 50FT):</b>	
	CC. Remove and replace, in-kind, base, 4 IN vinyl, 150 LF long.
<b>{02-022} First Floor Room 124E1 PBX Cable Vault (5 FT x 12 FT):</b>	
	DD. Remove and replace, in-kind, 1 each of light, 2 FT x 4 FT fluorescent, 4 tube.
<b>{02-023} First Floor Room 117 Reception (12 FT x 27 FT):</b>	
	EE. Remove and replace, in-kind, 20 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
<b>{02-027} First Floor Room 119A Electrical (8 FT x 12 FT):</b>	
	FF. Remove and replace, in-kind, 96 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.
<b>{02-028} First Floor Room 121 (8 FT x 12 FT):</b>	
	GG. Remove and replace, in-kind, 2 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed.
<b>{02-030} First Floor Room 118 Server Room (28 FT x 65 FT):</b>	
	HH. Remove and replace, in-kind, 16 SF of 2 FT x 4 FT acoustic ceiling tile, suspended
<b>{02-033} First Floor Room PCCF Staff Lounge (10 FT x 40 FT):</b>	
	II. Remove and replace, in-kind, 5 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed.
<b>{02-034} Room 100B (12 FT x 26 FT):</b>	
	JJ. Remove and replace, in-kind, 16 SF of 2 FT x 4 FT acoustic ceiling tile, suspended.

<b>{02-035} Room 111 (18 FT x 20 FT):</b>	
	KK. Remove and replace, in-kind, 565 SF of 2 FT x 4 FT acoustic ceiling tile.
<b>Scope Notes:</b>	
	1. Asbestos floor vinyl tile & base remediation totals are revised to 1961SF, see revised L&A Checklist. Demolition of these items is not included in the cost estimate as they are captured in the L&A cost template.
	2. Asbestos floor vinyl tile & base remediation totals are revised to 1961SF, see revised L&A Checklist. Demolition of these items is not included in the cost estimate as they are captured in the L&A cost template.
	3. Encapsulation costs of lead paint in the L&A checklist, requires only a 2nd coat of paint applied in cost template
	4. Per Method of Repair (MOR), roofing damage is 63% (10,586SF) of the total roofing area. As such, 17,242SF of roofing is replaced per PREBC 2018 Codes & Standards.
<b>Hazard Mitigation Proposal (HMP):</b>	
Roofing System:	
1. Building Exterior, 10,586 SF of modified bitumen roof with granular surface	
	A. Additional Layer - SBS Modified Membrane @ 17,242 SF. Install an additional SBS modified bituminous membrane layer, roofing asphalt, 20 to 30 mils.

<b>SCOPE OF WORK BREAKDOWN PW 10057 (1 Damage _ Buildings)</b>	
<b>DI 263387_BUILDING 050 Julio García Díaz</b>	
<b>PA Works (PA SOW):</b>	
<b>{00-001} General:</b>	
	A. Prepare and Paint in-kind 24,150 SF of building exterior painted surfaces.
	B. Prepare and Paint in-kind 624 SF of elevator Shaft exterior painted, (6 FT x 7 FT), 24 Ft High.
<b>{00-002} Roofing Systems:</b>	
	A. Remove and replace 1 each of air conditioner condensing unit, TGM, 18,000 BTU.
	B. Remove and replace 1 each of air conditioner condensing unit, Comfort Breeze, 18,000 BTU.
	C. Remove and replace 2 each of air conditioner condensing unit, Classic Air, 12,000 BTU.
	D. Remove and replace 1 each of air conditioner condensing unit, Lennox, 7.5 TON.
	E. Remove and replace 1 each of air conditioner condensing unit, Carrier, 5 TON.
	F. Remove and replace each of air conditioner condensing unit, Lennox, 2.5 TON.
	G. Remove and replace 2 each of window units, less than 1 Ton.
<b>{00-004} Roof Tile (10 FT x 15 FT, 10 FT X 18 FT):</b>	
	A. Replace in-kind 330 SF of terracotta roof.
<b>{00-005} General:</b>	
	A. Prepare and Paint in-kind 63,000 SF of building interior painted surfaces.
<b>{02-029} Second Floor Room 215 Conference Room (12 FT x 17 FT):</b>	

