REQUEST FOR QUALIFICATION (RFQ) FOR:

DESIGN AND SUPERVISION SERVICES for
Restoration of Buildings of the Historic Quadrangle and
Relocation of COPU Building in Río Piedras Campus

RFQ #DRO 23-001 / 8358, 10760, 10756, 10325, 4615

June 2023
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1. BACKGROUND AND PURPOSE

This RFQ is published pursuant to requirements for Procurements by States 2 CFR § 200.317. When procuring property and services under a Federal award, a State must follow the same policies and procedures it uses for procurements from its non-Federal funds. The State will comply with §§200.321, 200.322, and 200.323 and ensure that every purchase order or other contract includes any clauses required by §200.327. All other non-Federal entities, including subrecipients of a State, must follow the procurement standards in §§ 200.318 through 200.327.

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”). This Program is 90% ($698,940,543.78) funded by FEMA and 10% ($42,625,237.77) matching funds of CDBG-DR Non-Federal Match Program and ($35,034,822.65) institutional funds.

The UPR is working towards its recovery, which requires the issuance of this Request for Qualification (the “RFQ”) for a comprehensive scope for some Pre-Design, Design and specialized assistance for 8358, 10760, 10756, 10325, 4615 - Restoration of buildings of the Historic Quadrangle and relocation of COPU Building in Río Piedras Campus (“The Project”), that impact the following five (5) Project Worksheets, to attend ten (10) historic structures:

1. PW 8358: Building 042 Antiguo Registrador
2. PW 10760: Building 038 Eugenio María de Hostos
   Building 040 Felipe Janer
   Building 045 Anexo Economía Doméstica
   Building 048 Escuela Ecología, Familia y Nutrición
3. PW 10756: Building 036 Antonio S. Pedreira
   Building 041 Sebastián González
4. PW 10325: Building 047 Luis Palés Matos
   Building 129 Anfiteatro Julia de Burgos
5. PW 4615: Building 053 Escuela Comunicación Pública

The purpose of this RFQ is to seek specialized conservation / restoration Architecture and Engineering firms for the development of all pre-design, design development, field supervision and logistic execution plan, which consists of:
a. The development of a complete Alternative Procedures package for submission to COR3 and FEMA for the compliance of the requirements of FEMA and PRDOH/CDBG-DR Non-Federal Match Program, that considers:
   o Alternate project, Improved Project, Scope of Work Alignment and/or Share funds, among others documents for the compliance of the requirements for approval of FEMA, as applicable.

b. Design Services for the aforementioned UPR Recovery Projects, which include, but may not be limited to:
   o Validation of the space program layout.
   o As-Built, Design (schematic, design development, construction documents), technical specifications, cost estimates, schedules, and bidding phase assistance.
   o Infrastructure, environmental, mitigation, safety, energy efficiency and technology measures.
   o Endorsements and Permits.
   o Technical Studies as Additional Services.
   o Field Supervision.
   o Other services required and/or normally related to design and supervision services.


The awarded firm will also provide oversight services and coordination for the execution of a multidisciplinary comprehensive project. The prior objective of this request of qualifications is restoration and conservation of the listed buildings in the National Register of Historic Buildings, located in the north and south wings of the main Rio Piedras campus Quadrangle.

Proponents must explain in detail how they will be able to provide the required services and achieve the expected results, while in compliance with FEMA and PRDOH/CDBG-DR Non-Federal Match Program requirements. Previous and proved experience with similar restoration scope projects and subject to compliance requirements under FEMA and PRDOH/CDBG-DR Non-Federal Match Program area is the most important. Review and verification through the site area of FEMA’s Scope of Work (the “SOW”) and the new 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 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
The RFQ shall be sent and addressed to:

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

Attention to:  
Eng. Carlos Hiraldo Torres  
Field Operation Manager’s  
Disaster Recovery Office

University of Puerto Rico  
Jardín Botánico Sur 1187, calle Flamboyán  
Río Piedras, Puerto Rico 00926-1117  
Tel. (787) 250-0000, Ext. 5099  
E-mail: uprecovery.rfp@upr.edu

**NOTICE:** All companies interested in participating on this RFQ must register using the following e-mail: uprecovery.rfp@upr.edu to qualify for receiving the following:
- Date and time of Interview;
- Notice of changes or cancelation of the RFQ;
- Qualification Notice.

The following information must be provided upon registration for this RFQ:
- Company’s name.
- Representative’s complete name.
- Job title.
- E-mail.
- Phone number.

3. TIMELINE AND SUBMISSION DATE

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<tr>
<td>RFQ publication</td>
<td>June 9, 2023</td>
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<tr>
<td>Meeting/ Visit to Quadrangle in Río Piedras Campus (Compulsory)</td>
<td>June 15, 2023, at 10:00am, Location at the “Antiguo Registrador” Building in the Historic Quadrangle in Río Piedras Campus</td>
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The Statement of Qualification must be submitted by email. Address the indicated contacts in Section 2 – CONTACT (Mr. Julio Collazo Rivera, Attention to Eng. Carlos Hiraldo)

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<td>Interviews</td>
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<td>Qualification Notice</td>
<td>July 2023.</td>
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<td>June 20, 2023,</td>
<td>Time: on or before 11:59pm</td>
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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 RFQ, as was indicated in Section 2 of this RFQ. All official communication related to this RFQ will be per that indication.

4. BRIEF HISTORIC CONTEXT, PROJECT STRATEGY AND APPROACH

In 1903 the University of Puerto Rico was created and began operating on a farm on the outskirts of Río Piedras, with an enrollment of 273 students. Incorporates the Insular Normal School. In 1908 the University became a Land Grant College. In 1920 the University became administratively independent from the Department of Insular Instruction; establishes the Board of Trustees and creates the position of Rector as chief officer. At this time, the tuition was 1,500 students.

After some natural disasters in 1929 and the global situation of the Great Depression caused the government to allocate funds for the new buildings of the University. The development of the great legacy we have today began. In the 1930s the main structures of historic quadrangle of Spanish Revival style were built, including emblematic buildings such as La Torre, the Theater, and the Old Library (later Registrador, current proposal to relocate COPU Faculty). The Historic Quadrangle is composed of several buildings built following the Parsons Master Plan and the designs of Puerto Rican architect Rafael Carmoega and American William Schimmelpfennig. It consists of multiple buildings of academic and administrative uses, mostly interconnected by exterior galleries and a large wooded central courtyard known as Plaza Antonia Martínez. The Quadrangle is an example of decorative exuberance, rich in symbolism, represented in structures of different volumes and heights. The buildings and elements of historical value as:

- La Torre (R.Baldorioty de Castro y FD Roosevelt) (1937)
- Building Antonio S. Pedreira (1937)
- Building Sebastian Gonzalez (1944)
- Building Luis Pales Matos y Anfiteatro Julia de Burgos (1953)
- Building Agustín Stahl (1931-46)
- Building Julio Garcia Diaz (1937)
- Teatro (1935-40)
- Building Eugenio Maria de Hostos (1935-40)
In 1946, the University received accreditation for the first time from the Middle State Association of Colleges and Secondary Schools, the body that governs quality standards in the United States.

