

**UNIVERSITY OF PUERTO RICO
CENTRAL ADMINISTRATION
NOTICE OF REQUEST FOR PROPOSAL RFP #DRO 24-023 / 06974
DESIGN AND SUPERVISION SERVICES**

Administración
Central
Universidad de
Puerto Rico

Timeline:

- RFP publication date:** December 15, 2023.
- Site visit (Not Compulsory)** January 11, 2024, Time: 9:30am
Location: OCIU (Oficina Instalaciones Universitarias) 1st Floor Entrance Lobby
Parking at "Estacionamiento Multipisos" UPR Parking Systems.
- Deadline for Request for Information by email:** January 18, 2024, Time: on or before 4:30pm.
- Response for Request for Information by email:** January 25, 2024, Time: on or before 4:30pm.

The proposal must be submitted **by email on or before 11:59pm (AST) on February 2, 2024.** 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 upprecovery.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 **06398-DRO-12-2024-RRP-Reconditioning of Buildings 019 Ernesto Ramos Antonini (ERA) and 090 Complejo Deportivo Cosme Beitía Sálamo of 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 repair works of three buildings located in Río Piedras Campus. The proponent must detail all the information that demonstrates the proven and previous experience with modern architectural emblematic buildings, strategy in providing the services and capabilities of the specialized design teamwork. 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. Review and verification through the site area of FEMA's Scope of Work (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 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 to the scope of the damages to be repaired.

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.

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


Julio A. Collazo Rivera (Dec 14, 2023 16:35 AST)

Julio A. Collazo Rivera, Director

REQUEST FOR PROPOSALS FOR:

DESIGN AND SUPERVISION SERVICES FOR

Project Number: 06398-DRO-12-2024-RRP

Project Title: Reconditioning of Buildings 019 Ernesto Ramos Antonini & 090 Complejo Deportivo Cosme Beitía Sálamo at Río Piedras Campus, University of Puerto Rico

RFP #DRO 24-026 / 06398

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. BRIEF HISTORIC CONTEXT, PROJECT DESCRIPTION AND DESIGN STRATEGY	5
5. SERVICES	8
6. COST PROPOSAL.....	12
7. REQUIRED DOCUMENTS FOR THE SUBMISSION OF THE PROPOSAL.....	12
8. UPR RESPONSIBILITIES.....	14
9. COMPENSATION FOR DESIGN AND SUPERVISION SERVICES AND PAYMENT METHOD	14
10. PROPOSAL SCORING AND EVALUATION CRITERIA	15
11. FINAL EVALUATION.....	18
12. PROJECT AWARD	19
13. JUDICIAL REVIEW	19
14. BLACKOUT PERIOD	20
15. UPR DISCLAIMERS	21
16. REQUIRED DOCUMENTS FOR THE SIGNING OF THE CONTRACT	26
17. APPENDIX A	28
18. APPENDIX B.....	32
19. APPENDIX C	37
20. APPENDIX D.....	39
21. APPENDIX E	43
22. APPENDIX F	45
23. APPENDIX G	64
24. APPENDIX H.....	65
25. APPENDIX I	66
26. APPENDIX J	67

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 - 06398-DRO-12-2024-RRP- Reconditioning of Buildings 019 Ernesto Ramos Antonini (ERA) and 090 Complejo Deportivo Cosme Beñía Sálamo 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 specialized conservation/restoration qualified **Architecture and Engineering firms for the development of all design documents: As-Built, Design, Specifications, Cost estimates, Schedules, Logistic execution plan, Permits 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 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

NOTICE: Be advised that interested proponents must register receipt of this RFP at 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 15, 2023.
Site Visit (Not Cumpulsory): The explanatoy meeting will be in OCIU (Oficina Instalaciones Universitarias) 1st Floor Entrance Lobby. After meeting will be the site visit to the Ernesto Ramos Antonini Building (ERA) and Sport Complex. The proponents shall be the 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.	January 11, 2024 Time: 9:30 a.m.
Deadline for Request for Information (RFI) by email	January 18, 2024, Time: on or before 4:30pm Atlantic Standard Time (AST)
Response for Request for Information by email	January 25, 2024, Time: on or before 4:30pm Atlantic Standard Time (AST)

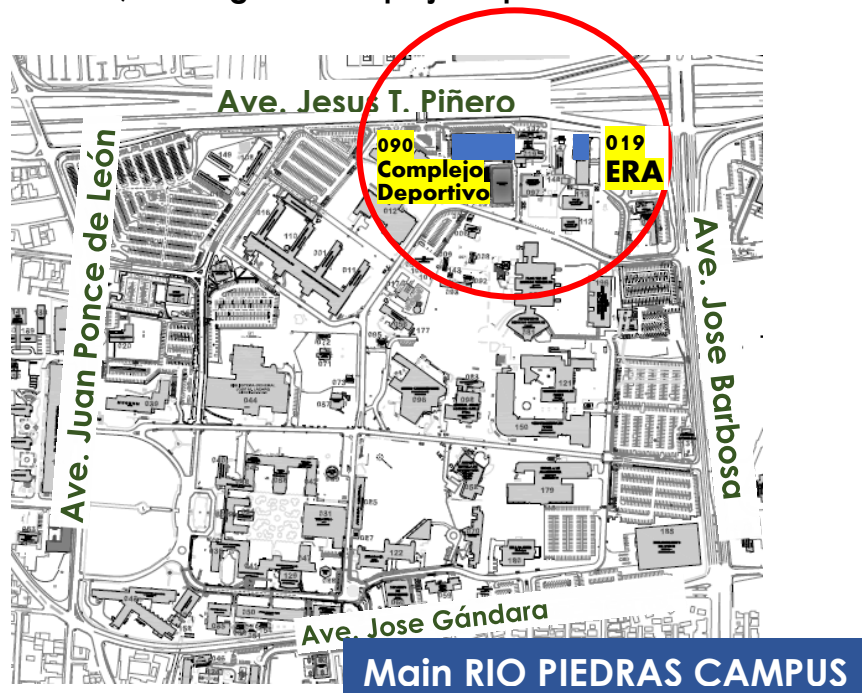
The proposal must be submitted by email. Address the indicated contacts in Section 2 – CONTACT (Mr. Julio Collazo Rivera, Attention to Eng. Luis F. Vilá Claderón).	February 2, 2024, Time: on or before 11:59pm Atlantic Standard Time (AST).
Award Notification	February 2024
Execution of Agreement	March 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. BRIEF HISTORIC CONTEXT, PROJECT DESCRIPTION AND DESIGN STRATEGY

The project considers the repairs works of three buildings located in Río Piedras Campus, described in the following damage inventories (DI's):

- 1. 156347 Building 019 Ernesto Ramos Antonini (ERA)**
- 2. 158686, Building 090 Complejo Deportivo Cosme Beitía Sálamo**



The proponent must detail all the information that demonstrates the proven and previous experience with modern architectural emblematic buildings, strategy in providing the services and capabilities of the specialized design teamwork. It will allow the UPR to validate that their performance makes them capable of execution projects of architectural significance for the institution.

In addition, the proponent has the responsibility to incorporate into their teamwork a specialist consultant in environmental compliance and to considers the samples, inventory of hazardous materials and provide the negative certification, that apply to the specific scope of this project. This task is part of the services to be provided in this RFP.

This proposal fulfills the strengthening and recovery of our buildings, maximizes investment, and supports academic management, the main mission of the University. It has the endorsement of the university administration so it will be submitted by the ODFI separately before the consideration of FEMA as an Alternate Procedure, under the fulfillment of Section 428 of the PAPPG (2018 version).

However, such development requires a professional team of specialists with previous experience in FEMA compliance and to be able to submit the scope required as part of Section 428. As previously expressed, the importance of this project requires initiating the programming process, survey of existing physical conditions, schematic design, and cost estimate, as a priority.