A. Remove and Replace in-kind 204 SF of floor VCT, 12 IN x 12 IN.
<b>{02-030} Second Floor Room 215 A Conference Room (10 FT x 17 FT):</b>
A. Remove and Replace in-kind base, 4 IN, 54 LF long.
B. Remove and Replace in-kind 170 SF of floor, VCT, 12 IN x 12 IN.
<b>{03-050} First Floor Room 101 Graduate Student Room (23 FT x 40 FT):</b>
A. Remove and Replace in-kind 920 SF of ceiling, 2 FT x 4 FT acoustic tile.
B. Remove and replace in-kind 920 SF of ceiling, suspended metal grid.
C. Remove and Replace in-kind duct work insulation, 1 1/2 LB/CF, 80 LF long.
D. Repair and Prepare and Paint in-kind 400 SF of wall, gypsum board, 5/8 IN (40% work completed).
<b>{03-051} First Floor Room 102 Ecology and Microbiology Lab (23 FT x 36 FT) :</b>
A. Remove and Replace in-kind 828 SF of ceiling, 2 FT x 4 FT acoustic tile.
B. Remove and replace in-kind 828 SF of ceiling, suspended metal grid.
C. Remove and Replace in-kind 828 SF of floor, VCT, 12 IN x 12 IN.
<b>{03-052} First Floor Room 104 Professor Office (11 FT x 17 FT):</b>
A. Remove and replace in-kind 187 SF of ceiling, 2 FT x 4 FT acoustic tile.
B. Remove and replace in-kind 187 SF of ceiling, suspended metal grid.
<b>{03-053} First Floor Room 105 Ecology and Microbiology Lab/ Dr. Toranzos (9 FT x 15 FT) &amp; (8 FT x 19 FT):</b>
A. Remove and replace in-kind 287 SF of ceiling, 2 FT x 4 FT acoustic tile.
B. Remove and replace in-kind 287 SF of ceiling, suspended metal grid.
<b>{03-054} First Floor Room 105 C Sink Room (5 FT x 9 FT):</b>
A. Remove and replace in-kind 45 SF of ceiling, 2 FT x 4 FT acoustic tile.
B. Remove and replace in-kind 45 SF of ceiling, suspended metal grid.
<b>{03-055} First Floor Room 105 D Ecology and Microbiology Lab (8 FT x 13 FT):</b>
A. Remove and replace in-kind 104 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-056} First Floor Room 106 Professor Office (9 FT x 17 FT):</b>
A. Remove and replace in-kind 153 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace in-kind 153 SF of ceiling, suspended metal grid.
<b>{03-057} First Floor Room 107 Molecular Genetics Lab (6 FT x 36 FT) &amp; (16 FT x 26 FT):</b>
A. Remove and replace in-kind 632 SF of ceiling, 2 FT x 4 FT acoustic tile.
B. Remove and replace in-kind 632 SF of ceiling, suspended metal grid.
<b>{03-058} First Floor Room 107 A Laboratory (10 FT x 16 FT):</b>
A. Remove and replace in-kind 160 SF of ceiling, 2 FT x 4 FT acoustic tile.
B. Remove and replace in-kind 160 SF of ceiling, suspended metal grid.
<b>{03-059} First Floor Room 108 Laboratory (11 FT x 23 FT):</b>
A. Remove and replace in-kind 253 SF of ceiling, 2 FT x 4 FT acoustic tile.
B. Remove and replace in-kind 253 SF of ceiling, suspended metal grid.
<b>{03-062} First Floor Room 109 Common Area (11 FT x 17 FT):</b>
A. Remove and replace in-kind 187 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace in-kind 187 SF of ceiling, suspended metal grid.