Plan Parsons for Río Piedras Campus

These buildings have great architectural, artistic, sculptural, artisanal value, among others. They have inspired illustrious Puerto Rican artists. The carillon has performed classical and popular music by authors such as Rafael Hernández and Agustín Lara, including La Borinqueña. Professor María Luisa Moreno describes in her book “The architecture of the University of Puerto Rico, Río Piedras Campus” the main architectural transformations of the first unit of the country’s university. The playwright Francisco Arrivi wrote the lyrics of the anthem of the University and the director of the Choir Augusto Rodríguez, was in charge of the music.

Given this value, the occupation, restoration and conservation are a priority for the UPR. It is for this reason that after a comprehensive evaluation and analysis of
physical and economic viability, we propose with the best option the location of the new Faculty of Communications and Informatics (FaCI – before COPU Building) in the available spaces of the north wing of said Historic Site.

Although the funds allocated for PW 4615 (Escuela de Comunicación Pública (COPU)) establish its demolition and reconstruction in its own (existing footprint at Hurricane María disaster). However, aspects of proximity, consolidation, and operational efficiency of the Río Piedras campus justify not build a new building. The UPR proposed the relocation of COPU program in the available building spaces of the Historic Quadrangle. This opportunity benefits the best interests of the university community. This proposal is currently the highest priority for the Campus.

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

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

PROJECT STRATEGY AND APPROACH
The proposal to be submitted for FEMA approval considers compliance with federal requirements for an alternative procedure under Section 428. The scope strategy considers maximizing the budgets approved in several PWs associated with the north wing of the Historic Quadrangle to be addressed as a single comprehensive intervention. This strategy has as its main objective to establish principles of restoration in a uniform manner for its envelope and to occupy the spaces available inside for the Faculty of Communications and Informatics (FaCI).

It is proposed to develop the design in two main phases under the same design contract that consolidates the concepts:

**PHASE 1: Exterior restoration works (Enclosure):**
It will attend architectural ornamentation elements, windows, stucco and concrete surfaces, doors, exterior galleries, ceilings, terracotas and ceramic-colored ornaments, roof (structural system, tiles and waterproofing system, drains), of the buildings:

- Building 042 Antiguo Registrador
- Building 038 Eugenio María de Hostos
- Building 040 Felipe Janer
- Building 045 Anexo Economía Doméstica
- Building 048 Escuela Ecología, Familia y Nutrición
Building 036 Antonio S. Pedreira
Building 041 Sebastián González
Building 047 Luis Palés Matos
Building 129 Anfiteatro Julia de Burgos

The scope for design of this phase could represent an improved or alignment of scope, in accordance with FEMA approval protocols. For FEMA Alternatives Procedures requirements [Click on Link].

PHASE 2: Interior restoration works:
Maximize budget allocated in PW 4615 to relocate the program of uses of FaCI (before COPU Department) in the footprint of the buildings:

- 038 – Antiguo Registrador (Floors 1 y 2)
- 042 – Eugenio Ma. De Hostos (Floors 1 to 3)

The scope for design of this phase requires to be developed under an Alternate Procedure, by changing its original use and location. For FEMA Alternatives Procedures requirements [Click on Link].

These phases, differentiated by their scope, will be executed in their design concurrently. The duration of them could determine their execution periods independently. Each of them will consider everything related to inquiries to permit
agencies and endorsements. The UPR will assist the designer to prepare the schedule that considers in detail the tasks of each phase to determine the execution times that allow to reduce the time of execution. The actual goal is to initiate the necessary specialized studies, validations of inventories of hazardous materials, as built review, programming, to present a design and schematic estimate in compliance with FEMA requirements, which can be submitted for approval by FEMA.

To pursue the start of development of the Alternate and Improved/Alignment scope of work, the proponent shall comply with proved knowledge and extensive experience in restoration/conservation of historic buildings will strengthen development in decision-making, reasonability estimates skills and constructability strategies. The selected proponent for carry out this project must have the following skills:

1. Proven capacity and experience in similar emblematic restoration projects in PR.
2. Successful execution of restoration projects.
4. Availability team of specialized trades consultants: system of historic terracotta tiles and roofs, architectural ornamentation, mechanical engineering, civil, electrician, elevators, environmental & safety, permits, acoustics, lighting, conservationist codes compliance and life safety, among others.
5. Availability of historical documentation, analysis, and technical data for restoration methods of repair.
6. Cost Benefit and reasonable execution time.
7. Access, experience and knowledge in requirements to comply with the Federal State Historic Preservation Office (SHPO) and Instituto de Cultura Puertorriqueña (ICP), Oficina de Gerencia de Permisos (OGPe), among others.
8. Accessibility and commitment to the education and practice of architecture in PR.
10. Ability of the firm and its consultants to work the different scopes and design packages in concurrency.

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

The project considers several types of construction work for the restoration of the
facilities to their pre-disaster design, function, and capacity, including mitigation work, as recommended by FEMA. All work to be performed must be within the existing footprint. Some works include mitigation measures, and code compliance measures, as recommended by FEMA in the respective scope of work for each building. Due to the building’s year of construction, lead and/or asbestos abatement may be necessary. This abatement plan will be prepared by the UPR with an independent environmental consultant contract.

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

5.1 ALTERNATIVE PROCEDURE

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

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

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

1. Review, evaluation, and familiarization with the projects that are part of the Alternative Procedures.

2. Develop and prepare a turnover package (TOP) for submission to COR3 and FEMA. The TOP shall include, but is not limited, to the following:

   a. Transmittal letter.
   b. Project narrative -Description with cost effectiveness and benefits of the Alternative Procedure project and Mitigation proposal resiliency.
   c. FEMA requested forms per the PAPPG guidelines.
   d. Schematic design.
   e. New scope of work alignment with cost.
   f. Possible mitigation measures proposal to be transferred from original project to the alternate.
   g. Detailed Cost estimates.
   h. Schedule.
i. Applicable permits for each turnover package.

j. Development and submission of any required document as stated by the PAPPG and the Alternative Procedures guidelines.

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

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

Please, for more information, Click on Link for overview and processing the requirements for Alternatives Procedures – Example for Public Assistance-Alternative Procedures (Section 428) Guide for Permanent Work FEMA4339-DR-PR.

5.2 DESIGN AND SUPERVISION

5.2.1 SERVICES RELATED TO FEMA’S SOW

5.2.2 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, for Scope of Work Alignment. The awarded proponent will be responsible for preparing cost estimates, justification and narrative description for the mentioned SOW and any additional SOW as required by UPR for compliance with all internal and FEMA procedures.

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

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

5.2.5 The Awarded Proponent is responsible for notifying the UPR’s representative in case of any change that may affect the primary SOW.
5.2.6 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, restoration/conservation strategies, and actions referred and/or requested by the President or his authorized representative, COR3 or FEMA, and will be available to complete said requests and attend the meetings that the UPR deems necessary.

5.2.7 The Awarded Proponent will evaluate the 406 Hazard Mitigation proposed by FEMA and determine if it’s viable or if there are better proposal measures to provide Hazard Mitigation to the facility. In case of a change, the awarded proponent, in coordination with the UPR’s representative, will prepare a Hazard Mitigation proposal for submission to FEMA for its corresponding approval.

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

5.2.9 The Awarded Proponent will work as a representative of the UPR with the historic preservation offices and shall be comply with all policies, permits and procedures, required by the local and state agencies.

5.3 LOGISTIC EXECUTION PLAN (Alternate Procedure, Design, Bid and Construction Execution)

5.3.1 The Awarded Proponent will be responsible for verifying the FEMA SOW of all facilities including but not limited to the PA, HMP, BBA, Method of Repair and EHP. All the above documents will be provided after Contract award.