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 historic projects and subject to compliance requirements under FEMA and PRDOH/CDBG-DR Non-Federal Match Program area is 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 strategy will be executed in concurrence for the two buildings (No. 019 & 090). The scope for design of these projects could represent **an improved or alignment of scope**, in accordance with FEMA approval protocols. For FEMA Alternatives Procedures requirements refer to **Appendix H**. 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:
 - o *Improved Project or Scope of Work Alignment* for the compliance of the requirements for approval of FEMA, as applicable.
 - o 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-Is (existing condition) for the building roof (Building 019 ERA) and other building components as per SOW (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 of work.
- Abatement for lead and asbestos materials
- 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 of the **Logistic Plan** for the Design, Permits, Bid packages and Construction Execution phases 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.

The proponent is responsible and shall determine the applicable permits and endorsements to be required for this project. The UPR will assist the designer to prepare the schedule that considers in detail the tasks of each phase to determine the execution times that allow to reduce the time of execution and the possible temporary relocation of the spaces during the execution of the works.

The actual goal is to initiate the necessary specialized studies, validations of inventories of hazardous materials, as built review, programming, to present a design

and schematic estimate in compliance with FEMA requirements, which can be submitted for approval by FEMA.

To pursue the start of development of the Alternate and Improved/Alignment scope of work, the proponent shall comply with proved knowledge and extensive experience in restoration/conservation of historic buildings will strengthen development in decision-making, reasonability estimates skills and constructability strategies. In general terms, the required tasks for those buildings are as follows in **Appendix F**.

5. SERVICES

The **Awarded Proponent** will carry out, some services associated to: **Alternative Procedure** package, **Alignment and/or Improved, Design and Supervision** services, and development of the **Logistic Plan** for all the activities and responsibilities identified below.

The project considers several types of construction work for the restoration of the facilities to their pre-disaster design, function, and capacity, including mitigation work, 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. Due to the building's year of construction, lead and/or asbestos abatement may be necessary. This abatement plan will be prepared by the UPR with an independent environmental consultant contract.

The SOW for this project considers various alternatives procedure. The awarded proponent must evaluate the priority needs with the objective of alignment of the works or improving the scope of the works for compliance with codes, and/or providing resilience to other disasters. After notice to proceed, the proponent shall determine with the UPR representatives, the strategy for the Alternatives Procedures that will be applied.

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 ALTERNATIVE PROCEDURES SERVICES RELATED TO FEMA'S SOW

5.1.1 The Alternative Procedures shall be developed per the Public Assistance Program and Policy Guide (PAPPG) V3.1 2018, Chapter 2, section VII.G (Capped Projects). Alternative Procedures consist of the following projects:

- a. Improved
- b. Consolidated
- c. Alternate
- d. Share funds
- e. Excess funds

5.1.2 The scope of work includes, but is not limited, to the following:

1. Review, evaluation, and familiarization with the projects that are part of the Alternative Procedures.
2. Develop and prepare a turnover package (TOP) for submission to COR3 and FEMA. The TOP shall include, but is not limited, to the following:
 - a. Transmittal letter.
 - b. Project narrative -Description with cost effectiveness and benefits of the Alternative Procedure project and Mitigation proposal resiliency.
 - c. FEMA requested forms per the PAPPG guidelines.
 - d. Schematic design.
 - e. New scope of work alignment with cost.
 - f. Possible mitigation measures proposal to be transferred from original project to the alternate.
 - g. Detailed Cost estimates.
 - h. Schedule.
 - i. Applicable permits for each turnover package.
 - j. Development and submission of any required document as stated by the PAPPG and the Alternative Procedures guidelines.

5.1.3 The selected proponent shall be available to meet with FEMA and COR3 as part of the development and submission of the TOP for Alternative Procedure.

5.1.4 The selected proponent shall respond to any requests for information (RFI) from FEMA and COR3 derived of the process of evaluation and selection for this RFQ. Qualified firms or individuals should have experience in historic restoration/rehabilitation design and engineering services (mechanical, civil, structural, electrical, roof waterproofing specialist, cost estimator, vertical communication (elevator) engineer, historic buildings consultant) that are necessary for the reconstruction of these facilities. The UPR's goal is to receive the highest level of quality that aligns with its needs at the lowest reasonable price from an experienced and qualified firm.

Please, for more information, refer to **Appendix H** for overview and processing the requirements for Alternatives Procedures – Example for Public Assistance-Alternative Procedures (Section 428) Guide for Permanent Work FEMA4339-DR-PR.

5.2 SERVICES RELATED TO FEMA'S SOW

5.2.1 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.

- 5.2.2 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.
- 5.2.3 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.
- 5.2.4 The Awarded Proponent is responsible for notifying the UPR's representative in case of any change that may affect the primary SOW.
- 5.2.5 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.
- 5.2.6 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.
- 5.2.7 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.

- 5.2.8 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 (%)
- **Appendix I - Cost Proposal Breakdown (template)** - Provide Cost Estimate Breakdown based in SOW provided in Appendix F. This Excel format Table is a template the proponents can use as a guidance. Shall be maintain all the SOW damages, only can modify the General Conditions, Soft Costs and others associated costs to develop the project.
- **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 on or before the date established in this document and must reference this specific RFP (**RFP #DRO 24-026 / 06398**) 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.fpp@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 with at least two (2) years or more of experience, with projects sponsored and funded by FEMA, CDBG-DR program, and/or another Federal agency.**

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. 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 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 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 of this scope. 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. (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. (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 (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 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 SOW (5 points) – Refer to Appendix D – Cost Proposal

- Proponent with lower % of fee for additional SOW (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.

- o 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 OSDPU

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

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

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 upprecovery.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, and, by submitting a Proposal, the Proponent, on behalf of themselves and their Partners/Subconsultants acknowledges and agrees that:

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 Corporate'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.

The 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.

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. 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 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 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 of this scope. 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. 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. 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 24-026 / 06398

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 24-026 / 06398**

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 24-026 / 06398** 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

Initials _____

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 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 24-026 / 06398**

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 24-026 / 06398

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 th Street S.W Washington, DC 20410
--	--	--

20. APPENDIX D
COST PROPOSAL

Initials _____

COST PROPOSAL

**RE: Reconditioning of Buildings 019 Ernesto Ramos Antonini and 090 Complejo Deportivo Cosme Beifía Sálamo of Río Piedras Campus, University of Puerto Rico
 RFP #DRO 24-005-2 / 06398**

***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		
PW 06398 (Building 019 Ernesto Ramos Antonini & Building 090 Complejo Deportivo Cosme Beifía Sálamo)		
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
BASIC Services:		
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	\$
Design Subtotal*:	N/A	\$
Supervision:	_____ months x \$_____ monthly	\$
BASIC SERVICES TOTAL*:		\$

Initials _____

Additional Services: As is (existing condition)	___ days	\$
Reimbursable Expenses**: For fees, stamps, and filing costs related to endorsements and permits from permit regulatory offices.	N/A	\$
_____ (\$_____)		
Write the total amount (Basic Services Total + Additional Services + Reimbursable Expenses) in words and numbers.		
Additional SOW Fee % _____ (Design subtotal + Supervision) / Estimated Cost		

*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 and Additional Services, 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.

For possible Additional Services the UPR reserves the right to adjust the Additional Services cost breakdown.

Description of possible Additional Services

The UPR establishes an amount of **\$15,000.00** for possible 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.

Fees for Professional Services	
	Fee per hour

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.

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** _____.

Firm Name:	
Signed by:	_____ (Sign it)
Name:	
Title:	
Mail Address:	
Physical Address:	
Phone Number:	
Fax Number:	
E-mail:	

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?