<b>{03-063} First Floor Room 110 Storage (10 FT x 10 FT):</b>
A. Remove and replace in-kind 100 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace in-kind 100 SF of ceiling, suspended metal grid
C. Repair and Paint in-kind 100 SF of ceiling, gypsum board, 5/8 IN.
<b>{03-064} First Floor Room 115 Dr. José Lasalde Lab (10 FT x 27 FT &amp; 12 FT x 31 FT &amp; 7 FT x 12 FT):</b>
A. Remove and replace in-kind 726 SF of ceiling, 2 FT x 2 FT acoustic tile.
<b>{03-065} First Floor Room 116 Dr. Eduardo Rosa Lab (12 FT x 22 FT) &amp; (7 FT x 22 FT) &amp; (3 FT x 26 FT) &amp; (7 FT x 12 FT) &amp; (5 FT x 6 FT):</b>
A. Remove and replace in-kind 610 SF of ceiling, 2 FT x 4 FT acoustic tile.
B. Remove and replace in-kind 610 SF of ceiling, suspended metal grid.
<b>{03-066} First Floor Room 116 A Professor Office (12 FT x 12 FT):</b>
A. Remove and replace in-kind 144 SF of ceiling, 2 FT x 2 FT acoustic tile.
<b>{03-067} First Floor Room 118 Graduate Program Office (10 FT x 11 FT):</b>
A. Remove and replace in-kind 110 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-068} First Floor Room 118 A Professor Office (6 FT x 7 FT):</b>
A. Remove and replace in-kind 42 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-070} First Floor Room 119 Graduate Program Office (11 FT x 13 FT):</b>
A. Remove and replace in-kind 143 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-071} First Floor Room 119 A Graduate Program Office (5 FT x 8 FT):</b>
A. Remove and replace in-kind 40 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-072} First Floor Room 120 Professor Office (11 FT x 17 FT):</b>
A. Remove and replace in-kind 187 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-073} First Floor Room 122 Parasitology Lab (8 FT x 16 FT &amp; 3 FT x 10 FT):</b>
A. Remove and replace in-kind 158 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-074} First Floor Room 122D Neuro-generation Lab/Dr. Vega (18 FT x 22 FT) &amp; (4 FT x 18 FT):</b>
A. Remove and replace in-kind 468 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-075} First Floor Room 123 Dr. José R. Ortíz (22 FT x 37 FT):</b>
A. Remove and replace in-kind 814 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-077} First Floor Room 124 A Gentlemen Restroom (7 FT x 11 FT):</b>
A. Remove and replace in-kind 77 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-079} First Floor Room 126 Transformer/Substation Room (11 FT x 17 FT):</b>
A. Remove and replace in-kind 187 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-080} First Floor Room 127 Electrical Equipment Room (9 FT x 17 FT):</b>
A. Remove and replace in-kind 153 SF of ceiling, 2 FT x 4 FT acoustic tile.
<b>{03-081} First Floor Room 128 Elevator Shaft, Exterior (6 FT x 7 FT x 24 FT Height):</b>
A. Prepare and Paint in-kind 1,008 SF of exterior paint in addition to the building Perimeter.
<b>{03-082} First Floor Room 131 Communication Room (3 FT x 11 FT):</b>
A. Remove and replace in-kind 33 SF of ceiling, 2 FT x 2 FT acoustic tile.
<b>{03-083} First Floor Room 132 (9 FT x 7 FT):</b>
A. Remove and replace in-kind 63 SF of ceiling, 2 FT x 2 FT acoustic tile.