5.3.2 The Awarded Proponent shall familiarize and evaluate the current logistics and phases established for this project strategy to provide feedback and improvements options.

5.3.3 The Awarded Proponent shall perform an evaluation of the current campus operations and will coordinate the visits and meetings with the key personnel from the UPR Rio Piedras campus.
5.3.4 The Awarded Proponent shall provide as part of the construction logistic plan, conceptual drawings showing key elements like buildings location, staging areas, materials flow, traffic flow, etc. Also, the plan shall incorporate a timeline/schedule and a written description of the proposed plan.

5.3.5 The Awarded Proponent shall deliver a construction logistics plan which provides no or minimum disruptions to the UPR Rio Piedras campus operations, while allowing to comply with the schedule and period of performance established by FEMA.

5.3.6 The logistic plan will be developed in phases. Proponent shall allow time in their SOW for revisions as required between the different scopes (Exterior Works and Interior Works to be relocated COPU program).

5.3.7 Phase 1 – Consists of information gathering and evaluation including but not limited to SOW documents, evaluation of established priorities, key personnel meetings and interviews among others.

5.3.8 Phase 2 – Consists of the development of a Bid and Construction logistics plan including but not limited to times, staging areas, vehicular barriers, written guidelines and schedules among others.

5.3.9 Phase 3 – Coordinate with Users and Administrative Deanship the relocation of spaces to allow the execution of the works.

6. GENERAL INSTRUCTIONS AND STATEMENT OF QUALIFICATION SUBMISSION

General Instructions
The evaluation and ranking for selection will be based on the information submitted as required in this RFQ. Proponents should respond clearly and completely to all requirements. Failure to respond to each of the requirements in the RFQ may be the basis for rejecting a Statement of Qualification.

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 proponents. It is the responsibility of the proponents, not the UPR, any misinterpretation of the information presented. The submission of a Statement of Qualification by a proponent will be considered evidence that it has read, understands, and accepts these requirements.

The information provided in this RFQ, or any other written or oral information provided by the UPR, their offices, the Selection Committee, their consultants, or employees in connection with the SOQ, in the selection process is provided for the convenience of
the prospective Awarded proponent only. The prospective proponent shall make their own conclusions as to such information. Oral explanations or instructions from the UPR, their offices, the Selection Committee, their consultants, or employees shall not be considered binding, formal or final. The UPR, their offices, the Selection Committee, their consultants, or employees make no representation as to such information, the accuracy and completeness of such information is not warranted by any of them and none of them shall have any liability in connection with such information or the selection process, all liability of which is expressly waived by the prospective proponent.

The UPR and the Selection Committee reserve all rights that shall be in their sole discretion available to them under applicable local and federal laws, rules and regulations, including, without limitation, with or without cause and with or without notice, the right to: 4.1.1. Modify the procurement process to address applicable local and federal laws and/or the best interests of EPP and the Government of Puerto Rico.

Elaborate Statement of Qualification (e.g., expensive artwork), are not necessary or desired.

**Mandatory requirements, Statement of Qualification 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 Statement of Qualification, the proponent should carefully examine the RFQ documents. The proponent will be responsible for any errors or omissions in the Statement of Qualifications.

a. If the proponent is an individual, the Statement of Qualifications 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 the title and number of this RFQ.

   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 RFQ.

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 the title and number of this RFQ.
The Statement of Qualification 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 RFQ must comply with the following mandatory requirements:

- **Letter of Intent** – (1-page limit): Identifying the name and number of the RFQ, 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 RFQ, providing the exact business name to conduct business with the UPR, and address, telephone, fax number, e-mail address and SAM Entity Identifier Number.
- **Appendix A** – Statement of Qualification Form
- **Appendix B** – Required Federal Documents (Lobbying Certification, Non-Conflict of Interest Certification and Limited Denial of Participation Affidavit)
- **ASG RUP** – evidence of the eligibility certification of the “Registro Único Professional” (“RUP” by its Spanish acronym)) of the General Services Administration (ASG).
- A color copy of the engineer’s or architect’s professional ID (Identificación de Colegiación) and a copy of the Department of State License.
- **Appendix D** – Response Checklist: Before signing and submitting its Statement of Qualifications for this Project, interested proponents should carefully review and fill the Appendix D – Response Checklist.

**Request for Information (RFI)**

An RFI or clarification shall be addressed by email to: uprecovery.rfp@upr.edu on or before the date established in this document and must reference this specific RFQ (RFQ #DRO 23-001 / 8358, 10760, 10756, 10325, 4615) 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 RFQ will be made by addendum. Any changes to specifications will be made in writing and delivered to proponents that register receipt of this RFQ at uprecovery.rfp@upr.edu. Proponents shall acknowledge receipt of the addenda on Appendix A – Statement of Qualification Form.

**7. EVALUATION CRITERIA AND SELECTION PROCESS**

**EVALUATION CRITERIA**

The Accepted Statement of Qualifications will be reviewed by the UPR after all individual interviews with each proponent are concluded. The resulting information
will be used to score the Statement of Qualifications. The scoring will be tabulated, and the statement of Qualifications ranked based on the numerical scores received.

The requested Statement of Qualification should be provided by an established and experienced architect’s firms with previous and proven executed on historic restoration projects. The Awarded Proponent shall be a professional and technical team fully experienced in conservationism/restoration 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 and at least three (3) executed projects of successful architectural historic restoration of medium and mayor complexity.

Using Appendix A – Statement of Qualification Form, organizations may establish capability to provide services under performance contracts with the University of Puerto Rico by providing the following information within its response:

**Executive Summary**

- Provide a complete profile of your organization, mission, and vision statements, considering historic restoration/conservation experience.

**Experience and strategy in providing the services (up to 30 points)**

- Describe the organization/company’s restoration experience and capabilities in providing similar services to those trades required. Be specific and detail no more than three projects/contracts: description of work, dates, locations, challenges, and results. (up to 4 points)
- Indicated any experience in projects with FEMA grants. (up to 6 points)
- Please indicate whether you have experience working with public or federal entities, and years of experience performing like services. (up to 6 points)
- Provide specific examples of the services or tasks previously provided by the entity as considered in this RFQ, considering historic restoration/conservation projects. (up to 8 points)
- Detail your firm’s understanding of the challenges and barriers for a project like this and proposed approach to overcoming these barriers. Focus on historic restoration/conservation context. (up to 3 points)
- Identify potential risk factors and methods for dealing with these historic context factors. (up to 3 points)
Team qualifications (up to 25 points)

- The Proponent should provide **detailed information** about the specific experience and qualifications of the Proponent’s principals in historic restoration buildings firm, 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. 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, considering special restoration/conservation skills. (15 points)

- Attach resumes of **all professional resources** (or/and sub-contractors/specialized trades consultants, if any) who will be providing the services. Consider the restoration specialist’s, infrastructure trades specialists (engineering and/or architectural consultants) based on the trades applicable for the scope work for this project (10 points)
  - Full Completeness of Personnel/Trade specialist (mechanical, electrical, architectural, structural, civil) qualifications.

