

UNIVERSITY OF PUERTO RICO
CENTRAL ADMINISTRATION
NOTICE OF REQUEST FOR PROPOSAL RFP #DRO 24-032 / 06297
DESIGN AND SUPERVISION SERVICES

Timeline:

RFP publication date: March 1, 2024

Site Visit (Not Compulsory): March 13, 2024, Time: 9:00 am
Location: Stairs under Chemistry Building Parking (Phase 4).
Coordinate: (18.149188, -65.838672)

**Deadline for Request
for Information by email:** March 20, 2024, Time: on or before 4:30pm.

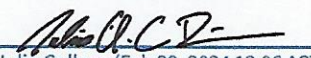
**Response for Request
for Information by email:** April 2, 2024, Time: on or before 4:30pm.

The proposal must be submitted **by email on or before 11:59pm (AST) on April 9, 2024.** Address the indicated contacts in Section II (Mr. Julio Collazo Rivera, attention to Arq. Alejandro Argüelles and Eng. Eliezer Collazo Ortiz). 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 **06297-DRO-2-2024-HUM - Reconditioning and repairs at buildings: Ciencias Naturales Fases 1 & 3, Sistemas de Información, Ciencias Naturales Fase 2 and Ciencias Naturales Fase 4 of the University of Puerto Rico at Humacao Campus.** 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. All design development should take into consideration that this building is registered in the National Register of Historic Buildings

The project considers one Project Worksheets (06297) which contains 4 DI's that will impact four buildings located at the University of Puerto Rico at Humacao. The buildings are: 014 Ciencias Naturales Fases 1 & 3, 019 Sistemas de Información, 020 Ciencias Naturales Fase 2 and 021 Ciencias Naturales Fase 4. In general terms, the scope of the project contemplates repair tasks to restore facilities to pre-disaster condition. The rehabilitation tasks consider surfaces treatment, roof waterproofing (i.e. membrane, fiber glass dome displaced, drainage, etc.), mechanical system (i.e. Chillers, AHU, Ducts, etc.), electrical systems (i.e. lighting fixtures, fire alarms, smoke detectors, multi split evaporators, window air condition units, fans, Variable Frequency Drives (VFDs) controls, etc.) , Doors and/or frames replacement, Windows sealing or replacement, VCT floors among other repairs and replacements.

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.


Julio Collazo (Feb 29, 2024 13:06 AST)
Julio A. Collazo Rivera, Director

Oficina de
Desarrollo
Físico e
Infraestructura

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REQUEST FOR PROPOSAL FOR:

DESIGN AND SUPERVISION SERVICES FOR

Project Number: 06297-DRO-2-2024-HUM

**Project Title: Reconditioning and Repairs of Buildings:
Ciencias Naturales Fases 1 & 3, Sistemas de Información,
Ciencias Naturales Fase 2 and Ciencias Naturales Fase 4 at
University of Puerto Rico, Humacao Campus**

RFP #DRO 24-032 / 06297

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**

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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 06297-DRO-2-2024-HUM - Reconditioning and Repairs of Buildings: Ciencias Naturales Fases 1 & 3, Sistemas de Información, Ciencias Naturales Fase 2 and Ciencias Naturales Fase 4 at the University of Puerto Rico, Humacao Campus** (“The Project”). This Program is \$1,140,815,054.59 which 90% (\$1,026,733,549.92) funded by FEMA and 10% matching funds of CDBG-DR Non- Federal Match Program and institutional funds. The purpose of this RFP is to request and receive proposals from qualified **Architecture and Engineering firms for the development of all design documents: As-Built, Basis of Design, detail design, specifications, cost estimates, schedules, scopes of work for execution logistic, and assistance in bidding phase and other required documentation for the compliance of the requirements of FEMA and PRDOH/CDBG-DR Non-Federal Match Program.** The awarded firm or professional will also provide services of oversight and coordination for the execution of a complete comprehensive project.

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

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

2. CONTACT AND TIMELINE

The RFP shall be sent and addressed to:

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

Attention to:
Arch. Alejandro Argüelles Rodríguez, Director
Eng. Eliezer Collazo Ortiz, Field Operation Manager
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: Interested proponents **must** register receipt of this RFP and confirm their intent to participate at upprecovery.rfp@upr.edu. **Failure to register via email will result in automatic disqualification.** Registered proponents will receive the following when applicable:

- Notice of changes or cancelation of the RFP;
- Addendums (Responses to questions or clarifications, additional documents, etc.);
- Time extensions;
- Notice of award.

Receipt registration must include the following information:

1. Company's name.
2. Representative's name.
3. Representative's email.
4. Interested proponents who are employees or contractors of the UPR are obligated to disclose their relationship with the University when confirming their interest in participating. For more information, please see Section 15.2.2 of this RFP.

Performance Evaluation

Please be advised that the resulting contract from this Request for Proposal (RFP) process will be subject to a series of performance evaluations throughout its term. By assessing the performance of the contractor at different stages of the contract term, the University aims to uphold the principles of fairness, transparency, and efficiency in government procurement. The evaluations will seek to review contractors' performance in the following or more areas: quality standards, delivery timelines, regulatory requirements, level of quality and value for the resources invested, and professionalism. The feedback obtained through performance evaluations can be used to identify areas for improvement and optimize the procurement process in the future, enabling the contractor and the University to learn from past experiences and enhance its practices for better outcomes.

3. TIMELINE AND SUBMISSION DATE

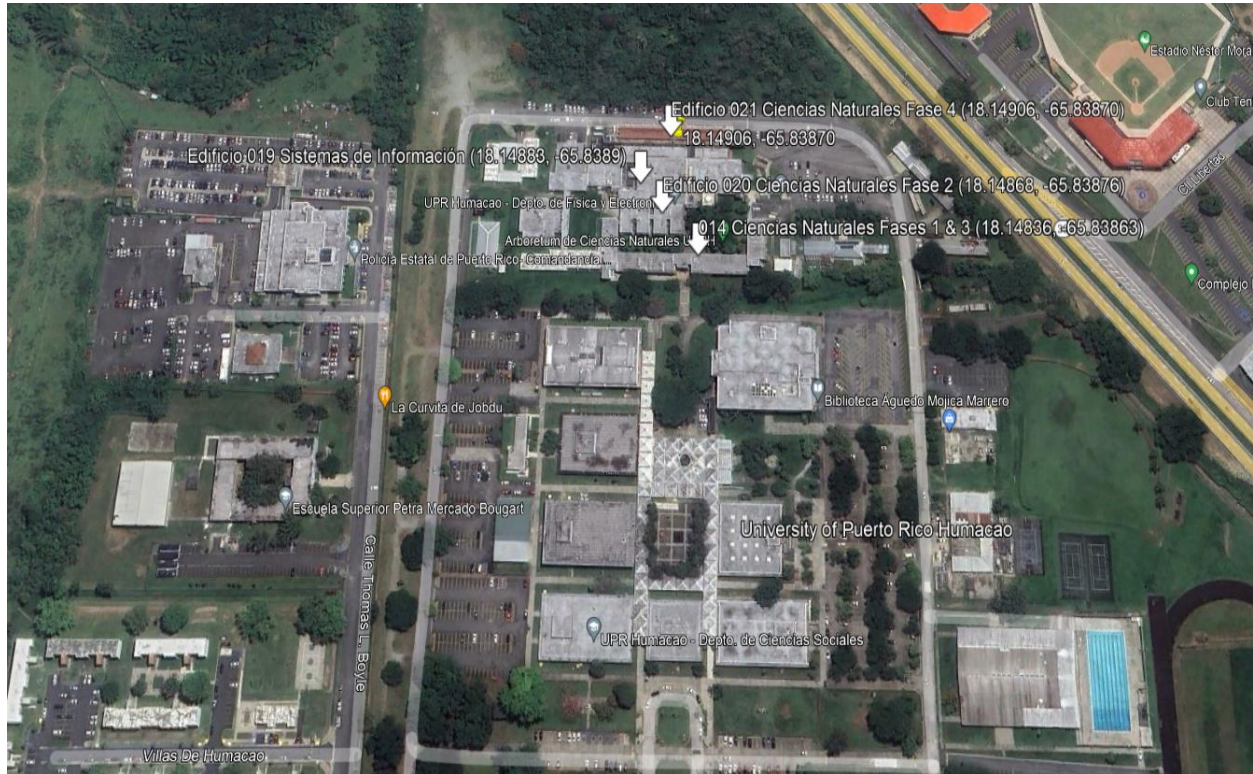
Description	Date
RFP publication	March 1, 2024.
Site Visit (Not Compulsory): Location (18.149188, -65.838672). Stairs under Chemistry Building Parking (Phase 4). Be advised that interested proponents must register via email. Please provide complete company name, representative's name and email.	March 13, 2024 Time: 9:00 a.m.
Deadline for Request for Information (RFI) by email	March 20, 2024, Time: on or before 4:30pm Atlantic Standard Time (AST)
Response for Request for Information by email	April 2, 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	April 9, 2024, Time: on or before 11:59pm Atlantic Standard Time (AST).
Award Notification	May 2024
Execution of Agreement	May 2024

The proposal must be compiled in digital PDF format. The dates may be subject to change at the discretion of the UPR. Interested proponents have the responsibility of verifying and checking the email from which they issued a notice of receipt of this RFP, as was indicated in Section 2 of this RFP. All official communication related to this RFP will be per that indication. The award notice of this proposal shall not constitute the formal agreement between the parties.