<b>BBA (Lighting Controls):</b>	
<p>A. Install thirty-one (31) ceiling mounted occupancy sensors one (1) for each classroom or 1 per 600 SF - damaged lighting is functional dependent on sensor to meet code requirement. Due to the room size, 1 ea. occupancy sensor will be necessary to operate lighting fixture system. The sensor shall be positioned in the ceiling, room area centered to allow for best functionality. New conduit and corresponding wiring will be necessary for sensor installation. Consider conduit installation to nearest lighting system junction box and wiring of sensor to existing circuit. Considering a minimum of 20ft of EMT conduit and 60ft of existing gauge electrical copper wire (minimum allowable: THWN #12 stranded copper wire). If the corresponding circuit wiring is not accessible, consider conduit and corresponding wiring to the nearest lighting panel board</p>	
<b>BBA (HVAC):</b>	
<p>A. HVAC: Install nine (9) outside air compliant direct expansion (DX) 2 Ton A/C units (6 ea.) , 2.5 Ton A/C units (1 ea.), 5 Ton A/C units (1 ea.), 7.5 Ton A/C units (1 ea.) in place of all items described in disaster related damages components of HVAC system described above for capacity to meet air exchange standard. For enclosing of Air Handling Unit (AHU), construct a mechanical closet made of insulated gypsum board walls (3 sides) and a minimum 1 hr fire rated hollow metal door to install necessary AHU with DX compatible coil and corresponding appurtenances such as: support base, Louver for fresh air w/ damper, supply register w/ opposed blade damper, galvanized ductwork, return air side louver, drainage piping, thermostat, ½" EMT conduit for thermostat control, insulated DX piping and communication cable to connect to condensing unit (CU).</p> <p>B. Electric Power: Install at rooftop for condensing units to complete the refrigeration system: connection of DX piping from interior (approx. 30 Ft. run) Air Handling Unit (AHU), 3#18 control cable from AHU, 5/16" clear coated galvanized two-way tie down wires. For the electrical scope both units need dedicated circuits directly from the panelboard, consider the following: 1) AHU - route new branch circuit from panelboard with 3#10 THWN copper wire in ¾" EMT including disconnecting means (equal or similar to a 30amp Safety switch) with flexible conduit to power the unit and 2) CU –route new branch circuit from panelboard w/ 3#8 THWN copper wire in ¾" EMT for interior and RGC when exposed to exterior and/or to impact, including disconnecting means (equal or similar to a 30amp Safety Switch) with flexible conduit to power the unit. Please account for the demolition for penetrations as well as the necessary masonry.</p>	
<b>Project Notes:</b>	
	To qualify as "in-kind repair/replacement," work must be done to match all physical and visual aspects of the original elements, including design, color, texture, hardware, profile, and workmanship. Should the Applicant decide not to repair/replace in-kind, then a revised scope of work must be submitted to FEMA for approval and additional EHP review."
<b>Hazard Mitigation Proposal (HMP):</b>	
<b>A.</b>	<b>Roof Clay Tiles:</b>
	330 S.F. of terracotta roof, uplifted and cracked by flying debris and high winds. In addition to screwing the tiles to the roof, provide additional protection to the roof tiles by using a strong tile adhesive to adhere the roof tiles together and be able to resist expected wind forces.
<b>B.</b>	<b>AC Roof Units:</b>
B1.	Units seating over tubular support: Secure the units to the steel supports using stainless steel wire ropes tied to anchored eyebolt. Connect the eyebolt to the steel tubes by drilling the tubes, passing the eyebolt thru and welding the eyebolt to the tube. Provide 2 cables per unit. Quantity of A/C units to be secure 5. Protect the structure that supports the units from corrosion by painting with epoxy coatings. Area of paint = 5 units x (4 x 0.25 ft) perimeter x 2 sides x (10 ft +4 ft) = 140 S.F.
B2.	Units placed directly on the roof: Secure the units to the roof using angles and anchor bolts. Provide 6 galvanized angles per unit, L4"x4"x3/8"x9", connected to the unit's bottom beam with 4 #14 stainless steel screws and connected to the roof with (2) 5/8" diameter galvanized anchor bolts embedded with epoxy adhesive. Seal the area of the angle with elastomeric roof coating, 2 S.F. Quantity of A/C units to be secure 2.