22. APPENDIX F

SCOPE OF WORK

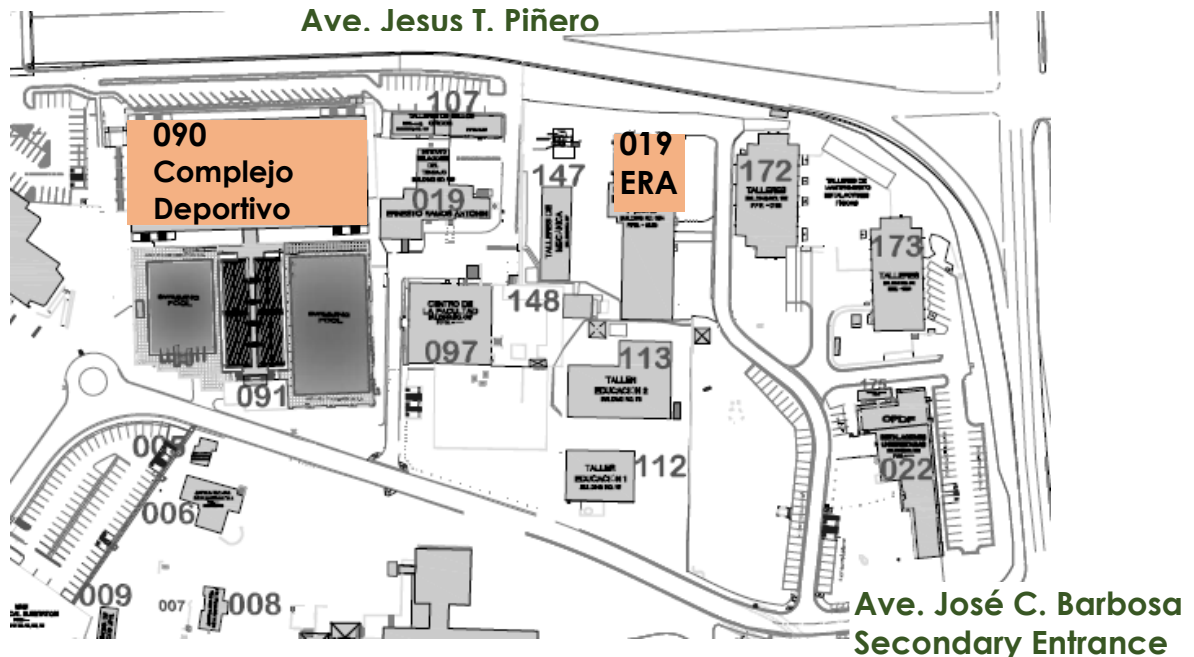
I. GENERAL DATA OF THE PROJECT:

Campus: UPR Río Piedras
Project Worksheet: 06398
Project No.: 91433
Damage Inventories (DI):

156347 Building 019 Ernesto Ramos Antonini (ERA)
158686, Building 090 Complejo Deportivo Cosme Beifía Sálamo

II. LOCATION PLAN, PROJECT DESCRIPTIONS AND SCOPES:

a. Location Plan and architectural context



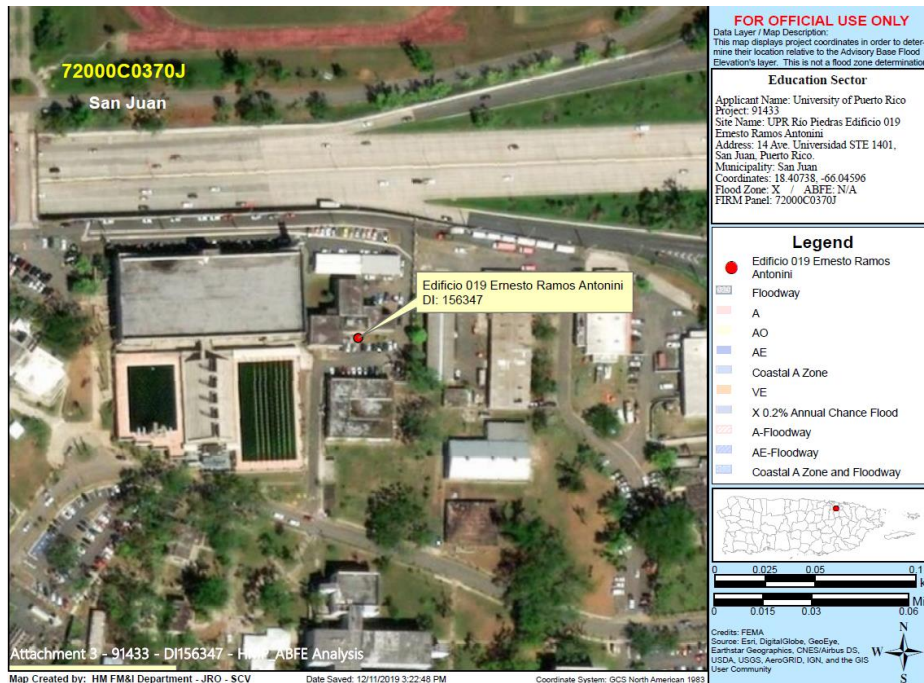
Henry Klumb worked between 1946 and 1966 as the university's exclusive architect. The Rio Piedras and Mayaguez campuses of the University of Puerto Rico allowed Klumb to explore the possibilities of a social architecture adapted to the conditions of Puerto Rico. He set the standards and guidelines for architecture of open and flowing spaces. He also developed several architectural strategies to tone down natural light with the use of various designs for brise-soleils which provided light and shadow. He preferred to design his buildings to take advantage of the prevailing trade winds of the island. Klumb's buildings are all organized around open, democratic spaces accessible to all. These three buildings (Escuela de Derecho, Museo & Biblioteca José M. Lázaro) and the Students Center are the principal and emblematic institutional modern designs in Puerto Rico. All the Klumb's

projects in the University of Puerto Rico are part of our historic (tropical modern architecture) heritage.

b. General description of buildings:

1. Building 019 Ernesto Ramos Antonini

The building has two (2) stories educational service, with approximately 12,876 SF. The building is a site cast, reinforced concrete building with a reinforced concrete roof, and a bituminous built-up roof system over a 4 FT roof overhang. It includes 1.5 FT concrete fascia panels on the main roof that provides an additional 8 FT height, totaling 5,410 SF of roof. The interior includes reinforced concrete bearing walls with a reinforced concrete floor slab on grade. Interior finishes generally consist of suspended acoustic ceiling, painted concrete or drywall and vinyl floor tile. The building was used for classrooms and administrative offices. It also meets the National Register of Historic Places age criteria for eligibility, but the EHP determined not eligible for listing and no architectural interest.



General data for reference:

1. Construction year: 1939
2. Building Footprint – 6,438 SF
3. Perimeter – 478 LF
4. Number of Stories – 2
5. Second Floor – 6,438 SF
6. First Floor – 6,438 SF
7. Total Area – 12,876 SF
8. Floor to Floor Height – 12 FT
9. Total Building Height – 32 FT
10. GPS Latitude/Longitude: 18.40738, -66.04596
11. Previous academic program: Instituto de Relaciones del Trabajo, Estudios Generales.
12. Actual status: closed



2. Building 090 Complejo Deportivo Cosme Beitía Sálamo

The sport complex was built in 1972-1974 and designed by architect Antonio Marquez Carrion. The project had an Honorary Mention by the AIA in 1977. The Sport Complex can be eligible to be in the National Register of Historic Places.

The building is an "International Modern" style building, 3 story, reinforced concrete and CMU structure. There are open covered corridors on the north and south sides with open stairways at all 4 corners. There is an elevator tower at the northeast corner of the building. The flat roof, open air stair giving access to the main entrance. Interior finishes generally consist of suspended acoustic ceiling, open to structure ceiling, painted concrete, or painted Masonite panels, 12x12 vinyl tile flooring and specific athletic flooring. The sport complex has two practice and competition pools divided by two bleachers structures located in a pyramidal way that house the bathrooms, lockers and food vending area between them.