4. PROJECT DESCRIPTION and DESIGN STRATEGY

The project considers one Project Worksheets (06297) which contains 4 DI's that will impact four buildings located at the University of Puerto Rico at Humacao. The buildings are: 014 Ciencias Naturales Fases 1 & 3, 019 Sistemas de Información, 020 Ciencias Naturales Fase 2 and 021 Ciencias Naturales Fase 4. In general terms, the scope of the project contemplates repair tasks to restore facilities to pre-disaster condition. The rehabilitation tasks consider surfaces treatment, roof waterproofing (i.e. membrane, fiber glass dome displaced, drainage, etc.), mechanical system (i.e. Chillers, AHU, Ducts, etc.), electrical systems (i.e. lighting fixtures, fire alarms, smoke detectors, multi split evaporators, window air condition units, fans, Variable Frequency Drives (VFDs) controls, etc.) , Doors and/or frames replacement, Windows sealing or replacement, VCT floors among other repairs and replacements.

PW	DI	Building
06297	252518	Edificio 014 Ciencias Naturales Fases 1 & 3
06297	252525	Edificio 019 Sistemas de Información
06297	252527	Edificio 020 Ciencias Naturales Fase 2
06297	252529	Edificio 021 Ciencias Naturales Fase 4



The awarded firm will provide oversight services and coordination for the execution of the project. Proponents will be working on the respective scope of work, as stated by FEMA and 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 (the "SOW") and the proposed strategy is required, as well as the development of a detailed SOW (based exclusively in the FEMA SOW of hurricane damages provided) with current industry construction costs for the repair, and in compliance with applicable actual codes and regulations.

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

- 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.

- 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 G** 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 & UPR Campus)
 - As Built
 - Design (schematic, design development, construction documents), technical specifications, cost estimates, schedules, and bidding phase assistance.)
 - Infrastructure, safety, energy efficiency and technology measures in accordance with the hazard mitigation scope
 - Abatement for lead and asbestos materials
 - Endorsements and Permits
 - Technical Studies as Additional Services (detailed or described the possible)
 - 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 Central Administration does not cause adverse effects with the academic and administrative functions.

The project considers several rehabilitation 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. Due to the structure'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.

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

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

5. SERVICES

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

5.1 SERVICES RELATED TO FEMA'S SOW

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

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

5.1.3 The Project shall comply with FEMA's requirements for Category E – Permanent Work as stated in the Public Assistance Program and Policy Guide FP104-009-2/April 2018 and Puerto Rico's construction laws, regulations, and codes.

5.1.4 The Awarded Proponent is responsible for notifying the UPR's representative in case of any change that may affect the primary SOW.

5.1.5 As part of the design and supervision services to be provided, the Awarded Proponent will serve as a consultant in all matters related, constituting an advisory resource for the UPR in the plans, strategies, and actions referred and/or requested by the President or his authorized representative, COR3 or FEMA, and will be available to complete said requests and attend the meetings that the UPR deems necessary.

5.1.6 The Awarded Proponent will evaluate the 406 Hazard Mitigation proposed by FEMA and determine if it's viable or if there are better proposal measures to provide Hazard Mitigation to the facility. In case of a change, the awarded

proponent, in coordination with the UPR's representative, will prepare a Hazard Mitigation proposal for submission to FEMA for its corresponding approval.

5.1.7 The Awarded Proponent will work as a representative of the UPR during the development of the Project. The personnel designated by the Awarded Proponent to oversee the project must be authorized and licensed to exercise the professions of engineering and/or architecture in Puerto Rico and must be a bona fide member of the Professional College of Engineers and Land Surveyors of Puerto Rico or the Architects and Landscape Architects Association of Puerto Rico with the corresponding membership fee payment up to date.

5.1.8 As part of the Basic Services the Awarded Proponent shall have the responsibility related to the preparation, processing and obtaining all the Endorsements and Permits required for the project. Has the responsibility of evaluating and determining the applicable permits to the project and doing everything necessary for compliance with state and federal agencies. These efforts will not be additional services, will be part of the basic services. The payments for submitting the endorsements, technical consultants, and/or permits to the applicable agencies will be part of the reimbursable expenses incurred costs.

Including lead and asbestos remediation permits and/or certificates in buildings prior to 1990. In addition, any environmental and historical agency is 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.

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. Proponents should respond clearly and completely to all requirements. Failure to respond to each of the requirements in the RFP will be grounds for disqualification. **Disqualified proponents will not be considered by the Evaluation Committee. The proponent must carefully examine the RFP documents and submit Appendix E as required. 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 Design and Supervision companies or individuals with current license to practice engineering or architecture in Puerto Rico are required.

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

- a. If the proponent is an individual, the offer will be signed with the individual's name and should indicate "Individually." The individual's physical and postal address, telephone and email will be included, also proposal number and title of this RFP.
- i. If the proponent is an individual operating under the name of a firm, the offer will be signed by the individual. The proponent will include the name of the firm under which it operates (dba). The

postal and physical address, email, telephone of the firm will be included, also bid number and title of this RFP.

- b. If the proposer is a professional services corporation (P.S.C.), a limited liability company (L.L.C) or a limited liability partnership (L.L.P), its offer will be signed by its president, secretary, or other authorized official, according to its corporate resolution in this regard. The seal of the corporation must be attached. The physical and postal address, email, telephone of the main office of the corporation will be included, also proposal number and title of this RFP.

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

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

- **Letter of Intent** - (1-page limit): Identifying the name and number of the RFP, and date of submittal. The letter must be signed by an authorized representative of the organization, that states the acceptance of the Terms and Conditions of this RFP, providing the exact business name to conduct business with the UPR, and address, telephone, fax number, e-mail address and SAM Entity Identifier Number.
 - **SAM registration** and annual renewal is a contract requirement. Proponents in the process of registering and/or renewing their SAM can participate in this RFP, however, if SAM registration and/or renewal process is not done by the time of award, your proposal may be rejected for not meeting federal procurement requirements.
- **Appendix A** – Statement of the Bidder
- **Appendix B** – Required Federal Documents (Lobbying Certification, Non-Conflict of Interest Certification and Limited Denial of Participation Affidavit)
- **Appendix D** - Cost Proposal, including additional SOW fee percentage (%)
- **Cost Proposal Breakdown** - Provide Cost Estimate Breakdown based in SOW provided in Appendix F.
- **A color copy of the engineer's or architect's professional ID** (Identificación de Colegiación) **and a copy of the Department of State License.**
- **Copy of initialized RFP and its Appendices.**
- **Appendix E** – Response Checklist - Before signing and submitting the proposal for this Project, interested proponents should carefully review and fill the Appendix E – Response Checklist. Response checklist must represent the reality of submitted documents. If a proponent fails to submit documentation as indicated in the Response Checklist, the proponent will be automatically disqualified from consideration. No exceptions will be made to this requirement.

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 24-032 / 06297) 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, corrections, 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 uprrecovery.rfp@upr.edu. Proponents shall acknowledge receipt of the addenda on **Appendix D – Cost Proposal**.

8. UPR RESPONSIBILITIES

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

- All the available information is 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 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, 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, vision statements and organizational chart.

Experience and strategy in providing the services (up to 20 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. Specify the entities and supervisor of the work. The UPR may call said entities. (up to 5 points)
- Provide specific examples, detailing the services or tasks previously provided by the entity as considered in this RFP. (up to 5 points)
- Detail your firm's understanding of the challenges and barriers that may arise in a project like this and the proposed approach to effectively overcome these barriers. (up to 3 points)
- Identify potential risk factors associated with this project and proposed strategies for dealing with these factors to avoid adverse effects to the project's performance. (up to 2 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. Any subcontractors should be named, along with a description of experience and what role they will play on the Proponent's team. The proponent should describe its demonstrated capability to provide the staffing with the qualifications required in this RFP through the term of the expected contract. (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 (up to 5 points) – Refer to Appendix A Statement of the Bidder

- A minimum of three (3) references of the Proponent (as Prime Contractor) to which similar services 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 considered as an additional reference to those minimally required.

Cost Proposal Breakdown (up to 10 points)

- Provide Construction Cost Estimate Breakdown based in SOW provided in **Appendix F**. Separated PW's (up to 10 points)

Cost Proposal (up to 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 (up to 5 points) – Refer to Appendix D – Cost Proposal

- Proponent with lower % of fee for additional SOW (up to 5 points)

Preference of 5 points for Section 3 Business Concern and MWBE

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

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

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

For more information, please click the link below:

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

TABLE - SUMMARY OF POINTS

Description	Points
Experience and strategy in providing the services	20
Team qualifications	25
Proponent references	5
Cost Proposal Breakdowns	10
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 into all contractual matters between the UPR and the awarded firm, including final professional services fee compensation, contract details, and compliance.