# SCOPE OF WORK BREAKDOWN PW 8328 (2 Damage \_Building)

## DI 158667 Edificio 068 Casa de Animales Experimental 1

### PA Works (PA SOW):

#### {00-001} General:

A.	Remove and Replace in-kind, 728 SF of building exterior painted surfaces.
B.	Remove and Replace in-kind, 1,671 SF of insulation.
C.	Remove and Replace in-kind, 2 each of trim, sheet metal.
D.	Remove and Replace in-kind, 6 each of trim, sheet metal.
E.	Remove and Replace in-kind, 2 each of exhaust fan.
F.	Remove and Replace in-kind, 1 each of light, 2 FT x 4 FT.
G.	Remove and Replace in-kind, 2 each of window sash.
H.	Remove and Replace in-kind, 2 each of window sash.

#### {00-002} Roofing System:

I.	Remove and Replace in-kind, 2,704 SF of ribbed metal panels.
J.	Remove and Replace in-kind, fascia trim.
K.	Remove and Replace in-kind, 1,671 SF of insulation.

#### {01-003} First Floor General:

L.	Repaint, 5,632 SF of building interior.
M.	Remove and Replace in-kind, 1,040 SF of ductwork, 1" insulation wrap.

#### {01-004} First Floor Room 11 (9 FT x 11 FT):

N.	Replace in-kind, 99 SF of ceiling, 2 FT x 4 FT acoustic tile.
O.	Remove and Replace in-kind, 99 SF of ceiling, suspended metal grid.
P.	Remove and Replace in-kind, 1 each of light, 2 FT x 4 FT fluorescent.
Q.	Remove and Replace in-kind, base, 4 IN vinyl, 40 LF long.
R.	Remove and Replace in-kind, 99 SF of floor, VCT, 12 IN x 12 IN.

#### {01-005} First Floor Room 10 (9 FT x 14 FT):

S.	Replace in-kind, 126 SF of ceiling, 2 FT x 4 FT acoustic tile.
T.	Remove and Replace in-kind, 2 each of light, 2 FT x 4 FT fluorescent.
U.	Remove and Replace in-kind, base, 4 IN vinyl, 46 LF long.
V.	Remove and Replace in-kind, 126 SF of floor, VCT, 12 IN x 12 IN.

#### {01-006} First Floor Room 09 Housekeeping Closet (3 FT x 3 FT):

W.	Remove and Replace in-kind, base, 4 IN vinyl, 12 LF long.
X.	Remove and Replace in-kind, 9 SF of floor, VCT, 12 IN x 12 IN.

#### {01-007} First Floor Room 08 Toilet (6 FT x 6 FT):

Y.	Replace in-kind, 36 SF of ceiling, 2 FT x 4 FT acoustic tile.
Z.	Remove and Replace in-kind, base, 4 IN vinyl, 24 LF long.