Proponent references (up to 20 points)

- The proponent must supply references of **minimum three (3) firms** to which similar services have been provided within the past five years of a comparable sized institution or company, with special consideration in historic restoration/conservation projects. If contacted, all references must verify a high level of satisfaction was provided. (20 points)

- If the Proponent has previous contracts with the UPR the performance directly related to those services will be considered as additional reference to those minimally required.

Preference of 5 points for Section 3 Business Concern and MWBE (BONUS POINTS)

The UPR shall 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/download/politica-sobre-seccion-3/](https://cdbg-dr.pr.gov/download/politica-sobre-seccion-3/)
- [https://cdbg-dr.pr.gov/download/politica-mwbe/](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.

**SELECTION PROCESS**

**Interviews and Pre-Qualification**

A selection Committee will be appointed by ODFI’s Director, for which it may rely on specialized advisers, consultants, and/or subject matter experts that will review and rank the statements of qualifications against the stated criteria after all individual interviews with each proponent are concluded. The date and time for the interviews will be given via e-mail: uprecovery.rfp@upr.edu. The proponents shall give a presentation to the Evaluation Committee. The proponents shall present their qualifications, experience and their vision/plan of how the project will be carried out. A space will be given to the Committee for questions. The period of the interview will be between 30 to 45 minutes.

After evaluating all the Statement of Qualifications, the Committee will recommend finalists. The shortlisted qualified proponents will be ranked in order and notified to the shortlisted qualified proponents.

**Negotiation and Project Award**

Afterwards, the negotiations will begin with the highest-ranking proponent/bidder, until a reasonable price is negotiated with the highest ranked bidder possible. The date and time for the negotiation will be given via e-mail: uprecovery.rfp@upr.edu.

ODFI’s Director will provide oversight on all contractual matters between the UPR and the awarded firm, including contract’s details, compliance, and eventual agreed fee compensation.
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 RFQ without notice at any time.

8. JUDICIAL REVIEW
Any proponent adversely affected by a decision made by the UPR in connection with the selection and award procedures provided in this RFQ 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 uprecovery.rfp@upr.edu.

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

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

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

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

In the event a prospective Contractor may also be a current UPR contractor, UPR employees and the prospective Proponent may contact each other with respect to their existing contract and duties only. Under no circumstances UPR employees or current contractors may discuss this RFQ 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.

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

10. UPR DISCLAIMERS
By submitting a Statement of Qualification, the Proponent, on behalf of themselves and their Partners/Subconsultants acknowledges and agrees that:

This RFQ shall be governed and is published pursuant requirements for Procurements by States 2 CFR § 200.317. When procuring property and services under a Federal award, a State must follow the same policies and procedures it uses for
procurements from its non-Federal funds. The State will comply with §§ 200.321, 200.322, and 200.323 and ensure that every purchase order or other contract includes any clauses required by § 200.327. All other non-Federal entities, including subrecipients of a State, must follow the procurement standards in §§ 200.318 through 200.327. Also, the prospective proponents expressly recognizes that only the courts of Puerto Rico will be the state courts of competent and exclusive jurisdiction to decide over the judicial controversies that the appearing parties may have among them regarding the terms and conditions of this RFQ.

In connection with this RFQ, the UPR and the Selection Committee reserve all rights that shall be in their sole discretion available to them under applicable local and federal laws, rules and regulations, including, without limitation, with or without cause and with or without notice, the right to:

- Modify the Project described in the RFQ or its scope.
- Modify the procurement process to address applicable local and federal laws and/or the best interests of the UPR and the Government of Puerto Rico.
- Plan and modify the RFQ in any manner that they deem necessary. If the UPR is unable to negotiate a Base Contract to their satisfaction with a proponent, they may negotiate with the next highest ranked proponent, terminate the process, pursue other alternatives relating to the RFQ, and/or exercise such other rights, as the deem appropriate, at the UPR’s sole discretion.
- Exclude any proponent form submitting any response to the RFQ or SOQ based on failure to comply with any requirements.
- Issue addenda, supplements and/or modifications to this RFQ.
- Require additional confirmation form that furnished information in the SOQ; require additional information form any proponent concerning its responses and require additional evidence of qualifications to perform the work described in this RFQ, if so is desired, but proponents shall have provided this basic information included in the RFQ Form.
- Require a mandatory field visit and inspection to the site and require a certified acknowledge document.
- Seek or obtain data from any source that has potential to improve the understanding and evaluation of the responses to this RFQ.
- Add or delete, providing the corresponding preparation time before the SOQ due date, about prospective proponents responsibilities form the information contained in this RFQ or any subsequent process instruments.
- Permit clarifications or supplements to a response to the RFQ, prior to the time of the formal quantities evaluation.

9.1. Equal Employment Opportunity and Non-Discrimination

9.1.1. 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 believes, 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.

9.2. Conflict of Interest

9.2.1. 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.

9.2.2. 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 an SOQ outright or to impose additional conditions upon Proponents. The Proponent shall accept any reasonable conflict mitigation strategy employed by the UPR, including but not limited to the use of an independent subcontractor(s) to perform the portion of work that gives rise to the actual or potential conflict. The UPR reserves the right to cancel any contract awarded pursuant to this RFQ with 30 days’ notice if an actual conflict of interest, or the appearance of such conflict, is not cured to UPR’s satisfaction.

9.3. Proponent’s Error and Omissions

9.3.1. 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.

9.4. Proponent’s Expenses

9.4.1. Proponents are solely responsible for their own expenses in preparing an SOQ and for subsequent negotiations with the UPR. The UPR will not be liable to any Respondent for any claims, costs, or damages incurred by the Proponent in preparing the SOQ, loss of anticipated profit in connection with any final Agreement, or any other matter whatsoever.

9.5. Selection of SOQ and/or Proponent in best interest of the UPR

9.5.1. Notwithstanding the selection criteria set forth in the RFQ, if determined by the UPR to be in its best interest, the UPR reserves the right to request further information, negotiation, and select a Proponent 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 offer.
9.6. **Number of Awards**

9.6.1. At the sole discretion of the UPR and based upon the breadth and experience of Proponent to this RFQ, 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 offer 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”).

9.7. **Withdrawal of SOQ and/or Offers**

9.7.1. A proponent may withdraw an offer at any time up to the date and time that the contract is awarded. The withdrawal must be submitted in writing to the RFQ 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.

9.8. **SAM Registration**

SAM registration and annual renewal is a contract requirement. For this RFQ is a requirement that proponents possess an Active SAM Registration at the time an Statement of Qualification is submitted.

9.9. **Contract Negotiations/No obligation to Contract/Rejection of SOQ/Cancellation of RFQ**

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

9.9.2. Issuance of this RFQ does not constitute a commitment by the UPR to award a contract. None of the participants in this RFQ 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 RFQ. The UPR reserves the right to accept or reject, in whole or in part, all submitted offers and/or cancel this RFQ and/or reissue this RFQ 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.
9.9.3. There is no guarantee of a minimal amount of work or compensation for any of the awarded proponent selected for contract negotiations.

9.10. Ownership of Proposals
9.10.1. All documents, including SOQ submitted to the UPR, become the property of the UPR. Selection or rejection of a Proposal does not affect this provision.