General data for reference:

1. Building Footprint – 33,232 SF
2. Perimeter – 816 FT
3. Number of Stories – 4
4. Fourth Floor – 32,134 SF
5. Third Floor – 33,867 SF + Hallways and Stairs - 6,936 SF
6. Second Floor – 29,358 SF
7. First Floor – 33,232 SF
8. Total Area – 135,504 SF
9. Floor to Ceiling Height – Not Specified
10. Total Building Height – Not Specified
11. GPS Latitude/Longitude: 18.40730, -66.04664

Initials _____

c. SCOPE OF WORK- FEMA

PW 06398	
DI 156347 Edificio 019 Ernesto Ramos Antonini	
Document was last saved: Just now	
PA Scope of Work:	
{00-001} General:	
A. Prep and paint 19,744 SF of exterior surfaces	
B. Remove and replace 1 each of window, aluminum jalousie 2 FT x 5 FT	
{00-002} Roofing System:	
A. Remove and replace 7,436 SF of roof, built-up roofing	
{00-003} General:	
B. Prep and paint 44,424 SF of interior surfaces	
{01-004} Second Floor Room 200A (14x17):	
A. Remove and replace 1 each of Jalousie window, sash acrylic, aluminum framed, 2 FT long x 3 FT wide.	
B. Remove and replace Base, 4 IN vinyl, 62 FT long	
C. Remove and replace 238 SF of Floor leveling with leveling compound	
D. Remove and replace 238 SF of Floor tile, vinyl 12x12	
{01-005} Second Floor Room 200 Spanish Dept (15 FT x 21 FT) + (6 FT x 13 FT):	
A. Remove and replace 100 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended	
{01-006} Second Floor Hallway (10 FT x 53 FT) + (6 FT x 13 FT):	
A. Remove and replace 120 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended	
B. Remove and replace 12 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed	
C. Remove and replace base, 4 IN vinyl, 62 LF long	
D. Remove and replace 320 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN	
{01-007} Second Floor Room 201 Office (8 FT x 11 FT):	
A. Remove and replace 12 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended	
{01-008} Room 201 (10x11):	
A. Remove and replace 4 each of Jalousie window, sash acrylic, aluminum frame, 3 FT long x 5 FT wide	
B. Remove and replace Base, 4 IN vinyl, 42 FT long	
C. Remove and replace 110 SF of floor, vinyl composition tile (VCT) 12IN x12 IN	
{01-009} Room 203 (10x9):	
A. Remove and replace 2 each of Jalousie window, sash acrylic, aluminum frame, 3 FT long x 5 FT wide	
B. Remove and replace Base, 4 IN vinyl, 38 FT long	
C. Remove and replace 90 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN	
{01-010} Second Floor Room 203 Sec Spanish (9 FT x 10 FT):	
A. Remove and replace 6 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended	
{01-011} Room 204 (10x9):	
A. Remove and replace 90 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended	
{01-012} Room 205 (11x14):	
A. Remove and replace 154 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended	
{01-013} Second Floor Room 207 Urban Studies (14 FT x 17 FT):	
A. Remove and replace 32 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended	
{01-014} Second Floor Hallway (12 FT x 15 FT):	
A. Remove and replace 60 SF of ceiling, ¼ IN thick plaster	
B. Remove and replace base, 4 IN vinyl, 54 LF long	
C. Remove and replace 18 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN	
{01-015} Second Floor Hallway (7 FT x 66 FT):	
A. Remove and replace 462 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended	
B. Remove and replace 462 SF of ceiling, suspended metal grid	
C. Remove and replace 4 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed	

D. Remove and replace base, 4 IN vinyl, 146 LF long
E. Remove and replace 462 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{01-016} Room 206 (8x14):
A. Remove and replace base, 4 IN vinyl, 44 FT long
B. Remove and replace 112 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{01-019} Second Floor Room 211 Professor's Office (7 FT x 8 FT):
A. Remove and replace 56 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 56 SF of ceiling, suspended metal grid
C. Remove and replace 1 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
{01-020} Second Floor Room 212 Disciplinary (14 FT x 20 FT):
A. Remove and replace 8 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 280 SF of ceiling, suspended metal grid
{01-021} Second Floor Room 212A Professor's Office (10 FT x 12 FT):
A. Remove and replace 120 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 120 SF of ceiling, suspended metal grid
{01-022} Second Floor Room 213 Classroom (20 FT x 24 FT):
A. Remove and replace 480 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 480 SF of ceiling, suspended metal grid
C. Remove and replace 9 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace 24 SF of wall, 1/2 IN plywood
E. Remove and replace base, 4 IN vinyl, 48 LF long
F. Remove and replace 168 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{01-023} Second Floor Room 214 Classroom (22 FT x 24 FT):
A. Remove and replace 528 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 528 SF of ceiling, suspended metal grid
C. Remove and replace 6 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace 1 each of electrical, metal conduit, 1/2 IN DIA
E. Remove and replace 1 each of electrical, wire 12-gauge
F. Remove and replace 48 SF of ceiling, 3/8 IN plywood panel
G. Remove and replace base, 4 IN vinyl, 92 LF long
H. Remove and replace 528 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{01-024} Second Floor Room 215 Classroom (17 FT x 24 FT):
A. Remove and replace 6 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
B. Remove and replace 32 SF of wall, 3/8 IN plywood panel, painted, 4x8 FT
{01-024} Second Floor Room 215 Classroom (17 FT x 26 FT):
A. Remove and replace 96 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 442 SF of ceiling, suspended metal grid
C. Remove and replace base, 4 IN vinyl, 17 LF long
{01-025} Second Floor Hallway (6 FT x 47 FT):
A. Remove and replace 282 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 282 SF of ceiling, suspended metal grid
C. Remove and replace 12 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace base, 4 IN vinyl, 106 LF long
E. Remove and replace 282 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{01-026} Second Floor Room 216 Office (12 FT x 15 FT):
A. Remove and replace 16 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
{01-028} Room 219 Women's Bathroom (7x15):
A. Remove and replace 105 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
{01-031} Second Floor Room 220 Classroom (24 FT x 27 FT):
A. Remove and replace 148 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 648 SF of ceiling, suspended metal grid
C. Remove and replace 6 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed