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

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

13. JUDICIAL REVIEW

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

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 sent 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 do UPR employees or current contractors 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 the 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. Conflict of Interest: As defined by the "Organic Law of the Office of Government Ethics of Puerto Rico," Law No. 1 of January 3, 2012, as amended, a Conflict of Interest is a situation in which personal or economic interest is or may reasonably be in conflict with the public interest.

15.2.2. Interested proponents who are employees or contractors of the UPR are obligated to disclose their relationship with the University when confirming their interest in participating. For UPR employees, it is mandatory to notify and disclose the nature of the relationship and the campus where such a relationship exists. For contractors, it is mandatory to notify and disclose any active contracts with the University, including the campus or subsidiary corporations in which services are rendered, contract term, quantity, and registration number. This information will be analyzed on a case-by-case basis, in accordance with the "Organic Law of the Office of Government Ethics of Puerto Rico," Law No. 1 of January 3, 2012, as amended, and all applicable local, state, and federal laws and regulations. The UPR will determine if the interested proponent will be disqualified for conflict of

interest, or if a waiver from the Government Ethics Office will be sufficient to remediate said appearance of conflict of interest. If an interested proponent fails to provide accurate information, the UPR reserves the right to disqualify the proponent outright or cancel the award, if already granted.

15.2.3. 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)).

15.2.4. 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.

15.2.5. 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 the 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.

15.2.5.1. 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.

15.2.5.2. 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.

15.2.5.3. 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:

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

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

15.3. Proponent's Error and Omissions

15.3.1. 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 with 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.

15.4. Cost analysis for proposal; Proponent's Responsibility

15.4.1. 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.

15.5. No responsibility of the UPR regarding the use of information

15.5.1. 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.

15.6. 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 the 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 proponents 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.

15.17.5. Failure to register via email will result in automatic disqualification.

15.17.6. As indicated in **Section 7** of this RFP, before signing and submitting the proposal for this Project, interested proponents must submit Appendix E – Response Checklist. Response checklist must represent the reality of submitted documents. If a proponent fails to submit documentation as indicated in the Response Checklist, the proponent will be automatically disqualified from consideration. No exceptions will be made to this requirement.

15.18. Performance Evaluation

15.18.1. Please be advised that the resulting contract from this Request for Proposal (RFP) process will be subject to a series of performance evaluations throughout its term. By assessing the performance of the contractor at different stages of the contract term, the University aims to uphold the principles of fairness, transparency, and efficiency in government procurement. The evaluations will seek to review contractors' performance in the following or more areas: quality standards, delivery timelines, regulatory requirements, level of quality and value for the resources invested, and professionalism. The feedback obtained through performance evaluations

can be used to identify areas for improvement and optimize the procurement process in the future, enabling the contractor and the University to learn from past experiences and enhance its practices for better outcomes.

15.19. No Bid

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

15.20. Sub-Contracts or Consultants of the Awarded Proponent

15.20.1. All federal and state law and regulations requirements apply to subcontractors. 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

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

BUSINESS AND TECHNICAL ORGANIZATION.

Bidder may use additional space to complete required information.

I. PERMANENT PLACE OF BUSINESS

A. Name of Bidder: _____

B. Mailing Address: _____

C. City and Zip Code: _____

D. Physical Address: _____

E. City and Zip Code: _____

F. Telephone No: _____

G. E-Mail: _____

II. PROPOSER REFERENCES - LIST BELOW SIMILAR CONTRACTS EXECUTED.

Proposer must supply references of minimum three firms to which similar services have been provided within the past five years of a comparable sized institution or company.

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 ACTIVE AND PREVIOUS CONTRACTS WITH THE UNIVERSITY

Proponents with active and previous contracts with the University must notify and disclose such contract(s), including the campus or subsidiary corporations in which services are rendered, contract term, quantity, and registration number. The performance directly related to those services will be considered as an additional reference to those minimally required.

No.	Contract Registration Number	Campus or subsidiary corporations in which services are rendered	Contract Term	Quantity
1				
2				
3				
4				
5				
6				
7				

IV. LIST BELOW CONTRACTS IN HAND

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

V. EXECUTIVE SUMMARY

Provide a profile of your organization, mission, vision statements and organizational chart.

VI. 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. Specify the entities and supervisor of the work. The UPR may call said entities. Provide specific examples, detailing the services or tasks previously provided by the entity as considered in this RFP. Detail your firm's understanding of the challenges and barriers that may arise in a project like this and the proposed approach to effectively overcome these barriers. Identify potential risk factors associated with this project and proposed strategies for dealing with these factors to avoid adverse effects to the project's performance.

VII. 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. Any subcontractors should be named, along with a description of experience and what role they will play on the Proponent's team. The proponent should describe its demonstrated capability to provide the staffing with the qualifications required in this RFP through the term of the expected contract. 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 24-032 / 06297

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 the 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 24-032 / 06297**

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 24-032 / 06297** 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 24-032 / 06297**

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 24-032 / 06297

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
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20. APPENDIX D COST PROPOSAL

COST PROPOSAL

**RE: Reconditioning and Repairs of Buildings: Ciencias Naturales Fases 1 & 3, Sistemas de Información, Ciencias Naturales Fase 2 and Ciencias Naturales Fase 4 of the University of Puerto Rico at Humacao Campus
 RFP #DRO 24-032 / 06297**

***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 06297 (DI 252518) Edif. 014 Ciencias Naturales Fases 1 & 3 (DI 252525) Edif. 019 Sistemas de Información, (DI 252527/ Edificio 020 Ciencias Naturales Fase 2, and (DI 252529) Edificio 021 Ciencias Naturales Fase 4		
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 (Validates the damages, schematic plans and estimate, development of the scope alignment and/or improved project strategy for submit to FEMA/COR3.)	___ days	\$
Preliminary design	___ days	\$
Construction Documents	___ days	\$
Bidding and Negotiation	N/A	\$
Design Subtotal*:	N/A	\$
Supervision:	___ months x \$_____ monthly	\$
BASIC SERVICES TOTAL:		\$
Additional Services: • As-Built	___ days	\$
Reimbursable Expenses**: For fees, stamps, and filing costs related to endorsements and permits from permit regulatory offices.	N/A	\$

Initials _____

_____ (\$_____)
Write the total amount (Basic Services Total + As-Built + 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.

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

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

Description of the possible Additional Services
Lead and Asbestos sampling

The UPR establishes an amount of **\$25,000.00** 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 _____

Initials _____

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

Response Checklist

In response to this RFP, the proponent certifies that the following requirements are met. Interested proponents are required to submit the completed Appendix E – Response Checklist along with the proposal for this RFP. The Response Checklist must accurately represent the content of the submitted documents. Failure to submit the documentation as indicated in the Response Checklist will result in the automatic disqualification of the proponent from consideration. No exceptions will be made to this requirement.

- Registered for participation for this RFP at uprrecovery.rfp@upr.edu. **Failure to register via email will result in automatic disqualification.**
- Letter of Intent 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, address, telephone, e-mail address, and SAM Entity Identifier Number. In addition, the letter of intent must identify the name and number of the RFP and date of submittal.
- Active** Registration on SAM.gov.
- Completed and signed Appendix A - Statement of the Bidder.
- Completed Part 1 through 6 in the Statement of the Bidder, Appendix A.
- Attached resumes of all firm personnel teamwork (or/and sub-contractors, specialized trades consultants, if any) who will be providing the services.
- Completed additional SOW Fee Percentage (%) in Appendix D – Cost Proposal.
- If any space does not apply in Appendix D – Cost Proposal, (N/A) or other information shall be placed instead.
- Acknowledgement of the Addendums in Appendix D – Cost Proposal, if applicable.
- Signed** and **sealed** Appendix D – Cost Proposal following the instruction in Section 7 - REQUIRED DOCUMENTS FOR THE SUBMISSION OF THE PROPOSAL.
- Cost Estimate Breakdown based on SOW provided in Appendix F – Scope of Work.
- Federal Documents in Appendix B (Lobbying Certification, Non-Conflict of Interest Certification and Limited Denial of Participation Affidavit).
- 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.