9.11. Confidentiality of SOQ
9.11.1. The UPR shall have no obligation to treat any information submitted in connection with an SOQ 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 SOQ as proprietary or confidential, it shall limit such designation to only those particular portions of the SOQ that actually constitute proprietary information, trade secrets, or other confidential matters or data. Identification of the entire SOQ, or entire sections of the SOQ, or other overly broad designations as confidential or proprietary are strongly discouraged and may result in the Proponent being deemed unresponsive. The UPR shall have the right to use all portions of the SOQ, other than those portions identified and marked as confidential or proprietary, as it considers necessary or desirable in connection with this RFQ; and, by the submission of the SOQ, the Proponent thereby grants to the UPR an unrestricted license to use such unrestricted portions of the SOQ.

9.12. Collection and Use of Personal Information
9.12.1. Proponents are solely responsible for familiarizing themselves and ensuring that they comply with the laws applicable to the collection and dissemination of information, including resumes and other personal information concerning employees and employees of any subcontractors. If this RFQ requires Respondents to provide the UPR with personal information of employees who have been included as resources in their SOQ to this RFQ, 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 RFQ and use by the UPR for the purposes set out in the RFQ. 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.
9.13. **RFQ and SOQ as Part of Agreement**

9.13.1. This RFQ, 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 RFQ, related documents, or Proponent’s offer pose a conflict with the contract, the contract terms shall control.

9.14. **Non-Assignment**

9.14.1. 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.

9.15. **Causes for Disqualification**

9.15.1. Failure to submit the SOQ on or before the date and time deadline indicated in this RFQ.

9.15.2. Failure to submit a fully completed SOQ may be deemed nonresponsive.

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

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

9.15.5. Failure to show for meeting/interview.

9.16. **No Bid**

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

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

9.17.1. 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.
11. 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 RFQ 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 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.

END OF DOCUMENT
12. **APPENDIX A**

**STATEMENT OF QUALIFICATIONS FORM**
UNIVERSITY OF PUERTO RICO
CENTRAL ADMINISTRATION
STATEMENT OF QUALIFICATION FORM

Process No.: RFQ #DRO 23-001 / 4615, 8358, 10760, 10325, 10756

Project Name: Restoration of the Historic Quadrangle and Relocation of COPU Building

Project Location: University of Puerto Rico, Río Piedras Campus

Company Name: 
Representatives' Name: 
Mailing Address: 
Physical Address: 
Telephone Number: 
E-mail: 
Employers Social Security:

(The Proposers may attach supporting documentation to these qualification requests).

1. Executive Summary - Provide a complete profile of your organization, mission, and vision statements, considering historic restoration/conservation experience.

2. Experience and strategy in providing the services - Describe the organization/company’s restoration experience and capabilities in providing similar services to those trades required. Be specific and detail no more than three projects/contracts: description of work, dates, locations, challenges, and results. Indicated any experience in projects with FEMA grants. Please indicate whether you have experience working with public or federal entities, and years of experience performing Historic Restoration Projects, like services. Provide specific examples of the services or tasks previously provided by the entity as considered in this RFQ, considering historic restoration/conservation projects. Detail your firm’s understanding of the challenges and barriers for a project like this and proposed approach to overcoming these barriers. Focus on historic restoration/conservation context. Identify potential risk factors and methods for dealing with these historic context factors.
3. **Team qualifications** - The Proponent should provide detailed information about the specific experience and qualifications of the Proponent’s principals in historic restoration buildings, 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. 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, considering special restoration/conservation skills. Attach resumes of personnel (or/and subcontractors, 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. Full Completeness of Personnel/Trade specialist (mechanical, electrical, architectural, structural, civil) qualifications.

4. **Proponent references** - The proponent must supply references of minimum three (3) firms to which similar services have been provided within the past five years of a comparable sized institution or company, with special consideration in historic restoration/conservation projects. If contacted, all references must verify a high level of satisfaction was provided. If the Proponent has previous contracts with the UPR the performance directly related to those services will be taken into account as additional reference to those minimally required.

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<th>No.</th>
<th>Client Name, Contact Person and telephone</th>
<th>Location</th>
<th>Type of Work (Description of the services provided, include any similar services to the herein required Historic Restoration Buildings)</th>
<th>Contract Amount</th>
<th>Completion Date</th>
<th>Funding Resource (private, state, or federal)</th>
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Acknowledgement of Addenda: The proponent acknowledges the receipt of the following addenda and, unless otherwise specified, accepts that changes required in these Addenda are included in the Statement of Qualifications:

Addendum No. 1– Description: ____________________________________________________________

____________________________________________________________________________________

Date ____________

Addendum No. 2– Description: __________________________________________________________

____________________________________________________________________________________

Date ____________

Addendum No. 3– Description: __________________________________________________________

____________________________________________________________________________________

Date ____________

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

Incomplete or inaccurate information: Failure to accurately and completely provide the information requested may result in the disqualification.

The proponent understands that the Owner reserves the right to reject any or all Statements of Qualifications and to waive any informality.

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

___________________________________  ____________________
Authorized representative signature  Date

Seal (if Bidder is a Corporation)
13. **APPENDIX B:**

**REQUIRED FEDERAL DOCUMENTS**

In compliance with federal regulations, all proponents 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
RFQ #DRO 23-001 / 8358, 10760, 10756, 10325, 4615, 06024

Certification for Contracts, Grants, Loans, and Cooperative Agreements

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

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Please check appropriate box:

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

☐ 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 Qualification (RFQ)
Design and Supervision Services
Community Development Block Grant – Disaster Recovery
Unidadad de Puerto Rico
RFQ #DRO 23-001/ 8358, 10760, 10756, 10325, 4615

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 / RFQ #DRO 23-001 / 8358, 10760, 10756, 10325, 4615, procurement process (“Procurement Process”). In such regard, I hereby certify that:

1. There are no relevant facts or circumstances that could give rise to an organizational or personal conflict of interest for the Proposer or its staff with respect to the Procurement Process with the Procuring Entity. Nonetheless, the Proposer recognizes that situations may arise that may appear to be, or are, conflicts -or potential conflicts- of interest. The term “potential conflict” means reasonably foreseeable conflict of interest.

2. The Proposer will disclose to the Procuring Entity any relevant information of an apparent, potential, or actual conflict of interest that may appear to exist regardless of their opinion that such information would not impair their objectivity.

3. As per 2 C.F.R. § 200.318(c)(1), a conflict of interest would arise when “the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract”. Therefore, I understand that conflicts of interests may arise in, but not limited to, the following situations:

   a) Unequal access to information. A potential contractor, subcontractor, employee, or consultant has access to non-public information through its performance on a government contract for disaster recovery services in Puerto Rico.

   b) Biased ground rules. A potential contractor, subcontractor, employee, or consultant has worked with a government contract or program with the basic structure or ground rules of another government contract for disaster recovery services in Puerto Rico.

   c) Impaired objectivity. A potential contractor, subcontractor, employee, or consultant, or member of their immediate family (spouse, parent, or child) has financial interests, or others, that would
impair, or give the appearance of impairing, impartial judgment in
the evaluation of government programs in offering advice or
recommendations to the government, or in providing technical
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
3. LIMITED DENIAL OF PARTICIPATION (LDP)/SUSPENSION OR DEBARMENT STATUS
AFFIDAVIT

Request for Qualification (RFQ)
Design and Supervision Services
Community Development Block Grant – Disaster Recovery
Universidad de Puerto Rico
RFQ #DRO 23-001 / 8358, 10760, 10756, 10325, 4615,

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 ________

Page 37 of 64
14. **APPENDIX C**

**INSURANCE POLICIES**
Required Insurance Policies for the project

RFQ #DRO 23-001 / 8358, 10760, 10756, 10325, 4615

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

(-) Bid Bond (5% de lo cotizado)

(-) Performance & Payment Bond (100% de lo cotizado)

(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
Including the following endorsements:

(X) Hold Harmless Agreement

(X) Additional Insured

(X) Thirty (30) days cancellation notice

(X) Waiver of Subrogation

(X) Auto
Limits – Combined Single Limit of $500,000

(-) Owners & Contractors Protective Liability (in the name of the University of Puerto Rico – same limits as C.G.L.)