D. Remove and replace base, 4 IN vinyl, 54 LF long
E. Remove and replace 5 each of Jalousie window, sash acrylic, aluminum framed, 3 FT long x 5 FT wide
{01-032} Second Floor Room 221 Classroom (22 FT x 27 FT):
A. Remove and replace 102 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 594 SF of ceiling, suspended metal grid
C. Remove and replace 9 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
{01-033} First Floor Bathroom (9 FT x 12 FT):
A. Remove and replace 64 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
{01-033} First Floor Bathroom (9 FT x 12 FT):
A. Remove and replace 77 SF of ceiling, suspended metal grid
B. Remove and replace 3 each of light, 2 FT x 4 FT fluorescent, 4 tube
{02-034} First Floor Hallway (9 FT x 22 FT):
A. Remove and replace 198 SF of ceiling, suspended metal grid
B. Remove and replace 3 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
C. Remove and replace HVAC, insulated duct, 14 LF long
D. Remove and replace base, 4 IN, 58 FT long
E. Remove and replace 154 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{02-034} First Floor Lobby hallway (9 FT x 22 FT):
A. Remove and replace 198 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
{02-035} First Floor Room 122 Tutoring Area (6 FT x 12 FT):
A. Remove and replace 72 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 72 SF of ceiling, suspended metal grid
C. Remove and replace base, 4 IN vinyl, 36 FT long
D. Remove and replace 72 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{02-036} First Floor Room 121 (12 FT x 17 FT):
A. Remove and replace 204 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 204 SF of ceiling, suspended metal grid
C. Remove and replace 4 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace base, 4 IN vinyl, 34 LF long
E. Remove and replace 54 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{02-037} First Floor Office Hallway Area (6 FT x 24 FT):
A. Remove and replace 150 LB of HVAC, insulated duct, 8 IN x 18 IN
{02-037} First Floor Office Hallway Area (6 FT x 24 FT):
A. Remove and replace 144 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 144 SF of ceiling, suspended metal grid
C. Remove and replace 2 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
{02-038} First Floor Room 123 (10 FT x 10 FT):
A. Remove and replace 12 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 100 SF of ceiling, suspended metal grid
C. Remove and replace 1 each of Jalousie window, sash acrylic, aluminum frame, 3 FT long
{02-038} First Floor Room 123A (21 FT x 5 FT):
A. Remove and replace 105 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace base, 4 IN vinyl, 52 FT long
C. Remove and replace 105 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{02-039} First Floor Room 124 Office (10 FT x 12 FT):
A. Remove and replace 120 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 120 SF of ceiling, suspended metal grid
{02-040} First Floor Room 125 Office (8 FT x 10 FT):
A. Remove and replace 80 SF of ceiling, suspended metal grid
{02-040} First Floor Room 125 Office of the Director (8 FT x 10 FT):
A. Remove and replace 80 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended

B. Remove and replace base, 4 IN vinyl, 10 LF long
{02-041} First Floor Room 126 (10 FT x 10 FT):
A. Remove and replace 8 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 100 SF of ceiling, suspended metal grid
{02-044} First Floor Room 119 Reception (9 FT x 20 FT):
A. Remove and replace 180 SF of ceiling, 2 FT x 4 FT acoustic tile, regular, suspended
B. Remove and replace 180 SF of ceiling, suspended metal grid
C. Remove and replace 6 each of light, 2 FT x 2 FT LED, 3 bulbs, recessed
D. Remove and replace 1 each of door & frame, SC, wood frame, 3FT 0IN X7FT 0IN
E. Remove and replace base, 4 IN vinyl, 58 LF long
{02-045} First Floor Room 118 Office (10 FT x 10 FT):
A. Remove and replace 200 SF of ceiling, suspended metal grid
{02-045} First Floor Room 118 Office (10 FT x 20 FT):
A. Remove and replace 200 SF of ceiling, 2 FT x 4 FT acoustic tile, regular, suspended.
B. Remove and replace 6 each of light, 2 FT x 2 FT LED, 3 bulbs, recessed
C. Remove and replace base, 4 IN vinyl, 60 LF long
D. Remove and replace 200 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{02-046} First Floor Room 117 (8 FT x 9 FT):
A. Remove and replace 72 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 72 SF of ceiling, suspended metal grid
C. Remove and replace 2 each of light, 2x2 LED, 3 bulbs recessed
D. Remove and replace 1 each of door & frame, SC, wood frame, stained, 3068
E. Remove and replace base, 4 IN vinyl, 34 LF long
F. Remove and replace 72 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{02-047} First Floor Hallway (6 FT x 45 FT):
A. Remove and replace 270 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 270 SF of ceiling, suspended metal grid
C. Remove and replace 3 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace 2 each of light, 2 FT x 2 FT LED, 3 bulbs, recessed
E. Remove and replace 270 SF of wall, 5/8 IN thick drywall
F. Remove and replace base, 4 IN vinyl, 102 LF long
G. Remove and replace 270 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
{02-048} First Floor Room 116 Office (8 FT x 13 FT):
A. Remove and replace 104 SF of ceiling, 2 FT x 4 FT acoustic tile, premium
B. Remove and replace 104 SF of ceiling, suspended metal grid
C. Remove and replace 1 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace 104 SF of wall, 5/8 IN thick drywall
E. Remove and replace 1 each of door & frame, SC, wood frame, 3FT 0IN X7FT 0IN
F. Remove and replace base, 4 IN vinyl, 32 LF long
{02-049} First Floor Hallway (4 FT x 36 FT):
A. Remove and replace 144 SF of ceiling, 2 FT x 4 FT acoustic tile, premium, suspended
B. Remove and replace 144 SF of ceiling, suspended metal grid
C. Remove and replace 3 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace 288 SF of wall, 5/8 IN thick drywall
E. Remove and replace base, 4 IN vinyl, 80 LF long
{02-050} First Floor Room 115 Office (8 FT x 13 FT):
A. Remove and replace 104 SF of ceiling, 2 FT x 4 FT acoustic tile, premium, suspended
B. Remove and replace 104 SF of ceiling, suspended metal grid
C. Remove and replace 2 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace 272 SF of wall, 5/8 IN thick drywall
E. Remove and replace 1 each of door & frame, SC, wood frame, stained, 3FT 0IN X7FT 0IN,
F. Remove and replace base, 4 IN vinyl, 26 LF long

(02-051) First Floor Room 114 Office (8 FT x 13 FT):
A. Remove and replace 104 SF of ceiling, 2 FT x 4 FT acoustic tile, premium, suspended
B. Remove and replace 104 SF of ceiling, suspended metal grid
C. Remove and replace 2 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace 272 SF of wall, 5/8 IN thick drywall
E. Remove and replace 1 each of door & frame, SC, wood frame, stained, 3FT 0IN X7FT 0IN
F. Remove and replace base, 4 IN vinyl, 26 LF long
(02-052) First Floor Room 113 (8 FT x 13 FT):
A. Remove and replace 8 SF of ceiling, 2 FT x 4 FT acoustic tile, premium, suspended
B. Remove and replace 104 SF of ceiling, suspended metal grid
C. Remove and replace 2 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace 272 SF of wall, 5/8 IN thick drywall
E. Remove and replace 1 each of door & frame, SC, wood frame, stained, 3FT 0IN X7FT 0IN
F. Remove and replace base, 4 IN vinyl, 32 LF long
(02-053) First Floor Room 112 Office (11 FT x 18 FT):
A. Remove and replace 72 SF of ceiling, 2 FT x 4 FT acoustic tile, premium, suspended
B. Remove and replace 198 SF of ceiling, suspended metal grid
C. Remove and replace 4 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed
D. Remove and replace base, 4 IN vinyl, 58 LF long
(02-059) First Floor Room 103 (17 FT x 24 FT):
A. Remove and replace 48 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 408 SF of ceiling, suspended metal grid
(02-060) First Floor Hallway (6 FT x 24 FT):
A. Remove and replace 144 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
B. Remove and replace 144 SF of ceiling, suspended metal grid
C. Remove and replace 2 each of light, 2 FT x 4 FT fluorescent, 4 tube, recessed.
D. Remove and replace base, 4 IN vinyl, 60 LF long
E. Remove and replace 144 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
(02-061) First Floor Hallway (6 FT x 16 FT):
A. Remove and replace 96 SF of ceiling, suspended metal grid
B. Remove and replace base, 4 IN vinyl, 44 LF long
C. Remove and replace 96 SF of floor, vinyl composition tile (VCT), 12 IN x 12 IN
(02-068) First Floor Room 102 (20 FT x 22 FT):
A. Remove and replace 408 SF of ceiling, suspended metal grid
General:
A. Staging area of 2,500 SF repair.
406 HMP Scope of Work:
I. Hazard Mitigation Narrative _ the determination is as follows:
<p>Disaster-related damages to the building envelope of this structure include approximately 100% of the 7,436 SF of built-up roofing system and 14 aluminum jalousie windows. These envelope damages resulted in widespread damages to the interior finishes, electrical and mechanical systems, fixtures, and/or contents.</p> <p>Together, the damages to the building envelope and those additional interior elements, demonstrate that the building envelope was compromised as a direct result of the event. Therefore, the Wind Retrofit Package has been determined to be prudent and fulfills the original intent of the pre-calculated benefit in this case.</p>
II. Facility Hazard Data:

According to Sections 26.2 and 26.12.3.1 of the American Society of Civil Engineers (ASCE) Standard 7: Minimum Design Loads and Associated Criteria for Buildings and Other Structures 2016, the Island of Puerto Rico is defined as a hurricane-prone and wind-borne debris region.

