



ADDENDUM NO. 3
REQUEST FOR SEALED PROPOSALS
27DJ-00415

PURPOSE: This Addendum is issued for the purpose of formally addressing, clarifying, and responding to questions, requests for information, and comments submitted by interested parties during the procurement process associated with this Request for Sealed Proposals (RFP). As a result of the review and evaluation of the inquiries received, it has been determined that additional clarifications, modifications to certain provisions, corrections to previously issued information, and supplementary information are necessary to ensure a complete understanding of the requirements, scope, and conditions of this competitive solicitation process.

The responses contained in this Addendum are intended to promote transparency, consistency, and fairness throughout the procurement process by ensuring that all prospective Proposers have access to the same information for the preparation and submission of their proposals. Accordingly, the clarifications, revisions, amendments, and supplemental information set forth herein shall serve to clarify, supplement, modify, or replace, as applicable, specific provisions originally included in the RFP documents. Therefore, this Addendum shall be read and construed in conjunction with the Request for Proposals and any other solicitation documents previously issued in connection with this procurement. All information, requirements, specifications, conditions, terms, and provisions contained in this Addendum shall become an integral and binding part of the RFP documents and shall supersede any inconsistent provision contained in the original solicitation documents.

All Proposers are required to carefully review the contents of this Addendum and incorporate the clarifications, revisions, modifications, and additional requirements contained herein into the preparation and submission of their proposals. Submission of a proposal shall constitute acknowledgment that the Proposer has examined, understood, and taken into consideration all information contained in this Addendum as part of the official RFP documents.

This document is incorporated into and forms an integral part of the Request for Sealed Proposals for the Design-Construction of the Puerto Rico's of New Trauma Hospital project. This content shall be duly considered by Proposers in the preparation and submission of their proposals.

Questions and Answer

1. Reference: Page No. 55 of 98, Key Personnel's Minimum Qualifications



Question: Will the Owner accept a Bachelor's degree in Business Administration with a concentration in Construction Management as meeting the minimum academic requirements for the Cost Estimator Key Personnel position? This degree integrates construction management with cost control, budgeting, contract administration, and financial analysis, which are the core competencies of the estimating role?

Answer: The Procurement Office, through Addendum No. 4, modified the minimum requirements for the cost estimator, who is also considered Key Personnel.

2. Reference: Page No. 55 of 98, Key Personnel's Minimum Qualifications

Question: Will the Owner accept documented professional experience in lieu of the professional certification required by the RFP if the proposed Cost Estimator has:

- 30+ years of experience estimating multimillion-dollar projects
- Estimating experience on 5+ vertical construction projects
- Estimating experience on 3+ healthcare projects, including at least one hospital and one laboratory.

This certification is not commonly required in the Puerto Rico construction market. Under this procurement, the General Contractor is contractually responsible for the accuracy of its estimates, a responsibility backed by its surety bonds and insurance.

Answer: The Procurement Office, through Addendum No. 4, modified the minimum requirements for the Cost Estimator, who is also considered Key Personnel.

3. Reference: Page No. 55 of 98, Key Personnel's Minimum Qualifications

Question: Will the certification remain mandatory, will the Owner accept a Cost Estimator who has formally initiated the certification process by the proposal submission date, supported by proof of enrollment or application status and a commitment to obtain the certification during the contract term? Obtaining this certification typically takes more than six (6) months, as the process includes board review of the application, verification of project experience, a technical paper and/or interview, and examinations?



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Answer: The Procurement Office, through Addendum No. 4, modified the minimum requirements for the Cost Estimator, who is also considered key personnel.

4. Reference: Request for Sealed Proposals, Section 10

Question: Can the Owner confirm whether the Build America, Buy America (BABA) Act requirements apply to this project? If BABA applies, will the Owner support and process, through PRDOH and HUD, BABA waiver requests (public interest, nonavailability, or unreasonable cost) for equipment and materials whose domestic lead times would prevent the Design-Builder from meeting the required phase milestones, including the 21-month Emergency Department milestone? Certain critical equipment currently has domestic lead times exceeding 24 months. A waiver would allow the Design-Builder to procure from compliant alternative sources while protecting the project schedule?

Answer: The Puerto Rico Department of Housing (PRDOH), as grantee of the CDBG-MIT funds assigned to this Project, has advised that the Build America, Buy America Act (BABA), Title IX of Pub. L. 117-58, and HUD's implementing notices and waivers are not applicable to the CDBG-MIT funds currently assigned to this Project. Accordingly, compliance with BABA is not required under the current funding determination. Should PRDOH, HUD, or any other competent authority subsequently determine that BABA requirements apply, the Design-Builder shall comply with such requirements as directed and in accordance with applicable law.

5. Reference: Section 10.1.4 Oral Presentation

Question: May some team members participate in the oral presentation virtually? If so, will virtual participation, or the absence of any team member from the in-person session, affect the Proposer's evaluation score?

Answer: The Procurement Division shall invite only those Proposers that have achieved the Minimum Technical Qualification Threshold to participate in an Oral Presentation. The invitation will consist of an email sent to the address provided by each proposer in their proposal, which will include the date, time, virtual platform, agenda, duration, presentation requirements, and any other applicable instructions or limitations, as applicable.

The Oral Presentation will take place exclusively in a virtual format. Remote participation will neither confer any advantages nor impose any disadvantages on any Proposer, and it will not serve as an evaluation



criterion. Nevertheless, the Evaluation Committee may consider the extent to which the participating team demonstrates knowledge of the Project, preparedness for its execution, and the ability to respond effectively to questions posed during the Oral Presentation.

Oral Presentation Evaluation Criteria (Maximum 25 Points)

Criterion	Description	Maximum Score
Project Mastery and Understanding of the ASEM's Objectives	The team's ability to respond to technical, operational, and managerial questions in a clear, precise manner that is consistent with the submitted proposal. The level of demonstrated knowledge regarding the project's specific challenges, its operational constraints, and ASEM's objectives will be evaluated.	8
Integration and Cohesion of the Proposed Team	Evidence of coordination, communication, and complementarity among key team members during the presentation. The effective participation of the various disciplines and the demonstration of a functional leadership structure for the execution of the project will be evaluated.	5
Problem Solving and Decision Making	Proven ability to analyze hypothetical scenarios presented by the Evaluation Committee, identify risks, and propose practical, timely, and results-oriented solutions without compromising the hospital's	7



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	quality, safety, or operations.	
Executive Communication and Stakeholder Management	Clarity, organization, professionalism, and effectiveness of the presentation. The ability to convey complex information in a way that is understandable to the project's various stakeholders will be evaluated.	5

6. Reference: Bridging Documents Final Report, Page 77

Question: As per the structural design narrative included in the Bridging Documents Final Report, reinforced concrete is proposed for the superstructure and heliport. Please confirm that structural steel can be proposed for the primary superstructure and heliport to support compliance with the specified First Phase project schedule.

Answer: The Bridging Documents constitute the Project's Design Basis and establish the minimum requirements for performance, functionality, operation, resilience, durability, life safety, and regulatory compliance that the proposed solution must meet; furthermore, the solution must be consistent with the purpose, requirements, and objectives stipulated in the Request for Proposals (RFP) and the Bridging Documents.

7. Reference: Section 7.2 Deliverables, Page 16

Question: As per the RFP documents, the Delivery Schedule is 21 months for the First Phase and 33 months for the Second Phase. Please clarify the duration allocated for the work to be performed prior to the commencement of the First Phase. This pre-First Phase work includes the Schematic Design Phase, Design Development, preparation of Construction Documents, permits, required studies, agency reviews / approvals, among others.

Answer: There is no separate pre-phase period. The First Phase (21 months) runs from the Notice to Proceed and includes studies, investigations, design, permits and endorsement, and construction through Functional Operation (Attachment 1 §VII).

8. Reference: Advanced Architectural Design Development Drawings



Question: As indicated in the Design Intent Drawings, the exterior façade is specified as an EIFS system. To support compliance with the First Phase project schedule, please confirm whether architectural precast concrete panels will be considered an acceptable alternative exterior façade system in lieu of EIFS.

Answer: The Bridging Documents constitute the Project's Design Basis and establish the minimum requirements for performance, functionality, operation, resilience, durability, life safety, and regulatory compliance that the proposed solution must meet; furthermore, the solution must be consistent with the purpose, requirements, and objectives stipulated in the Request for Proposals (RFP) and the Bridging Documents.

9. Reference: Section 8.1 Section, Page 25

Question: We respectfully request an extension of the questions deadline. The current October 8, 2026, deadline at 2:00 p.m. does not allow sufficient time to thoroughly review the comprehensive design-build documents. An extension would allow for more informed questions and higher-quality, more responsive proposals.

Answer: The Procurement Office has granted an extension to the deadline for submitting Requests for Clarification, via Addendum No. 1 to Request for Sealed Proposals 27DJ-00415.

10. Reference: Request for Sealed Proposals

Question: We respectfully request an extension of the deadline for the submission of questions and of the Proposal. Will the Owner issue an addendum confirming the revised dates?

Answer: The deadline for the submission of proposals in response to the Request for Proposals (27DJ-00415) remains as established in the RFP documents.

11. Reference: Request for Sealed Proposals

Question: Will the Owner provide the successful Proposer with the project drawings in editable electronic format (BIM models and AutoCAD files)? If so, please confirm the file formats and software versions.

Answer: If available, the ASEM may provide the selected proposer with existing reference electronic files, solely for informational and coordination purposes. Any electronic files provided shall be considered



supplementary information; there is no guarantee that they are complete, accurate, or suitable for construction purposes. The Design-Builder shall independently verify all information and shall be solely responsible for the development of the final design, construction documents, BIM models, and all associated design deliverables. The ASEM provides no warranty whatsoever regarding software compatibility, file integrity, or version control of any electronic files that may be provided.

12. Reference: Bridging Documents, Attachment 1, II.b, Page 2

Question: Please, provide the Owner-furnished Geotechnical Report referenced as a basis for design and pricing, and confirm that this report constitutes the "technical data" upon which the Design-Builder may rely under Supplementary Conditions 4.2.3. If no such report is available, will the Owner accept: (a) an allowance in the Price Proposal for the geotechnical investigation, with the foundation design and price adjusted to the findings; and (b) the treatment of subsurface conditions differing from those assumed in the Proposal as a differing site condition under Section 4.3?

Answer: The geotechnical report is currently being prepared and will be provided to Proposers prior to the deadline for the submission of proposals. This document will include the necessary technical information that the Contractor must take into account during the preparation and execution of the project under a Design-Build delivery model. The geotechnical report constitutes the "technical data" upon which the Design-Builder may rely, as provided in Attachment 9, Section 4.2.3; interpretations, opinions and recommendations, including foundation recommendations, will be provided for information only. The Design-Builder shall perform the supplemental geotechnical investigations, liquefaction, settlement, slope-stability and site-specific seismic response analyses required by Attachment C (Sections 5.9.4.3 and 6.7.1) and shall be responsible for the final foundation, excavation-support and dewatering design.

13. Reference: Cost Estimate, Attachment 1, II.d, Page 3

Question: Please state the Owner's allocated design and construction budget that the required phase cost estimates must not exceed.

Answer: At this stage of the project, information regarding the budget available and allocated to the project will not be provided to the Proposers.



14. Reference: Attachment 1, II.b, Exhibit 17, Article 3.1, Page 2: 5

Question: Please confirm whether the hospital and medical equipment document is Attachment F or Attachment H.

Answer: Attachment F contains medical and hospital equipment for Puerto Rico's New Trauma Hospital. Among the documents for the Request for Sealed Proposals, there is no appendix identified as Attachment H.

15. Reference: Exhibit 17, Article 3.3; Attachment 9, Sections 4.2-4.3, Page 6; 8-9

Question: Does the \$10.3 million contingency allowance represent the sole compensation available for subsurface conditions materially different from the Owner-furnished Geotechnical Report?

Answer: Item 3 of the Allowances (Contingency) is the first and primary source of payment for costs related to unforeseen conditions (unexpectedly poor soil conditions, hidden interferences, unidentified utility conflicts, archaeological finds, etc.) or minor variations during construction (quantity adjustments, minor additional work, and coordination adjustments based on the scope of work included in the RFP).

Only after Allowance Item 3 has been exhausted, and only for conditions that qualify as differing site conditions for which timely notice was given, may an adjustment be made by Change Order.

16. Reference: Exhibit 17, Article 3.3, Attachment 9 Section 6.22, Page 6; 22 -24

Question: Does the \$10.3 million contingency allowance represent the sole compensation available for unidentified utility conflicts or utilities materially different from Owner-furnished information?

Answer: Item 3 of the Allowances (Contingency) is the first and primary source of payment for costs related to unforeseen conditions (unexpectedly poor soil conditions, hidden interferences, unidentified utility conflicts, archaeological finds, etc.) or minor variations during construction (quantity adjustments, minor additional work, and coordination adjustments based on the scope of work included in the RFP).

Only after Allowance Item 3 has been exhausted, and only for conditions that qualify as differing site conditions for which timely notice was given, may an adjustment be made by Change Order.

17. Reference: RFP Section 7.2; Attachment 1, VII.1; Exhibit 16 – Schedule Strategy,



Page 18; 39; 5

Question: Please confirm whether all Phase I work listed in Attachment 1, Section VII.1, must be completed within the 21-month Phase I period.

Answer: All work identified as Phase I in Attachment 1, Section VII.1, together with all associated testing, commissioning, certifications, inspections and activities required to achieve the Phase I operational readiness milestone, shall be completed within the twenty-one (21) month Phase I Contract Time established in the RFP.

18. Reference: RFP Section 7.2; Attachment 1, VII.2; Attachment A, Page 18; 40; Sheet A-1.11

Question: Please confirm that the Tenth Level shown in Attachment A is included in Phase II.

Answer: The Tenth Level identified in Attachment A shall be considered part of Phase II. Proposers are responsible for reviewing all RFP Documents and developing their proposed sequencing, schedule and phasing plan consistent with the requirements established in the RFP.

19. Reference: Attachment C, Sections 5.2.1 and Program Summary, Page 23; 58

Question: Please confirm whether the stated 215,880 GSF includes the 19,165-SF interstitial seismic isolation level.

Answer: The 215,880 GSF is an approximate planning figure that excludes the interstitial isolation level. The stated 215,880 GSF is provided as a planning reference and shall not relieve the Design-Builder of its responsibility to independently verify the building program, design criteria, floor areas and space requirements identified in the RFP Documents.

The Lump Sum shall include all areas required by the RFP Documents, including the interstitial isolation level, regardless of the final measured gross area.

20. Reference: Attachment C, Sections 5.2.1; Attachment A, Page 23; Sheet A-11

Question: Please confirm whether the stated 215,880 GSF includes the Tenth Level shown in Attachment A.

Answer: The 215,880 GSF is an approximate planning figure that excludes the Tenth Level. The stated 215,880 GSF is provided as a planning reference and



shall not relieve the Design-Builder of its responsibility to independently verify the building program, design criteria, floor areas and space requirements identified in the RFP Documents.

The Lump Sum shall include all areas required by the RFP Documents, including the Tenth Level, regardless of the final measured gross area.

21. Reference: Attachment 1 – Potable Water Storage; Exhibit 17 – Alternate, Page 16; 4 - 5

Question: Please confirm whether the minimum 150,000-gallon potable-water cistern required by Attachment 1 is included in the Base Bid rather than the Water Storage Reservoir Alternate.

Answer: The minimum 150,000-gallon potable-water cistern shall be included in the Base Bid as part of the Project's required scope of work. The Water Storage Reservoir Alternate is eliminated (see answer to Question 22). The revised Cost Breakdown (Exhibit 18), to be issued in Addendum No. 4, will require Proposers to state the cost of the cistern system as a separate line item. ASEM reserves the right to delete or modify that scope by deductive Change Order at the stated line-item value.

22. Reference: Exhibit 17 – Alternate; Attachment 1 – Potable Water Storage; Page 4 – 5; 16

Question: Please define the scope and required capacity of the Water Storage Reservoir Alternate and state whether it supplements or replaces the 150,000-gallon potable-water cistern.

Answer: The Water Storage Reservoir Alternate is eliminated; the price proposal shall be included within the Base Bid.

In Addendum No. 4 Exhibit 17 and 18 of the RFP Documents will be replaced.

The Project shall include an underground cistern system located at the basement level of the new building, together with all pumps, controls, appurtenances, and distribution infrastructure required for potable-water and fire-protection services. The minimum required storage capacities are 150,000 gallons for potable water and 50,000 gallons for fire-protection water.



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The cistern system, including all associated pumping equipment, shall be designed in accordance with the Contract Documents and shall incorporate N+1 redundancy for critical components to ensure reliability, maintainability, and continuous operation during equipment failure or maintenance activities. The Design-Builder shall be responsible for verifying capacity requirements and furnishing all additional equipment, storage, controls, and ancillary systems necessary to meet the Project's performance criteria, operational requirements, applicable codes, and Authority Having Jurisdiction (AHJ) requirements, without additional cost to ASEM.

23. Reference: Attachment 1 – Electrical Infrastructure; Attachment C, Section 7.6.1, Page 13; 98

Question: Please confirm the required standby rating of each emergency generator: 2,000 kW or 1,750 kW.

Answer: The RFP Documents establish a basis of design consisting of three (3) diesel engine-driven emergency generators, each rated not less than 2,000 kW standby, 480Y/277V, three-phase, four-wire, 60 Hz. Notwithstanding the foregoing, the Design-Builder shall remain solely responsible for validating the final generator sizing, system performance, and compliance with all Project requirements, applicable codes, and operational resiliency objectives.

Proposers shall base their proposals on the performance requirements, load criteria, redundancy requirements, and resiliency objectives established in the RFP Documents. The Design-Builder shall be responsible for validating the final generator sizing necessary to satisfy the Project requirements, applicable codes, and operational resiliency objectives.

24. Reference: Attachment C, Section 7.6.1, Page 98

Question: Please confirm whether any two emergency generators must carry 100 percent of the total connected building load.

Answer: The RFP documents require that any two (2) of the three (3) generators operating in parallel be capable of carrying one hundred percent (100%) of the calculated demand load of the entire facility (determined in accordance with NEC Article 517 and NFPA 99, including the surge-capacity loads and the spare capacity required (N+1 for power and mechanical systems: two 38 kV/13.2 kV transformers and two 13.2 kV/480 V transformers each carrying the full load; three generators with two carrying 100 % of the building load; 2+1 chillers; 4+2 cooling tower cells;



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two AHUs per patient floor plus dual-coil (chilled water + DX) AHUs for critical areas; N+1 DOAS for critical areas; duplex PSA oxygen with cylinder reserve and cross-connection to the existing building; triplex medical air; quadruplex vacuum; dual domestic water risers; duplex storm pumps), including Life Safety, Critical, Equipment System, and Optional Standby loads. The Design-Builder shall verify and demonstrate through detailed load calculations that the proposed emergency power system satisfies all Project load, redundancy, motor starting, future expansion, and resiliency requirements.

25. Reference: Attachment 1 – Electrical Infrastructure / Commissioning; Attachment C, Section 7.6.1, Page 13; 51; 98

Question: Please confirm whether the required on-site diesel-fuel autonomy is 96 hours or 120 hours at full load.

Answer: The RFP documents require a minimum on-site bulk diesel storage capacity sufficient to provide five (5) days, or 120 hours, of continuous operation of the number of generators required to carry one hundred percent (100%) of the facility demand load with one generator unavailable, at one hundred percent (100%) of their standby rating. The bulk fuel storage shall be sized on the basis of the selected generators' certified fuel-consumption data at one hundred percent (100%) of their standby rating, for the number of generators required to carry one hundred percent (100%) of the facility demand load with one generator unavailable (N), for not less than one hundred twenty (120) hours, plus the unusable tank volume. Proposers shall be responsible for confirming the required fuel storage volume based on their final generator sizing, fuel consumption calculations, and detailed design.