22. APPENDIX F

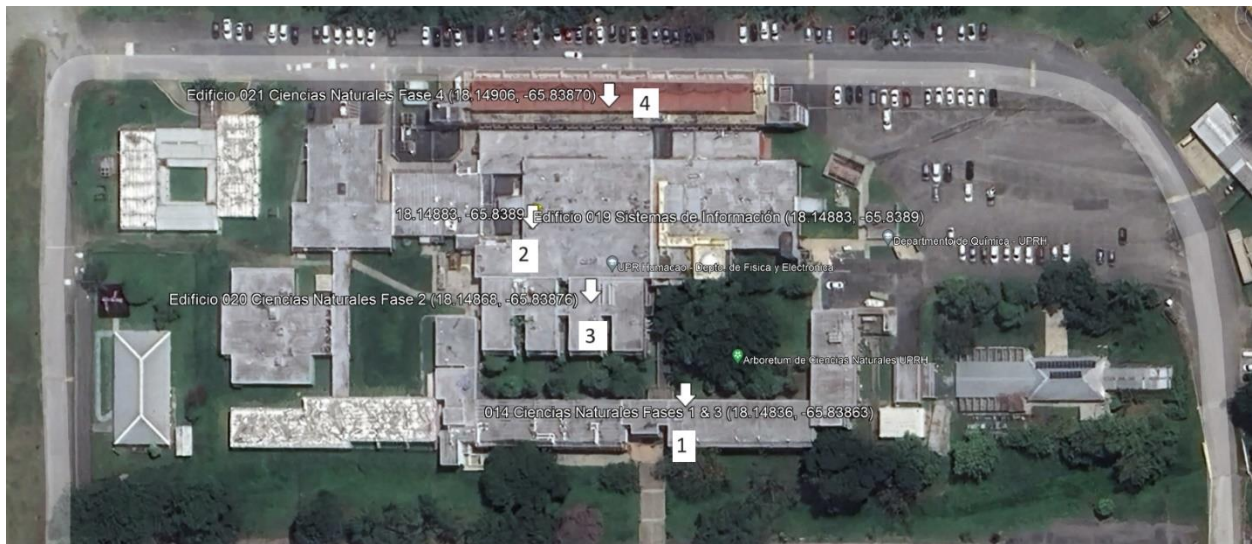
SCOPE OF WORK

I. GENERAL DATA OF THE PROJECT:

Campus: UPR Humacao
Projects Worksheets: 06297

Damage Inventories (DI):

1. (DI 252518) Edif. 014 Ciencias Naturales Fases 1 & 3
2. (DI 252525) Edif. 019 Sistemas de Información
3. (DI 252527/ Edificio 020 Ciencias Naturales Fase 2
4. (DI 252529) Edificio 021 Ciencias Naturales Fase 4



II. LOCATION PLAN, PROJECT DESCRIPTIONS AND SCOPES:

a. Location Plan and architectural context

The four impacted facilities are in the Main Campus of the University of Puerto Rico at Humacao. Edificio 014 Ciencias Naturales Fases 1 & 3, 020 Ciencias Naturales Fase 2 and 021 Ciencias Naturales Fase 4 are academic buildings while the other building hosts the Information Systems.

In general terms, the scope of the project contemplates repair tasks to restore facilities to pre-disaster condition. The rehabilitation tasks are surfaces treatment, roof waterproofing (i.e. membrane, fiber glass dome, drainage, etc.), mechanical system (i.e. Chillers, AHU, Ducts, etc.), electrical systems (i.e. lighting fixtures, fire alarms, smoke detectors, multi split evaporators, window air condition units, fans, Variable Frequency Drives (VFDs) controls, etc.), Doors and/or frames replacement, Windows sealing or replacement, VCT floors among other repairs and replacements.

III. Structures Description

1. DI 252518 Edificio 014 Ciencias Naturales Fases 1 & 3

The UPR Humacao Edificio 014 Ciencias Naturales Fases 1 & 3 is 36,500 SF. The western wing phase 1 has two stories, separated from east wing phase 3 by an expansion joint. The eastern wing phase 3 has three stories. Phases 1 and 3 share the same functional spaces as access, stairs and utilities. The building constructed in 1997 (22 years old) is cast in place reinforced concrete frame with a reinforced concrete slabs and roof. The roof has an asphaltic “Danosa” membrane system . Both structures spatial distribution and construction material type varies consisting mainly of reinforced concrete masonry partition walls and drywall partition walls with aluminum framed single pane windows and hollow metal doors. The interior generally consists of stucco and suspended acoustic ceilings, with vinyl composite tiles on floors.

Approx. Year Built: 1997

GPS Latitude/Longitude: 18.14836, -65.83863

North Elevation



2. DI 252525 Edificio 019 Sistemas de Información

The UPR Humacao Edificio 019 Sistemas de Información building is a 4,500 SF, one story office building that was built in 1986 (33 years) and located between the Physical Therapy and the Natural Science. The building is a cast-in-place reinforced concrete building with 4 feet soffit. The roof is reinforced cast in place slab with two ply reflective membrane. The interior includes reinforced CMU wall partitions. Interior finishes generally consist of suspended acoustic ceiling, plastered, and painted walls, quarry tiles, vinyl composition tile floor and subfloor.

Approx. Year Built: 1986

Initials _____

GPS Latitude/Longitude: 18.14883, -65.83899

North Side Elevation



3. DI 252527 Edificio 020 Ciencias Naturales Fase 2

UPR Humacao Edificio 020 Ciencias Naturales Fase 2 building is a 63,600 SF, two story structure with an additional third and roof area for the campus Observatory. The building constructed in 1986 (33 years old), is a cast in place steel reinforced concrete with concrete slabs supported by reinforced concrete frames. Two main floors are 29,800 SF each, the third floor is 2,400 SF and supports the Roof 1,600 SF including walkways for a total of 63,600 SF. The third floor is a classroom and laboratory for the Observatory above it. The roof Observatory and classroom appear to be constructed as an addition.

Exterior of building has built in walkways around both main floors 8 FT wide, inside walls are 10 FT tall and enclosed at ceiling. The walkways have walls going up outside to 23 FT height. Openings of 6 FT x 10 FT with supports between on both floors are covered by wrought iron. Main floors are divided into classrooms, offices and laboratories.

Approx. Year Built: 1986

GPS Latitude/Longitude: 18.14868, -65.83876

Partial South Side Elevation



4. DI 252529 Edificio 021 Ciencias Naturales Fase 4

The UPR Humacao Edificio 021 Ciencias Naturales Fase 4 building is a 34,974 SF, constructed in 2012 (7 years old), with stair towers located at the east and west end of the building. An enclosed service yard is located at the northwest corner of the building. It has approximately 10,500 SF of occupied space primarily on the second floor. The first floor is predominantly used for parking with a limited area of enclosed, occupied space. Except for the occupied space, sides of this level are open. Utilities are exposed under the second-floor structure. The second floor is laboratory space, and the third floor is mechanical. The foundation is concrete piers sitting on spread footings. Asphalt paving extends under the building. Stair wells and occupied first floor spaces are supported on spread footings with grade beams. The structural frame is cast in place concrete system supporting concrete slabs. Metal framing supports the third-floor roof where is located mechanical equipment. The second floor, the main floor of this building is elevated approximately 15 FT above grade. The south face of the second floor is a covered, open air circulation space approximately 12 FT deep along the entire length of the building. Railing is plaster covered concrete. The second floor is 15 FT floor to third floor. Occupied space is enclosed on the south by floor to ceiling, butt glazed tempered glass. The east and west ends are concrete with plaster. The north face is plaster covered concrete with horizontal curtainwall windows. Windows are topped with aluminum sunscreens that extend out approximately 3 FT. A large, open sided mechanical space is located on the third floor of the building. Guard rails are 4 IN tube balusters with 3 IN diameter tube rails. The third floor structural grid rises 12 FT above the finished floor. The grid openings on the north face are infilled with perforated metal panels. The middle structural bay supports a ribbed metal roof (2:12 slope) that extends the length of the building, stopping one bay short at both ends Interior construction is drywall on metal studs. Ceilings are 2x4 suspend acoustic tile with indirect fluorescent troffer lighting. Floors

are epoxy coated concrete. Doors are typically all glass, frameless tempered glass. Stair openings are hollow core metal doors and frames. Laboratory furniture is a mobile metal, cantilevered system. Fume hoods rest on fixed metal laboratory cabinets. The roof is the location of many of the facilities HVAC and ventilation systems. The equipment is covered with a reinforced concrete canopy with a metal roof. During the site visit, it was not possible to get to this section of canopy roof. The main roof is a built-up roof with elastomeric coat. Condensation from the equipment was ponded in several areas on the roof and based on the moss, it had been ponding for some time. The building was primarily damaged in the mechanical area. The building has a very sophisticated chilled water HVAC system which utilizes 100% fresh air, no recirculated air. The laboratory has hoods and the associated venting. The chillers, pumps, and water tower are located within a walled enclosure at the east side of the building at ground level.

Approx. Year Built: 2012
GPS Latitude/Longitude: 18.14906, -65.83870

North view



b. SCOPE OF WORK- FEMA

The project considers Project Worksheets (06297) which contain 4 DI's that will impact four buildings: located at the Main Campus of the University of Puerto Rico at Humacao. The buildings are: 014 Ciencias Naturales Fases 1 & 3, 019 Sistemas de Información, 020 Ciencias Naturales Fase 2 and 021 Ciencias Naturales Fase 4. In general terms, the scope of the project contemplates repair tasks to restore facilities to pre-disaster condition. The rehabilitation tasks consider surfaces treatment, roof waterproofing (i.e. membrane, fiber glass dome displaced, drainage, etc.), mechanical system (i.e. Chillers, AHU, Ducts, etc.),

electrical systems (i.e. lighting fixtures, fire alarms, smoke detectors, multi split evaporators, window air condition units, fans, Variable Frequency Drives (VFDs) controls, etc.) , doors and/or frames replacement, windows sealing or replacement, VCT floors among other repairs and replacements.