FACILITY WIND DATA:

Event Wind Speed

Hurricane Maria Wind Speed – 135-137 mph

Attachment 1 - 91433 - D1156347 - HMP_Hurricane Maria Event Wind Speed

Hazard Mitigation Measure Design Wind Speed

ASCE-07-2016 Section 1.5.1 Structure Wind Risk Category Risk Category: III

For municipalities with PRBC 2018 Microzoning Analysis:

Puerto Rico Building Code (PRBC) 2018, Appendix P-Microzone Wind Speed: 171 mph

Attachment 2 - 91433 - D1156347 - HMP_Design Wind Speed – Microzone Analysis

Mitigation Design Wind Speed:

Based on the best available data, the mitigation measure will be implemented to protect the facility up to a Design Wind Speed of 171 mph.

III. Eligible Damages to be Mitigated:

The two-story slab on grade building's structure composition is reinforced concrete and concrete masonry (CMU) with flat/low-slope roof and painted surfaces. The roof assembly is composed by a reinforced concrete deck, with low parapets and a built-up roofing system. Exterior openings consist of an estimated amount of two (2) aluminum glass double entrance doors, two (2) fire exit metal doors and 170 aluminum jalousie windows (85 window openings). This building has a footprint area of 6,438 SF and a total construction area of 12,876 SF.

Items in the PA Repair Scope of Work that will be changed by Mitigation are as follows:

- a. 7,436 SF of built-up roofing

IV. Hazard Mitigation Proposal (HMP) Scope of Work:

The Public Assistance (PA) Repair Scope of Work (SOW) includes the removal and replacement of 7,436 SF (100% of total roof area) of built-up roofing system and 14 EA aluminum jalousie windows. The PA Method of Repair (MOR) is addressing the replacement of the 14 damaged jalousie windows with 14 impact-resistant windows, in compliance with codes and standards. *Therefore, the mitigation proposal will address the removal and replacement of the remaining undamaged 156 EA aluminum jalousie windows with impact-resistant units .*

To prevent or reduce wind and windblown debris damages to the Building 019 Ernesto Ramos Antonini in future similar events, the following mitigation measures have been proposed:

A. Roof Mitigation:

A.1. Replace 7,436 SF of built-up roofing with 7,436 SF of fluid applied/fully-adhered silicone waterproofing system with a minimum thickness of 40 mils. (Removal of 7,436 SF of built-up roofing addressed in the PA SOW).

- i. Install 7,436 SF of penetrating primer
- ii. Install 7,436 SF of acrylic base coat
- iii. Install 7,436 SF of 100% polyester mesh fabric

iv. Install 7,436 SF of 100% high-solids silicone primer and

v. Install 7,436 SF of 100% high-solids silicone topcoat

Note: The silicone waterproofing system does not require the installation of a roof edge system, avoiding its vulnerability, and is more resistant to water ponding, wind uplift and capillarity effect preventing water intrusion.

A.2 Install 7,436 of light weight cementitious fill sloped to provide positive drainage, after the removal and disposal of existing material down to a sound and dry substrate, optimizing the roof surface according current codes and standards applicability.

**B. Openings Mitigation:
WINDOW Mitigation:**

B.1 Remove and replace 82 EA (1,230 SF) of 3 FT W x 5 FT H (15 SF) aluminum jalousie windows with 82 EA of impact-resistant windows, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.

B.2 Remove and replace 10 EA (62.5 SF) of 2.5 FT W x 2.5 FT H (6.25 SF) aluminum jalousie windows with 10 EA of impact-resistant windows, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.

B.3 Remove and replace 15 EA (315 SF) of 3 FT W x 7 FT H (21 SF) aluminum jalousie windows with with 15 EA of impact-resistant windows, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.

B.4 Remove and replace 10 EA (75 SF) of 3 FT W x 2.5 FT H (7.5 SF) aluminum jalousie windows with with 10 EA of impact-resistant windows, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.

B.5 Remove and replace 31 EA (465 SF) of 2.5 FT W x 6 FT H (15 SF) aluminum jalousie windows with with 31 EA of impact-resistant windows, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.

B.6 Remove and replace 6 EA (108 SF) of 3 FT W x 6 FT H (18 SF) aluminum jalousie windows with 6 EA of impact-resistant windows, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.

B.7 Remove and replace 8 EA (100 SF) of 2.5 FT W x 5 FT H (12.5 SF) aluminum jalousie windows with with 8 EA of impact-resistant windows, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.

B.8 Remove and replace 1 EA (7.5 SF) of 1.5 FT W x 5 FT H (7.5 SF) aluminum jalousie windows with with 1 EA of impact-resistant windows, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.

<p>B.9 Remove and replace 5 EA (45 SF) of 3 FT W x 3 FT H (9 SF) aluminum jalousie windows with 5 EA of impact-resistant windows, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.</p>
<p>DOOR Mitigation:</p> <p>B.10 Remove and replace 2 EA (6 FT W x 7 FT H) aluminum glass double entrance doors with 2 EA impact-resistant aluminum glass double entrance doors, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.</p> <p>B.11 Remove and replace 2 EA (3 FT W x 7 FT H) hollow metal doors with 2 EA commercial hollow metal door with greater thickness, rated to withstand the wind pressures on the structure and minimize the water infiltration, reducing the risk of internal building damage by openings' weathertightness failure.</p>
<p>C. Load Path Mitigation:</p> <p>Anchoring Assembly for Roof-mounted A/C Units:</p> <p>C.1 Secure 1 EA of roof mounted equipment, 10 ton (120,000 BTU) condensing unit, to roof slab to withstand a minimum of 171 mph wind forces by installing 2 EA straps down per unit.</p>
<p>V. Compliance and Assurance Requirements:</p>
<p>HAZARD MITIGATION - WIND RETROFIT NOTES:</p> <p>The Applicant is responsible for a vulnerability assessment of the existing structure to wind pressure, wind-borne debris, and wind-driven rain prior to the final design of the wind retrofit package. The assessment will determine the required mitigation design to bring the roof, opening protection, and load path into code compliance. The assessment and design should be endorsed by a licensed professional engineer qualified to certify that the proposed hazard mitigation Scope of Work will be compliant with current codes and standards.</p> <p>To ensure proper installation, the applicant-contracted design professional contractor must provide, for each structure incorporating wind retrofit mitigation measures, (1) justification that the constructed measures meet or exceed the wind-load design requirements for roofs, openings and load path (i.e., documentation of rating based on windborne debris load calculations) and (2) a post-construction inspection certification that is signed and sealed by a licensed design professional that post-construction conditions meet or exceed 2018 PRBC IBC/IEBC requirements. This certification form shall be submitted to FEMA for closeout.</p>

PW 06398

DI 158686 Building 090 Complejo Deportivo Cosme Beitía Sálamo

PA Scope of Work:

{00-001} General:

- A. Prep and paint 1,575 SF of building exterior surfaces

{01-004} Fourth Floor Room 402 Warehouse (5 FT x 47 FT):

- A. Prep and paint 235 SF of ceiling

{02-007} Third Floor Room 304F Corridor (5 FT x 20 FT):

- A. Remove and replace 100 SF of ceiling, 2 FT x 6 FT gypsum board panel, suspended