26. Reference: Attachment 1 – Electrical Infrastructure; Attachment C, Section 7.6.1, Page 13; 98

Question: Please confirm whether the emergency generators are to be installed in the Basement generator room or in a separate Category 5 hurricane-rated building.

Answer: The Bridging Documents of design identifies a dedicated generator room located within the Basement for installation of all three emergency generators and associated equipment. The Design-Builder shall be responsible for validating the proposed configuration and demonstrating compliance with all applicable codes, resiliency requirements, life-safety requirements, and performance criteria established by the RFP



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Documents. Any proposed deviation from the basis of design shall be subject to ASEM review and approval.

27. Reference: Attachment 1 – Electrical Infrastructure; Attachment C, Section 6.6.2, 7.6.1, 8.5.8, 8.10.2, Page 13, 51; 70, 98, 136, 145

Question: Please confirm the required location of the main bulk diesel storage tank.

Answer: The RFP documents require the provision of a main bulk diesel storage tank serving the emergency generator system with a minimum on-site fuel reserve sufficient for 120 hours of full-load operation. Day tanks shall be located within the Basement Generator Room. The final location of the main bulk diesel storage tank shall be determined by the Design-Build Entity as part of the final coordinated design and shall comply with all applicable code, permitting, environmental, resiliency, and AHJ requirements. Any proposed location shall be subject to ASEM review and approval.

28. Reference: Attachment 1 – Electrical Infrastructure and Hybrid Redundancy, Page 13

Question: Please state the required BESS power rating in kW.

Answer: The RFP Documents establish the performance objectives and operational requirements of the Battery Energy Storage System (BESS). Proposers shall determine the required BESS power rating through their final engineering analysis and design to satisfy the Project's resiliency, reliability, and operational continuity requirements. The proposed rating shall be subject to ASEM review and approval.



29. Reference: Attachment 1 – Electrical Infrastructure and Hybrid Redundancy, Page 13



Question: Please state the required BESS energy capacity in kWh and minimum discharge duration.



Answer: The Design-Builder shall determine and justify the proposed BESS capacity and discharge duration based on the Project's operational requirements, critical load profile, resiliency objectives, and applicable code requirements. The proposed design shall be subject to ASEM review and approval.



30. Reference: Attachment 1 – Electrical Infrastructure / Commissioning, Page 13



Question: Please identify the loads that must receive zero-millisecond BESS backup.

Answer: The BESS shall provide uninterrupted power support for those systems and loads requiring continuous operation without interruption to maintain patient safety, clinical operations, life safety functions, critical communications, information technology infrastructure, and other mission-critical hospital functions identified through the final design process. The Design-Builder shall identify and validate the specific loads to be supported and shall submit the proposed load allocation for ASEM review and approval.

31. Reference: Attachment 1 – Electrical Infrastructure and Hybrid Redundancy, Page 13

Question: Provide the referenced Micro Grid Project Assessment for the Municipality of San Juan.

Answer: The referenced Micro Grid Project Assessment is being provided for informational purposes only. The assessment is not part of the RFP Documents.

32. Reference: Attachment C, Section 7.4.1 – Utility Service, Page 89

Question: Please provide any LUMA evaluation, service-capacity study, point-of-connection confirmation, or related correspondence issued since preparation of the Bridging Documents.

Answer: Proposers shall independently coordinate with LUMA and validate all service requirements, interconnection criteria, capacities, and utility constraints necessary for their proposed design. The Design-Builder shall be responsible for obtaining LUMA's evaluation and approval of the point of connection.

33. Reference: Attachment 1 – Electrical Infrastructure and Hybrid Redundancy, Page 13

Question: Please provide the current one-line diagram, available capacity, and fault-current information for Medical Center Substation 1359.

Answer: ASEM does not own or operate the LUMA facilities that serve the campus and makes no guarantee regarding their available capacity or short-circuit levels. Where available, ASEM will make the one-line diagrams and



electrical documentation of Substation 1359 in its possession available for reference only. Data on available capacity, fault current and protection coordination at the point of connection shall be obtained by the Design-Builder from LUMA as part of the utility coordination and interconnection process, which is part of its scope. Substation 1359 is not the point of interconnection for the Project's normal service: the Design-Builder shall coordinate with LUMA a new 38 kV connection. The provisions for the secondary feed from Substation 1359 are limited to those described in the answer to Question 154. Any information furnished by ASEM is for reference only, without warranty as to completeness, accuracy or suitability, and the Design-Builder shall independently verify all existing conditions, installations and connection points before beginning design or construction.

34. Reference: Attachment 9, Section 6.22; Attachment C, Section 5.9.4.8

Question: Please confirm whether utility-provider infrastructure upgrades outside the Project site that are required by LUMA or PRASA are included in the Base Bid.

Answer: The Base Bid shall include all work necessary to provide a complete, operational, and fully functional Project in accordance with the RFP Documents. Proposers shall include all utility coordination, studies, permits, fees, and infrastructure improvements required to obtain permanent utility service for the Project, in addition, service connections, fees and on-site work are in the Base Bid. Upgrades to utility-owned infrastructure outside the Project site required by LUMA or PRASA as a condition of service will be charged first to Allowance Item 3 (Contingency), subject to prior written authorization by ASEM; once that allowance is exhausted, they may be addressed by Change Order only if they could not reasonably have been identified through the utility coordination required by the RFP Documents and timely notice was given.

35. Reference: Attachment C, Section 5.9.4.8 – Utility Capacity and Points of Connection, Page 50

Question: Please provide current available-capacity and approved-connection data for potable water, sanitary sewer, and storm drainage.

Answer: Drawings and specifications of the existing potable water, sanitary sewer, and storm drainage systems will be provided in Addendum No. 4. Such information is provided for reference only, and ASEM makes no representation or warranty as to its completeness, accuracy, current condition, available capacity, adequacy, or suitability for the Project.



Any proposed connection is subject to the prior review and approval of the applicable utility provider and/or Authority Having Jurisdiction (AHJ). The Design-Builder shall independently verify all existing conditions and shall be solely responsible for obtaining all required utility confirmations, connection approvals, permits, endorsements, and regulatory authorizations. All costs associated with utility investigations, studies, upgrades, modifications, extensions, relocations, capacity improvements, connection fees, permits, approvals, and related work necessary to serve the Project shall be borne by the Design-Builder.

36. Reference: Attachment 6, Model Contract, Section 7; DBIA 575, Section 1.2.18, Page 7; 3

Question: Please confirm the intended agreement form between the Design-Builder and the Design Consultant; DBIA 540 is referenced by DBIA 575 but is not included in the Model Contract package.

Answer: The use of specific forms in the contract will depend on the structure of the entity to which the contract is awarded through the bidding process. However, Form DBIA 540, "Standard Agreement Form Between the Designer-Builder and the Design Consultant," will be included in Addendum 4.

37. Reference: Attachment 5, Section 7 – Professional Liability Insurance, Page 5 - 6

Question: Does the Design-Builder's project-specific \$10 million Professional Liability policy satisfy the professional-liability requirement for the Design Consultant, or must the Design Consultant procure a separate \$10 million project-specific policy?

Answer: Yes, if the policy covers professional services performed by or on behalf of the Design-Builder, including the Design Consultant and its subconsultants, with the limits dedicated to this Project.

The policy shall comply with all other requirements of Attachment 5, including the extended reporting period, the limits dedicated exclusively to this Project and not eroded by other projects, and the approval of ASEM.

38. Reference: Attachment 1, XII.2; Attachment C, Section 8.8, Page 47; 144



Question: Please confirm whether the Independent Commissioning Authority is to be contracted and paid by the Design-Builder or retained by the Owner.

Answer: The Independent Commissioning Authority must be contracted and compensated by the ASEM.

39. Reference: Attachment C, Sections 5.2.4 and 6.1, Page 26; 63

Question: Please identify which independent peer reviews are to be procured by the Design-Builder and which are to be retained directly by the Owner.

Answer: Unless the Request for Proposals documents expressly provide otherwise, the Design-Builder shall be responsible for engaging, coordinating, and bearing the cost of all reviews, specialized reviews, certifications, inspections, tests, technical validations, and other third-party services necessary to support the design, permitting, construction, commissioning, certification, and acceptance of the Project.

ASEM reserves the right to engage additional technical advisors or reviewers whenever deemed necessary for purposes of regulatory compliance, technical validation, risk mitigation, or the protection of the Project's interests. The involvement of such reviewers shall not relieve the Design-Builder of any contractual, professional, or legal obligations related to the Project.

The engagement of an independent reviewer by the ASEM shall not be construed as a transfer of professional responsibility. The Designer, including the Structural Engineer of Record, shall retain full responsibility for the adequacy, integrity, coordination, constructability, and regulatory compliance of the design.

Without limiting the scope of the independent review commissioned by ASEM, the Design-Builder shall provide, in a timely manner, all information, calculations, models, reports, design memoranda, specifications, analysis results, and other technical documentation required by the Independent Reviewer to complete the review. Furthermore, the Design-Builder, including the Structural Engineer of Record and other professionals, shall be responsible for addressing, responding to, and resolving all comments issued during the review process.

40. Reference: Attachment C, Sections 7.2.1 and 8.9, Page 87; 144



Question: Please identify the exact three levels and locations where the new Trauma Hospital is to connect to the existing ASEM Central Services Building.

Answer: The RFP documents establish the requirement to connect the new Trauma Hospital to the existing ASEM Central Services Building at the following points: Basement corridor, Level 1 (interconnection with the Emergency Department at ground level), Level 2 (enclosed connecting corridor, with a seismic separation joint), and Level 3 (a bridge to Buildings A1/A9, which serves the Blood Transfusion Service and Central Laboratories, including the routing for the pneumatic tube system). The Design-Builder shall verify all connection points, elevations, site conditions, and interfaces with utility systems, and shall determine the final connection locations as part of the coordinated design. Any proposed location for the connections shall be subject to review and approval by the ASEM.

41. Reference: Attachment E – Owner Requirements, Page 3; 7; 12-13

Question: Please confirm whether modifications within the existing laboratory, blood bank, pharmacy, and sterile-processing areas are included in the Design-Build scope.

Answer: Modifications to the existing Laboratory, Blood Transfusion Service, pharmacy, and sterile processing areas are not included in the scope of the design-build project, except for the interface, connection and tie-in work required by the RFP Documents within or adjacent to those areas, including the Level 3 bridge connection, the pneumatic tube stations, utility and medical-gas tie-ins and the fire-alarm interconnection.

42. Reference: DBIA 535, Section 3.2.1.5; Attachment C, Section 8.9, Page 8; 144

Question: Please provide all available record drawings for the existing ASEM Central Services Building at the required connection and tie-in locations.

Answer: ASEM will issue the available sheets of the existing drawings through a future Addendum. The drawings are provided for informational purposes only, without representation or warranty as to their completeness or accuracy. The Design-Builder shall be responsible for verifying existing field conditions and determining their impact on the Work.

43. Reference: Attachment A – Heliport Notes; Attachment E – Owner Requirements, Sheet A-1.12; 3



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Question: Please confirm the controlling design helicopter for the new heliport.

Answer: The proposed new hospital heliport shall be designed, as required by the ASEM, to support the safe operation of helicopters with operational and design requirements up to and including the Sikorsky S-92 (Including the military VH-92A Patriot version) presidential helicopter. The Sikorsky S-92 (including the VH-92A configuration) is the controlling design helicopter for all purposes, including TLOF, FATO, safety areas and structural loads, without prejudice to any more stringent requirement imposed by the FAA or other authorities having jurisdiction.

The Design-Builder shall design the heliport in accordance with the applicable requirements of the RFP Documents and all applicable FAA, industry, and regulatory standards. The Design-Builder shall be responsible for validating the helicopter design and demonstrating compliance with all operational and safety requirements.

44. Reference: Attachment A – Heliport Notes; Attachment E – Owner Requirements, Sheet A-1.12; 3

Question: Please confirm the controlling heliport platform and TLOF dimensions.

Answer: The Design-Builder shall be responsible for developing and validating the final heliport configuration, including TLOF, FATO, safety areas, and associated dimensions, in accordance with applicable regulatory requirements and the final design criteria.

45. Reference: Attachment A – Heliport Notes; Attachment E – Owner Requirements, Sheet A-1.12; 3

Question: Please confirm the controlling heliport structural design load.

Answer: The Design-Builder shall determine and validate the governing structural design loads for the heliport based on the selected design helicopter, applicable codes, FAA guidance, operational requirements, and final design criteria. The final design shall be subject to ASEM review and approval.

46. Reference: Attachment C, Section 5.2.1; Attachment A – Heliport Notes, Page 24; Sheet A-1.12

Question: Please provide the existing ASEM heliport FAA determinations, current operating status, and approved approach/departure paths.



Answer: Any information available regarding the existing heliport will be provided to the Design-Builder for reference purposes only. The Design-Builder must independently verify all operational, regulatory, FAA, airspace, and flight path requirements necessary to support their proposed design and construction activities.

47. Reference: Attachment C, Section 5.2.1 – Project Overview, Page 24

Question: Please define the periods and conditions under which the existing ASEM heliport must remain operational during construction.

Answer: The existing ASEM heliport and helipad currently operate on a twenty-four (24) hours per day, seven (7) days per week basis in support of emergency medical operations. The Design-Builder shall plan, coordinate, and execute the Work in a manner that maintains continuous heliport operations throughout the duration of the Project.

Any activity that may temporarily restrict, interrupt, relocate, or otherwise affect heliport operations shall require prior coordination with ASEM, applicable regulatory authorities, emergency response stakeholders, and any other affected entities. No partial or full closure, suspension, relocation, or operational restriction of the existing heliport or helipad shall occur without ASEM's prior written approval.

The Design-Builder shall be solely responsible for developing and implementing all phasing plans, temporary works, operational continuity measures, safety procedures, mitigation measures, and regulatory approvals necessary to maintain uninterrupted emergency air medical services throughout construction.

To the extent that the Design-Builder's means, methods, sequencing, construction activities, or any other Project-related action necessitate the temporary relocation of heliport operations or the establishment of a temporary heliport, helipad, or other alternate operational arrangement, the Design-Builder shall be responsible, at its sole cost and expense, for the planning, design, permitting, construction, certification, operation, maintenance, regulatory coordination, and eventual removal of such facilities and for ensuring that the alternate facilities provide operational capabilities acceptable to ASEM and all applicable regulatory authorities.

Nothing herein shall be construed to relieve the Design-Builder of its obligation to maintain continuous emergency air medical operational



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capability throughout the Project, except as expressly authorized in writing by ASEM.

48. Reference: Attachment 1, XVI.16.a; Attachment C, Section 8.2.2, Page 12; 117

Question: Please confirm the minimum clear floor area required for each Hybrid Operating Room.

Answer: The RFP documents establish the programmatic and performance requirements for the Hybrid Operating Rooms: two (2) Hybrid Operating Rooms: First-Floor design (Sheet A-1.2) shall mandatorily incorporate two (2) contiguous Hybrid Operating Rooms, each with a minimum clear floor area of 650 sq. ft. (or the larger area required by the selected imaging system and the FGI Guidelines, whichever is greater), sharing a single Centralized Technical Control Room (150–200 sq. ft.). Both rooms shall include perimeter lead radiological shielding (1/16" to 1/8") and structurally reinforced slab beams capable of supporting CT scanners or robotic arms weighing up to 3 tons.

The Design-Builder shall develop the final room sizes, configurations, clearances, equipment layouts, and support spaces necessary to satisfy the clinical, operational, equipment vendor, FGI, code, and Project requirements. The final design shall be subject to ASEM review and approval.

49. Reference: Attachment 1, XVI.16.a; Attachment A – First Level Plan, Page 12; Sheet A-1.2

Question: Please identify which two of the five Operating Rooms are intended to be the Hybrid Operating Rooms.

Answer: The Bridging Documents do not assign the hybrid function to specific room numbers. The Design-Builder shall locate the two (2) Hybrid Operating Rooms within the First Level surgical suite as two contiguous rooms sharing one Centralized Technical Control Room, in the positions that best satisfy the adjacencies to the trauma resuscitation/stabilization area, the minimum clear area, shielding, structural, and equipment-support requirements stated in the answer to Question 48, as well as the equipment manufacturers' site-planning requirements. In developing the layout, the Design-Builder shall consider the structural reinforcement and support requirements associated with ceiling-mounted imaging systems and other heavy suspended equipment typical of hybrid operating rooms.



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For pricing purposes, Proposers shall assume that Operating Rooms 1-024 and 1-027 are the Hybrid Operating Rooms. The final location is subject to ASEM review and approval and shall not result in a reduction in the number of Operating Rooms required by the Space Program.

50. Reference: Attachment 1, XVI.16.a; Attachment F, Page 12; various.

Question: Please provide the basis-of-design medical and imaging equipment for the two Hybrid Operating Rooms.

Answer: ASEM has not selected a manufacturer or model for the hybrid imaging systems. The hybrid imaging equipment is procured by the Design-Builder under Allowance Item 1 (Hospitalier and Medical Equipment), with selection subject to ASEM approval. For purposes of the infrastructure included in the Base Bid, each Hybrid Operating Room shall be designed to accommodate a fixed angiographic imaging system (floor- or ceiling-mounted, 2D/3D capable) or, alternatively, a robotic or sliding-gantry CT system with a weight of up to three (3) tons, together with the associated surgical lights, booms, displays, injectors, anesthesia equipment and the items listed in Attachment F. The structural, shielding, power, UPS, HVAC, medical gas, data and space provisions shall satisfy the most demanding site-planning requirements of at least three (3) major manufacturers of such systems, so that the final selection does not require additional building modifications.

51. Reference: Attachment 1 – HVAC Critical / Areas / Commissioning, Page 14; 50

Question: Is a Burn Unit required as part of the Project; if so, please identify its location and required capacity.

Answer: The Design-Builder shall evaluate and incorporate, as part of the Project development and programming validation process, an appropriately sized Burn Unit consistent with applicable healthcare planning standards, regulatory requirements, clinical needs, and the approved Basis of Design. The final location, configuration, bed capacity, and supporting spaces shall be determined during the design phase and shall be subject to ASEM review and approval.

52. Reference: Attachment 1 – HVAC Critical Areas / Commissioning; Attachment C, Section 8.41, Page 14, 50; 120

Question: Please confirm the controlling Operating Room temperature and relative-humidity design range.



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Answer: Operating Rooms shall be designed in accordance with all applicable healthcare codes, licensing requirements, the FGI Guidelines, ASHRAE 170 and the other requirements of the Authorities Having Jurisdiction in effect at the time of design, and with the requirements of the selected equipment manufacturers. For pricing and design purposes, the Operating Room HVAC systems shall be capable of maintaining, under worst-case conditions, any user-selectable temperature setpoint between 60°F and 75°F with relative humidity between 30% and 55% (see answer to Question 432), with not less than twenty (20) total air changes per hour and the outdoor-air rates and pressure relationships required by ASHRAE 170. One hundred percent (100%) outdoor-air systems are not required; where the Design-Builder proposes them, it shall demonstrate dehumidification performance and redundancy. The Design-Builder shall be responsible for demonstrating compliance during commissioning.

53. Reference: Attachment C, Section 8.7.2.1 and 8.9, Page 140 – 141; 144

Question: Please provide the available capacity, operating pressure, and proposed tie-in point for the existing ASEM medical-oxygen system.