(-) Installation &/or Transportation Floater (if needed)

(-) Builder’s Risk

(-) Pollution

(X) Errors & Omissions / Professional Liability – Limits $1,000,000

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

<table>
<thead>
<tr>
<th>Puerto Rico Department of Housing</th>
<th>Gobierno de Puerto Rico</th>
<th>US Department of Housing and Urban Development (HUD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO Box 21365</td>
<td>PO Box 9020082</td>
<td>451 7th Street S.W</td>
</tr>
<tr>
<td>San Juan, PR 00928-1365</td>
<td>San Juan, PR 00902-0082</td>
<td>Washington, DC 20410</td>
</tr>
</tbody>
</table>

Initials _______
15. **APPENDIX D**

**RESPONSE CHECKLIST**
Response Checklist

Note: Late applications for pre-qualification will not be considered. Therefore, before submitting a response to this RFQ, please review the following:

☐ Did you attend to the Meeting/ Visit to Quadrangle in Río Piedras Campus (Compulsory)

☐ Did you include a Letter of Intent identifying the name and number of the RFQ, date of submittal, signed by an authorized representative of the organization, that states the acceptance of the Terms and Conditions of this RFQ, providing the exact business name to conduct business with the UPR, and address, telephone, fax number, e-mail address and SAM Entity Identifier Number?

☐ Do you have an Active Registration on SAM.gov?

☐ Did you complete the Statement of Qualification Form?

☐ Did you fully complete Section 1 through 4 in the Statement of Qualification Form?

☐ Did you attach the resumes of all firm personnel teamwork (or/and sub-contractors, specialized trades consultants, if any) who will be providing the services?

☐ Did you acknowledge the Addendums in the Statement of Qualification, if applicable?

☐ Did you complete and include the required Federal Documents in Appendix B (Lobbying Certification, Non-Conflict of Interest Certification and Limited Denial of Participation Affidavit)?

☐ Did you include evidence of the eligibility certification of the “Registro Único Professional” (“RUP” by its Spanish acronym)) of the General Services Administration (ASG)?

☐ Did you include a color copy of the engineer’s or architect’s professional ID (Identificación de Colegiación) and a copy of the Department of State License?

☐ Before signing and submitting the Statement of Qualifications for this Project, did you carefully review the Appendix D – Response Checklist?
16. APPENDIX E

BUILDING DESCRIPTIONS
I. GENERAL DATA OF THE PROJECT:

### Project Worksheets

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Exterior Enclosure Elements to be restored (architectural historic details as galleries and arcades, ornamental elements, windows, plaster and stucco in facades, structural roof and waterproofing system, exterior floors and ceilings, among others). The works will be considered a scope alignment in accordance with the approved budget in the PW.</th>
</tr>
</thead>
<tbody>
<tr>
<td>DI</td>
<td>PW</td>
</tr>
<tr>
<td>Building 042 - Antiguo Registrador</td>
<td>158706</td>
</tr>
<tr>
<td>Building 038 - Eugenio Ma. de Hostos</td>
<td>158648</td>
</tr>
<tr>
<td>Building 040 - Felipe Janer</td>
<td>158707</td>
</tr>
<tr>
<td>Building 045 - Anexo Economía Doméstica</td>
<td>158708</td>
</tr>
<tr>
<td>Building 048 - Escuela Ecología, Familia y Nutrición</td>
<td>158710</td>
</tr>
<tr>
<td>Building 036 - Antonio S. Pedreira</td>
<td>158642</td>
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<tr>
<td>Building 041 - Sebastián González García</td>
<td>158647</td>
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<tr>
<td>Building 047 - Luis Palés Matos</td>
<td>158709</td>
</tr>
<tr>
<td>Building 129 - Anfiteatro Julia de Burgos</td>
<td>158741</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phase 2</th>
<th>Faculty of Communication and Informatics (FaCI) (to be relocated in the interior of the Antiguo Registrador Building and Eugenio Ma. de Hostos). The works will be considered an alternative procedure in accordance with the approved budget in the PW and impact only the interior space (finishes, technology, equipment, furniture, mech. + electrical + water + life safety infrastructure considerations, among others).</th>
</tr>
</thead>
<tbody>
<tr>
<td>DI</td>
<td>PW</td>
</tr>
<tr>
<td>Building 053 - Escuela Comunicación Pública</td>
<td>257913</td>
</tr>
</tbody>
</table>
II. PROJECTS DESCRIPTION:

The Project will impact 5 PW's that integrate several structures, for a total of 9 buildings located on the north and south sides of the Historic Quadrangle. The scope of fourth PW's consists in restoring the exterior envelope of these buildings as a priority. The fifth PW proposes the interior rehabilitation of the Old Registrador Building which inside will occupy the academic program of the Faculty of Communications and Informatics FaCI).

An alignment of items will be considered to intervene with the exterior surfaces of concrete, stucco, replacement windows, truss structure, tiles, waterproofing of roofs, ceilings and floors of the galleries, and architectural elements. These interventions will be estimated, priorities will be established in relation to the approved budget available and considering mitigation measures to avoid damage in a future disaster.

PW 8358
1. Building 038 Antiguo Registrador
   a. Approximately Year Build: 1936
   b. Building Footprint – 10,320 SF
   c. Perimeter – 424 LF
      • Number of Stories – 2 (1st with Mezzanine and 2nd Floor)
      • Approximately Area – 20,822 SF
      • Floor to Floor Height – 16 FT
      • Approximately Building Height – 39 FT

The Antigua Registraduría Building is listed in the National Register of Historic Places as the other buildings in the Quadrangle. The building is a two-story structure with a mezzanine level between the two floors. The building is constructed of cast-in-place, reinforced concrete and the roof is a reinforced concrete slab covered with a bituminous built-up roof system and a terra cotta parapet cap. Two other buildings were later built with similar construction and are physically connected to this building: Building No 45, Anexo Economía Doméstica is adjacent to the west and Building No 42, Eugenio María is adjacent to the East. Interior walls are load bearing, concrete reinforced painted or plaster, metal studs with textured and painted gypsum. Exterior windows consist of metal jalousie units. The ground floor is a reinforced concrete slab on grade, and upper levels are similarly composed of reinforced concrete. The ceiling generally consists of suspended, acoustical, ceiling tiles under the original detailed plaster ceiling. Flooring is generally VCT, VAT or bare concrete, but the circulation area is composed of terrazzo.