{02-010} Third Floor Room 306A Computer Room (20 FT x 29 FT):

- A. Remove and replace 290 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended

{02-011} Third Floor Room 308 Mechanical Room (17 FT x 35 FT):

- A. Remove and replace 300 SF of ceiling, 2 FT x 4 FT acrylic open grid tile
- B. Remove and replace 595 SF of ceiling, suspended metal grid

{02-018} Third Floor Room P3 Hallways & Stairs (16 FT x 434 FT):

- A. Remove and replace 3,472 SF of ceiling, 1/2 IN plywood
- B. Remove and replace 6 each of light, 1 FT x 1 FT LED, lamp surface mount

{03-019} Second Floor Main Hall 200 (10 FT x 64 FT):

- A. Remove and replace 640 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
- B. Remove and replace base, 4 IN vinyl, 128 LF long

{03-019} Second Floor Main Hall 200 (10 IN x 64 IN):

- A. Remove and replace 640 SF of floor, VCT, 12 IN x 12 IN

{03-021} Second Floor Room 201 Secretarial Area (12 FT x 24 FT):

- A. Remove and replace 288 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
- B. Remove and replace 23 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick
- C. Remove and replace base, 4 IN vinyl, 72 LF long
- D. Remove and replace 288 SF of floor, VCT, 12 IN x 12 IN

{03-022} Second Floor Room 201A Administrative Official Office (7 FT x 11 FT):

- A. Remove and replace 264 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
- B. Remove and replace 12 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick
- C. Remove and replace base, 4 IN vinyl, 70 LF long
- D. Remove and replace 264 SF of floor, VCT, 12 IN x 12 IN

{03-023} Second Floor Room 202 Computer Room (8 FT x 14 FT):

- A. Remove and replace 112 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
- B. Remove and replace 14 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick
- C. Remove and replace base, 4 IN vinyl, 42 LF long
- D. Remove and replace 112 SF of floor, VCT, 12 IN x 12 IN

{03-024} Second Floor Room 203 Professor Office (8 FT x 14 FT):

- A. Remove and replace base, 4 IN vinyl, 42 LF long
- B. Remove and replace 112 SF of floor, VCT, 12 IN x 12 IN

{03-025} Second Floor Hallway (7 FT x 20 FT):

- A. Remove and replace 140 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
- B. Remove and replace 17 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick.
- C. Remove and replace base, 4 IN vinyl, 42 LF long
- D. Remove and replace 42 SF of floor, VCT, 12 IN x 12 IN

{03-026} Second Floor Room 204 Reunion Room (7 FT x 28 FT):

- A. Remove and replace base, 4 IN vinyl, 70 LF long
- B. Remove and replace 196 SF of floor, VCT, 12 IN x 12 IN
- C. Remove and replace 196 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
- D. Remove and replace 22 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick

{03-027} Second Floor Room 205 Material Room (7 FT x 8 FT):

- A. Remove and replace base, 4 IN vinyl, 30 LF long

{03-027} Second Floor Room 205 Material Room (7 FT x 8 FT):

- A. Remove and replace 56 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
- B. Remove and replace 56 SF of floor, VCT, 12 IN x 12 IN
- C. Remove and replace 10 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick

{03-028} Second Floor Room 206 Material Room (7 FT x 8 FT):

- A. Remove and replace 56 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
- B. Remove and replace 56 SF of drywall sheets, walls
- C. Remove and replace base, 4 IN vinyl, 30 LF long
- D. Remove and replace 56 SF of floor, VCT, 12 IN x 12 IN

{03-029} Second Floor Room 207 Secretary Office (10 FT x 24 FT):

- A. Remove and replace base, 4 IN vinyl, 68 LF long
- B. Remove and replace 240 SF of floor, VCT, 12 IN x 12 IN
- C. Remove and replace 15 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick

{03-030} Second Floor Room 208 Secretary Office (9 FT x 21 FT):

- A. Remove and replace 20 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick
- B. Remove and replace base, 4 IN vinyl, 60 LF long
- C. Remove and replace 187 SF of floor, VCT, 12 IN x 12 IN
- D. Remove and replace 187 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended

{03-030} Second Floor Room 208 Secretary Office (9 FT x 21 FT):

- A. Remove and replace 2 each of door & frame, HM, metal frame, painted, 3 FT x 7 FT

{03-031} Second Floor Room 209 Director Office (12 FT x 24 FT):

- A. Remove and replace base, 4 IN vinyl, 68 LF long
- B. Remove and replace 287 SF of floor, VCT, 12 IN x 12 IN
- C. Remove and replace 23 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick

{03-032} Second Floor Room 210 Reproduction Room (7 FT x 28 FT):

- A. Remove and replace base, 4 IN vinyl, 60 LF long
- B. Remove and replace 200 SF of floor, VCT, 12 IN x 12 IN
- C. Remove and replace 200 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended

{03-032} Second Floor Room 210 Reproduction Room (7 FT x 28 FT)):

- A. Remove and replace 200 SF of drywall sheets, walls

{03-033} Second Floor Room 211 Administrative Assistant Office (8 FT x 14 FT):

- A. Remove and replace 42 SF of base, 4 IN vinyl
- B. Remove and replace 112 SF of floor, VCT, 12 IN x 12 IN
- C. Remove and replace 112 SF of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick
- D. Remove and replace 42 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended

{03-034} Second Floor Room 212 Administrative Auxiliary Office (8 FT x 14 FT):

- A. Remove and replace 112 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
- B. Remove and replace base, 4 IN vinyl, 42 LF long
- C. Remove and replace 112 SF of floor, VCT, 12 IN x 12 IN
- D. Remove and replace 14 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick

{03-035} Second Floor Room 213 Counselor Office (6 FT x 23 FT):

- A. Remove and replace 140 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
- B. Remove and replace 19 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick
- C. Remove and replace base, 4 IN vinyl, 48 LF long
- D. Remove and replace 140 SF of floor, VCT, 12 IN x 12 IN

{03-036} Second Floor Room 214 Professor Office (10 FT x 14 FT):

- A. Remove and replace 4 each of drywall sheets, walls, 8 FT long x 4 FT wide x 0.5 FT thick
- B. Remove and replace base, 4 IN vinyl, 48 LF long
- C. Remove and replace 140 SF of floor, VCT, 12 IN x 12 IN
- D. Remove and replace 140 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended

{03-037} Second Floor Room 215 Professor Office (8 FT x 14 FT):

- A. Remove and replace base, 4 IN vinyl, 42 LF long
- B. Remove and replace 112 SF of floor, VCT, 12 IN x 12 IN
- C. Remove and replace 9 each of drywall sheets, walls, 8 FT long x 4 FT high x 0.5 FT thick

{03-039} Second Floor Room 217 Corridor (14 FT x 14 FT):

- A. Remove and replace 196 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended

{03-040} Second Floor Room 217A Professor Office (6 FT x 13 FT):

- A. Remove and replace 78 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended

{03-041} Second Floor Room 217B Professor Office (7 FT x 12 FT):

- A. Remove and replace 84 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended

{03-042} Second Floor Room 217C Professor Office (7 FT x 12 FT):

- A. Remove and replace 84 SF of ceiling, 2 FT x 4 Ft acoustic tile, suspended

{03-043} Second Floor Room 217D Professor Office (7 FT x 12 FT):

- A. Remove and replace 84 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended

{04-055} First Floor Room 105 Courts Area (131.5 FT x 168 FT):
 A. Remove and replace 1 each of rolling door, metal cover, 24 FT long x 1.5 FT in diameter

{04-057} First Floor Room 106 Therapy Area (15 FT x 33 FT):
 A. Remove and replace 124 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended
 B. Remove and replace base, 4 IN vinyl, 115 LF long
 C. Remove and replace 495 SF of floor, VCT, 12 IN x 12 IN

{04-061} First Floor Room 110 Weightlifting Area (11 FT x 111 FT):
 A. Remove and replace 3,655 SF of floor, VCT, 12 IN x 12 IN

406 HMP Scope of Work:

I. Hazard Mitigation Narrative

The facility, built in 1974, was impacted by high winds and heavy rainfall/wind-driven rain, causing the building envelope failure. The event's impact compromised the exterior ceilings and openings, affecting the interior finishes due to water infiltration and mold infestation. The four-story building has a footprint area of 33,232 SF and a total construction area of 135,504 SF, and its structure composition is reinforced concrete and concrete masonry (CMU) with a flat/low-slope built-up roofing system.