Initials \_\_\_\_\_

AA.	Remove and Replace in-kind, 36 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-008} First Floor Room 07 Animal Holding (10 FT x 11 FT):</b>	
BB.	Remove and Replace in-kind, 110 SF of ceiling, 2 FT x 4 FT acoustic tile.
CC.	Remove and Replace in-kind, base, 4 IN vinyl, 42 LF long.
DD.	Remove and Replace in-kind, 110 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-009} First Floor Room 06 Animal Holding (11 FT x 12 FT):</b>	
EE.	Remove and Replace in-kind, 132 SF of ceiling, 2 FT x 4 FT acoustic tile.
FF.	Remove and Replace in-kind, 132 SF of ceiling, suspended metal grid.
GG.	Remove and Replace in-kind, base, 4 IN vinyl, 46 LF long.
HH.	Remove and Replace in-kind, 132 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-010} First Floor Room 5A Animal Holding (9 FT x 12 FT):</b>	
II.	Replace in-kind, 108 SF of ceiling, 2 FT x 4 FT acoustic tile.
JJ.	Remove and Replace in-kind, 108 SF of ceiling, suspended metal grid.
KK.	Remove and Replace in-kind, 1 each of door & frame, HM, metal frame.
LL.	Remove and Replace in-kind, base, 4 IN vinyl, 42 LF long.
MM.	Remove and Replace in-kind, 108 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-011} First Floor Room 5 Animal Holding (9 FT x 12 FT):</b>	
NN.	Replace in-kind, 108 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended.
OO.	Remove and Replace in-kind, base, 4 IN vinyl, 42 LF long.
PP.	Remove and Replace in-kind, 108 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-012} First Floor Room 4 Animal Holding (10 FT x 15 FT):</b>	
QQ.	Remove and Replace in-kind, 150 SF of ceiling, 2 FT x 4 FT acoustic tile.
RR.	Remove and Replace in-kind, base, 4 IN vinyl, 50 LF long.
SS.	Remove and Replace in-kind, 150 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-013} First Floor Room 3 Animal Holding (7 FT x 11 FT):</b>	
TT.	Replace in-kind, 77 SF of ceiling, 2 FT x 4 FT acoustic tile.
UU.	Remove and Replace in-kind, 77 SF of ceiling, suspended metal grid.
VV.	Remove and Replace in-kind, 1 each of light, 2 FT x 4 FT fluorescent.
WW.	Remove and Replace in-kind, base, 4 IN vinyl, 36 LF long.
XX.	Remove and Replace in-kind, 77 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-014} First Floor Room 02 Animal Holding (11 FT x 13 FT):</b>	
YY.	Replace in-kind, 143 SF of ceiling, 2 FT x 4 FT acoustic tile.
ZZ.	Remove and Replace in-kind, base, 4 IN vinyl, 48 LF long.
AAA.	Remove and Replace in-kind, 143 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-015} First Floor Room 01 Storage (11 FT x 11 FT):</b>	
BBB.	Replace in-kind, 121 SF of ceiling, 2 FT x 4 FT acoustic tile.
CCC.	Remove and Replace in-kind, 121 SF of ceiling, suspended metal grid.
DDD.	Remove and Replace in-kind, base, 4 IN vinyl, 44 LF long.



EEE.	Remove and Replace in-kind, 121 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-016} First Floor East Corridor (20 FT x 7 FT):</b>	
FFF.	Remove and Replace in-kind, 140 SF of ceiling, 2 FT x 4 FT acoustic tile.
GGG.	Replace in-kind, base, 4 IN vinyl, 54 LF long.
HHH.	Remove and Replace in-kind, 140 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-017} First Floor South Corridor (7 FT x 30 FT):</b>	
III.	Replace in-kind, 210 SF of ceiling, 2 FT x 4 FT acoustic tile.
JJJ.	Remove and Replace in-kind, base, 4 IN vinyl, 74 LF long.
KKK.	Remove and Replace in-kind, 210 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-018} First Floor Exterior Gated Corridor:</b>	
LLL.	Remove and Replace in-kind, 1 each of light, 2 FT x 4 FT fluorescent.
<b>{01-019} First Floor Room 01A Loom Laundry (9 FT x 10 FT):</b>	
MMM.	Replace in-kind, 90 SF of ceiling, 2 FT x 4 FT acoustic tile.
NNN.	Remove and Replace in-kind, base, 4 IN vinyl, 38 LF long.
OOO.	Remove and Replace in-kind, 90 SF of floor, VCT, 12 IN x 12 IN.
<b>{01-020} First Floor Room 03 Office (11 FT x 22 FT):</b>	
PPP.	Replace in-kind, 242 SF of ceiling, 2 FT x 4 FT acoustic tile.
QQQ.	Remove and Replace in-kind, base, 4 IN vinyl, 66 LF long.
RRR.	Remove and Replace in-kind, 242 SF of floor, VCT, 12 IN x 12 IN.
<b>{02-021} Mold:</b>	
SSS.	Remediate, 2,016 SF of facility square footage with mold presence.
<b>Hazard Mitigation Proposal (HMP):</b>	
<p>Note: All replacement of windows shall be in-kind; new units shall match all physical and visual aspects, including design, color, hardware, and workmanship of original openings.  DI 158667 is a research facility for experimental purposes. The one-story building encapsulates an older concrete structure and has a ribbed metal roof with a 2 FT overhang. The structure is located in an urban area of San Juan, PR and has an approximate footprint of 2,304 FT. To prevent or reduce damages in future similar events, the following mitigation measures have been proposed:</p>	
1	Secure 2 EA metal trim, 2 FT x 3 FT, with self-drilling masonry screws with neoprene washers at least every 6 IN c.c. to prevent detachment from highdriven wind. (Supplementary)
2	Secure 6 EA metal trim, 3 FT x 4 FT, with self-drilling masonry screws with neoprene washers at least every 6 IN c.c. to prevent detachment from highdriven wind. (Supplementary)
3	Secure 2 EA exhaust fans to roof and curb by installing appropriate anchors to prevent displacement. (Supplementary)
4	Replace 1 EA of surface-mount light fixture, 2 FT x 4 FT, with a low-proliferate fixture to reduce damages from high-driven wind and heavy rain. (Replacement)