Answer: The Bridging Documents require a redundant connection to the existing ASEM oxygen system; however, the available capacity, final tie-in location, and operational constraints have not been guaranteed by the ASEM. The Design-Builder shall investigate, verify, and coordinate capacity, connection points, controls, pressures, and operational requirements with ASEM during design. The oxygen system design shall include independent primary and reserve sources and shall not rely exclusively on the existing ASEM system for compliance or operational continuity. The Bridging Documents indicate an oxygen distribution pressure of approximately 50-55 PSI at zone valve outlets. The Design-Builder shall survey and confirm the tie-in point and capacity during design.

54. Reference: Attachment F; Exhibit 17, Article 3.1, various; 5

Question: Please provide a procurement and installation responsibility matrix for all items listed in Attachment F, identifying OFOI, OFCI, and Contractor-furnished items.

Answer: The Design-Builder is responsible for procurement, taxes, freight (FOB/CIF ASEM), packaging, delivery, receipt, storage, installation (including all materials, accessories, anchorage, and utility/IT connections), testing, commissioning coordination, training, manuals, warranty, and spare parts. ASEM's role includes, without limitation, approving pre-installation



drawings, confirming utility requirements, certification by the Biomedical Instrumentation Division, CxA, and ASEM's final acceptance. The Design-Builder remains responsible for coordination, receiving, installation, and utility readiness of such items. The Design-Builder is responsible for the installation of another hospital and medical equipment that will be OFCI (Owner-Furnished, Contractor-Installed). All items listed in Attachment F are CFCI (Contractor-Furnished, Contractor-Installed). Items designated "Not in Contract" (N.I.C.) in the Bridging Documents and not listed in Attachment F are outside the Contract, except for their supporting infrastructure (see answers to Questions 159 and 387).

a) Procurement and installation responsibility matrix for all items listed in Attachment F

Activity	Design-Builder	ASEM
Quote, literature, and demonstration unit	Provides	Evaluate and approve
Purchase, taxes, freight (FOB/CIF ASEM), packaging, insurance	Yes	No
Delivery, receipt, storage, protection	Yes	No
Preparation drawings (structural, mechanical, electrical, HVAC), 3 weeks prior to installation	Submits	Approves
Installation including all materials, accessories, anchors, and signage/lettering	Yes, with certified staff	No
Electrical, network, UPS, and cabling connections	Integrate and verify	Confirm requirements with Engineering and IT
Testing and commissioning	Yes	Biomedical Presence and CxA
Certification	Delivery of components, tests, and certificates	Issue
Operational training (2 years) and technical training (2 technicians)	Yes	Designate participants



Manuals (2 sets for operation and 2 for service)	Yes	Receive
Minimum 2-year warranty, starting 10 days after certification; includes spare parts and a 24-hour response time	Yes	No
Non-compliant equipment	Total cost, with no claims for time or cost	May withhold payments
Final acceptance	No	Yes

b) Installation responsibility matrix for OFCI

Activity	Design-Builder	ASEM
Designation of the item as OFCI	Receive the list and adjust the price and scope	Designate in writing and reduce the allowance by the corresponding amount.
Taxes, freight, and insurance up to delivery at the site	No	Yes
Delivery schedule	Specify deadlines (need-by dates) in the CPM schedule, with reasonable advance notice.	Set and notify delivery dates, subject to coordination
Electrical, plumbing, IT, and structural requirements	Yes, and submit it to ASEM	Confirm in writing
Area preparation drawings (structural, mechanical, electrical, HVAC)	Submit to ASEM at least 3 weeks prior to installation	Approves
Site preparation: openings, bases, rough-in, utilities, cabling, UPS	Yes, included in the contract	No



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Receiving, visual inspection, inventory, and quantity verification	Yes, with an ASEM representative present	Participate and accept delivery
Storage, security, and protection from the point of receipt	Yes	No
Risk of loss or damage from the time of receipt	Yes, even for theft or weather	No
Installation: internal transport, assembly, anchoring, accessories, signage	Yes, with certified personnel and in accordance with the manufacturer's specifications.	No
Subcontracting of specialists and suppliers for the ASEM team	Yes, at your own expense	Identify the supplier and provide contact details
Electrical and network integration; compatibility with engineering and IT	Yes	Provides parameters and configuration for its systems.
Testing, calibration, and commissioning	Yes, with the supplier	Biomedical presence and CxA
Certification	Submit tests, manuals, and certificates	Issue (Biomedical Instrumentation Division)
Manuals, training, and manufacturer's warranty	Coordinate with the supplier and deliver to ASEM.	They are the holder of the manufacturer's warranty.
Warranty on installation and labor	Yes, a minimum of 2 years	No
Equipment received defective	Notify in writing within 5 days of receipt, or you accept it.	File a claim with the supplier
Final acceptance	No	Yes

c) Other than items designated N.I.C. and Owner-Installed (OFOI) equipment is not included in the project scope.

55. Reference: Attachment F; Exhibit 17, Article 3.1, various; 5

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Question: Please confirm that building infrastructure required to support medical equipment, including structure, shielding, utilities, rough-ins, and equipment coordination, is part of the Base Bid and is not charged to the \$25 million medical-equipment allowance.

Answer: The Design-Builder shall provide all infrastructure, including, but not limited to, structures, shielding, utility installations, rough-ins, supports, and the necessary coordination, required to support the medical equipment specified in the Request for Proposals (RFP) documents. This encompasses structural support, architectural modifications, shielding, utility systems, rough-ins, conduits, controls, coordination, and related building systems necessary to achieve a complete and operational installation. Such supporting infrastructure is part of the project scope and Base Bid.

56. Reference: Attachment 1, XIII.8 – BIM Requirements, Page 58

Question: Please provide the required BIM Level of Development for each design phase, discipline, milestone, and final record model.

Answer: The RFP requires the Design-Builder to develop and maintain a BIM Execution Plan defining model uses, level of development/information need, coordination procedures, responsibilities, milestone submissions, quality controls, and record-model requirements. The Design-Builder shall propose the appropriate BIM development strategy consistent with industry standards and project objectives, subject to ASEM review and approval.

The Design-Builder shall propose the LOD matrix in its BIM Execution Plan for ASEM approval. Minimum expectation: LOD 200 at Schematic Design, LOD 300 at Design Development, LOD 350 at Construction Documents for MEP, structure and clinical areas, and a field-verified record model at close-out.

57. Reference: Attachment 1 – General Project Requirements; Attachment C, Section 7.1 and 8.1

Question: Please confirm the required design-submission milestones and the equivalency between SD/DD/CD and the 30%/60%/100%/As-Built submissions.

Answer: The Design-Build contractor shall establish a structured design submission process that supports ASEM reviews, permitting, procurement,



construction, commissioning, and project handover requirements. For proposal purposes, Schematic Design corresponds to the 30% stage, Design Development to the 60% stage, and Construction Documents to the 100% stage. Furthermore, "as-built" submissions may be aligned with progressive design milestones; however, the final submission schedule, content requirements, review cycles, and milestones shall be tailored to the project execution period and incorporated into the approved Project Management and Design Management plans.

58. Reference: Attachment 1, XV; Attachment D, Item; Attachment 9, Section 2.1.7, Page 65; 1; 5 - 6

Question: Please establish the code and technical-standard edition freeze date applicable to proposal pricing and final design, including the governing FGI edition.

Answer: The Design-Builder shall identify, validate, and comply with all federal, state (Commonwealth), local, licensing, healthcare, FAA, life safety, and regulatory requirements applicable to the Project. The Project shall be based on the codes, standards, regulations, and healthcare guidelines reasonably applicable as of the date of the proposal's submission. The Design-Builder shall apply the codes legally in effect in Puerto Rico, as well as the edition of the FGI Guidelines required by the Puerto Rico Department of Health as of that date.

Following the award, the Design-Builder shall be responsible for tracking and incorporating the regulatory requirements necessary to obtain permits, approvals, licenses, and authorization for occupancy, unless otherwise directed by the ASEM through a written contractual modification. New or amended Laws that are adopted and become mandatory for the Project after the proposal submission date, that could not reasonably have been anticipated on that date, and that materially affect cost or schedule will be addressed under Attachment 1, Section XVI.35 and the Contract change provisions. Laws and code editions published or adopted on or before the proposal submission date, even if their effective date is later, are the Design-Builder's responsibility.

59. Reference: Attachment D – SARPS Recommendations, 1 et seq.

Question: Where Attachment D uses the terms "consider," "evaluate," or "if required," is implementation of the recommendation mandatory?

Answer: The implementation of the SARPS Recommendations is mandatory. Where a recommendation uses the terms "consider", "evaluate" or "if required",



the Design-Builder shall perform and document the evaluation and shall implement the recommendation, which is included in the Contract Price, unless ASEM accepts in writing that its implementation is not required.

60. Reference: Attachment B, Mechanical General Requirements Section 1.04; Attachment 9, Section 2.21, Page 794; 6 - 7

Question: Does the “better quality, greater quantity, or more costly work” requirement in Attachment B apply only after the contractual order of precedence in Attachment 9 has been applied?

Answer: In order to resolve the discrepancy identified in the order of precedence, Addendum 4 will be issued to establish the correct and applicable order.

61. Reference: Attachment 1 – Construction Phase Services, Item 5, Page 32 - 33

Question: Please confirm whether the weekly field inspection/observation requirement applies to every design discipline and subconsultant individually or may be satisfied by a coordinated design-team visit appropriate to the work in progress.

Answer: The weekly field inspection/observation requirement may be satisfied through a coordinated site visit performed by the Design-Builder's design team, provided that the visit includes participation by the disciplines and specialty consultants whose involvement is reasonably required based on the stage of construction and the work activities in progress. The Design-Builder shall remain responsible for ensuring adequate discipline-specific oversight, coordination, documentation, and resolution of field conditions. The ASEM reserves the right to require attendance by specific design disciplines or specialty consultants when project conditions, critical installations, commissioning activities, regulatory requirements, or quality concerns warrant their direct participation.

62. Reference: Attachment 1, II.d – Cost Estimate, Page 3

Question: Please state the Owner's allocated design and construction budget that the required phase cost estimates are not to exceed.

Answer: At this stage of the project, information regarding the budget available and allocated to the project will not be provided to the Proposers.

63. Reference: Attachment C, Section 8.4.3 – Chilled Water Distribution



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Question: Attachment C, Section 8.4.3 specifies seamless cast iron Schedule 40 for pipe above 2-1/2 in. and Type K copper for 2 in. and smaller for chilled water distribution; copper is not the industry standard for this service. Will the Owner accept carbon steel pipe (ASTM A53/A53M, Type E, Grade B, Schedule 40, black, ERW), threaded and coupled 2 in. and smaller and butt-welded 2-1/2 in. and larger, with Class 150 malleable iron threaded fittings (ASTM A197) and carbon steel butt-weld fittings (ASTM A234/A234M, Grade WPB), and Class 150 raised-face weld-neck flanges (ASTM A105/A105M)?

Answer: The described carbon steel piping system is acceptable and shall be the basis for pricing (see answer to Question 378), provided the Design-Builder demonstrates through engineering analysis that the proposed system satisfies or exceeds the performance, durability, reliability, life-cycle cost, maintainability, corrosion resistance, constructability, vibration control, and operational requirements of the basis-of-design criteria. Final acceptance shall be subject to ASEM review and approval during design.

64. Reference: Bid Documents – Electrical Infrastructure

Question: The bid documents show portions of the 38 kV / 13.2 kV infrastructure but do not identify a complete coordinated project one-line. Please provide a coordinated electrical one-line showing the LUMA 38 kV connection, the new GIS substation, 13.2 kV and 480 V distribution, transformers and switchgear, generator paralleling gear, ATs and load categories, BESS/UPS/microgrid (if required), and the normal and emergency source relationships.

Answer: The documents provided as part of the RFP establish the basis of design and performance requirements for the Project. No further one-line will be issued.

ASEM does not own, operate, or control the LUMA facilities serving the campus and makes no representation or warranty regarding available capacity, fault-current levels, system configuration, existing conditions, or future utility requirements or modifications. The Design-Builder shall be solely responsible for validating all utility service and interconnection requirements with LUMA.

The annexes show the primary 15 kV switchgear, the double-ended substation and the parallel switchgear; the complete coordinated one-line is Design-Builder design scope. The Design-Builder shall be responsible for validating, developing, coordinating, and completing the electrical



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system design, including utility interconnection, substations, medium-voltage distribution, transformers, switchgear, emergency power systems, transfer schemes, protection coordination, selective coordination, load classifications, resiliency features, and all associated normal and emergency power distribution systems. The final one-line diagram shall be developed by the Design-Builder and submitted for review and approval as part of the design process.

The Design-Builder shall further be responsible for identifying, evaluating, and incorporating into its design any utility requirements, system modifications, upgrades, protection requirements, operational restrictions, or interconnection conditions imposed by LUMA during the design, permitting, procurement, construction, commissioning, or energization phases of the Project. No adjustment to the Contract Price or Contract Time shall be allowed for utility requirements that could reasonably have been identified through proper investigation, coordination, and due diligence by the Design-Builder during the procurement and design process.

Any utility-directed modifications required after Contract award that materially differ from the conditions reasonably identifiable from the information available at the time of proposal submission shall be addressed in accordance with the Contract provisions governing changes.

The final coordinated one-line diagram shall be prepared by the Design-Builder and submitted for ASEM review and approval as part of the design development process. ASEM review and approval shall not relieve the Design-Builder of its responsibility for the completeness, accuracy, performance, constructability, reliability, or code compliance of the final design

65. Reference: Scope of Works – Hybrid Redundancy; Technical Specifications

Question: The Scope of Works requires an integrated N+1 backup design using Substation 1359, the microgrid/BESS, and internal generators, but the Technical Specifications do not define a complete BESS/microgrid architecture. Please confirm the intended hybrid redundancy strategy and the application of N+1, and identify whether the Project requires a true microgrid, BESS/ESS, islanding, black-start, coordinated generator-battery dispatch, a centralized UPS for selected loads, or another Owner-defined arrangement.



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Answer: The Project shall be designed to achieve a highly resilient, mission-critical electrical infrastructure consistent with the operational requirements of a Level I trauma hospital and the resiliency objectives established for the Project. The Design-Builder shall develop, validate, and integrate the final redundancy architecture necessary to achieve the required performance, reliability, maintainability, operational continuity, and emergency-response objectives.

Proposers shall include in their Technical Proposal a complete resiliency strategy identifying, at a minimum, the proposed microgrid configuration, BESS/ESS rated power capacity (kW), usable energy capacity (kWh), minimum autonomy duration, UPS capacities, islanding capability, black-start functionality, and generator-to-battery coordination strategy. At a minimum, the proposed resiliency solution should include:

- BESS/ESS rated power capacity of not less than 5,000 kW.
- BESS/ESS usable energy capacity of not less than 20,000 kWh.
- Minimum autonomy of 4 continuous hours at the proposed critical load.
- UPS systems capable of supporting all mission-critical and life-safety loads during source transfer and system stabilization.
- Electrical infrastructure designed to satisfy the Project's N+1 resiliency requirements.

The capacities, functionality, and performance characteristics proposed by the successful Proposer shall constitute minimum contractual commitments and shall not be reduced without the ASEM's prior written approval.

The Design-Builder shall remain responsible for demonstrating that the proposed system satisfies all Project resiliency objectives, maintains uninterrupted operation of critical hospital functions under applicable failure scenarios, and complies with all applicable codes and regulatory requirements. Final equipment selection, system configuration, and control sequences shall be subject to ASEM review and approval; however, such review and approval shall not relieve the Design-Builder of responsibility for providing a complete, compliant, and fully functional resiliency solution.



A microgrid is not included in the Project scope and shall not be assumed as part of the Base Bid unless expressly required by the Contract Documents.

66. Reference: Scope of Works; Technical Specifications; Bridging Report

Question: The Scope of Works requires a minimum of 3 x 2,000 kW at 480 V, while the Technical Specifications and Bridging Report indicate 3 x 1,750 kW (5,250 kW installed / 3,500 kW N+1 firm capacity). Please confirm the governing generator quantity and rating, the final load-calculation basis, and the governing kW/kVA, power factor, duty rating, and motor-starting basis, and confirm whether the full hospital load must be carried with one generator unavailable.

Answer: The Design-Builder shall base its Proposal on a minimum generator plant consisting of three (3) generators operating in an N+1 configuration. The Design-Builder shall be responsible for validating the final generator capacity, quantity, kW/kVA rating, power factor, duty rating, transient performance, motor-starting capability, and loading assumptions during design based on the finalized load analysis and applicable code requirements. In the event of conflicts among the RFP Documents, the more stringent requirement shall govern. The minimum basis for pricing is three (3) generators of not less than 2,000 kW standby each (see answer to Question 23). The final design shall demonstrate that one hundred percent (100%) of the facility demand load can be carried with one generator unavailable (see answer to Question 24) and shall satisfy all resiliency, reliability, and operational continuity requirements of the Project.

67. Reference: Scope of Works; Technical Specifications; Bridging Report

Question: The Scope of Works requires a minimum of 96 hours of on-site fuel autonomy, while the Technical Specifications and Bridging Report require 120 hours (5 days) at full load. Please confirm the governing requirement and identify the load and generator-capacity basis to be used for the fuel-storage calculation.

Answer: The RFP documents require a minimum on-site bulk diesel storage capacity sufficient to provide five (5) days, or 120 hours, of continuous operation of the number of generators required to carry one hundred percent (100%) of the facility demand load with one generator unavailable, at one hundred percent (100%) of their standby rating. The bulk fuel storage shall be sized on the basis of the selected generators' certified fuel-consumption data at one hundred percent (100%) of their



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standby rating, for the number of generators required to carry one hundred percent (100%) of the facility demand load with one generator unavailable (N), for not less than one hundred twenty (120) hours, plus the unusable tank volume.

Proposers shall be responsible for confirming the required fuel storage volume based on their final generator sizing, fuel consumption calculations, and detailed design. The Design-Builder shall validate the final fuel-storage capacity, consumption assumptions, operational load factors, redundancy requirements, and refill strategy during design.

68. Reference: Bridging Report; Scope of Works – Fuel Storage

Question: The Bridging Report references a 20,000-gallon tank at the Second Level Mechanical Roof Yard and also references generator and fuel storage at the Basement, while the Scope of Works references an underground double-wall tank in an exterior service yard. Please confirm whether the 20,000-gallon tank is mandatory or schematic, the required tank location, underground versus aboveground configuration, single versus multiple tanks, day-tank requirements, and whether the 20-day diesel resupply requirement is Owner-furnished or Design-Builder scope.

Answer: See answer to Questions 25.

69. Reference: Scope of Works; Technical Specifications – Essential Electrical System

Question: The Scope of Works requires the BESS/microgrid to instantaneously support Operating Room life-safety loads and the generators to assume 100 percent of the hospital load in under 10 seconds, while the Technical Specifications establish separate Life Safety, Critical, Equipment, and Optional Standby categories. Please provide the connected and demand load schedule with loads classified accordingly, identify the loads requiring 0-millisecond ride-through, and confirm whether the generator plant must support 100 percent of the hospital load.

Answer: Proposers shall assume that selected mission-critical clinical, procedural, life-safety, and technology systems may require no-break or near-instantaneous ride-through capability and shall incorporate appropriate UPS, BESS, or equivalent technologies as required. The Design-Builder shall be responsible for identifying and validating such loads and for developing a complete emergency-power architecture that supports uninterrupted continuation of critical hospital operation.



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70. Reference: Bid Documents – Transfer and Resiliency Requirements

Question: The bid documents establish transfer and resiliency performance requirements but do not provide a complete coordinated operating sequence. Please provide the ATS matrix and sequence of operations, including loss of the normal source, BESS/UPS response, generator start and synchronization, load-add and load-shed priorities, generator failure, manual bypass, restoration, and return-to-normal sequence.