The proposed mitigation strategies will address the building envelope resiliency by replacing and reinforcing the exterior ceiling system (framing and panels), rated to withstand a minimum of 172 mph winds and built with water-resistant materials. Also, will address the weatherproofing of exterior doors and water resistance of interior finishes. In order to protect interiors and critical services provided, these measures will provide greater high winds and wind-driven rain resistance, to reduce the risk of water infiltration, growth of mold and loss of content from a future similar event.

II. Facility Hazard Data:

According to Sections 26.2 and 26.12.3.1 of the American Society of Civil Engineers (ASCE) Standard 7: Minimum Design Loads and Associated Criteria for Buildings and Other Structures 2016, the Island of Puerto Rico is defined as a hurricane-prone and wind-borne debris region.

FACILITY WIND DATA:

Event Wind Speed

Hurricane María Wind Speed – **135-137 mph**

Hazard Mitigation Measure Design Wind Speed:

ASCE-07-2016 Section 1.5.1 Structure Wind Risk Category Risk Category: **III**

For municipalities with PRBC 2018 Microzoning Analysis:

Puerto Rico Building Code (PRBC) 2018, Appendix P-Microzone Wind Speed: **171 mph**

Mitigation Design Wind Speed:

Based on the best available data, the mitigation measure will be implemented to protect the facility up to a Design Wind Speed of **171 mph**.

III. Eligible Damages to be Mitigated:

- 1. Exterior Ceiling Damages**

a. **{02-007} Third Floor Room 304F Corridor (5 FT x 20 FT):** Building Interior, 100 SF of ceiling, 2 FT x 6FT gypsum board panel, suspended, broken and torn by water infiltration and hurricane force winds, 0% work completed.

b. **{02-018} Third Floor Room P3 Hallways & Stairs (16 FT x 434 FT):** Building Interior, 3,472 SF of ceiling, 1/2 IN plywood, broken, warp, soaked by wind driven rain and hurricane force winds, 0% work completed.

2. Interior Finishes Damages

a. Building Interior, 3,513 SF of ceiling, 2 FT x 4 FT acoustic tile, suspended, stained, sagged and warp by water infiltration/saturation and high humidity, 0% work completed.

b. Building Interior, 6,832 SF of drywall sheets, walls, warp and flaking by water infiltration/ saturation, 0% work completed.

c. Building Interior, 7,446 SF of floor, VCT, 12 IN x 12 IN, loosened by water infiltration/saturation, 0% work completed.

d. Building Interior, base, 4 IN vinyl, 1,077 LF long, loosened due to water infiltration/ saturation, 0% work completed.

IV. Hazard Mitigation Proposal (HMP) Scope of Work:

The Public Assistance (PA) Repair Scope of Work (SOW) includes the removal and replacement of 3,572 SF (50% of the total area) of ceiling panels covering the exterior hallways, 3,513 SF (32% of the total area) of interior acoustical ceilings, drywall partitions and vinyl flooring. *Due to the building's architectural style, the structure envelope is partially enclosed, thus the mitigation proposal will address the reinforcement and weatherproofing of all exterior ceilings and doors, and the water resistance of interior finishes, reducing the risk of water intrusion and protecting interiors from residual risk.*

To prevent or reduce wind and windblown debris damages to the Building 019 Ernesto Ramos Antonini in future similar events, the following mitigation measures have been proposed:

1. Exterior Ceiling Mitigation (Replacement Mitigation):

a. Remove and replace 7,120 SF of ceiling panels, covering all the exterior hallways areas, with 7,120SF of water- resistant gypsum board, including finish and paint, to reduce the risk of water and mold/humidity damages.

b. Reinforce the ceilings' wood framing and panels' attachment points to provide greater high winds resistance and reduce the risk of water intrusion.

i. Remove and replace 6,168 LF of 2"x4" wood framing with 6,168 LF of 2"x4" treated wood/timber framing.

ii. Install 5,932 LF of wood nailing strips, spaced at 12 IN o.c. max., to reduce unsupported long spans between the panels' attachment points.

iii. Install 2,538 LF of J-channels or F-channels to cover and attach the ends of the ceiling panels.

iv. Install 2,632 EA of hurricane ties on framing members connections.

v. Install 4-IN drywall screws, spaced 12 IN o.c. max, through the joints and nailing

strips of each panel.

*Note: This mitigation solution is based on the best design and construction practices for facilities located in high-wind regions, in accordance to the **FEMA P-499 Home Builder's Guide to Coastal Construction, Technical Fact Sheet No. 7.5 Minimizing Water Intrusion Through Roof Vents in High-Wind Regions, December 2010.***

2. Interior Finishes Mitigation:

- i. Remove and replace 10,888 SF of mineral fiber acoustic ceiling tiles with 10,888 SF of waterproof vinyl ceiling tiles (Removal of 3,500 SF of acoustic ceiling tiles addressed in PA SOW). *(Replacement Mitigation)*
- ii. Replace 6,832 SF of drywall sheets with 6,832 SF of water-resistant drywall sheets (Removal of 6,832 SF of drywall sheets addressed in PA SOW).

Note: The PA Cost Estimate has covered the cost for this mitigation measure.

- iii. Install 7,446 SF of VCT flooring with waterproof adhesive (Removal and replacement of 7,446 SF of VCT flooring addressed in PA SOW). *(Supplementary Mitigation)*
- iv. Install 1,077 LF (356 SF) of 4-IN vinyl baseboard with waterproof adhesive (Removal and replacement of 1,077 LF of 4-IN vinyl baseboard addressed in PA SOW). *(Supplementary Mitigation)*
- v. Install weather-stripping and bottom door sweep in 37 EA exterior single doors, to reduce the risk of water intrusion. *(Supplementary Mitigation)*
- vi. Install weather-stripping and bottom door sweep in 11 EA exterior double doors, to reduce the risk of water intrusion. *(Supplementary Mitigation)*.

Notes: All suggested quantities and specifications in the mitigation scope, are included for estimating purpose only. Please, see the HMP "(VII) Compliance and Assurance Requirements" section.

The total areas and amounts of exterior ceilings, exterior doors and interior finishes were estimated using the project supporting documentation (layouts, photos) or the google earth measuring tool. The estimated areas and amounts proposed in this Hazard Mitigation Proposal (HMP) shall be provided by the Applicant/Sub-Applicant or confirmed on site and adjusted in accordance with the actual conditions of the building.

End of PW Scope of Work

23. APPENDIX G

Links for Photos and Buildings Layouts

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

24. **APPENDIX H**

FEMA ALTERNATIVE PROCEDURES

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

25. APPENDIX I

COS ESTIMATE BREAKDOWN TEMPLATE

TO VIEW EXCEL TEMPLATE TABLE, PLEASE [CLICK HERE](#)

26. APPENDIX J
RECORD ENVIRONMENTAL CONSIDERATIONS
(REC) AND EHP INSPECTION

TO VIEW THE REC AND EHP, PLEASE [CLICK HERE](#)

End Document