5	Replace 2 EA of aluminum windows, 2 FT x 3 FT, with 12 SF of impact-resistant aluminum windows to protect the envelope and reduce interior damages. (Replacement)
6	Replace 2 EA of aluminum windows, 3 FT x 4 FT, with 24 SF of impact-resistant aluminum windows to protect the envelope and reduce interior damages. (Replacement)
7	Increase fasteners pattern on new 2,704 SF of ribbed metal roof panels to prevent uplift and detachment from high-driven wind. (Supplementary)
8	Secure 200 LF of fascia trim, 10 IN deep, to the structure with self-drilling masonry screws with neoprene washers at least every 6 IN c.c. to prevent detachment from high-driven wind. (Supplementary)

## DI 158715 Edificio 059 Casa Práctica Infante y Maternal

### {00-001} General:

A.	Building Exterior, 13,020 SF of building exterior.
B.	Remove and Replace in-kind, 3 SF of wall, concrete, 3/8 IN thick plaster.
C.	Remove and Replace in-kind, 1 each of window 3 FT x 5 FT loose dry sealant.
D.	Remove and Replace in-kind, 1 each of window 9 FT x 5 FT loose dry sealant.
E.	Remove and Replace in-kind, 1 each of window, 12 FT x 5 FT loose dry sealant.
F.	Remove and Replace in-kind, 2 each of window, 7 FT x 6 FT loose dry sealant.
G.	Remove and Replace in-kind, 6 each of window, 4 FT x 5 FT, loose dry sealant.
H.	Remove and Replace in-kind, 1 each of window air conditioning unit, 18,000 BTU.

### Roofing System:

I.	Replace, 6,500 SF of rolled modified bitumen roof system. See Scope Note #1 and #2.
J.	Remove and Replace in-kind, 140 SF of canopy.
K.	Remove and Replace in-kind, 140 SF of canopy.

### {00-003} General:

L.	Repaint, 7,680 SF of interior painted surfaces.
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### {01-002} Room 208 Livingroom and Dining room (sala y comedor 15 FT x 28 FT):

M.	Clean, 418 SF of floor, terrazzo.
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### {01-004} Second Floor Room 206 (10 FT x 21 FT):

N.	Remove and Replace in-kind, base, 4 IN vinyl, 62 LF long.
O.	Remove and Replace in-kind, 210 SF of floor, VCT, 12 IN x 12 IN.

### {01-005} Second Floor Room 201 (12 FT x 14 FT):

P.	Remove and Replace in-kind, base, 4 IN vinyl, 52 LF long.
Q.	Remove and Replace in-kind, 168 SF of floor, VCT, 12 IN x 12 IN.

### {01-006} Second Floor Room 202 (12 FT x 17 FT Irregular):

R.	Remove and Replace in-kind, base, 4 IN vinyl, 58 LF long.
S.	Remove and Replace in-kind, 204 SF of floor, VCT, 12 IN x 12 IN.