PW 10760
1. Building 042 Eugenio María de Hostos
   d. Approximately Year Build: 1936
   e. Building Footprint – 10,925 SF
   f. Perimeter – 754 LF
      • Number of Stories – 4 (Basement to Third Floor)
      • Approximately Area – 22,775 SF
      • Floor to Floor Height – 14 FT
      • Approximately Building Height – 50 FT
The building 042 Eugenio María de Hostos is part of the original Historic Quadrangle and listed in the National Register of Historic Places. The building is a site cast, reinforced concrete structure with several roof systems including a pitched hip roof, a pitched gable roof, and a mono gable roof with eaves and Spanish red clay barrel tiles. The roofing tiles are an historical element and were surface coated with an asbestos containing sealer. The interior includes reinforced concrete load-bearing walls with a reinforced concrete floor slab on grade. Interior finishes generally consist of suspended acoustic ceiling, painted concrete, plaster or drywall, and vinyl composite tiles, and terrazzo floor tile. Some electrical wiring includes asbestos insulation.

2. Building 040 Felipe Janer
   a. Approximately Year Build: 1927
   b. Building Footprint – 8,084 SF
   c. Perimeter – 532 LF
      • Number of Stories – 3 (Ground to Third Floor)
      • Approximately Area – 16,105 SF
      • Floor to Floor Height – 12 to 14 FT
      • Approximately Building Height – 49 FT

The building 040 Felipe Janer is part of the original Historic Quadrangle and listed in the National Register of Historic Places. The building has an L-Shape footprint in three stories that includes meeting rooms, computer stations, teachers and administrative offices that was originally constructed in 1927. In 2009 had a mayor restoration in contrast with a modern intervention renovation of systems. All levels are connected to adjacent buildings. The building structure is a cast-in-place, reinforced concrete with stucco finish on the exterior with historical allusions to the Spanish Colonial Renaissance or Baroque, modified Plateresque or Neo-Plateresque Style. The building roof structure, restored and renovated in 2009, is composed of wood trusses with wood planks for roofing support and fortified metal brackets at all junctions, and new roof clay tiles, non-historic. The exterior window systems are modern metal framed glass with integral shutter (security). The floor is a reinforced concrete slab on grade and structural concrete at the upper levels. The building interior has been modernized with upgraded features, and several offices were high-grade furniture system partition assemblies. Interior finishes generally consist of suspended acoustic ceiling system, painted concrete, painted plaster finish, interior partitions were metal stud and gypsum board with some wood walls and plaster finish. The flooring is marble in the reception areas, terrazzo in the circulation areas, and ceramic, wood, or concrete in the interiors.

3. Building 045 Anexo Economía Doméstica
   a. Approximately Year Build: 1936
   b. Building Footprint – 4,284 SF
   c. Perimeter – 252 LF
      • Number of Stories – 2 (First and Second Floor)
      • Approximately Area – 7,203 SF
      • Floor to Floor Height – 16 FT
      • Approximately Building Height – 38 FT

The building 045 Anexo Economía Doméstica is part of the original Historic Quad and listed in the National Register of Historic Places. Has 2 stories occupied by the Humanities Department that uses of computers laboratory, library, classrooms, administrative offices, and storages building. The structure is a cast-in-place, reinforced concrete with stucco finish on the exterior with historical allusions to the Spanish Colonial Renaissance or
Baroque, modified Plateresque or Neo-Plateresque Style. The roof is an original Spanish clay tile roof and steel support structure at some portions. The exterior windows are Miami style aluminum jalousie windows with glass/aluminum framed windows insert in the inside. The floor is a reinforced concrete slab on grade and structural concrete at the upper levels. Interior finishes generally consist of suspended acoustic ceiling system, painted concrete, painted plaster finish, interior partitions were metal stud and gypsum board with some glazed walls and plaster finish. The flooring is terrazzo at the circulation areas, and VCT, ceramic, wood or concrete in the interiors.

4. Building 048 Escuela de Ecología, Familia y Nutrición
   a. Approximately Year Build: 1936
   b. Building Footprint – 6,776 SF
   c. Perimeter – 408 LF
      • Number of Stories – 3 (First to Third Floor)
      • Approximately Area – 14,100 SF
      • Floor to Floor Height – 16 FT
      • Approximately Building Height – 32 to 44 FT

Building 048 of the Escuela de Ecología, Familia y Nutrición is part of the original Historic Quad and listed in the National Register of Historic Places. The academic program is for computers laboratory, library, classrooms, administrative offices, and storages building. The building has 3 stories with a L-Shape footprint and all levels are connected to adjacent buildings. The building structure is a cast in-place, reinforced concrete with stucco finish on the exterior with historical allusions to the Spanish Colonial Renaissance or Baroque, modified Plateresque or Neo-Plateresque Style. The roof is an original Spanish clay tile roof and steel support structure at some portions. The exterior windows are Miami style aluminum jalousie windows with acetate/aluminum framed screens insert in the inside. The floor is a reinforced concrete slab on grade and structural concrete at the upper levels. Interior finishes generally consist of suspended acoustic ceiling, painted concrete, painted plaster.
or painted stucco. The flooring is terrazzo at the circulation, VCT, concrete, and cork at the third floor.

2. Building 041 Sebastián González García
   a. Approximately Year Build: 1946
   b. Building Footprint – 7,812 SF
   c. Perimeter – 440 LF
      • Number of Stories – 4 (Basement to Third Floor)
      • Approximately Area – 25,600 SF
      • Floor to Floor Height – 16 FT
      • Approximately Building Height – 32 to 44 FT

The building Sebastián González García is part of the original listed as Historic Building in the campus. The main spaces are administrative offices, storages, classrooms, conference rooms, dead files, Microfilm, Computers Room, and Research building for the Humanities Department. The building structure is a cast-in-place, reinforced concrete with stucco finish on the exterior with historical allusions to the Spanish Colonial Renaissance or Baroque, modified Plateresque or Neo-Plateresque Style. The roof is an original Spanish clay tile roof and wood support structure at some portions. Roof membrane system can possibly include Asbestos-Containing material. The exterior windows are a mix of awning aluminum/glass windows and Miami style aluminum jalousie windows with a glass/wood framed window insert in the inside. The floor is a reinforced concrete slab on grade and structural concrete at the upper levels. Interior finishes generally consist of suspended acoustic ceiling system, painted concrete, painted plaster finish, interior partitions were metal stud and gypsum board with some glazed walls and plaster finish. The flooring is terrazzo in the reception areas, and VCT, ceramic, wood or concrete on the interiors.

PW 10325
1. Building 047 Luis Palés Matos
   a. Approximately Year Build: 1944
   b. Building Footprint – 18,500 SF
   c. Perimeter – 754 LF
      • Number of Stories – 4 (Basement to Third Floor)
      • Approximately Area – 22,775 SF
      • Floor to Floor Height – 10 FT
      • Approximately Building Height – 36 FT

The rectangular structure has three joined facilities that the roofs are flat with a built-up bituminous roof system. The building’s structure is cast-in-place, reinforced concrete. The exterior consists of a 2 FT wide crown molding surrounding the upper part of the entire building, painted stucco finish, aluminum jalousie windows, and metal exterior doors. The first floor is a reinforced concrete slab on grade, floors two, three and roof are structural concrete. Interior finishes consist of suspended acoustic ceiling, solid core wood doors and VCT flooring.