Answer: A final ATS matrix and integrated sequence of operations have not been issued. The Design-Builder shall be responsible for developing, coordinating, validating, and submitting a complete sequence of operation for all utilities, generator, ATS, BESS, UPS, microgrid, load-shedding, monitoring, and control systems. The Design-Builder shall develop them from the concepts in RFP (open-transition ATSs by branch, automatic bus transfer, load-shed priorities with Optional Standby first).

The sequence shall address, at a minimum, normal operation, utility failure, restoration, generator startup and synchronization, load acceptance, load shedding, generator failure, maintenance bypass operation, black-start conditions, BESS operation, islanded operation, re-synchronization, and return-to-normal operation. The final sequence shall be subject to ASEM review and approval.

71. Reference: Contract Documents – Electrical Resiliency Requirements

Question: The Contract Documents establish utility, Substation 1359, generator, BESS/UPS/microgrid, ATS, load-shedding, and resiliency requirements but do not provide a complete Owner operational philosophy for the integrated system. Please provide the Owner's Operational Intent / Conceptual Sequence of Operations defining the source hierarchy and system response during normal operation, loss of utility, alternate utility operation, generator operation and failure, BESS/UPS support, islanding and black-start, load-add and load-shed, bypass, blackout, and restoration, together with measurable performance objectives (maximum interruption time by load classification, 0-millisecond ride-through loads, generator restoration time, N+1 performance, BESS/UPS and fuel autonomy, and commissioning acceptance criteria).

Answer: The Project shall be designed as a highly resilient, mission-critical healthcare facility capable of maintaining continuity of operations during utility outages, equipment failures, natural disasters, and other disruptive events. The Design-Builder shall develop the detailed Operational Intent, Concept of Operations, source hierarchy, control



logic, performance metrics, and resiliency strategies necessary to satisfy the Project objectives.

Proposers shall assume a layered resiliency approach incorporating utility service, emergency generation, advanced controls, energy-storage technologies, and other measures necessary to achieve the required N+1 performance, operational continuity, and emergency response capabilities. The Design-Builder shall define and validate all associated performance criteria, interruption tolerances, restoration requirements, autonomy requirements, load prioritization strategies, and commissioning acceptance criteria during design development.

The Design-Builder shall prepare the sequence-of-operations narrative and performance objectives for ASEM's confirmation at Schematic Design, within the framework of RFP.

72. Reference: Attachment 1, Section 1; RFP Section 9.2.18.2.5 PDF file pages: 230; 61-62, Page 1; 49 - 50

Question: Please confirm whether American College of Surgeons (ACS), Level I verification, is a condition of contractual acceptance.

Answer: ACS verification is an ASEM operational process. The design shall comply with the facility criteria of the ACS "Resources for Optimal Care of the Injured Patient" applicable to a Level I trauma center, and the Design-Builder shall support ASEM in any facility-related verification items.

The Project is intended to support the operational, clinical, and infrastructure objectives associated with a Level I Trauma Hospital. However, the Design-Builder shall not be deemed responsible for obtaining, maintaining, or guaranteeing verification, designation, accreditation, or certification decisions that are issued solely by regulatory, accrediting, or professional organizations.

The Design-Builder shall design, construct, commission, and support operational readiness activities necessary to facilitate the ASEM's ability to pursue applicable licensing, accreditation, verification, and certification processes. Ultimate issuance of ACS verification remains subject to the applicable governing organization's independent review and determination.

Facility deficiencies identified in any such verification, licensing or accreditation process that result from non-compliance with the Contract Documents shall be corrected by the Design-Builder at no cost to ASEM.



73. Reference: Attachment 1, Section II.i.16.d; Attachment C, Section 8.2.3 PDF file pages: 242; 1959, Page 13; 118

Question: Please define the number and type of emergency treatment positions required in the cafeteria and confirm whether their operation must be simultaneous with, and additional to, the stated 182-bed surge capacity.

Answer: The number, arrangement, infrastructure requirements, and operational configuration of emergency treatment positions within non-traditional patient-care areas, including the cafeteria, shall be developed and validated during design.

Proposers shall assume that surge-treatment spaces are intended to supplement the hospital's emergency-response capabilities and shall be designed to support operational flexibility during large-scale emergency events. Final capacities and operational assumptions shall be coordinated with the ASEM during design.

74. Reference: Attachment 1, Section II.e and Section VII PDF file pages: 233 – 234; 268 - 269

Question: Please identify any ASEM-specific operational restrictions applicable to Phase II construction while the basement and first floor are in service, particularly permitted work hours, noise and vibration limits, and allowable utility shutdowns.

Answer: The Design-Builder shall plan and execute all Phase II work in a manner that protects patient care, public safety, hospital operations, emergency response capability, regulatory compliance, and continuity of services during ongoing occupancy and operation of completed portions of the facility.

The Design-Builder shall be responsible for developing and implementing all required infection-control measures, Interim Life Safety Measures (ILSM), noise and vibration controls, utility-transition plans, shutdown procedures, work-hour restrictions, logistics plans, and mitigation measures necessary to prevent disruption of healthcare operations. Any required shutdowns, interruptions, or operational impacts shall be subject to prior Owner review, coordination, and approval.

Phase II work shall be in accordance with the approved ICRA/ILSM plans and the Operational Continuity Plan.



Environmental Controls, Safety Measures, and Operational Coordination During Construction

Depending on the nature of the work, its location within the Project, and its proximity to active hospital and administrative facilities, the Design-Builder shall consider and implement, at a minimum, the following requirements:

1. Noise Control and Work Hour Restrictions

Where construction activities may generate noise levels capable of adversely affecting patient care, patient rest periods, or the operations of adjacent hospital and administrative facilities, appropriate administrative and operational controls shall be implemented to mitigate such impacts.

When noise-generating activities are determined to pose a significant risk of disruption to occupied healthcare areas, such activities may be restricted to the hours of 8:00 a.m. through 5:00 p.m., seven (7) days per week, or to such other hours as may be established or approved by the ASEM to protect the health, safety, and well-being of patients, visitors, and facility personnel.

2. Noise Monitoring and Regulatory Compliance

The Design-Builder shall be responsible for performing all necessary noise assessments, measurements, and monitoring activities required to verify compliance with applicable regulatory requirements and to protect workers and occupants of nearby facilities.

At a minimum, compliance with the following standards shall be considered:

- OSHA 29 CFR 1910.95, Occupational Noise Exposure (General Industry);
- OSHA 29 CFR 1926.52, Occupational Noise Exposure (Construction Industry).



Noise evaluations shall be conducted whenever construction activities may result in the exposure of employees, patients, visitors, or other occupants to elevated noise levels.

3. Vibration Control

Where construction activities have the potential to generate vibrations that may impact adjacent buildings, structures, sensitive equipment, or occupied facilities, the Design-Builder shall employ construction methods, procedures, and equipment designed to minimize such effects.

The Design-Builder shall also implement all necessary preventive and corrective measures to avoid damage to existing infrastructure and to minimize adverse effects on the health, safety, and comfort of patients, visitors, and facility personnel.

4. Interim Safety Measures

Prior to the commencement of each phase of work, applicable Interim Safety Measures (ISM) and/or Interim Life Safety Measures (ILSM) shall be developed and implemented based on a project-specific risk assessment.

Such measures should be established sufficiently in advance of each construction phase and shall address a comprehensive evaluation of construction-related risks, including, but not limited to, noise, vibration, access control, circulation routes, operational safety, occupant protection, and infection prevention and control requirements.

5. Institutional Coordination

The Design-Builder's designated Health and Safety Officer shall maintain continuous coordination with the departments responsible and representatives of affected facilities, including, as applicable:

- ASEM's and/or adjacent institutions' Health and Safety Officer;
- ASEM's and/or adjacent institutions' Engineering Department;



- ASEM's and/or adjacent institutions' Infection Prevention and Control Department.

Such coordination shall be required to ensure that each phase of construction is planned and executed in a safe, organized, and controlled manner that remains compatible with ongoing healthcare operations and the uninterrupted delivery of critical medical services.

ASEM Reservation of Rights

The ASEM reserves the right to impose additional restrictions regarding work hours, construction sequencing, noise control, environmental monitoring, vibration mitigation, operational safety measures, or other requirements deemed necessary to protect patients, staff, visitors, ongoing healthcare operations, and existing facilities. Compliance with requirements consistent with the Contract Documents and the approved ICRA/ILSM and Operational Continuity plans shall not constitute a compensable change to the Contract. Restrictions materially more stringent than those established in the Contract Documents and the approved plans, imposed for reasons not attributable to the Design-Builder, shall be addressed as stated in the answer to Question 237.

In addition, the Design-Builder shall comply with the Puerto Rico Regulation for the Control of Noise Pollution (Regulation 8019, administered by DRNA), under which the adjacent hospitals and clinics are Zona IV (tranquility zones), including its noise limits, its prohibition of the operation of construction equipment during the nighttime period, and its vibration provisions, and shall obtain, at its own cost and risk, any compliance plan or variance required for its means and methods (see answer to Question 235).

75. Reference: Attachment 1, Section II.i.16.a PDF file page: 241, Page 12

Question: Please provide the intended imaging equipment, types of procedures, and anticipated usage for the two hybrid operating rooms. Clarify whether the specified 1/16-inch to 1/8-inch lead shielding is a mandatory requirement or a preliminary range to be adjusted based on the medical physicist's shielding calculations and applicable regulatory requirements.

Answer: The 1/16" to 1/8" lead range is a preliminary minimum.



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The two Hybrid Operating Rooms shall be designed to support advanced imaging and interventional procedures consistent with the mission of a Level I Trauma Hospital. The Design-Builder shall provide all required structural, utility, technology, shielding, and support infrastructure necessary to accommodate the final equipment selected by the Design-Builder and approved by ASEM (see answer to Question 50) as part of the Base Bid.

The shielding criteria identified in the Bridging Documents are minimum requirements. The Design-Builder shall be responsible for all analyses, calculations, shielding, and modifications necessary to obtain regulatory approvals, licensure, and operational readiness. Any additional requirements resulting from equipment selection or regulatory review shall be included within the Design-Builder's scope at no additional cost to the ASEM.

The ASEM reserves the right to approve or modify the final imaging equipment and room configuration without relieving the Design-Builder of its obligation to deliver a complete, code-compliant, and fully operational Hybrid Operating Room environment.

76. Reference: Attachment C, Section 6.1 – 6.3.3 and Section 6.12.2 PDF file
pages: 1903 – 1920, page 62 – 66; 79

Question: The RFP requires continued hospital operation at 182-bed capacity following the MCER earthquake. Please clarify the required evidence of compliance for MEP systems, medical equipment, and service connections, including any seismic certifications, testing, or analyses required beyond applicable code requirements.

Answer: Component design per ASCE 7 Chapter 13 with $I_p = 1.5$ for all components required for continued operation; special seismic certification (ASCE 7 §13.2.2) for designated active equipment and all applicable codes; anchorage certified by a Puerto Rico-licensed structural engineer; and verification of floor accelerations from the nonlinear response history analysis.

The Design-Builder shall be responsible for demonstrating that the facility, including all structural, nonstructural, MEP systems, medical equipment, utility connections, and supporting infrastructure, satisfies the Project requirement for continued hospital operations at the required capacity following the design seismic event. The Design-Builder shall provide all analyses, calculations, certifications, testing, special inspections,



equipment anchorage design, seismic restraint design, and supporting documentation necessary to obtain approvals, licensure, and operational readiness. Any requirements necessary to meet the Project's resiliency and continuity-of-operations objectives shall be included within the Design-Builder's scope.

77. Reference: Attachment C, Section 6.5.2 PDF file page: 1909, Page 68

Question: Please identify where temporary or permanent tieback anchors may extend beyond project limits or beneath adjacent facilities and provide available easements or authorizations. Identify areas where such encroachment is prohibited.

Answer: No easements, licenses, temporary construction rights, or authorizations extending beyond the project limits are provided. The installation of anchors beneath existing buildings or properties not owned by ASEM is prohibited, unless the Design-Builder obtains a written easement from the relevant from the entity with legal authority. The Design-Builder shall be responsible for developing excavation support systems that remain within the project limits or, alternatively, for securing, at their sole risk and responsibility, any third-party agreements, permits, approvals, access rights, or authorizations necessary for the execution of the work. Any encroachment beneath adjacent facilities, rights-of-way, or third-party property shall be subject to the prior receipt of written authorization from both the respective property owner and all relevant competent authorities.

78. Reference: Attachment C, 6.5.1 – 6.5.3 PDF file pages: 1909 – 1910, Page 68 - 69

Question: Please provide available condition surveys and facility-specific movement, settlement, vibration, and operational restrictions for the three adjacent hospitals and their sensitive equipment, for use in establishing excavation-protection and monitoring criteria.

Answer: No additional surveys, movement criteria, settlement criteria, vibration criteria, or facility-specific operational restrictions are being provided beyond the information included in the RFP Documents. The Design-Builder shall perform all investigations, surveys, monitoring studies, equipment sensitivity evaluations, and risk assessments necessary to protect adjacent facilities, occupants, utilities, operations, structures, and sensitive medical equipment throughout the Project. The Design-Builder shall establish and implement appropriate monitoring and mitigation measures at no additional cost to the ASEM.



Pre-construction surveys, thresholds and the monitoring program are Design-Builder scope, subject to ASEM acceptance before excavation.

79. Reference: Attachment 1, Section II.i.19 – 20 PDF file page: 243, Page 14

Question: Please clarify whether the mechanical N+1 requirement extends to critical-area AHU fans, controls, and air-delivery components, in addition to cooling sources. Does a single AHU or fan failure have to preserve full service to the affected critical areas?

Answer: The Design-Builder shall develop a complete N+1 mechanical system strategy for all critical hospital environments. Redundancy requirements are not limited solely to cooling generation equipment and shall include all components necessary to maintain required environmental conditions, patient care functions, life-safety requirements, and operational continuity. The Design-Builder shall be responsible for demonstrating that no single point of failure compromises the continuous operation of critical hospital area. Critical-area air systems should be arranged so that the failure of a single fan or control component does not interrupt service to the Operating Rooms, ICU, PACU and Trauma Stabilization (for example, fan arrays or redundant units).

80. Reference: Attachment 1, Section II.I.20.e; Attachment C, Section 8.4.2 PDF file pages: 243; 1961 – 1962, Page 14; 120 - 121

Question: Please confirm whether the six cooling-tower cells shall be located in the Second-Level Mechanical Roof Yard or at the rooftop location referenced in Attachment 1 and identify the controlling location for pricing and interdisciplinary coordination.

Answer: The cooling tower locations shown in the RFP Documents and Bridging Documents, Second Level Mechanical Roof Yard, are conceptual and intended to establish the basis of design. The Design-Builder shall evaluate and determine the final location as part of the integrated design process, considering structural, operational, maintenance, acoustical, resiliency, phasing, and constructability requirements. The final configuration shall be subject to ASEM review and approval. Any relocation necessary to satisfy Project requirements shall be included within the proposal.

For pricing and interdisciplinary coordination, the Second Level Mechanical Roof Yard is the controlling location (see answer to Question 383).

81. Reference: Attachment 1, Section II.i.21 and Section XII.5.h.i PDF file pages: 244;



278 - 279

Question: Please confirm whether connection to an existing ASEM pneumatic-tube network is required. If so, provide its manufacturer, model, available capacity, interface requirements, and approved connection points; otherwise, confirm that a separate system serving both buildings is intended.

Answer: The Design-Builder shall provide a complete and fully functional pneumatic tube new system serving the new hospital and to support operations of the stations in the Central Building laboratories and Blood Bank through the Level 3 bridge. The Design-Builder shall investigate, validate, coordinate, and integrate any required connections with existing systems and infrastructure. All evaluations, interfaces, modifications, upgrades, software integration, testing, and commissioning necessary to provide a complete operational system shall be included within the Design-Builder's scope.

82. Reference: Attachment C, Section 7.4.2.1 and 7.4.3 PDF file pages: 1931; 1934, Page 90; 93

Question: The specified pairs of 3,750-kVA transformers are described as providing 7,500-kVA firm capacity while either transformer must carry the full facility load. Please clarify the required firm capacity with one transformer unavailable at both transformation stages.

Answer: At each transformation stage, either transformer alone shall carry 100 % of the facility demand load including surge and spare capacity. The 7,500 kVA figure is installed capacity; the firm capacity is that of one transformer (minimum 3,750 kVA or larger per the load calculation).

The Design-Builder shall design the electrical distribution system such that no single transformer failure results in the loss of required hospital operations. The final transformer capacities, loading criteria, redundancy strategy, and firm-capacity calculations shall be validated by the Design-Builder. The system shall satisfy the Project's resiliency and N+1 requirements and maintain required operations with any single transformer unavailable.

83. Reference: Exhibit 18, Item 35; Attachment C, Section 7.9.1 PDF file pages: 221; 1948 - 1949

Question: Please reconcile Exhibit 18, Item 35, which includes structured cabling, with Attachment C §7.9.1, which assigns cabling and active network



equipment to a separate Owner contract. Provide the controlling responsibility matrix and required interface milestones.

Answer: Attachment C §7.9 governs. Item 35 covers rough-in and pathways for structured cabling, CCTV and access control, complete nurse call (item 34), electrified door hardware and coordination with ASEM IT.

Any Owner-furnished systems shall not relieve the Design-Builder of responsibility for coordination, interface management, physical infrastructure, schedule integration, testing support, commissioning support, and turnover requirements.

84. Reference: Attachment 1, Section II.i.23.b and Section XII.5.h.iv.3 PDF file pages: 245; 280, Page 16; 51

Question: Please provide the existing Central Building fire-alarm manufacturer, model, software version, network topology, and available capacity. Confirm the extent of existing-system upgrades required to achieve the specified redundant interconnection and coordinated evacuation functions.

Answer: The existing Central Building fire alarm system is a Siemens Cerberus PRO Modular system operating with Zeus Version 14.04 software. The existing network topology is configured as Class B. The system has a current capacity of 1,500 addressable points, of which 1,066 addressable points are presently installed, leaving 434 addressable points available for future expansion. The system is further expandable to approximately 2,500 addressable points through the addition of cabinets, cards, and associated equipment, subject to manufacturer requirements and system configuration limitations.

The Design-Builder acknowledges that the Project involves the integration, modification, expansion, replacement, and/or interfacing of an existing fire alarm system. The information provided regarding the existing system is furnished solely as reference information and shall not relieve the Design-Builder of its obligation to independently investigate, verify, and determine all existing conditions, system capacities, limitations, interfaces, programming requirements, software and firmware requirements, licensing requirements, network architecture, pathway requirements, equipment compatibility, and code-compliance requirements. The Design-Builder shall bear the sole responsibility and risk for determining the work necessary to achieve a complete, fully functional, code-compliant, and manufacturer-compliant system that satisfies the Contract Documents. Any inaccuracies, omissions, unknown



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conditions, incompatibilities, insufficient capacity, obsolete components, unavailable parts, manufacturer requirements, software limitations, licensing constraints, coordination requirements, or additional modifications to the existing system discovered before or after award shall not relieve the Design-Builder of its obligations under the Contract and shall not, by themselves, constitute grounds for additional compensation, a change order, or an extension of Contract Time, except as otherwise expressly provided in the RFP Documents.

The existing Fire Alarm System Topology will be issued in Addendum No. 4

85. Reference: Attachment 1, Section III,7 and Section II.i.22; Attachment C, Section 8.5.3 PDF file pages: 256 – 257; 244 – 245; 1975 – 1976, Page 27 – 28; 15 – 16; 134 - 135

Question: Please confirm ASEM's required design-storm and flood-resilience criteria, including operation when the public stormwater network is surcharged or unavailable, so the required protection, storage, pumping, and emergency-overflow provisions can be established for pricing.