### {01-007} Second Floor Room 203 (12 FT x 17 FT):

T.	Remove and Replace in-kind, base, 4 IN vinyl, 58 LF long.
U.	Remove and Replace in-kind, 204 SF of floor, VCT, 12 IN x 12 IN.

### {01-008} Second Floor Hallway (7 FT x 58 FT) + (5 FT x 20 FT):

V.	Remove and Replace in-kind, base, 4 IN vinyl, 156 LF long.
W.	Remove and Replace in-kind, 506 SF of floor, VCT, 12 IN x 12 IN.

### {02-011} First Floor Room 107 (22FT x 38 FT Irregular):

X.	Remove and Replace in-kind, 16 SF of wall column, drywall.
Y.	Remove and Replace in-kind, 24 SF of ceiling, 1/4 IN thick.

Z.	Remove and Replace in-kind, 24 SF of soffit interior drywall.
AA.	Remove and Replace in-kind, 299 SF of carpet.
{02-012} First Floor Room 109 (4 FT x 7 FT):	
BB.	Remove and Replace in-kind, 28 SF of ceiling plaster.
{03-014} Mold:	
CC.	Remove and Replace in-kind, 2,576 SF of facility square footage with mold presence. See Scope Note #1.

Hazard Mitigation Proposal (HMP):	
This is a two-story reinforced concrete building constructed around 1953, with a flat concrete roof and a built-up membrane. The 11,079 SF structure is located in an urban area of San Juan, PR. To prevent or reduce damages in future similar events, the following mitigation measures have been proposed:	
1	Secure the 1 EA window A/C to the structure by installing appropriate anchors in order to prevent wind displacement and water intrusion through the opening. <b>(Supplementary)</b>
2	Install 1 EA of individual power surge to protect the new A/C unit from power fluctuations. <b>(Supplementary)</b>
3	Replace the rolled modified bitumen waterproofing membrane with a full 6,500 SF of SBS modified bitumen waterproof roof assembly in order to best protect the building from high winds and heavy rain. <b>(Replacement)</b>
4	Apply an additional ply of modified bitumen membrane over 140 SF of canopy to strengthen roof against water intrusion and punctures from flying debris. <b>(Supplementary)</b> A. Add approximately 48 LF of corner flashing to prevent membrane rollback. <b>(Supplementary)</b>

<b>SCOPE OF WORK BREAKDOWN PW 10485 (1 Damage _ Building)</b>	
<b>DI 158653 Edificio 154 Casa de Animales Experimental 2</b>	
<b>PA Works (PA SOW):</b>	
<b>{00-001} General:</b>	
1	Prepare and paint 5,014 SF of building exterior surfaces.
2	Remove and replace 28 LF long of stair, guardrail, pipe rail.
3	Remove and replace 2,356 SF of windscreen PVC panels.
<b>{00-002} Roofing System:</b>	
1	Remove and replace 2,039 SF of elastomeric coating.
<b>{00-003} General:</b>	
1	Prepare and paint 7,194 SF of building interior surfaces.

<b>{00-004} Abatement / Remediation:</b>	
1	Perform mold remediation for 2,039 SF of facility square footage.
<b>Hazard Mitigation Proposal (HMP):</b>	
Roofing System:	
1	Additional membrane on roof: Apply an additional SBS bituminous membrane layer on 373 SF of concrete/metal deck roof to reinforce waterproofing system and prevent wind and water damages.
2	Termination bar: Termination bar will help to prevent the roof membrane from being displaced. This will mitigate damages to the roof as well as subsequent damages to the interior from water infiltration.
3	Flashing: Install flashing at the joining section of roof and parapet to prevent the roof membrane from being displaced.

**23. APPENDIX G**  
**PHOTOS AND BUILDINGS LAYOUTS**

**TO VIEW PHOTOS AND BUILDINGS LAYOUTS,  
PLEASE [CLICK HERE](#)**

**24. APPENDIX H  
FEMA ALTERNATIVE PROCEDURES**

**TO VIEW FEMA ALTERNATIVE PROCEDURES,  
PLEASE [CLICK HERE](#)**

**End Document**