2. Building 129 Anfiteatro Julia de Burgos
   a. Approximately Year Build: 1944
   b. Building Footprint – 8,700 SF
   c. Perimeter – 388 LF
      • Number of Stories – 2
      • Approximately Area – 10,500 SF
The Anfiteatro is part of the buildings listed in the National Register of Historic Places. The building is a cast-in-place, slab-on-grade structure of reinforced concrete. The structure has an irregular footprint. The majority of the building is 1-story with a mezzanine level that houses dressing rooms and a rooftop mechanical penthouse. The exterior walls consist of staggered vertical concrete panels with vertical, concealed openings that provide cross-ventilation. The roof is made of concrete with a bituminous coating and has a variable slope. Interior partitions consist of drywall and plaster installed over metal studs. The exterior windows are metal jalousie with interior glazed metal-frame glass panels. Interior finishes include suspended acoustic tile ceilings in the offices and dressing rooms and painted plaster and drywall in other areas. Floors vary, and consist of painted concrete, natural wood, and VCT.

**PW 4615**

1. **Building 053 – Escuela de Comunicaciones (COPU)**

This Building 053 Escuela Comunicación Pública was declared under the 50% Rule for demolition. For this purpose, a formal Bid process was held, and its demolition was executed. The UPR proposes not to rebuild the structure in its initial location, but to relocate the academic program of COPU in Building 038 Antiguo Registrador, located in the Historical Quadrangle.

The funds to rebuild this building (approved by FEMA) will be used to cover the rehabilitation of the interior of the Antiguo Registrador Building and locate the Faculty of Communications and Informatics (FaCI). The exterior repairs will be covered by the approved funds of the others above PW’s of the buildings located in the Historic Quadrangle, as part of the scope of the comprehensive project.
17. **APPENDIX F**

PROPOSED PROGRAM OF USES for the 
“FACULTAD DE COMUNICACIONES E INFORMÁTICA (FaCI)”

(To be located in the interior of Antiguo Registrador & Eugenio María e Hostos Buildings)
# PROGRAM of USE for Faculty of Communications & Informatics (FaCI)

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<thead>
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<th>#</th>
<th>Description</th>
<th>Quantity</th>
<th>SF</th>
<th>Total SF</th>
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<td>Professor's Offices</td>
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<td>80</td>
<td>2400</td>
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<tr>
<td></td>
<td>(considered both Faculties)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Deanship (Decanato Comunicaciones e Informática)</td>
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<td></td>
<td>Executive administrative Assistant</td>
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<tr>
<td></td>
<td>Amphitheater / Main Space (125-150 seats)</td>
<td>1</td>
<td>2000</td>
<td>2000</td>
</tr>
</tbody>
</table>
7 **Conferences / Meetings Lounges**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conference (20 capacity)</td>
<td>1</td>
<td>375</td>
<td>375</td>
</tr>
</tbody>
</table>

8 **Coordinator - Technical Users Assistant**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>(UCTV, CiCom, MediaLab, Observatorio de Estudios Relacionados a la Información)</td>
<td>1</td>
<td>80</td>
<td>80</td>
</tr>
</tbody>
</table>

9 **Proyecto de Acompañamiento Académico (PAA)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>800</td>
<td>800</td>
</tr>
</tbody>
</table>

10 **Cine and TV Area**

1) **UCTV**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office (private)</td>
<td>1</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Productions Office</td>
<td>1</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Edition Office (8 x 8)</td>
<td>6</td>
<td>64</td>
<td>384</td>
</tr>
</tbody>
</table>

2) **Estudio Television**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sound Stage (área de plató) y periferia (80 x 40, h= 15') / 1rst floor Hostos Bldng, actual Vestuatio footprint. (Sound trap)</td>
<td>1</td>
<td>1,800</td>
<td>1,800</td>
</tr>
</tbody>
</table>

3) **Control Room (40'x30')**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Área de control y dirección (20'x30' aprox.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Video Wall 15’</td>
<td>1</td>
<td>800</td>
<td>800</td>
</tr>
<tr>
<td>ii. Swtcher, gráficas, prompter, DTR, Video Engineer (escritorio fijo)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>iii. Área de asientos en declive para clases (25 estudiantes)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Sound Room (10’x12’</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Equipment Connectivity Room</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4) **Set & Prop Storage (16’x20’)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Load In Bay (exterior access) Basement Hostos Building (actual Archeology)</td>
<td>1</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>b. Studio Access</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5) **(2) Dressing Rooms (camerinos)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Capacidad para 3 personas</td>
<td>2</td>
<td>40</td>
<td>80</td>
</tr>
<tr>
<td>b. Vanity (mesa fija con espejos iluminados)</td>
<td>3</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>c. Cerca o con acceso al plató</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6) **Equipment Storage and Checkout (40’x40’ aprox.)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Oficina para 1 persona</td>
<td>1</td>
<td>600</td>
<td>600</td>
</tr>
<tr>
<td>b. Área de counter de despacho</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Heavy duty rack pallet shelf (warehouse)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Acceso exterior sin escaleras para carga y descarga en vehículos</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Acceso a estudio y acceso interior fuera del estudio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>7) Posproducción</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sala de colorización/ mezcla de sonido (20 capacidad)</td>
<td>1 500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Aislamiento de sonido</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Mesa Color Grading en el centro del salón</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Mesa Sound Engineering</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Capacidad 20 personas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>8) Fotografía</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1) Photography Rooms /20 students</td>
<td>1 300</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Escritorio fijo</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Portrait Photography (muslin, canvas, paper backdrops)</td>
<td>588</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2) Product Photography Rooms/ Stop-Motion (2) 12’x12’ c/u</td>
<td>2 288</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Escritorio fijo</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Photo shooting table/ Flat Lay Photography Support System/ Stop-Motion</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>11) Centro de Investigaciones de Comunicación e Información (CICom / Media Lab)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15-20 Computers w Graphic Software (todos open source)</td>
<td>1 500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Projection and Intelligence TV</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Virtual and physical performing options</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tables for workshops w computers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>12) Student’s Organizations Offices</strong></td>
<td>1 200</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>13) Student’s Council Offices</strong></td>
<td>1 200</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>14) Creative Thinking (hands-on) w working tables</strong></td>
<td>1 600</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>15) General Lounge (Students)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Study tables, seats, sofas, vending machines, play room (1rst level near to front access to Plaza)</td>
<td>1 400</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>16) Facultad Lounge</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Space Multiuse (tables, sofas, microwave etc.)</td>
<td>1 400</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL PROGRAM OF USES:</strong></td>
<td>21,367</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>11) Restrooms, Mechanical &amp; Telecomm Rooms, Halls and vestibules (% in compliance w Codes)</strong></td>
<td>30% 6,410.10</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PROPOSED PROGRAM :</strong></td>
<td>27,777</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Approximate Max SF:</strong></td>
<td>27,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
18. **APPENDIX G**

**GENERAL PHOTOS**
RFQ for Restoration of the Historic Quadrangle and Relocation of COPU Building, Río Piedras Campus
FEMA/CDBG Projects - RFQ #DRO 23-001
University of Puerto Rico

PW 10325
Building 047 Luis Palés Matos & Building 129 Amphitheatre Julia de Burgos

PW 10756
Building 036 Antonio S. Pedreirea & Building 041 Sebastián González

PW 8358
Building 038 Antiguo Registrador

PW 10760
Buildings 042 Eugenio María de Hostos, 040 Felipe Janer, 045 Anexo Economía Doméstica, 048 Escuela de Ecología, Familia y Nutrición
19. **APPENDIX H**

**BUILDING LAYOUTS**
PW 8358
Building 038 Antiguo Registrador
Building 045 Anexo Economía Doméstica
Building 129 Anfiteatro Julia de Burgos

END OF REQUEST FOR QUALIFICATIONS