Answer: The Design-Builder shall design the Project in accordance with all applicable federal, Commonwealth of Puerto Rico, and local laws, codes, regulations, standards, permitting requirements, and resiliency criteria in effect at the time of design.

Stormwater management, flood-resilience, and climate-resilience analyses shall comply with all applicable requirements of the Puerto Rico Building Code, FEMA regulations and guidance, NOAA precipitation and climate data, permitting-agency requirements, healthcare-facility standards, and 24 CFR Part 55, including the Federal Flood Risk Management Standard (FFRMS), as applicable to HUD-funded critical actions.

Where multiple codes, standards, regulations, or resiliency criteria apply, the Design-Builder shall utilize the most stringent applicable requirement governing the specific design condition.

The Design-Builder shall be solely responsible for identifying, validating, and applying the controlling design criteria necessary to achieve regulatory compliance, continuity of operations, flood resilience, and the Project's performance and resiliency objectives. Compliance with such requirements shall be included in the Contract Price and Contract Time.



86. Reference: Attachment 1; Section II.e and Section XVI.40 PDF file pages: 233 – 234; 302 – 304, Page 4 – 5; 73 - 75

Question: Please identify campus areas available for staging, crane operations, temporary facilities, and material handling, together with restrictions on road or parking closures, working hours, replacement parking, and ambulance and pedestrian circulation.

Answer: The staging areas are those shown in Attachment 2.

The Design-Builder shall be responsible for developing, coordinating, and implementing all staging, crane operations, temporary facilities, material handling, traffic management, parking management, and site logistics plans necessary to deliver the Project within the available site constraints. Hospital operations, ambulance access, emergency response routes, pedestrian circulation, and continuity of adjacent healthcare services shall remain uninterrupted at all times. Any proposed road closures, parking impacts, utility interruptions, work-hour restrictions, or circulation modifications shall be subject to prior ASEM review and approval. The Design-Builder shall provide any temporary measures necessary to maintain continuous operations at no additional cost to the ASEM.

87. Reference: Attachment 1, Section II.i.2-3; Attachment C, Section 5.9.2 PDF file pages: 236 – 237; 1885 – 1886, Page 7 – 8; 44 - 45

Question: Please provide the current Environmental Review Record, environmental and Section 106 determinations, mitigation commitments, and AUGF status. Identify outstanding approvals, anticipated release dates, and restrictions affecting investigations, early work, or construction.

Answer: The Environmental Review Record (ERR) for the Project is being prepared by PRDOH, as Responsible Entity under 24 CFR Part 58, including the applicable environmental and Section 106 (National Historic Preservation Act) determinations and any mitigation commitments. ASEM anticipates making the ERR, determinations and mitigation commitments available to Proposers by addendum as soon as they are released by PRDOH. The Authority to Use Grant Funds (AUGF) has not been issued.

In accordance with 24 CFR 58.22, no choice-limiting action, including physical work, demolition, ground disturbance or construction (other than activities that PRDOH determines are exempt or permitted, such as certain investigations), may be undertaken until the AUGF is issued. ASEM



will not issue a Notice to Proceed for any choice-limiting activity before the AUGF is issued, and the Contract Time for such activities will not begin to run before that Notice to Proceed.

The Design-Builder shall review, validate, and accommodate all existing environmental requirements and shall be responsible for identifying, coordinating, and supporting any additional studies, reevaluations, approvals, mitigation measures, or documentation required as a result of its final design, means and methods, sequencing, or construction activities. The Design-Builder assumes the responsibility to develop and execute the Work consistent with all applicable environmental requirements and approvals.

88. Reference: Attachment 1, Section XII.1; Attachment C, Section 5.9.6 PDF file pages: 276; 1893 – 1896, Page 47; 52 - 55

Question: Please provide the referenced OPR Checklist and ASEM's project-specific Emergency and Disaster Management Response requirements, including provisions exceeding the bridging documents. Confirm the pricing basis and change procedure for additional requirements issued after proposal submission.

Answer: The ASEM's Project Requirements (OPR) for commissioning purposes consist of the requirements of Attachment 1 (Section XII), Attachment C, Attachment E and the other RFP Documents; no separate OPR Checklist will be issued. The Design-Builder shall consolidate them into the OPR document in coordination with ASEM's Commissioning Authority for ASEM approval. ASEM's project-specific Emergency and Disaster Management Response requirements are included in the RFP Documents.

Requirements issued by addendum before the proposal submission deadline are part of the Base Bid. Requirements issued by ASEM after the proposal submission deadline that constitutes a material change in scope shall be addressed in accordance with the change provisions of the Contract Documents.

Any additional requirements issued after contract award that constitute a material change in scope shall be addressed in accordance with the RFP Documents.

89. Reference: Attachment 1, Section II.e and Section II.i.10 PDF file pages: 233; 238, Page4; 9



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Question: Please establish maximum periods for ASEM's design reviews and clinical decisions, considering the required allowance of at least 30 days per milestone. Confirm that each milestone will receive one consolidated response from the authorized Owner representatives.

Answer: ASEM Review Periods and Decisions

1. Milestone reviews. ASEM shall review each design milestone submission within thirty (30) calendar days after ASEM's authorized representative receives a complete submission. For the final Design Development and final Construction Documents milestones, and for any submission covering more than one discipline or phase, the period is forty-five (45) calendar days. The Design-Builder shall show these periods as separate activities in the CPM schedule and shall not schedule a review period shorter than thirty (30) days.
2. Start of the period. The period starts only when the submission is formally delivered to ASEM's authorized representative and contains all the content the Contract requires for that milestone. ASEM may notify the Design-Builder of incompleteness within ten (10) business days after receiving receipt. The period then restarts when the Design-Builder delivers the missing content. The review already under way does not make an incomplete submission complete.
3. Resubmittals. ASEM shall review resubmittals within twenty-one (21) calendar days. A resubmittal that materially changes content not previously commented on gets a new milestone period.
4. Clinical, operational, and user-group decisions. ASEM shall issue each decision logged in the decision log within thirty (30) calendar days after a complete decision request is submitted. Decisions needing consultation with clinical committees, regulators, or other ASEM departments may take up to sixty (60) calendar days, once ASEM gives written notice of this. The Design-Builder shall submit decision requests in time to fit within the schedule and shall not hold them for the milestone submission.
5. Interim guidance. If a decision is pending when a period expires, the Design-Builder shall continue with its recommended design at its own risk and shall absorb any rework caused by ASEM's later decision unless the decision changes the program or ASEM's requirements. No deemed approval. ASEM's silence or delay is not approval, acceptance, or waiver of any Contract requirement. These periods are performance targets for schedule purposes only.



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6. Remedy for late ASEM response. If ASEM exceeds the period above and the delay extends the critical path, the Design-Builder is entitled only to a day-for-day extension of the affected milestone. This applies if the Design-Builder gave written notice within seven (7) calendar days after the period expired. Additional compensation requires a change order under the Contract's change procedures. Concurrent delays, or delays caused by incomplete or deficient Design-Builder submissions, give no entitlement. An extension of time is the Design-Builder's sole remedy for delays within the periods above.
7. No waiver. ASEM's review, comments, or approval do not relieve the Design-Builder of professional responsibility for the design, consistent with the RFP.

90. Reference: Attachment F, Page 19

Question: Attachment F, lists MRI-compatible ventilators, infusion pumps, and cardiac monitors intended for 1.5T/3.0T and MRI Zone IV use, but the MRI scanner itself is not identified in the equipment list. Please provide the manufacturer and model or basis of design, magnet strength, equipment weight, RF and magnetic shielding criteria, cryogen and quench requirements, and vendor site-planning requirements. If no MRI scanner is included, please clarify where the MRI-compatible equipment is intended to be used and whether it is intended for connection to an existing MRI facility outside the Project scope.

Answer: No MRI scanner is included in the Project scope. Accordingly, no manufacturer, model, basis of design, magnet strength, equipment weight, RF shielding criteria, magnetic shielding requirements, cryogen systems, quench provisions, or MRI vendor site-planning criteria are specified under the RFP Documents.

The MRI-compatible ventilators, infusion pumps, cardiac monitors, and related equipment identified in Attachment F are intended solely to establish the required performance and operational characteristics of the equipment and should not be construed as indicating the inclusion of a new MRI suite or MRI scanner within the Project. MRI services are provided in the existing ASEM facilities outside the Project scope.

The Design-Builder shall furnish equipment meeting the specified MRI-compatibility requirements and shall coordinate, as necessary, existing ASEM operational requirements and existing MRI facilities. Such compatibility requirements do not modify the Design-Builder's



responsibility for coordination, integration, and compliance with the RFP Documents. No work associated with a new MRI scanner installation, MRI room construction, RF shielding, magnetic shielding, cryogen systems, quench piping, or MRI vendor-specific site planning is included unless expressly shown in the RFP Documents.

91. Reference: Attachment F, Page 64

Question: Please confirm whether the specified 7–10-minute UPS autonomy for the CT system is to be provided as part of the building electrical system or by the equipment vendor.

Answer: The 7-to-10-minute runtime specified for the CT system's UPS shall be provided by the Design-Builder as part of the Base Bid. The Design-Builder shall provide the space, power supply lines, and emergency power. Furthermore, the Design-Builder should deliver a complete and coordinated electrical solution that meets all project requirements regarding operability, resilience, equipment protection, and continuity. The UPS unit provided by the Design-Builder, including all supporting infrastructure, power supply lines, power conditioning, and integration with the facility's electrical systems, is included in the Base Bid.

92. Reference: Exhibit 17 - Allowances

Question: Please clarify which sanitary fixtures and medical sinks are included in the allowances.

Answer: All plumbing fixtures and clinical sinks are in the Base Bid. The Design-Builder shall utilize the RFP Documents, Bridging Documents, drawings, specifications, equipment requirements, Operational Program, and applicable healthcare standards to establish the complete quantity and scope of sanitary fixtures, clinical sinks, handwashing stations, and specialty plumbing fixtures required for the Project. Any fixtures are reasonably necessary to provide a complete, compliant, licensable, and operational healthcare facility should be included in the Design-Builder's proposal.

93. Reference: Attachment A, Drawing A – 6.0 – Fixture Legend, Sheet A – 6.0

Question: Please identify the sink fixtures in the common areas shown in the legend on drawing A-6.0, including corridors, nurse stations, and cubicle areas. Only bathroom fixtures are currently identified on the drawing; this information is required for correct identification and accurate quantity take-off.



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Answer: The drawings and Bridging Documents are intended to establish the basis of design and are not intended to depict every element required for final design and construction. The Design-Builder shall review, validate, coordinate, and incorporate all handwashing stations, clinical sinks, service sinks, scrub sinks, utility sinks, and other plumbing fixtures required by applicable codes, healthcare regulations, infection-control requirements, operational workflows, licensing standards, and the final design solution. Quantities, locations, and fixture types shall be verified and developed by the Design-Builder as part of the design process and included in the Proposal.

94. Reference: RFP Section 1.0, Definition 15, 27 – 28; Attachment 6, Preamble, Section 7.p, 8.e, 8.h; DBIA 555, Section 1.1.1, Page 2 – 3; 1, 7; 3

Question: RFP Definitions 27–28 define the Design-Builder as the Proposer, a single legal entity responsible, under one contract, for both the design and the construction of the Project, and Definition 15 defines the Builder as the Design-Builder team member responsible for construction, with the Model Contract identifying the Proposer as the "Builder/Contractor." However, Model Contract §7.p incorporates DBIA 555 (Standard Form of Agreement Between Design-Builder and General Contractor Lump Sum), whose §1.1.1 presumes a Design-Builder that contracts with the Owner and then retains a separate General Contractor, and §§8.e and 8.h include forms 500-D6GC and 500-D7GC, which apply to a General Contractor retained by the Design-Builder. Because the Design-Builder is directly responsible for construction under this RFP, there is no separate General Contractor, and these documents are inapplicable and inconsistent with the structure the RFP establishes. Please confirm: (a) that DBIA 555 and forms 500-D6GC and 500-D7GC do not apply to this Project and will be removed from Model Contract §§7.p, 8.e, and 8.h by addendum; and (b) that construction subcontracts will be executed using DBIA 565 and DBIA 570, as applicable.

Answer: The forms included in the model contract provide various options for entering into a contract with the successful Proposer. The use of specific forms in the contract will depend on the structure of the entity to which the contract is awarded. Therefore, at this time a decision to eliminate any form is premature.

Forms that are inapplicable to the contractual structure of the selected Proposer shall be deemed inapplicable and will be removed at contract execution; their inclusion shall not modify the single-point responsibility of the Design-Builder for both design and construction.



95. Reference: Section 9.2.1, Page 40

Question: Section 9.2.1 states that the sealed proposal package shall contain the "original document and copies (printed and PDF)," but does not specify the number of printed copies required. Please confirm the total number of physical hard-copy proposal sets that the Proposer must submit, including the original.

Answer: The Proposer must submit their proposal in the following two (2) formats:

1. Physically (in printed format).

a. One (1) sealed envelope or package, identified in accordance with the provisions of Section 9.2.1, and containing:

i. One (1) printed original of the proposal, which includes a separate, sealed envelope (identified in accordance with the provisions of Section 9.2.1) containing the Price Proposal (Exhibit 17) and the Cost Breakdown (Exhibit 18);

ii. One (1) printed copy, which must be a true and exact reproduction of the physical proposal documents; and

iii. One (1) USB drive, without passwords or access restrictions, containing:

1. One (1) digital copy (scanned PDF), which must be a true and exact reproduction of the physical proposal documents;

2. One (1) redacted copy (scanned PDF) of the physical proposal documents with reserved and/or sensitive information redacted; and

3. Cost Breakdown (Exhibit 18) in Excel format.

2. Electronically (in digital format).



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- a. One (1) copy (scanned PDF), which must be a true and exact reproduction of the physical proposal documents, uploaded via the applicable file-upload fields on the J.E.D.I. platform.

96. Reference: Section 9.2.6, Page 46

Question: It appears that Paragraph 9.2.6 has been omitted from the RFP, as the numbering proceeds from Paragraph 9.2.5.10 to Paragraph 9.2.7. Please confirm that there is no requirement associated with Paragraph 9.2.6.

Answer: As indicated in the Table of Contents for the Request for Sealed Proposals documents, section 9.2.6 does not exist.

97. Reference: Section, Page 39

Question: Paragraph 9.1 states that the Proposal must be signed and that "each page must be initiated [initialed] by the Proposer's representative authorized registered in the RUL." Please confirm that this requirement applies to every page of the physical hard copy proposal, including narrative pages, appendices, exhibits, and supporting documentation.

Answer: Each form or page of the proposal that contains a signature field must be signed by the Proposer's authorized representative in that field. In addition, each page of the proposal must be duly initialed by the Proposer's authorized representative. The Proposer's authorized representative must be identified in the RUL's Eligibility Certificate.

98. Reference: Page 39 - 40

Question: Paragraph 9.1 further states that required initials and signatures must be handwritten in blue ink and that electronic, digital, or scanned signatures will not be allowed. However, Paragraph 9.2 requires the electronic proposal to include a "true and exact copy" of the physically submitted proposal documents. Please confirm that the electronic submission may consist of a scanned PDF of the original hard-copy proposal containing the authorized representative's handwritten blue ink initials and signatures.

Answer: The digital copy and the redacted copy shall be submitted as a PDF scan of the original proposal.

On the documents of the original printed proposal, the Proposer's authorized representative must handwrite their initials and signature using



a blue-ink pen (electronic, digital, or scanned signatures will not be accepted), as applicable.

99. Reference: Article 27, Section o

Question: Contract has ample termination clauses, but the bonding company has raised concern on Article 27, section o, granting the "Governor Chief of Staff power to terminate the Contract at any time" ". This clause does not refer to standard termination procedure and can be interpreted as a unilateral decision without recourse. Please consider rephrasing the clause providing reference to Contract Termination Clauses.

Answer: Article 27, Section O, of the model contract includes the mandatory clause required by Memorandum No. OSG-2025-002 from the Governor's Chief of Staff's Office and Circular Letter No. 006-2025 from the Office of Management and Budget, issued on June 12, 2025. Therefore, this text may not be modified or deleted and shall be subject to the regulations in effect at the time the contract is awarded.

Without modifying that clause, in the event of a termination under Article 27(o), the Design-Builder will be compensated as stated in the answer to Question 248.

100. Reference: Attachment C, D, E

Question: Please provide documentation from the pre-design and programming phases, including user interviews, stakeholder workshops, and clinical planning studies.

Answer: Documentation regarding user interviews, stakeholder workshops, and prior clinical planning studies will be provided to the Contractor following the award of the contract, in accordance with the coordination and data transfer schedule established by ASEM. Nevertheless, the Proposer must include in its proposal costs the performance of any interviews and clinical planning validation necessary for the execution of the design. Such information shall be delivered as part of the design process, in compliance with the established requirements and in accordance with the coordination and data transfer schedule determined by ASEM.

101. Reference: Attachment E – Owner Requirements

Question: Has the Owner finalized the clinical program and Room Data Sheets (RDS) for all departments?



Answer: The program in Attachment C is approved and constitutes the minimum ASEM's requirements. Room Data Sheets have not been issued, the Design-Builder shall develop them as part of the Functional Area Matrix and validate them with ASEM.

102. Reference: Attachment E – Owner Requirements

Question: Will a complete Functional Program be issued to the Design-Builder?

Answer: The ASEM has provided the programmatic requirements, ASEM's Requirements, Basis of Design information, Space Program, Bridging Documents, and related technical criteria necessary for proposal development. These documents establish the approved functional intent, space allocations, operational objectives, and performance requirements for the Project.

The Design-Builder shall be responsible for validating, coordinating, refining, and fully developing the final design based on the requirements and criteria established in the RFP and Bridging Documents. No separate or supplemental Functional Program beyond the information contained in the procurement documents is anticipated at this time.

103. Reference: Attachment C & E

Question: What flexibility exists for revising departmental adjacencies?

Answer: The departmental organization, functional relationships, circulation concepts, operational workflows, and clinical adjacencies reflected in the Bridging Documents represent the ASEM's intended programmatic framework and basis of design.

104. Reference: Attachment E – Owner Requirements

Question: Have patient-flow, staff-flow, materials-flow, and emergency-flow models been validated by hospital users?

Answer: The Bridging Documents establish the intended operational concepts, circulation patterns, departmental relationships, and functional requirements that form the basis of Project design. These documents reflect the ASEM's operational objectives and planning assumptions utilized during project development.



The Design-Builder shall be responsible for reviewing, validating, coordinating, and confirming operational workflows, circulation patterns, and functional requirements during the design development process in coordination with the ASEM and project stakeholders, as required to support the final design.

105. Reference: Attachment E – Owner Requirements

Question: Has future expansion capacity been defined for all critical departments?

Answer: The Bridging Documents and programmatic requirements establish the Project's intended operational capacity, including current and surge operational requirements, and define the functional and space planning criteria to be incorporated into the design. However, the procurement documents do not identify a comprehensive future expansion plan for each critical department.

The Design-Builder shall review the programmatic requirements, operational objectives, and Basis of Design documents and shall incorporate reasonable provisions for flexibility, adaptability, and future growth to the extent required by applicable codes, healthcare best practices, resiliency objectives, and the Project requirements set forth in the RFP.

106. Reference: Attachment E – Owner Requirements

Question: Are pandemic-response planning criteria required?

Answer: The RFP and Bridging Documents establish resiliency, emergency preparedness, healthcare operational continuity, life safety, infection prevention, and surge-capacity requirements that must be incorporated into the Project design. The RFP documents include operational and healthcare planning requirements intended to support emergency response and continuity of operations.