Table 1: Summary of scope of Work – Detailed FEMA scope

1. DI 252518 – Edificio 014 Ciencias Naturales Fases 1 & 3 (PW 06297)

Building Envelope:
A. Prep and paint 28,840 SF of exterior wall surfaces.
B. Remove and replace 38 each of window, single hung, aluminum, 3 FT x 5 FT.
Phase I & Phase III:
A. Remove and replace 1 each of roof access hatch, 4 FT x 4 FT.
B. Remove and replace 30,000 SF of built up roofing system (BUR).
C. Remove and replace 2,370 SF of flashing, galvanized, 6 IN x6 IN x6 IN, 1,580 LF.
D. Repair and reinstall 2 each of AHU, single phase, 1.5 TON.
E. Remove and replace 1 each of split system unit, 3 TON.
F. Remove and replace 1 each of split system unit, 4 TON.
G. Remove and replace 1 each of AHU fan, 900 CFM, .25 HP, 115V. (See scope Note #1)
H. Remove and replace 1 each of air compressor, 15 HP, 230V, 3-phase.
I. Remove and replace A/C copper piping, 1 IN, 50 LF long.
J. Remove and replace 2 each of air conditioner, condensing unit, 18,000 BTU.
K. Remove and replace 3 each of air conditioner, condensing unit, 24,000 BTU.
L. Remove and replace 2 each of door, hollow metal, steel, double, 3 FT x 8 FT.
M. Remove and replace 1 each of chill water pump, 75 GPM, 5 hp. (See scope Note #2)
N. Remove and replace 1 each of air handler unit, 7.5 TON.
O. Remove and replace 200 SF of insulation, rigid exterior 2 IN.
P. Replace insulation, foam glass 2 IN thick for 3 IN pipe, 100 LF long.
Q. Remove and replace 1 each of chiller condenser coils, Carrier flowtronic 30GTR040-C620BK, 40 TON.
First Floor Phase I Room NS101 (20 FT x 35 FT):

A. Remove and replace 700 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace 10 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Prep and paint 100 SF of wall.
D. Remove and replace 700 SF of VCT, 12 FT x 12 FT.
E. Remove and replace base, 4 IN, vinyl, 110 LF long.
First Floor Phase I Room NS 102 (20 FT x 35 FT):
A. Remove and replace 700 SF of ceiling, 2 Ft 2 FT acoustic tile.
B. Remove and replace 10 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Prep and paint 100 SF of wall.
D. Remove and replace 700 SF of VCT, 12 FT x 12 FT.
E. Remove and replace base, 4 IN, vinyl, 110 LF long.
First Floor Phase I Room NL 103 (8 FT x 20 FT):
A. Remove and replace 160 SF of ceiling.
B. Remove and replace 4 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Remove and replace 160 SF of VCT, 12 FT x 12 FT.
D. Remove and replace base, 4 IN, vinyl, 50 LF long.
First Floor Phase I Room NL 104 Acuario (20 FT x 35 FT):
A. Remove and replace 700 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace 10 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Remove and replace 700 SF of VCT, 12 FT x 12 FT.
D. Remove and replace base, 4 IN, vinyl, 110 LF long.
First Floor Phase I Room NL 105 (20 FT x 35 FT):
A. Remove and replace 700 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace 10 each of light fixture, fluorescent, recessed, 2x4, 4 tube.
C. Remove and replace 700 SF of VCT, 12 FT x 12 FT.
D. Remove and replace base, 4 IN, vinyl, 110 LF long.
First Floor Phase I Room NL 106 (20 FT x 35 FT):
A. Remove and replace 700 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace 10 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Remove and replace 700 SF of VCT, 12 FT x 12 FT.
D. Remove and replace base, 4 IN, vinyl, 110 LF long.
First Floor Phase I Prep Técnica (20 FT x 35 FT):
A. Remove and replace 700 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace 10 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Remove and replace 700 SF of VCT, 12 FT x 12 FT.

D. Remove and replace base, 4 IN, vinyl, 110 LF long.
First Floor Phase III Room NS107 (23 FT x 38 FT):
A. Remove and replace 874 SF of ceiling tile, 2 FT x 2 FT.
B. Remove and replace 10 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Remove and replace 874 SF of VCT, 12 FT x 12 FT.
D. Remove and replace base, 4 IN, vinyl, 122 LF long.
First Floor Phase III Salón (23 FT x 38 FT):
A. Remove and replace 874 SF of ceiling tile, 2 FT x 2 FT.
B. Remove and replace 10 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Remove and replace 874 SF of VCT, 12 FT x 12 FT.
D. Remove and replace base, 4 IN, vinyl, 122 LF long.
First Floor Phase III Girls Restroom (12 FT x 32 FT):
A. Remove and replace 384 SF of ceiling tile, 2 FT x 2 FT.
First Floor Phase III Boys Restroom (12 FT x 32 FT):
A. Remove and replace 384 SF of ceiling tile, 2 FT x 2 FT.
First Floor Phase III Hallway:
A. Remove and replace 1 each of drinking fountain, electric, SS finish, wall mount.
First Floor Phase III Stairwell*:
A. Remove and replace 60 SF of drywall, 5/8 IN, painted.
Second Floor Phase I & III Hallway (120 FT x 6 FT):
A. Repair 150 SF of ceiling, concrete, plaster, and Paint 720 SF of ceiling
Second Floor Phase I & III Room NS 201 (24 FT x 24 FT):
A. Remove and replace 576 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace 6 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Remove and replace 2 each of A/C unit, window mount, 25,000 BTU.
D. Remove and replace 576 SF of VCT, 12 FT x 12 FT.
E. Remove and replace base, 4 IN, vinyl, 96 LF long.
Second Floor Phase I & III Room NS 201 (24 FT x 24 FT) *:
A. Remove and replace 192 SF of wall, drywall, 5/8 IN.
Second Floor Phase I & III Room NS 202 (24 FT x 24 FT):
A. Remove and replace 576 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace 6 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Remove and replace 2 each of A/C unit, window mount, 25,000 BTU.
D. Remove and replace 576 SF of VCT, 12 FT x 12 FT.
E. Remove and replace base, 4 IN, vinyl, 96 LF long.
Second Floor Phase I & III Room NS 202 (24 FT x 24 FT) *:
A. Remove and replace 192 SF of wall, drywall, 5/8 IN.
Second Floor Phase I & III Room NS 203 (24 FT x 24 FT):

A. Remove and replace 576 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace 6 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
C. Remove and replace 2 each of A/C unit, window mount, 25,000 BTU.
D. Remove and replace 576 SF of VCT, 12 FT x 12 FT.
E. Remove and replace base, 4 IN, vinyl, 96 LF long.
Second Floor Phase I & III Room NS 203 (24 FT x 24 FT) *:
A. Remove and replace 192 SF of wall, drywall, 5/8 I.
Second Floor Phase I & III Room NS 204 A (24 FT x 24 FT):
A. Remove and replace 1 each of A/C unit, window mount, 25,000 BTU.
Second Floor Phase I & III Room NS 204 B (24 FT x 24 FT):
A. Remove and replace 1 each of A/C unit, window mount, 25,000 BTU.
Second Floor Phase I- & III-Women’s Restroom (12 FT x 23 FT):
A. Remove and replace 276 SF of ceiling, 2 FT x 4 FT.
B. Remove and replace 3 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
Second Floor Phase I- & III-Men’s Restroom (12 FT x 23 FT):
A. Remove and replace 276 SF of ceiling, 2 FT x 4 FT.
B. Remove and replace 3 each of light fixture, fluorescent, recessed, 2 FT x 4 FT, 4 tube.
Third Floor Phase III Área Preparación Técnica*:
A. Remove and replace 12 SF of drywall, 5/8 IN, around HVAC duct.
Third Floor Phase III Stairwell (12 FT x 8 FT):
A. Remove and replace handrail, wood, 2-1/4 IN x 3/4 IN, eased edges, painted, 20 LF long.
Interior General:
A. Prep and paint 105,000 SF of building interior painted surfaces.
B. Remove and replace expansion joint, roofing system, compressible type, between Phase I & III, 100 LF long.
C. Remove and replace expansion joint, concrete floors, single seal, alum, mill finish, between Phase I & III, 100 LF long.
D. Remove and replace expansion joint, vertical wall, alum, mill finish, between Phase I & III, 84 LF.
E. Repair and paint 860 SF of beams, columns, ceiling, cement plaster 3/4 IN.
F. Remove and replace 1 each of fire alarm panel, Notifier SFR 1024.
Mold:
A. Clean and remove 36,500 SF of facility square footage with mold presence.
Hazard mitigation
A. Roof Mitigation: The 100% of roof waterproofing will be replaced by PA up to most recent codes and standards. 1. Install 1,120 LF of termination bar to roof to add redundancy protection to the waterproofing membrane (included in PA SOW) against uplift.