The Proposers shall review all applicable codes, standards, ASEM's Requirements, and healthcare design criteria and incorporate all required provisions applicable to healthcare facilities, infection control, emergency operations, and surge capacity as required by the governing authorities.

107. Reference: Attachment E – Owner Requirements



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Question: What specific operational benchmarks or key performance indicators should guide design optimization?

Answer: The RFP does not establish a separate list of quantitative operational benchmarks or key performance indicators (KPIs) for design optimization. The Project shall instead be designed to satisfy the performance requirements, operational objectives, functional program requirements, circulation concepts, resiliency goals, patient-care objectives, safety requirements, space program, and clinical operational criteria established throughout the RFP and Bridging Documents.

The Design-Builder shall be responsible for developing a design that supports efficient facility operations, patient care delivery, emergency response capabilities, operational continuity, maintainability, resiliency, and compliance with all applicable regulatory requirements.

108. Reference: Attachment C, D, E

Question: Have any stakeholder concerns been deferred from the current documentation package?

Answer: The ASEM is not aware of any formally deferred stakeholder requirements that are intended to be incorporated into the Project outside of the procurement documents issued through the RFP process. The RFP, Bridging Documents, ASEM's Requirements, and associated attachments constitute the basis for proposal development.

Should additional information, clarifications, or modifications be required, such information will be communicated through the formal addendum process in accordance with the requirements of the RFP.

109. Reference: Attachment C, D, E

Question: Are there unresolved user-group requests not reflected in the Bridging Documents?

Answer: The ASEM is not aware of any outstanding, unresolved, deferred, or pending stakeholder concerns, operational requirements, or user-group requests that are intended to be incorporated into the Project for purposes of proposal development. Furthermore, no unresolved stakeholder concerns, deferred requirements, or pending user-group requests are identified that Proposers are expected to account for



outside of the requirements expressly set forth in the RFP and Bridging Documents.

110. Reference: Attachment E – Owner Requirements

Question: What known design, operational, or construction challenges concern the Owner most?

Answer: The RFP and Bridging Documents identify several Project objectives and constraints, including maintaining continuity of operations, achieving the required Project milestones, complying with applicable codes and regulatory requirements, coordinating design and construction activities, ensuring resiliency, supporting emergency response functions, and delivering a fully operational facility that satisfies the Project requirements.

Proposers are expected to independently evaluate all design, operational, construction, procurement, phasing, permitting, and schedule-related risks associated with the Project.

111. Reference: Attachment C, D, E

Question: What did previous user engagement look like, and what stakeholder groups participated?

Answer: The Request for Proposals (RFP), the Bridging Documents, and the supplementary documentation for the bidding process reflect the programmatic, operational, and functional requirements, and constitute the approved design basis for the project. These documents do not provide an exhaustive record of prior stakeholder engagement activities, nor do they identify all the groups that participated.

Accordingly, for the purpose of submitting proposals, Proposer must rely exclusively on the requirements, criteria, and information contained within the bidding process documentation

112. Reference: Attachment C – Bridging Documents

Question: Will ASEM provide existing BIM files and federated models?

Answer: Proposers shall rely upon the documents, reports, drawings, and information included within the procurement package and any subsequent addendum issued by the ASEM.



113. Reference: Attachment C – Bridging Documents

Question: Will ASEM provide existing CAD files in native format?

Answer: Proposers shall utilize the information and documentation included within the procurement package when developing their Proposals.

The Design-Builder shall remain responsible for validating existing conditions, dimensions and all information necessary to develop the Design-Build.

114. Reference: Attachment C – Bridging Documents

Question: Will ASEM provide existing survey files in native format?

Answer: The preparation of all topographic, boundary, utility, and existing conditions surveys required for the Project is expressly included within the Design-Builder's scope of services and responsibilities. No project survey is being provided by ASEM, and Proposers shall prepare their Proposals accordingly.

115. Reference: Attachment F – Hospital & Medical Equipment

Question: Will medical equipment procurement occur under a separate Owner contract or within the Design-Builder's scope?

Answer: The supply and installation of hospital and medical equipment for the Design-Build for Puerto Rico's New Trauma Hospital will be part of the Allowances (Item 1) and the project scope.

116. Reference: Attachment F – Hospital & Medical Equipment

Question: Have any medical equipment vendors already been selected?

Answer: ASEM has not selected or committed to any vendor for the equipment listed in Attachment F. Selection, quotation, and procurement are the Contractor's responsibility under the Hospital and Medical Equipment Allowance (Item 1). Proposers shall not assume any vendor, price, or manufacturer has been pre-awarded. The Contractor must ensure that all equipment is compatible with ASEM's existing clinical and IT platforms, including its electronic health record, radiology image storage (PACS), and pharmacy and supply dispensing (Pyxis) systems.

117. Reference: Attachment F – Hospital & Medical Equipment



Question: What contingency should be incorporated for future replacement and upgrade of medical equipment?

Answer: The Project shall be designed to accommodate the future replacement, expansion, and upgrade of medical equipment. The Design-Builder should provide adequate space, infrastructure capacity, access, and flexibility to support current and future technologies. Specific provisions shall be based on the equipment requirements identified by the users and shall include all necessary allowances to avoid future building modifications resulting from insufficient design capacity.

118. Reference: Attachment F / Owner Requirements

Question: Has the Owner identified preferred manufacturers for major building systems and/or medical equipment?

Answer: ASEM has not designated exclusive or preferred manufacturers. Product, manufacturer, and model references in the RFP and Bridging Documents establish a basis of design and minimum benchmark only; they do not require the named product or limit competition. The Contractor may propose equal or superior products with technical evidence of equivalency. ASEM reserves the right to accept or reject any substitution in its discretion. For products affecting clinical operations, maintenance, system compatibility, facility standards, or lifecycle cost, the final basis of quality and acceptable manufacturers shall be confirmed with ASEM before incorporation into the design and shall reflect ASEM's standardization requirements. Compatibility with ASEM's existing platforms is mandatory.

119. Not Used

120. Reference: Attachment G – Utilities Plans

Question: What redundancy level is required for critical care, trauma, ICU, life-safety, and utility systems?

Answer: N+1 for power and mechanical systems: two 38 kV/13.2 kV transformers and two 13.2 kV/480 V transformers each carrying the full load; three generators with two carrying 100 % of the building load; 2+1 chillers; 4+2 cooling tower cells; two AHUs per patient floor plus dual-coil (chilled water + DX) AHUs for critical areas; N+1 DOAS for critical areas; duplex PSA oxygen with cylinder reserve and cross-connection to the existing



building; triplex medical air; quadruplex vacuum; dual domestic water risers; duplex storm pumps.

121. Reference: Attachment E – Owner Requirements

Question: Are there mandated energy performance targets for the project?

Answer: Compliance with ASHRAE 90.1 and the efficiency measures in Attachment C. No energy-use target or energy model is required. However, the procurement documents do not establish specific quantitative energy performance targets, energy use intensity (EUI) metrics, energy reduction percentages, or similar energy performance benchmarks.

122. Reference: Attachment E – Owner Requirements

Question: Is a sustainability certification required for the project?

Answer: The ASEM does not require the Project to obtain a specific sustainability certification. LEED certification is not required.

123. Reference: Attachment E – Owner Requirements

Question: If sustainability certification is required, what certification system and target level are required?

Answer: No sustainability certification requirement, certification system, or certification target level has been required by ASEM. Accordingly, there is no specific certification program or certification level.

124. Reference: Attachment G – Utilities Plans

Question: Are renewable energy systems expected as part of the project scope?

Answer: The ASEM does not establish a mandatory requirement regarding any specific renewable energy system or renewable energy generation technology. Nevertheless, the project incorporates objectives related to resilience, emergency preparedness, and continuity of operations, as outlined in the Request for Proposals (RFP) and the Bridging Documents.

125. Reference: Attachment G – Utilities Plans

Question: What minimum backup-power duration is required for each critical system and department?



Answer: The Design-Builder is responsible for developing a complete design that satisfies all code-required emergency power and operational continuity requirements applicable to the Project. Proposers should rely upon the technical specifications and performance criteria.

See also the answers to Questions 25, 69, 207 and 451, which establish fuel-autonomy and ride-through requirements.

126. Reference: Attachment G – Utilities Plans

Question: Are future utility expansions anticipated and, if so, what planning assumptions should be incorporated?

Answer: The Design-Builder shall incorporate reasonable provisions for the future expansion, replacement, and modernization of major utility systems, including electrical, emergency power, telecommunications, medical gas, mechanical, and other utility infrastructure. The Design-Builder shall determine the appropriate level of reserve capacity and scalability in accordance with applicable codes, healthcare industry standards, resilience objectives, and the Project's operational requirements.

127. Reference: Attachment 6, 8, 9

Question: Are differing-site-condition provisions included in the Contract Documents?

Answer: Differing (concealed) site conditions are governed by Attachment 9 (Supplementary Conditions), Sections 4.2 and 4.3, which prevail over Regulation 7998 and the DBIA standard forms to the extent of any inconsistency, in accordance with the order of precedence to be established in Addendum No. 4. Only the factual technical data expressly identified as such may be relied upon. Conditions that were disclosed, or reasonably inferable, from the RFP Documents, the information furnished, the site visit or the investigations that the Design-Builder is required to perform are not differing site conditions.

Costs of qualifying differing site conditions shall be charged first to Allowance Item 3 (Contingency), subject to prior written authorization by ASEM. Only after that allowance has been exhausted, and only for conditions that qualify as differing site conditions under Attachment 9 and for which timely notice was given, may an adjustment be made by Change Order, subject to the Contract change provisions and to the certification of available funds required by Puerto Rico law before the



Change Order is executed. Time extensions shall be evaluated in accordance with Attachment 9, Section 9.

128. Reference: Attachment E – Owner Requirements

Question: What assumptions were used to establish the Owner's budget?

Answer: The budget was developed for planning and funding purposes based on the information available, including the Project scope, and program requirements.

129. Reference: Attachment C – Bridging Documents

Question: What assumptions were used in developing the Bridging Documents?

Answer: The Bridging Documents were developed based on the Project programmatic requirements, operational objectives, ASEM's Requirements, applicable healthcare planning criteria, regulatory requirements, resiliency objectives, and the information available during the planning and procurement development phases. The Bridging Documents establish the ASEM's Basis of Design and design intent and are intended to communicate the Project's functional, operational, and performance requirements.

130. Reference: Scope of Work / Owner Requirements

Question: What project components are currently under separate procurement packages or excluded from the Design-Builder's scope?

Answer: The project components set forth in the Scope of Work (Attachment 1). The excluded components from the scope of the Design-Builder are structured cabling and active network equipment; public address, CCTV and access control devices and head-ends (rough-in is included); medical equipment marked "Not in Contract"; the modernization of Substations 1359 and 1327, the campus water ring, the central cistern ("Casa de Agua") and other Medical City projects shown in Attachment 2; the ASEM's diesel resupply agreement; and the existing MRI, laboratory, blood bank, Blood Transfusion Service, and pharmacy (existing areas).

131. Reference: General Project History

Question: Was a contractor previously engaged for planning, preconstruction, design assistance, or related services for this project?



Answer: Yes. As identified in Attachments A, B, and C, De La Torre & Estévez Architects and the subconsultants identified on the applicable title sheets and cover pages previously participated in the preparation of the Bridging Documents and related planning, preconstruction, design-assistance, and project-development activities.

Pursuant to 2 CFR 200.319(b) and the RFP requirements, De La Torre & Estévez Architects, its affiliates, participating subconsultants, and any personnel involved in the preparation of the Bridging Documents (planning, plans, specifications, and report), Environmental Review Record, Effect Determination Finding) are prohibited from participating, directly or indirectly, in this procurement as a Proposer, joint-venture member, subcontractor, consultant, or member of any Proposer's team.

This restriction is intended to eliminate actual or perceived organizational conflicts of interest and to ensure a fair and open competitive procurement process. Proposers are responsible for verifying that no prohibited firm, affiliate, subconsultant, or individual participates in their proposed team. Any participation inconsistent with these requirements may result in disqualification of the proposal.

132. Reference: Attachment C – Bridging Documents

Question: What portions of the Bridging Design Package are considered mandatory requirements versus conceptual guidance?

Answer: The Bridging Documents establish the ASEM's design intent, functional requirements, operational objectives, performance criteria, space program, resilience requirements, and other project requirements that must be incorporated into the final design. Conceptual schemes, descriptions, diagrams, and illustrative information were provided to communicate the Basis of Design and the intended project outcomes. The Design-Builder is responsible for developing the final design while ensuring compliance with all mandatory requirements contained in the Request for Proposals (RFP), the Bridging Documents, technical specifications, applicable codes, regulatory requirements, and the Contract Documents.

Requirements stated in the narratives, the Advanced Architectural Design Development drawings, and the program are minimum ASEM requirements (Att. C §5.1.7). Elements listed in §5.8.1 must be preserved; modifications listed in §5.8.2 are permitted, subject to ASEM review.



Products specified by name in technical specifications serve as the basis of design

133. Reference: Attachment C & E

Question: Will design deviations from the current floor plans be permitted if they improve operational performance, efficiency, resilience, patient care, or constructability while preserving project objectives?

Answer: Design optimization is permitted and encouraged; however, the approved requirements, design intent, operational objectives, and programmatic criteria established in the Bridging Documents shall remain the governing basis for the final design.

134. Reference: Attachment E – Owner Requirements

Question: What surge-capacity requirements must be incorporated into the design of all critical departments?

Answer: The surge-capacity requirements identified in the RFP, Bridging Documents, and associated ASEM's Requirements shall be incorporated into Project design. The Design-Builder shall review and incorporate all surge-capacity, emergency preparedness, continuity-of-operations, and resiliency requirements identified in the procurement documents and shall design the facility to support the operational objectives established therein.

The Design-Builder shall be responsible for developing the final design solutions necessary to achieve the required surge operations while maintaining compliance with applicable healthcare regulations, codes, and standards.

135. Reference: Not specified

Question: Does the project include the design and construction of a parking structure and/or surface parking facilities for patients, visitors, staff, and emergency services? If so, please provide the required parking capacity, programmatic criteria, proposed configuration (surface and/or structured parking), number of levels, access requirements, and the methodology used to establish parking demand in compliance with the applicable Puerto Rico Joint Regulation.

Answer: The Project does not include a parking structure or new public parking. Site work includes the ambulance yard, drop-off and service areas



shown on the drawings. Campus parking buildings in Attachment 2 are separate projects.

136. Reference: Not specified

Question: Will the Owner provide a geotechnical report for the project site, including recommendations for shallow and deep foundations? In addition, have any supplemental geotechnical investigations been completed regarding liquefaction potential, differential settlement, slope stability, seismic site response, or other subsurface conditions that should be incorporated into the design?

Answer: The geotechnical report is not yet complete. A response to this question will be provided through a future Addendum upon completion and review of the geotechnical investigation.

137. Reference: Not specified

Question: Will the Owner provide an updated traffic impact study for the project? If so, will it include analyses of existing and projected traffic volumes, levels of service, intersection impacts, emergency vehicle access, ambulance circulation, public transportation access, and recommended roadway improvements?

Answer: The Design-Builder scope. The Design-Builder shall be responsible for performing any Traffic and accessibility studies, additional traffic analyses, site access evaluations, transportation studies, permitting studies, or engineering assessments required to support the final design, regulatory approvals, and successful completion of the Project.

138. Reference: Not specified

Question: Will the Owner provide a vertical transportation study defining the quantity, capacity, location, and type of elevators required, as well as design criteria for vertical circulation systems and inter-floor access throughout the Trauma Hospital?

Answer: The Bridging Documents establish the ASEM's approved Basis of Design, including the functional and operational requirements supporting the Trauma Hospital program. To the extent reflected in the Bridging Documents, the conceptual vertical circulation strategy, including elevator locations, circulation concepts, and operational relationships, has been developed to support the approved programmatic and clinical requirements.



The Design-Builder shall be responsible for validating, refining, and developing the final vertical transportation system design, including the number, type, capacity, speed, configuration, zoning, redundancy, and operational characteristics of elevators and other vertical circulation components necessary to satisfy the Project requirements. No separate vertical transportation study is anticipated to be issued for proposal purposes. The Design-Builder shall develop the final design in accordance with applicable codes, healthcare industry standards, operational requirements, and the approved Basis of Design established in the Bridging Documents

139. Reference: Not specified

Question: What are the warranty requirements for the roofing system? Please indicate whether a 20, 25, or 30 year warranty is required, whether a No Dollar Limit (NDL) warranty is required, acceptable manufacturers, and whether the warranty must include full system coverage for membrane, insulation, flashing, penetrations, accessories, and labor. Please also identify any hurricane resistance, wind uplift, resiliency, operational continuity, or maintenance requirements.

Answer: The roofing system shall be provided as a complete and fully warrantable system meeting the requirements of the Contract Documents, applicable codes, manufacturer requirements, resiliency objectives, and operational needs of the Project. The warranty shall include full system coverage for all roofing components furnished as part of the Work. The Design-Builder shall be responsible for specifying a roofing system capable of meeting the Project's hurricane resistance (Risk Category IV), wind-uplift, durability, operational continuity, and long-term performance requirements.

The roofing system shall have a manufacturer's No Dollar Limit (NDL) system warranty of not less than twenty (20) years, covering membrane, insulation, flashing, penetrations, accessories and labor, in addition to the Design-Builder's general warranty (see answer to Question 302).

140. Reference: Not specified

Question: What is the intended operational classification of the helipad, the design aircraft, anticipated aircraft types, and the projected operational volume (daily, weekly, and annual landings and departures) to be used for design?



Answer: The rooftop helipad is intended to support emergency medical transportation and trauma care operations associated with the Hospital Heliport, day and night operations. The proposed new hospital heliport shall be designed, as required by the ASEM, to support the safe operation of helicopters with operational and design requirements up to and including the Sikorsky S-92 (Including the military VH-92A Patriot version) presidential helicopter, which is the controlling design helicopter (see answer to Question 43). Proposers shall utilize the information contained in the RFP and Bridging Documents and perform any additional analyses, coordination, and validation necessary to develop a compliant final design.

The Design-Builder shall be responsible for determining the design criteria, aircraft loading assumptions, operational requirements, and applicable aviation standards necessary to support permitting, regulatory approval, and Project objectives.

141. Reference: Not specified

Question: Have aeronautical studies, obstruction evaluations, and approach/departure analyses been completed, and has coordination or preliminary approval been obtained from the FAA, applicable airport authorities, and local agencies? If so, please provide available documentation and identify any airspace restrictions affecting the project.

Answer: No, the Design-Builder shall be responsible for performing, validating, or obtaining any aeronautical studies, obstruction evaluations, flight path analyses, regulatory coordination, airspace reviews, permits, approvals, and related documentation required by the FAA or other applicable authorities having jurisdiction to support the final design, permitting, construction, and operation of the helipad.

142. Reference: Not specified

Question: Is a direct and protected connection required between the helipad and critical care departments (Emergency, Trauma, Operating Rooms, ICU, and Radiology), and is there a maximum patient transfer time requirement that must be incorporated into the design?

Answer: A dedicated heliport elevator core with restricted access and trauma override key provides an express route to the Operating Rooms and trauma areas. Given the critical nature of the Project and its intended



classification as a Level I Trauma Hospital, the design shall achieve the shortest practicable transfer time, and in any event shall comply with any maximum transfer time established by the regulatory or accrediting entities. The Design-Builder shall achieve the shortest practicable transfer time between the helipad and trauma treatment functions and should prioritize direct access to the Emergency Department, Trauma Rooms, Operating Rooms, Imaging, and Intensive Care Units as part of the final design optimization.

Also, the Design-Builder shall develop the final design in a manner that supports efficient, safe, and operationally effective movement between the helipad and critical clinical departments consistent with healthcare industry standards

143. Reference: Not specified

Question: If the helipad is elevated, please identify the required structural design criteria, including helicopter dynamic loads, vibration, impact loading, seismic performance requirements, and whether the helipad must remain operational immediately following a major hurricane or seismic event in accordance with resiliency requirements for critical facilities.

Answer: The Design-Builder shall design the rooftop helipad in accordance with the latest edition of FAA Advisory Circular AC 150/5390-2D, Heliport Design, and all other applicable FAA guidance, regulations, industry standards, and Authority Having Jurisdiction requirements in effect at the time of design and permitting.

The heliport structure and its essential systems are part of the essential facility and shall be designed for Risk Category IV and for continued operation immediately following the design hurricane and earthquake, consistent with the answer to Question 76.



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144. Reference: Not specified

Question: Is an aviation fueling system required, or will the helipad be used exclusively for aircraft landing and medical transfer operations?

Answer: Proposers shall refer to the Project scope and Bridging Documents for the facilities included within the Project. The procurement documents do not require the inclusion of an aviation fueling system as part of the Project scope. The heliport is for landing, takeoff and patient transfer only.



145. Reference: Not specified

Question: Are specialized fire protection systems required for the helipad? If so, please provide the applicable design criteria, regulatory requirements, and governing standards.

Answer: The Design-Builder shall provide all fire protection, fire suppression, life-safety, emergency response, and related systems required by the applicable codes, aviation standards, healthcare regulations, authorities having jurisdiction, and Contract Documents.

The Design-Builder shall be responsible for identifying and incorporating all specialized fire protection features required for the final helipad design and obtaining all necessary approvals from applicable regulatory agencies.

146. Reference: Not specified

Question: Have aeronautical lighting, beaconing, signage, communications, and visual aid requirements been defined for daytime and nighttime operations?

Answer: The Design-Builder shall design and provide all aeronautical lighting, markings, signage, communications, visual aids, and related systems as required by the relevant aeronautical authorities, applicable regulations, operational requirements, and authorities having jurisdiction. Furthermore, the Design-Builder shall incorporate the necessary requirements to obtain all mandated approvals, in order to deliver a fully functional and compliant heliport facility capable of supporting the project's intended operational use

147. Reference: Not specified

Question: Are future hospital expansions anticipated that may affect approach/departure surfaces, airspace protections, or the long-term safe operation of the helipad?

Answer: The Design-Builder shall be responsible for evaluating the long-term operational requirements of the helipad and for developing a compliant design that accounts for applicable aviation regulations, protected airspace requirements, approach and departure surfaces, obstacle limitations, and other operational considerations necessary to support the intended use of the facility. Also, the Design-Builder's FAA



analysis shall consider Medical City future projects. Any future development considerations identified during the design process shall be evaluated and coordinated as part of the Design-Builder's design and permitting responsibilities.

148. Reference: Not specified

Question: Is a Noise Impact Assessment required, including evaluation of impacts to adjacent buildings, hospital functions, and nearby residential areas?

Answer: The Design-Builder shall be responsible for performing, as required, any additional studies, analyses, evaluations or assessments considered under ERR. The Design-Builder shall be responsible for performing regulatory coordination required to support the final design, permitting, approvals, and operation of the Project, including the helipad and associated aviation operations. The Design-Builder shall ensure that the final design complies with all applicable federal, state, local, and regulatory requirements and appropriately addresses operational impacts associated with the proposed facility.

149. Reference: Not specified

Question: Is helipad planning, design, permitting, and regulatory coordination included within the Design-Builder's scope, or will these services be performed by a specialized consultant retained by the Owner? Please identify which party is responsible for obtaining all helipad and aeromedical operational approvals.

Answer: The planning, design, engineering, analysis, permitting, coordination, and regulatory approvals required for the helipad are included within the Design-Builder's scope of services.

The Design-Builder shall be responsible for retaining all qualified design professionals, specialty consultants, aviation consultants, engineers, and other resources necessary to design, permit, coordinate, obtain approvals for, and construct a fully operational helipad in accordance with all applicable regulatory and Project requirements.

Also, the Design-Builder shall be responsible for obtaining all permits, approvals, certifications, studies, analyses, and agency coordination required to support the final design, construction, and operation of the helipad. The Design-Builder shall be responsible for handling the



necessary procedures and submissions to the FAA (Federal Aviation Administration).

150. Reference: Not specified

Question: Does the project include a campus-wide wayfinding and signage program? If so, please provide any existing Corporate Identity Standards, Signage Standards, Wayfinding Guidelines, or Environmental Graphic Design criteria that must be followed, and clarify whether specialized Wayfinding, Patient Experience, or Environmental Graphic Design consultants are required as part of the Design-Builder's team.

Answer: The Design-Builder shall develop and coordinate a comprehensive wayfinding and signage program, in accordance with healthcare industry's best practices, accessibility requirements, safety and civil protection standards, and the operational needs of the new building. The Design-Builder shall provide all signage, identification, life-safety signage, directional signage, wayfinding systems, and related elements necessary to support the operation of the facility and to satisfy applicable code, regulatory, operational, and Project requirements.

Interior and exterior signage and wayfinding for the new building are within the scope of work. ASEM will provide the selected Design-Builder with the existing campus-wide wayfinding and signage program

151. Reference: Not specified

Question: Please confirm whether the proposed clear height is sufficient to allow for the inspection, testing, periodic maintenance, and eventual replacement of the seismic isolators, as well as access to the mechanical systems (including chiller piping, medical gases, electrical, etc.), plumbing, and life safety systems crossing the isolation interface. Please also refer to the General Notes on Sheet A-1.2B – Interstitial Isolation Level.

Answer: The Design-Builder shall be responsible for validating that the final design provides adequate clearances and access for the inspection, testing, maintenance, repair, and replacement of the seismic isolation system, as well as all building systems that cross the isolation interface. The dimensions, configurations, and concepts presented in the Bridging Documents are conceptual in nature and are intended to communicate the project's functional and technical requirements.



Nevertheless, the Design-Builder retains full responsibility for developing, validating, coordinating, and finalizing the design. This responsibility includes, but is not limited to, ensuring sufficient access for the inspection, testing, maintenance, repair, and replacement of seismic isolation bearings, mechanical systems, medical gas systems, electrical systems, plumbing installations, fire protection systems, communication systems, and any other installation or service that crosses the isolation interface. Furthermore, the Design-Builder shall independently verify and incorporate into the final design all requirements related to access, operation, maintenance, and life cycle.

Proposers should not assume that the dimensions, layouts, clearances, or conceptual configurations illustrated in the Bridging Documents have been definitively established for the purposes of detailed engineering. The Design-Builder shall independently verify all space requirements, maintenance clearances, operational needs, equipment replacement routes, and life-cycle considerations, in order to meet the project objectives regarding performance, resilience, operational continuity, and long-term maintainability. Consequently, the design-build contractor must confirm that the proposed clear height is sufficient to allow for the long-term operation, maintenance, and replacement of the seismic isolators, as well as to facilitate access to mechanical, plumbing, medical gas, electrical, fire protection, and communications systems, and other services or installations.

152. Reference: 7.2 Deliverables, Page 18 of 98 PDF 30

Question: Execution period for first phase as indicated in project documents is 21 months. That can't be achieved due to estimated deliveries of mayor equipment required for this area to be operational such as emergency generators, transformers, panelboards, chillers, cooling towers, etc.

Answer: The RFP documents establish an accelerated delivery strategy requiring the Design-Builder to achieve operational readiness of the first phase within twenty-one (21) months from Notice to Proceed. The procurement strategy, construction sequencing, commissioning activities, and management of long-lead equipment are responsibilities assigned to the Design-Builder. The documents specifically contemplate the need for early procurement packages, long-lead equipment management, critical path control, and recovery planning. proposers are expected to incorporate appropriate procurement and scheduling strategies to meet the required milestone.



153. Reference: Exhibit 17 Price Proposal Form, Page 5 – 10 PDF 207

Question: Exhibit – 17 Price Proposal Form indicates on the allowance # 1 (Supply and Install Hospital and Medical Equipment for Puerto Rico's New Trauma Hospital), that all description of medical equipment mentioned are included in Attachment H. Project documents indicate that all medical equipment is included in Attachment F. Please confirm that Attachment H does not exist and the correct attachment is Attachment F.

Answer: Attachment F contains medical and hospital equipment for Puerto Rico's New Trauma Hospital. Among the documents for the Request for Sealed Proposals, there is no appendix identified as Attachment H.

154. Reference: Attachment No. 1 Scope of Works, Pages 13 - 85

Question: Please clarify the following; in the scope of work (attachment # 1), item # 18 of electrical scope section B, there is a statement that mention an existing substation #1359 (38KV @ 4,160V) in which we will have to tap via an automatic transfer switch (ATS) the new substation which is @ 13. 2KV. They are different voltages and their location is opposite sides as per drawing GL-1.0 and existing utilities drawing E-4.

Answer: The secondary underground feed from Substation 1359 required by Attachment 1, Section II.i.18.b is part of the Project's redundancy strategy. Because Substation 1359 is subject to a separate modernization project by others, the Design-Builder's scope for this feed is limited to: (a) a spare medium-voltage bay and the medium-voltage automatic transfer provisions in the new 13.2 kV switchgear; (b) a complete underground duct bank, with spare conduits and manholes, from the new switchgear to the boundary of Substation 1359 indicated by ASEM; and (c) protection, controls and interface provisions for future connection. Conductors, voltage transformation and the termination at Substation 1359 will be performed by others. The Design-Builder shall coordinate the interface with ASEM and LUMA and shall not assume that this feed is available to achieve the Phase I milestone.

155. Reference: Attachment No. 2 Scope of Works, Page 13 – 85 PDF 242

Question: Please clarify what is the intention of item # 18 of electrical scope section C when MICRO GRID project of Municipality of San Juan have not been started yet. It is our understanding that a new bay will have to be provided on the new 38KV to 13.2KV substation to connect that system. Please confirm if our understanding is correct.



Answer: The Design-Builder shall provide a spare 13.2 kV switchgear bay, duct bank and space for future interconnection. Zero-transfer loads shall be served by the UPS systems of Att. C §7.6.4. The Design-Builder shall coordinate future utility and microgrid interface requirements.

156. Reference: Attachment No. 1 Scope of Works, Pages 13 – 85 PDF 242

Question: Item # 18 of electrical scope section D indicates that double wall underground diesel tanks are required for the new emergency generators. Nevertheless, drawing A-1.3 shows a diesel tank on the mechanical roof yard. Please advise.

Answer: The RFP documents include requirements for emergency power fuel systems and assign responsibility to the Design-Builder to provide a complete, coordinated, code-compliant design.

The RFP requires the Design-Builder to identify and resolve discrepancies between drawings, specifications, and other related documents.

The Design-Builder shall identify and coordinate discrepancies between drawings and specifications and submit a fully coordinated code-compliant fuel storage design for ASEM review and approval.

157. Reference: Attachment 1: Scope of Works, 231 of 2173

Question: The RFP identifies Bridging Documents as part of the information provided to support project delivery. Please clarify the extent to which the Design-Builder may propose modifications to the Bridging Documents where alternative solutions are determined to provide equivalent or superior compliance, performance, constructability, operational functionality, schedule, resiliency, or lifecycle value. Please also identify the process by which such deviations or proposed enhancements would be reviewed and approved by ASEM.

Answer: The Bridging Documents establish the basis of design and minimum quality and performance criteria. The Design-Builder shall preserve the approved architectural concept, clinical intent, patient flow, space relationships, and project objectives to the maximum extent practicable. The Design-Builder may propose to modify, revise, supplement, or replace portions of the conceptual design as necessary to comply with laws and regulations, meet permitting requirements, resolve conflicts, address constructability, coordinate building systems, and achieve Project performance requirements. It may also propose



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equal or superior products, systems, and manufacturers that meet or exceed the salient characteristics of the basis of design, including quality, performance, serviceability, availability of parts and service, and lifecycle value. The proposal may not reduce the required performance, capacity, quality, code compliance, resiliency, or operational functionality, and may not be offered solely for cost reduction or construction convenience.

Any change that materially alters the architectural concept, building configuration, clinical workflow, functional program, programmatic relationships, critical adjacencies, circulation, room functions, exterior design, or project objectives requires ASEM's prior written review and authorization. The same applies to products or systems that materially affect ASEM operations, maintenance, compatibility, facility standards, or lifecycle cost.

158. Reference: Section 8.18, 48/1892 of 2173

Question: Please identify all studies available to proposers, including geotechnical investigations, tie-in utility studies, preliminary utility and infrastructure agency approvals or consultations, environmental reports, traffic analyses, drainage analyses, resiliency studies, airspace studies, and previous design-phase reports.

Answer: The studies and reports available to Proposers are those included in the RFP Documents and Addendum, namely: the Bridging Documents (Attachments A, B and C) and the Bridging Documents Final Report; Attachment D (SARPS Recommendations); Attachment E (ASEM's Requirements); Attachment G (Utilities Plans, historical record information); the Micro Grid Project Assessment (informational only, see answer to Question 31); and, when issued, the Geotechnical Report and the Environmental Review Record documents (see answers to Questions 87 and 136). No other geotechnical, utility, agency-consultation, traffic, drainage, resiliency, airspace or design-phase studies will be furnished. Information furnished for reference does not relieve the Design-Builder of its obligation to perform the investigations, studies and analyses assigned to it by the RFP Documents.

159. Reference: Section 7.2

Question: The Scope of Work references hospital and medical equipment coordination as part of the Design-Builder's responsibilities. Please clarify the intended medical equipment delivery model for the Project. Specifically:



- a. Which medical equipment categories are anticipated to be procured directly by ASEM versus procured by the Design-Builder?
- b. Are any Owner-Furnished/Contractor-Installed (OFCI) or Owner-Furnished/Owner-Installed (OFOI) equipment packages anticipated?
- c. Is the Design-Builder responsible only for coordination and integration of medical equipment, or also for procurement, installation, commissioning, startup, and turnover of selected equipment?
- d. Is a medical equipment planning consultant expected to be provided by the Design-Builder team?

Answer: (a) All hospital and medical equipment listed in Attachment F is furnished and installed by the Design-Builder under Allowance Item 1 (Hospitaller and Medical Equipment). ASEM does not anticipate procuring Attachment F equipment directly.

(b) ASEM reserves the right to designate specific items in writing as Owner-Furnished (OFCI), with a corresponding reduction of Allowance Item 1, in accordance with the matrix in the answer to Question 54. Items designated "Not in Contract" (N.I.C.) in the Bridging Documents are outside the Contract, except for the building infrastructure required to support them, this infrastructure will be part of the Base Bid. Other than N.I.C. items, the Project does not include Owner-Installed (OFOI) equipment.

(c) For Attachment F equipment, the Design-Builder is responsible for selection (subject to ASEM approval), procurement, delivery, installation, testing, commissioning coordination, start-up, training and turnover; for OFCI items, for receiving, insurances, installation, connection, testing and start-up support.

(d) Yes. The Design-Builder's team shall include a qualified medical equipment planner.

160. Reference: Attachment 1: Scope of Works, 231 of 2173

Question: Who is responsible for the transition planning identified toward the end of the Scope of Work, including staff training and operational



readiness? This appears to be referenced again on page 64 under the Healthcare Facilities SME scope as "activation or operation." Is this expected to be part of the DB team services, or will it be provided by another party coordinated by the owner?

Answer: The Design-Builder is responsible for the transition and activation support described in Attachment 1, including the Healthcare Facilities Subject Matter Expert services: activation planning for the building and its systems, coordination of equipment move-in and installation sequencing, systems and equipment training for ASEM personnel, commissioning and turnover documentation, and support during the initial operation of each Phase. ASEM retains responsibility for clinical staffing, clinical protocols and policies, patient relocation decisions, and the applications for operating licenses, accreditations and verifications, with the Design-Builder's support as provided in the answer to Question 72.

161. Reference: Section 7.2, 30 of 2173

Question: Are the Execution Periods identified inclusive of design, permits, procurement, construction, commissioning, activation, operational-readiness, etc?

Answer: Yes. As stated in the answer to Question 7, the Contract Times are all-inclusive. The twenty-one (21) month Phase I period and the fifty-four (54) month overall period run from the Notice to Proceed and include studies, investigations, design, permits and endorsements, procurement, construction, testing, commissioning and the activities required to achieve Functional Operation (see answer to Question 229).

162. Reference: Attachment A: Plans, 880 of 2173

Question: Is there an existing Revit model available for the project? The drawings state that, following award of the Design-Build contract, ASEM may provide the selected Design-Build Entity and Architect of Record with electronic copies of the drawings, including DWG files, for reference and as a starting point for developing the final architectural and engineering construction documents. The language specifically references DWG files but does not appear to confirm the availability of a Revit model.

Answer: No Revit model or federated BIM model is furnished as part of the RFP Documents. After award, ASEM may make available to the selected Design-Builder any native electronic files of the Bridging Documents that



it holds (which may include DWG files), solely for reference and as a starting point, without warranty as to completeness, accuracy, software compatibility or suitability, as stated in the answer to Question 11. The Design-Builder shall develop its own BIM models in accordance with its BIM Execution Plan.

163. Reference: Attachment: Scope of Works, 268 Of 2173

Question: Does building envelope expected as deliverable for First Phase execution period (basement and first floor) include building envelope for Second Phase scope (second through ninth floors, including helipad)?

Answer: See answer to Question 229, which defines the scope required for Phase I Substantial Completion. Phase I includes the complete building structure and a complete, weathertight building envelope for all levels, so that the Basement and First Level can be safely occupied and operated while Phase II interior work proceeds. Interior fit-out of Levels 2 through 9, the Tenth Level and the heliport is part of Phase II, except for the elements of those levels required to serve, protect or permit the occupancy of Phase I.

164. Reference: Attachment 1: Scope of Works, 268 - 2173

Question: Are the elevators and vertical transportation expected as deliverable for First Phase execution period (basement and first floor) include the Second Phase scope (second through ninth floors, including helipad)?

Answer: Phase I shall include the elevator hoistways and cores for the entire building and all elevators, including the controls and code-required features, necessary to serve the Basement and First Level, emergency operations and code-required egress and firefighter access for Phase I. The remaining elevators may be completed in Phase II. The Design-Builder shall provide all temporary protection required to maintain Phase I operations while Phase II vertical-transportation work proceeds. See answers to Questions 163 and 229.

165. Reference: General, not related to a Section

Question: What are expectations for meetings attended – virtual, in person or a combination of both?

Answer: Meetings will be held in person, virtually, or through a combination of both, as required by ASEM.



166. Reference: General, not related to a Section

Question: How extensively should the drawings provided be reviewed? Are the drawings provided in this proposal considered final documents or will there be opportunities to suggest adjustments based on operations of the facility and/or missing spaces?

Answer: The Bridging Documents are not final construction documents. They establish the ASEM's Basis of Design and minimum requirements (see answer to Question 132). Proposers shall review them thoroughly for purposes of their Proposals, and the Design-Builder shall develop the final design. Adjustments may be proposed under the process described in the answer to Question 157. All spaces, systems and elements required by the Space Program, applicable codes and the RFP Documents for a complete and operational facility, whether or not shown, are included in the Base Bid; the identification of a "missing" space or element that is required by the Space Program or by code shall not constitute a change.

167. Reference: General, not related to a Section

Question: Will we be working with one core leadership group, or will individual user groups be implemented? If user groups, how many will there be, and how many rounds of discussion with each group?

Answer: ASEM will designate a Project Leadership Group, led by ASEM's authorized representative, as the single point of coordination for consolidated ASEM decisions, together with departmental user groups representing the clinical and support functions of the Project.