2. Secure the 2,370 SF galvanized flashing, 6 IN x 6 IN x 6 IN, 1,580 LF (included in PA SOW), with two rows of nails, at least 3 IN apart, per recommendations of FEMA Recovery Advisory: Metal Roof Systems in High-Wind Regions.

B. Openings Mitigation:

Windows:

PA will replace 38 windows throughout both buildings back to pre-disaster condition (about 8.8% of total windows). For cost estimating purposes, quantities and square footage (SF) are assumed 82% for Phase 1 and 18% for Phase 3.

Refer to Attachment 3 – 87242 – 252518 – HMP – Openings in (87242 – DI 252518 – DR4339PR WR HMP – 07.30.2020.pdf)

Inventory for detailed list.

1. Replace the 38 windows included in PA SOW with impact-resistant glazing and aluminum framing projected windows. (Approximately 810.16 SF)
2. Remove the remaining 389 EA undamaged projected windows on Phase 1 and Phase 3 buildings.
3. Install 2,422.96 SF out of 3,087.34 SF of impact-resistant glazing and aluminum framing projected windows on Phase 1 Building. Dimensions (including SF covered by PA and HM) are as follows:
 - a. 120 EA of aluminum and glass, projected window with 2 panels, 3 FT x 4 FT 8 IN.
 - b. 40 EA of aluminum and glass, projected window with 2 panels, 2 FT 4 IN x 4 FT 8 IN.
 - c. 24 EA of aluminum and glass, projected window with 1 panel, 3 FT x 4 FT 8 IN.
 - d. 8 EA of aluminum and glass, projected window with 1 panel, 2 FT 4 IN x 4 FT 8 IN.
 - e. 80 EA of aluminum and glass, projected window with 1 panel, 3 FT x 2 FT 4 IN.
 - f. 2 EA of aluminum and glass, projected window with 1 panel, 6 FT x 2 FT 4 IN.
 - g. 38 EA of aluminum and glass, projected window with 1 panel, 2 FT x 2 FT 4 IN.
4. Install 531.62 SF out of 677.39 SF of impact-resistant glazing and aluminum framing projected windows on Phase 3 Building. Dimensions (including SF covered by PA and HM) are as follows:
 - a. 67 EA of aluminum and glass, projected window with 1 panel, 2 FT x 2 FT 4 IN.
 - b. 38 EA of aluminum and glass, projected window with 2 panels, 2 FT 10 IN x 4 FT 8 IN.
 - c. 6 EA of aluminum and glass, projected window with 2 panels, 2 FT 1 IN x 4 FT 8 IN.
 - d. 3 EA of aluminum and glass, projected window with 2 panels, 2 FT 5 IN x 4 FT 8 IN.
 - e. 1 EA of aluminum and glass, projected window with 1 panel, 2 FT x 2 FT 5 IN.

Doors:

PA will replace 2 EA steel double doors, 3 FT x 8 FT, up to most recent codes and standards.

5. Remove the remaining undamaged 62 EA exterior single doors on Phase 1 and Phase 3 buildings.
6. Install 54 EA aluminum doors on Phase 1 Building. Dimensions are as follows:
 - a. 52 EA of flush galvanized door, 3 FT 4 IN x 8 FT.
 - b. 2 EA of flush galvanized door, 4 FT 5 IN x 8 FT.
7. Install 8 EA aluminum doors on Phase 3 Building. Dimensions are as follows:
 - a. 4 EA of flush galvanized door, 3 FT 6 IN x 7 FT 10 IN.
 - b. 4 EA of flush galvanized steel door, 3 FT 6 IN x 8 FT 4 IN.
8. Replace 1 EA steel roof access hatch, 4 FT x 4 FT, with 1 steel Hurricane Rated roof hatch, 48 IN x 48 IN (similar to Babcock Davis Miami Dade Hurricane Rated Roof Hatch, see Attachment 4 – 87242 – 252518 – HMP - Babcock-Davis-Hurricane-Hatch-Data-Sheet).

Louvers:

1. Remove existing 3 EA inverted aluminum fixed louvers, 2 FT 6 IN x 7 FT 6 IN at Basement of Phase 1 building.
2. Install 3 EA of stormproof aluminum fixed louvers, 2 FT 6 IN x 7 FT 6 IN, total 57.45 SF at Basement of Phase 1 building.
3. Remove existing 6 EA combination units on Phase 1 Building of 6 EA fixed glass panels, 2 FT 6 IN x 4 FT 8 IN, and 6 EA fixed aluminum louvers, 2 FT 6 IN x 2 FT 10 IN, total 42.45 SF.
4. Install 6 EA fixed impact-resistant glazing panels, 2 FT 6 IN x 4 FT 8 IN, total 69.9 SF and 6 EA fixed aluminum louvers, stormproof, 2 FT 6 IN x 2 FT 10 IN, total 41.45 SF.
5. Remove 4 fixed aluminum louvers, 2 FT x 2 FT 4 IN, total 18.64 SF at Phase 3 building.

<p>6. Install 4 stormproof aluminum louvers, 2 FT x 2 FT 4 IN, total 18.64 SF at Phase 3 building.</p> <p>C. Continuous Load Path Mitigation:</p> <p>1. Secure the roof-mounted equipment included in PA to existing roof or platforms by installing 2 strap 5/16" clear coated aluminum wire with galvanized turn buckles and accessories.</p> <ul style="list-style-type: none"> a. 2 EA of AHU, single phase, 1.5 TON, displaced b. 1 EA of split system unit, 3 TON, displaced c. 1 EA of split system unit, 4 TON, displaced d. 2 EA of air conditioner, condensing unit, 18,000 BTU e. 3 EA of air conditioner, condensing unit, 24,000 BTU f. 1 EA of air handler unit, 7.5 TON <p>Post-Construction Inspection:</p> <p>1. Employ a design professional to certify post-construction conditions meet or exceed 2018 International Building Code/Puerto Rico Building Code requirements.</p>
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2. DI 252525 Edif. 019 Sistemas de Información

Building Envelope:
A. Prep and paint 3,757 SF of exterior surfaces.
B. Remove and replace 5 each of light fixture, halogen light, wall mounted, 300 watts.
Building Envelope*:
A. Remove and replace conduit, 3/4 IN diameter, metal , 100 LF long.
Roofing System:
A. Remove and replace 4,500 SF of built-up roofing, 2-ply system.
A. Remove and replace 6 each of condensing unit, 5 Ton.
General:
A. Prep and paint 11,271 SF of interior surfaces.
B. Remove and replace 3,300 SF of ceiling, 2 FT X 4 FT, acoustic tile.
C. Remove and replace 50 each of light fixture, recessed fluorescent, 1 FT x 4 FT, parabolic.
D. Remove and replace 1,008 LB of metal ductwork, aluminum.
E. Remove and replace 3,300 SF of vinyl composition tile, 12 FT x 12 FT.
F. Remove and replace wall base, vinyl, 4 IN, 940 LF long.
G. Remove and replace 1 each of fire alarm panel, Gemini Walter Kiddie.
General*:
A. Remove and replace 300 SF of drywall, 5/8 IN.
B. Remove and replace 1,200 SF of under subfloor, concrete, coating seal.

C. Remove and replace 100 each of under carpet data cable, cat 6, dual lead, 40 FT.
General:
A. Remove and replace 60 each of light fixture, recessed, 2 FT X 4 FT, 4 tube.
Mold:
A. Clean 4,500 SF of facility square footage with mold presence.
Hazard Mitigation
DI # 252525; UPR Humacao Edificio 019 Sistemas de Información
<p>This is a cast-in-place reinforced concrete one-story building and a footprint of 4,500 SF. The structure is located in an urban area of Humacao, PR. The PA SOW includes replacement of the 100% of roof waterproofing membrane up to most recent codes and standards. To prevent or reduce damages in future similar events, the following mitigation measures have been proposed:</p> <ol style="list-style-type: none"> 1. Install approximately 297.5 LF of termination bar to roof to protect the 4,500 SF waterproofing membrane. (Supplementary) 2. Install approximately 297.5 LF of metal flashing around edges to protect roof system. (Supplementary) <ol style="list-style-type: none"> a. Fasten flashing with self-drilling masonry screws with neoprene washers every 6 IN c.c. (Supplementary) 3. Secure the 6 EA condensing units, 5 Ton, included in PA to existing roof by installing 2 strap 5/16" clear coated aluminum wire with galvanized turn buckles and accessories. (Supplementary) 4. Replace 3,300 SF of acoustical ceiling tiles with 3,300 SF of water-resistant PVC acoustical ceiling tiles to prevent mold growth. (Replacement) <p>Note: Cost to complete this mitigation measure has been included in PA Cost Estimate. No additional cost included in the HMP Cost Estimate for this item.</p>

3. 252527 Edificio 020 Ciencias Naturales Fase 2

Building Envelope:
A. Remove and replace 5 each of upper level, window, glass, 3 FT x 5 FT.
B. Remove and replace 144 SF of upper level, glass block, 12 IN x 12 IN x 4 IN.
C. Remove and replace 240 SF of second floor, glass block, 12 IN x 12 IN x 4 IN.
D. Remove and replace 240 SF of first floor, glass block, 12 IN x 12 IN x 4 IN.
E. Repair and paint 2,250 SF of wall, concrete, cement plaster.
F. Clean and paint 25,200 SF of wall.
Roofing System:

A. Remove and replace 29,800 SF of roof membrane.
B. Remove and replace 1 each of observatory dome, fiberglass, 11.5 FT DIA
C. Remove and replace fence, expanded metal, 4 FT, 50 LF long.
D. Repair 3 SY of parapet, concrete, cement plaster, cracked, delaminated.
Third Floor Observatory Room:
A. Remove and replace 750 SF of floor, VCT, 12 IN x 12 IN.
Second Floor:
A. Remove and replace 625 SF of ceiling, 2 FT x 4 FT acoustic tile.
B. Prep and paint 625 SF of ceiling.
C. Remove and replace 32 each of lighting fixture, recessed, 2 FT x 4 FT, 4 tube.
D. Remove and replace 1 each of glass double door, aluminum frame, single pane, 6x8.
E. Seal 1200 LF 60 each of overhead glass panels, 2 FT x 8 FT.
F. Remove and replace 1,100 SF of floor, VCT, 12 IN x 12 IN.
G. Remove and replace base, 4 IN vinyl, 110 LF long.
First Floor:
A. Remove and replace 950 SF of ceiling, 2 FT x 2 FT acoustic tile.
B. Remove and replace 2,325 SF of ceiling, 2 FT x 4 FT acoustic tile.
C. Prep and paint 211 SY of ceiling.
D. Remove and replace 5 each of lighting fixtures, recessed, 2 FT x 2 FT, 2 tube.
E. Remove and replace 3 each of lighting fixtures, recessed, 1 FT x 4 FT, 2 tube.
F. Remove and replace 2 each of lighting fixtures, 1 FT x 1 FT, 1 tube.
G. Remove and replace 750 SF of wall, drywall, 5/8 IN, 10 FT.
H. Seal 1200 LF 60 each of overhead glass panels, 2 FT x 8 FT.
I. Remove and replace 2,675 SF of floor, VCT, 12 IN x 12 IN.
J. Remove and replace base, 4 IN, vinyl, 250 LF long.
General:
A. Prep and paint 51,360 SF of building interior painted surfaces.
B. Remove and replace 6 each of rooftop, electronic cooling unit, 10 TON, Carrier.
C. Remove and replace 100 LB of first floor, HVAC duct.

D. Remove and replace first floor, HVAC duct insulation, R-30, 180 FT long.
E. Remove and replace electrical, telecom data wiring, 6,900 LF long.
F. Remove and replace 1 each of fire alarm panel, ISC2-3030.
Ventilation:
A. Remove and replace 2 each of Labconco laboratory fan, steel, ¾ HP.
B. Remove and replace 9 each of Labconco laboratory fan, fiberglass, ¾ HP.
C. Remove and replace 1 each of fan, roof mounted, down blast, 5000 CFM.
D. Remove and replace 1 each of fan, roof mounted, down blast, 2500 CFM.
E. Remove and replace 8 each of exhaust vent pipe and hood for laboratory fan, 12 IN DIA.
Air Conditioning:
A. Remove and replace 1 each of Carrier 38AUZA16 condenser unit, 15 TON.
B. Remove and replace 1 each of Carrier 38AUZA12 condenser unit, 10 TON.
C. Remove and replace 2 each of Nordyne condenser unit, 2 TON.
Mold:
A. Remove and replace 63,600 SF of facility square footage with mold presence, initiated and propagated by water infiltration and high humidity, 0% work completed.
Hazard Mitigation
DI # 252527, UPR Humacao Edificio 020 Ciencias Naturales Fase 2 This is a reinforced concrete building with 2 floors and an observatory penthouse and a building footprint of 31,000 SF. The first two floors have 29,800 SF, while the third floor is 4,000 SF. The mitigation package considers that the building is partially open to allow natural ventilation through hallways and staircases, and only critical areas such as classrooms, offices and laboratories should be protected. In addition, photographs and floor plans show openings from the roof through the first floor. The structure is located in an urban area of Humacao, PR. To prevent or reduce damages in future similar events, the following mitigation measures have been proposed:

A. Roof Mitigation:

The 100% of roof waterproofing will be replaced by PA up to most recent codes and standards.

1. Install 856 LF of termination bar to roof to protect the waterproofing membrane (included in PA SOW) against uplift.
2. Install 856 LF of metal flashing to add redundant protection against uplift by wind to waterproofing membrane.

B. Openings Retrofit:

Windows:

PA will replace 5 EA fixed glass windows on the 3rd floor with impact-resistant glazing, will re-caulk 60 EA overhead fixed glass panels, 2 FT x 8 FT on 1st floor and 60 EA overhead fixed glass panels, 2 FT x 8 FT on the 2nd floor. In addition, PA will replace glass blocks at double height main staircase, not considered as enclosed area to implement the Wind Retrofit.

1. Remove the remaining 251 EA undamaged single-hung windows.
2. Remove the remaining 7 EA undamaged aluminum jalousie windows.
3. Remove the remaining 183 EA undamaged fixed glass windows (including units above and next to doors).
4. Install 3,914.73 SF of impact-resistant glazing and aluminum framing single-hung windows. Dimensions are as follows:
 - a. 60 EA – 3 FT x 5 FT 1 IN
 - b. 15 EA – 2 FT 6 IN x 3 FT
 - c. 12 EA – 3 FT x 3 FT 10 IN
 - d. 10 EA – 2 FT 4 IN x 5 FT 1 IN
 - e. 78 EA – 3 FT 1 IN x 5 FT 1 IN
 - f. 76 EA – 2 FT 6.5 IN x 3 FT 10 IN
5. Install 122.16 SF of aluminum jalousie windows. Dimensions are as follows:
 - a. 5 EA – 3 FT x 5 FT 1 IN
 - b. 2 EA – 3 FT x 7 FT 8 IN
6. Install 3,437.72 SF of impact-resistant glazing fixed glass windows. Dimensions are as follows:
 - a. 18 EA – 3 FT 10 IN x 5 FT 1 IN
 - b. 29 EA – 22 FT 8 IN x 2 FT 6 IN (4 panels)
 - c. 2 EA – 10 FT 8 IN x 2 FT 6 IN (2 panels)
 - d. 8 EA – 4 FT 5.5 IN x 5 FT (frameless corner)
 - e. 8 EA – 2 FT 9.5 IN x 5 FT (frameless corner)
 - f. 2 EA – 4 FT x 4 FT 8 IN
 - g. 2 EA – 4 FT x 2 FT 6 IN
 - h. 2 EA – 7 FT x 2 FT 6 IN
 - i. 4 EA – 3 FT 6 IN x 4 FT 9 IN
 - j. 2 EA – 6 FT 8 IN x 2 FT 6 IN
 - k. 2 EA – 6 FT 8 IN x 4 FT 9 IN
 - l. 6 EA – 4 FT 8 IN x 5 FT 1 IN
 - m. 8 EA – 3 FT 5 IN x 3 FT 1 IN
 - n. 4 EA – 4 FT 2.5 IN x 5 FT 1 IN
 - o. 3 EA – 4 IN 3.5 IN x 5 FT 1 IN
 - p. 6 EA – 6 FT 10 IN x 5 FT 1 IN
 - q. 2 EA – 2 FT 6 IN x 2 FT
 - r. 3 EA – 6 FT x 5 FT 1 IN
 - s. 2 EA – 3 FT x 5 FT 1 IN

- t. 2 EA – 4 FT x 5 FT 1 IN
- u. 2 EA – 8 FT 7.75 IN x 5 FT 1 IN

7. Install 477 SF of impact-resistant glazing fixed glass panels above and next to doors. Dimensions are as follows:

- a. 18 EA – 6 IN x 6 FT 10 IN
- b. 4 EA – 8 IN x 6 FT 10 IN
- c. 4 EA – 7 FT 4 IN x 3 FT 8 IN
- d. 4 EA – 2 FT x 2 FT 6 IN
- e. 4 EA – 2 FT x 4 FT 8 IN
- f. 2 EA – 4 FT x 10 IN
- g. 2 EA – 8 IN x 7 FT 1 IN
- h. 3 EA – 2 FT 6 IN x 2 FT 6 IN
- i. 3 EA – 2 FT 6 IN x 4 FT 8 IN
- j. 1 EA – 1 FT 9 IN x 4 FT 8 IN
- k. 1 EA – 1 FT 9 IN x 2 FT 6 IN
- l. 1 EA – 6 FT 4 IN x 3 FT 5 IN
- m. 1 EA – 1 FT 9 IN x 3 FT 5 IN
- n. 4 EA – 2 FT 8 IN x 2 FT 5 IN
- o. 4 EA – 2 FT 8 IN x 4 FT 8 IN
- p. 4 EA – 2 FT 8 IN x 10 IN
- q. 2 EA – 5 FT 4 IN x 10 IN
- r. 4 EA – 10 IN x 6 FT 10 IN
- s. 2 EA – 2 FT 2 IN x 3 FT (glass transoms)

Doors:

PA will replace 1 EA glass double door, 6 FT x 8 FT, up to the most recent codes and standards.

1. Remove the 112 EA remaining undamaged doors.
2. Install 75 EA single aluminum flush doors; dimensions are as follows:
 - a. 50 EA – 3 FT 4 IN x 7 FT 2 IN
 - b. 3 EA – 3 FT 6 IN x 8 FT
 - c. 2 EA – 4 FT x 7 FT 2 IN (3 FT W door with 1 FT auxiliary door extension)
 - d. 2 EA – 3 FT 4 IN x 8 FT
 - e. 3 EA – 3 FT x 7 FT 2 IN
 - f. 1 EA – 3 FT 4 IN x 7 FT 8 IN (door with 2 FT x 6 FT louver opening)
 - g. 6 EA – 3 FT 4 IN x 8 FT (door with 2 FT x 6 FT 4 IN louver opening)
 - h. 6 EA – 3 FT 4 IN x 7 FT 10 IN (beneath transom with louver)
 - i. 2 EA – 2 FT 2 IN x 7 FT 10 IN (beneath glass transom)
3. Install 25 EA double aluminum flush doors; dimensions are as follows:
 - a. 16 EA – 6 FT 4 IN x 8 FT
 - b. 1 EA – 6 FT 4 IN x 7 FT 2 IN (10 IN x 2 FT glass opening)
 - c. 5 EA – 5 FT 4 IN x 7 FT 2 IN
 - d. 1 EA – 5 FT 4 IN x 8 FT
 - e. 2 EA – 5 FT 1 IN x 8 FT (with 10 IN x 10 IN glass)
4. Install 12 EA glass doors on aluminum frame; dimensions are as follows:
 - a. 2 EA – 3 FT 4 IN x 7 FT 2 IN
 - b. 6 EA – 5 FT 4 IN x 7 FT 2 IN
 - c. 4 EA – 3 FT 2 IN x 7 FT 2 IN

Louvers:

1. Remove existing 2 EA aluminum fixed louver, 2 FT x 3 FT 1 IN at 1st Floor and 2nd Floor bathrooms.
2. Remove existing 4 EA aluminum fixed louvers, 4 FT x 3 FT 1 IN at 1st Floor and 2nd Floor bathrooms.

3. Remove existing 2 EA aluminum fixed louvers, 2 FT 6 IN x 2 FT at 2nd Floor.
 4. Install 8 EA of stormproof aluminum fixed louvers, total 71.6 SF.
 5. Remove existing 6 EA transom louvers over aluminum doors, 3 FT 4 IN x 3 FT.
 6. Install 6 EA transom louvers over aluminum doors, total 59.94 SF.
- C. Continuous Load Path:**
1. Secure the roof-mounted equipment included in PA SOW to existing roof or platforms by installing 2 strap 5/16" clear coated aluminum wire with galvanized turn buckles and accessories.
 - a. 6 EA of rooftop, electronic cooling unit, 10 TON
 - b. 1 EA of Carrier 38AUZA16 condenser unit, 15 TON
 - c. 1 EA of Carrier 38AUZA12 condenser unit, 10 TON
 - d. 2 EA of Nordyne condenser unit, 2 TON
 2. Secure the undamaged roof-mounted equipment to existing roof or platforms by installing 2 strap 5/16" clear coated aluminum wire with galvanized turn buckles and accessories. (Quantity estimated per site inspection photographs.)
 - a. 1 EA of condenser unit, 15 TON
 - b. 8 EA of condenser unit, 10 TON
 - c. 16 EA of condenser unit, 1-3 TON
 3. Secure the roof-mounted fans included in PA SOW to existing roof or platforms by installing 2 strap 5/16" clear coated aluminum wire with galvanized turn buckles and accessories.
 - a. 2 EA of Labconco laboratory fan, steel
 - b. 9 EA of Labconco laboratory fan, fiberglass
 - c. 1 EA of fan, roof mounted, downblast, 5000 CFM
 - d. 1 EA of fan, roof mounted, downblast, 2500 CFM
 - e. 8 EA of exhaust vent pipe and hood for laboratory fan, 12 IN DIA

4. 252529 Edificio 021 Ciencias Naturales Fase 4

Building Envelope:
A. Prep and paint 28,000 SF of perimeter building walls (including columns, walkway ceilings and stair enclosures).
B. Remove and replace 1,000 SF of ceilings, hallway, drywall, 5/8 IN, painted.
C. Repair and refinish 3,000 SF of flooring, hallway, concrete, epoxy coating.
D. Remove and replace 7 each of windows, alum grid window shade screens 4 FT x 8 FT.
E. Remove and replace 1 each of fire control alarm panel, Johnson Controls.
Roof System:
A. Remove and replace 13,000 SF of roofing system, built-up roofing.
B. Remove and replace 5 each of lightning rods, copper clad, 5/8 IN x 1 FT.
C. Remove and replace 1 each of variable frequency drive unit 201, 10 HP.
D. Remove and replace 1 each of variable frequency drive unit 202 control wheel, 10 HP.
E. Remove and replace 1 each of bypass switch 203, 40 AMP.
F. Remove and replace 1 each of variable frequency drive unit 203, 10 HP.

G. Remove and replace 2 each of exhaust system variable frequency drive motor 1A, 7.5 HP and 1B, 7.5 HP
H. Remove and replace 2 each of variable frequency drive air handler unit 201C and 204, 10 HP
I. Remove and replace 1,013 LB of exhaust duct, 2 FT x 2 FT, 3 each exhaust towers, 30 LF each, 720 SF.
J. Remove and replace cable, guy-wire, 1 IN x 7 IN , EHS ¼ IN, 90 LF x 3 EA, 270 LF long.
K. Remove and replace 300 LB of ducts, galvanized iron, 2 FT x 2 FT x 30 LF, perforated fiberglass.
L. Remove and replace cable, conductor, #14 AWG-37, 600V, stranded, unshielded, 500 LF long.
M. Remove and replace 1 each of air compressor, 30 GAL. RFI RESPONSE RECEIVED
N. Remove and replace 3 each of water softener system displays (above tanks), Culligan Hi Flo.
General:
A. Prep and paint 28,000 SF of walls.
B. Remove and replace 680 SF of walls, drywall, 5/8 IN.
Mold:
A. Clean 34,974 SF of mold
Hazard Mitigation
DI # 252529; UPR Humacao Edificio 021 Ciencias Naturales Fase 4 This is a reinforced concrete building with 3 floors and a footprint of 11,658 SF. The structure is located in an urban area of Humacao, PR. The mitigation package is considering that the first floor of the building is open, and only the second (educational area) and upper level (mechanical area) should be considered. To prevent or reduce damages in future similar events, the following mitigation measures have been proposed:
A. Roof Mitigation: The 100% of roof waterproofing will be replaced by PA up to most recent codes and standards. 1. Install 279 LF of termination bar to roof to protect the waterproofing membrane (included in PA SOW) against uplift. 2. Install 279 LF of metal flashing to add redundant protection against uplift by wind to waterproofing membrane.
B. Openings Retrofit: The doors on the second floor are frameless glass units, placed in the middle of two fixed glass panels, which will be considered as windows for costing purposes. (Note: The floor plans for Phase 4 building were not provided for the HM SOW development – quantity and dimensions are estimated from site inspection photographs.)
Windows: 1. Remove the 27 EA undamaged fixed glass windows. 2. Install 1 EA fixed impact-resistant glazing window, 6 FT x 4 FT, 24 SF. 3. Install 26 EA fixed impact-resistant glazing windows, 4 FT x 4 FT, total 416 SF. 4. Remove 32 EA undamaged frameless fixed full glass, 3 FT 6 IN x 8 FT. 5. Install 32 EA impact-resistant glazing for fixed full glass, 3 FT 6 IN x 8 FT, total 896 SF.

Doors:

1. Remove 16 EA undamaged frameless full glass doors, 3 FT x 8 FT.
2. Install 16 EA impact-resistant glazing for frameless full glass doors, 3 FT x 8 FT.
3. Remove 1 EA undamaged steel and half glass door, 3 FT x 8 FT.
4. Install 1 EA steel and half glass door, 3 FT x 8 FT.
5. Remove 1 EA undamaged aluminum hollow door, 3 FT x 8 FT.
6. Install 1 EA aluminum hollow door, 3 FT x 8 FT.

C. Continuous Load Path:

Existing roof-mounted equipment is secured to concrete curbs and have visible metal seismic bracing.

1. Brace the 1,013 LB of exhaust duct, 2 FT x 2 FT, 3 exhaust towers, 30 LF each, 720 SF to wall and roof to prevent bends and displacement by wind by installing at least 6 galvanized wall-mounted strut braces with bolts to wall per duct.
2. Brace the 300 LB of ducts, galvanized iron, 2 FT x 2 FT x 30 LF, and prevent bends and displacement by wind by installing at least 6 galvanized wall mounted strut braces with bolts to wall.

END OF SECTION

23. APPENDIX G

FEMA Alternative Procedures

PLEASE [CLICK HERE](#)

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