For pricing and scheduling purposes, Proposers shall assume a maximum of fifteen (15) user groups and the following structured engagement activities:

- One (1) initial stakeholder interview and validation session per user group during Schematic Design.
- Up to three (3) user-group review sessions per user group during Schematic Design.
- Up to three (3) user-group review sessions per user group during Design Development.



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- One (1) user-group review session per user group during the Construction Documents phase.

The Design-Builder shall be responsible for validating the program, operational workflows, departmental relationships, circulation patterns, Room Data Sheets, and functional requirements as part of these activities and as otherwise required to complete the design in accordance with the RFP Documents.

Revisions resulting from stakeholder interviews, user-group reviews, clinical workflow validation, and departmental planning that are consistent with the approved Space Program, ASEM's Requirements, and other RFP Documents are included in the Contract Price and Contract Time.

Each design milestone submission shall receive one consolidated ASEM response. Additional review sessions requested by the Design-Builder for design coordination, design clarification, or correction of incomplete or non-compliant submissions shall be deemed included in the Contract Price.

Only revisions directed in writing by ASEM that modify the approved Space Program, ASEM's Requirements, or other Contract requirements shall constitute an ASEM-directed change subject to the Contract change provisions. Additional user-group sessions requested by ASEM beyond the quantities identified above shall be evaluated in accordance with the Contract provisions governing changes

168. Reference: General, not related to a Section

Question: Will there be Stakeholder interviews? If so, with what frequency? Are they after deliveries? What timing should be considered?

Answer: Yes. Stakeholder interviews shall be conducted by the Design-Builder at the beginning of Schematic Design to validate the program, operational workflows and Room Data Sheets (see answers to Questions 100 and 101), and thereafter as part of the user-group sessions described in the answer to Question 167. Interviews shall be scheduled in the CPM schedule in advance of each milestone submission and shall not be deferred until after milestone deliveries.

169. Reference: General, not related to a Section

Question: Is there to be any Community involvement during the project?



Answer: Citizen participation obligations under the CDBG-MIT program are the responsibility of the PRDOH. The Design-Builder shall provide support to ASEM and the PRDOH, as requested, for public or community meetings, notifications, and consultations required by the Environmental Review Record, Section 106 consultation, or processes involving permitting agencies; this includes the preparation of presentation materials and the participation of the design team (for cost estimation purposes, the proposer shall account for two (2) public meetings).

170. Reference: Exhibit 17 & 18, 203 – 226 of 2173

Question: Price Proposal Form and Cost Breakdown (PDF and Excel) are not divided into 2 execution phases. Confirm that a breakdown by phase is not required. Confirm that both phases will be awarded to only one entity.

Answer: The price proposal form (Exhibit 17) and the cost breakdown (Exhibit 18) are not divided into two (2) execution phases.

A cost breakdown by execution phase, separate or independent from Exhibit 18, is not required.

The award for the bidding process (27DJ-00415) will be made to a single entity for both execution phases (Phase I and Phase II, as established in the RFP).

171. Reference: Article 7.3, 30 of 2173

Question: What percentage of Local Participation is desired?

Answer: There is no specified minimum or maximum percentage for local participation; however, ASEM encourages the Contractor to involve, to the greatest extent possible, local subcontractors, professionals, and relevant service providers based in Puerto Rico ("Local Parties") as team members and key personnel. Please refer to Section 7.3 of the RFP.

172. Reference: Article 7.4, 31 of 2173

Question: Will any applicable requirements, restrictions, initiatives, objectives and regulations related to the CDBG-MIT grant be provided to proposers?



Answer: Yes. The RFP Documents include applicable CDBG-MIT program requirements, restrictions, objectives, and regulatory provisions. Proposers shall review and comply with, among others, the requirements contained in Attachment 7 – Federal Requirements, including applicable CDBG-MIT, HUD, Uniform Guidance, and other federal grant compliance provisions, as well as the labor standards and contract requirements contained in Attachments 3 and 4, including applicable Davis-Bacon Act and HUD-4010 requirements.

Proposers are responsible for reviewing all RFP Documents and incorporating into their proposals all applicable federal, Commonwealth, and local requirements, restrictions, reporting obligations, labor standards, and grant-compliance obligations associated with the CDBG-MIT-funded Project. In the event of a conflict, the most stringent applicable requirement shall govern.

173. Reference: Article 8.1, 37 of 2173

Question: What is the anticipated award date and Notice to Proceed dates?

Answer: At this time, the anticipated award date and the Notice to Proceed (NTP) date remain undetermined.

174. Reference: Related to Article 7.2, 30 of 2173

Question: May Phase II activities overlap with Phase I activities, and if so, what limitations apply?

Answer: Yes. Phase II activities may overlap with Phase I activities, provided that (a) the overlap does not delay or jeopardize the Phase I milestone; (b) the work complies with the approved ICRA/ILSM plans and the Operational Continuity Plan. Once Phase I is occupied; and (c) the sequencing is reflected in the approved CPM schedule. The Phase II period is not a separate period that begins after Phase I: the entire Project shall be completed within the fifty-four (54) month overall Contract Time from the Notice to Proceed established in RFP Section 7.2.

175. Reference: Attachment F, 2039 of 2173

Question: Please provide a definitive responsibility matrix identifying Design-Builder Furnished/Installed, Owner Furnished Contractor Installed, and Owner Furnished Owner Installed equipment.



Answer: See the matrices in the answer to Question 54 and the rules in the answer to Question 159, which govern the responsibility for all equipment.

176. Reference: Exhibit 18, 219 of 2173

Question: Please identify all FAA submissions, approvals, and notifications required for the heliport.

Answer: The Design-Builder is responsible for preparing, filing and obtaining all FAA submissions, determinations and notifications required for the new heliport and for construction, including, as applicable: FAA Form 7480-1 (Notice of Landing Area Proposal) for the new heliport; FAA Form 7460-1 (Notice of Proposed Construction or Alteration) for the permanent structure and for each crane or temporary structure that requires notice, including with respect to the existing ASEM heliport; any related obstruction marking and lighting determinations; and the coordination required to activate the new heliport and deactivate or modify the existing one, as directed by ASEM.

177. Reference: Article 5.0, 25 of 2173

Question: Are external US-bound consultants required to be registered as corporations in Puerto Rico?

Answer: Any entity that will execute the Contract or perform work or professional services in Puerto Rico must comply with Puerto Rico law, including, as applicable, registration with the Puerto Rico Department of State to do business in Puerto Rico, registration in the *Registro Único de Licitadores* (RUL) when required, and the professional licensing requirements described in the answer to Question 425. Compliance shall be achieved no later than the dates required by the RFP and, in any event, before the entity performs any work or services under the Contract.

178. Reference: Article 7.0, 26 of 2173

Question: Will any additional documentation related to supplemental examinations, investigations, explorations, tests, studies and data, including surface, subsurface and underground utilities conditions be provided?

Answer: No additional documentation beyond that listed in the answer to Question 158 will be furnished. Supplemental examinations, investigations, explorations, tests and studies of surface, subsurface



and underground utility conditions are part of the Design-Builder's scope.

179. Reference: Attachment 1: Scope of Works, 231 of 2173

Question: Provide list of the consultants that coordinated bridging documents, including Healthcare specialist.

Answer: The Bridging Documents were prepared by De La Torre & Estévez Architects and the subconsultants identified on the title sheets and cover pages of Attachments A, B and C. Such firms, their affiliates and their personnel who participated in the preparation of the Bridging Documents may not participate, directly or indirectly, as Proposers, team members, subcontractors or consultants of any Proposer, in accordance with 2 CFR 200.319(b) and the RFP.

180. Reference: General; not related to a Section

Question: Are consultants' participation during the proposal process require to have exclusive participation with only on D/B team?

Answer: See answers to Questions 179 and 410 through 413.

181. Reference: Article 8.1, 37 of 2173

Question: Will there be another opportunity for additional questions/clarifications before the proposal is due, as there might emerge new ones after answers provided?

Answer: No additional general period for Requests for Clarification is contemplated.

182. Reference: Article 2.0, 21 of 2173

Question: Provide an estimate of the completed project inclusive of soft and hard costs, as defined during the feasibility process developed with the CDBG-MIT program.

Answer: At this stage of the project, information regarding the estimate available and allocated to the project will not be provided to the Proposers.

183. Reference: Article 9.2.5.10, 58 of 2173



Question: Does the liquidity requirement apply collectively to the Design-Build team, individually to each joint venture member, or both?

Answer: The liquidity requirement of Section 9.2.5.10 applies to the Proposer. In the case of a joint venture or other association, the requirement may be met by the combined liquidity of its members, provided that each member submits the evidence required by Section 9.2.5.10 and that the lead member individually accounts for not less than fifty percent (50%) of the required amount.

184. Reference: Attachment 1: Scope of Works, 231 of 2173

Question: Provide list of the consultants that coordinated bridging documents, including Healthcare specialist.

Answer: See answer to Question 179.

185. Reference: Exhibit 19, 227 of 2173

Question: Are the medical-equipment allowance, FF&E allowance, and contingency included when determining required bonding capacity?

Answer: For this procurement process, it is required that the Proposer's single project Bond Capacity must be equal to or greater than cost proposal amount (Base Bid + Allowances).

For this Request for Sealed Proposal process, a Bid Bond of five percent (5%) of the total price of the proposal (Base Bid + Allowances) submitted by the Proposer is required.

The Water Storage Reservoir Alternate is deleted. The price proposal shall include, within the Base Bid, as project scope. No separate pricing for this item shall be provided.

186. Reference: General; not related to a Section

Question: Which document governs in the event of conflicts among the RFP, Design-Build Agreement, DBIA forms, Bridging Documents, plans, specifications, and supplementary conditions?

Answer: The order of precedence among the Contract Documents will be established in Addendum No. 4. Where a conflict is not resolved by that order of precedence, or exists within documents of the same rank, the



more stringent requirement, the better quality, the greater quantity or the more costly work shall govern and shall be included in the Proposal.

187. Reference: Article 12.4.4, 107 of 2173

Question: Are there any grace periods or caps on liquidated damages?

Answer: No. The Contract Documents do not provide a grace period for liquidated damages. Liquidated damages shall apply in the amounts and under the terms established in RFP Section 12.4.4 and the Contract and are not subject to an aggregate cap other than any expressly stated in the Contract Documents. Liquidated damages are not a limitation of the Design-Builder's liability for other damages not covered by them.

188. Reference: Attachment B: Technical Specifications, 1270 of 2173

Question: What procedures apply to temporary shutdowns, utility interruptions, emergency access routes, and maintaining hospital operations during construction?

Answer: The procedures in answer to Question 74, Attachment B Section 31 20 50, and the approved ICRA/ILSM and Operational Continuity plans apply. At a minimum:

(a) planned shutdowns and utility interruptions require a written request with a method of procedure, at least fourteen (14) calendar days in advance, and ASEM's written approval (see answer to Question 230);

(b) the Design-Builder shall provide all temporary services and bypasses required so that hospital operations are not interrupted, including outside regular hours when so required by ASEM;

(c) emergency and ambulance access routes shall be maintained at all times; and

(d) the existing heliport shall remain operational as stated in the answer to Question 47.

189. Reference: Attachment 1: Scope of Works, 52/53 of 2173

Question: Please clarify whether separate sealing of the Price Proposal and Cost Breakdown is mandatory or optional.



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Answer: The use of separate, sealed envelopes to submit the Price Proposal (Exhibit 17) and the Cost Breakdown (Exhibit 18) is optional. But the submission of the Price Proposal (Exhibit 17) and Cost Breakdown (Exhibit 18), as part of the proposal, are mandatory. Refer to Section 10.1.1.7.

190. Reference: Article 8.7, 42 of 2173

Question: If discrepancies exist between electronic and hard-copy submissions, which version governs?

Answer: The printed original proposal, bearing the handwritten blue-ink signatures and initials of the authorized representative, shall govern in the event of any discrepancy with electronic or USB copies.

191. Reference: Article 9.1, 51 of 2173

Question: Please clarify whether the electronically submitted copy may contain scanned copies of wet-signed documents.

Answer: The digital copy and the redacted copy shall be submitted as a PDF scan of the original proposal.

On the documents of the original printed proposal, the Proposer's authorized representative must handwrite their initials and signature using a blue-ink pen (electronic, digital, or scanned signatures will not be accepted), as applicable.

192. Reference: Article 8.7 & Exhibit 19, 41 and 228 of 2173

Question: Must the Bid Bond remain valid for the same 180-day proposal validity period? or 90-days as per Exhibit 19?

Answer: The Bid Bond shall remain valid for 180 days from the Proposal Submission Deadline. Therefore, the information in the documents contained in Exhibit 19 is hereby modified accordingly; the corrected Exhibit 19 will be issued in Addendum No. 4.

193. Reference: Article 8.18, 49 of 2173

Question: Please clarify compensation and schedule relief rights associated with environmental reevaluations resulting from project development.

Answer: Environmental reevaluations or additional environmental reviews required as a result of the Design-Builder's design solutions, means and



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methods, sequencing, staging or construction activities (including changes from the conditions described in the ERR) shall be performed and supported at the Design-Builder's cost, and any resulting delay shall be the Design-Builder's responsibility. Reevaluations required solely as a result of Owner-directed changes to the Project scope shall be addressed under the change provisions of the Contract. See answer to Question 87.

194. Reference: Article 9.2.5.4, 56 of 2173

Question: Please clarify applicability of the Single Provider Certificate requirement to subconsultants.

Answer: The Single Provider Certificate (RUP Eligibility Certificate) required under Section 9.2.5.4 shall be submitted with the Proposal for all subconsultants identified as Key Personnel.

For all other subconsultants, the applicable certificate may be submitted after Contract award but shall be provided and verified prior to the execution of the applicable subconsultant agreement. No subconsultant shall commence Work, perform services, access the Project Site, or receive any payment until all applicable registration, certification, eligibility, and licensing requirements required by Puerto Rico law and the Contract Documents have been fully satisfied.

The Design-Builder shall remain solely responsible for verifying and maintaining the compliance, eligibility, registrations, certifications, and licenses of all subconsultants throughout the duration of the Contract. Any failure by a subconsultant to maintain such requirements shall not relieve the Design-Builder of its obligations under the Contract.

195. Reference: Attachment 1

Question: Please clarify whether errors, omissions, conflicts, or deficiencies identified in the Bridging Documents or Owner-furnished reference documents after award shall qualify as compensable changes.

Answer: The Design-Builder assumes responsibility for the design, including the review, validation, coordination and development of the Bridging Documents and Owner-furnished reference documents, as provided in Attachment 1, Section II.b and Attachment 9, Section 6.16.1.1, which prevail over any inconsistent provision of the DBIA standard forms. Errors, omissions, conflicts or deficiencies in the Bridging Documents or reference documents shall not constitute compensable changes,



except where: (a) a requirement expressly designated as mandatory in the RFP Documents (such as program quantities, capacities or performance criteria) is impossible to comply with under the applicable Laws; or (b) mandatory requirements are in direct conflict with each other, in a manner that an experienced design-builder exercising due diligence could not reasonably have detected during the proposal period and the clarification process; and, in either case, the Design-Builder gives timely written notice in accordance with the Contract. Conflicts resolved by the order of precedence or by the rule stated in the answer to Question 186 are not compensable.

196. Reference: Attachment 1

Question: Attachment 1 states that delays resulting from design deficiencies, coordination issues, procurement decisions, or construction inefficiencies are the sole responsibility of the Design-Builder. Please clarify how schedule relief will be handled for delays caused by regulatory review agencies, utility providers, third parties, or Owner-directed revisions.

Answer: Schedule relief shall be governed by Attachment 9, Section 9, as follows:

(a) delays caused by regulatory review agencies or utility providers may entitle the Design-Builder to an extension of the Contract Time, without additional compensation, only if the Design-Builder submitted complete and compliant applications in accordance with the approved schedule, diligently pursued them, the agency or utility exceeded its applicable legal or published review period, the delay affected the critical path, and notice was given as required by the Contract;

(b) delays caused by third parties for whom neither party is responsible shall be evaluated under the Delay Event provisions of Attachment 9; and

(c) revisions directed by ASEM that change the RFP requirements shall be addressed by Change Order, with the adjustment of time and cost, if any, determined under the Contract. Delays resulting from deficient, incomplete or late submissions of the Design-Builder are not excusable.

197. Reference: Attachment 1

Question: Please confirm whether delays associated with agency permitting reviews, FAA reviews, environmental reevaluations, utility-company



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approvals, or healthcare licensing reviews are eligible for schedule extensions.

Answer: See answer to Question 196. Such delays may entitle the Design-Builder only to a non-compensable extension of the Contract Time, and only under the conditions stated in that answer. Environmental reevaluations are addressed in the answer to Question 193, and the Authority to Use Grant Funds in the answer to Question 87. Healthcare licensing reviews of ASEM's operating license are not a condition of the Phase I milestone (see answer to Question 229).

198. Reference: Attachment 1

Question: Attachment 1 requires submission of drawings in both .dwg and .pdf formats along with printed copies, specifications, calculations, and estimates. Please confirm the required software versions and BIM platform compatibility requirements for all electronic deliverables.

Answer: Electronic deliverables shall be prepared in Autodesk Revit (version current at the Notice to Proceed, as established in the approved BIM Execution Plan), with drawings also delivered in AutoCAD DWG and PDF formats, IFC export of the models, and Navisworks coordination models. Specifications shall be delivered in Microsoft Word and PDF, calculations and estimates in their native formats and PDF. The specific versions and interoperability requirements shall be established in the BIM Execution Plan, subject to ASEM approval (see answer to Question 56).

199. Reference: Attachment A: Plan, Sheet TS – 2, 880 - 2173

Question: Please confirm who has copyright ownership over bridging document, including the Advanced Architectural Design Development set by De la Torre - Estevez. Refer to Notes on Proprietary Rights... by the Architect.

Answer: ASEM holds the right to use the Bridging Documents for this Project under its contract with the bridging architect. The selected Design-Builder is authorized to use, modify and develop the Bridging Documents solely for the design, permitting, construction, operation and maintenance of this Project, and assumes full responsibility for any such use and modification. The notes on proprietary rights on the Bridging Documents do not restrict that use for this Project.

200. Reference: General; not related to any Section



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Question: Where bridging narratives, conceptual drawings, and technical specifications differ, please identify the governing document hierarchy.

Answer: The order of precedence among the Contract Documents will be established in Addendum No. 4. Where a conflict is not resolved by that order of precedence, or exists within documents of the same rank, the more stringent requirement, the better quality, the greater quantity or the more costly work shall govern and shall be included in the Proposal.

201. Reference: General; not related to any Section

Question: Please clarify whether the Design-Builder may rely on the Bridging Documents as representing the minimum scope for pricing purposes. Please clarify whether all furniture layouts shown in the Bridging Documents are diagrammatic only or represent mandatory procurement scope.

Answer: The Bridging Documents represent minimum requirements, not the limit of the scope. The Proposal shall include all work required to deliver a complete, code-compliant, licensable and fully operational facility in accordance with the RFP Documents, whether or not shown (see answers to Questions 132 and 166). Furniture layouts are diagrammatic. Loose furniture is procured under the FF&E Allowance (Exhibit 17); built-in casework, millwork and the infrastructure required to support furniture and equipment are included in the Base Bid (see answer to Question 392).

202. Reference: General; not related to any Section

Question: Please identify which party is responsible for procurement, storage, logistics coordination, installation sequencing, startup, calibration, and training associated with Owner-furnished equipment.

Answer: See answer to Question 54 and the answer to Question 159.

203. Reference: Project Design Narratives, Article B, 1875 of 2173

Question: The Bridging Documents reference future expansion, redundancy, resiliency, and emergency operation considerations. Please identify all systems required to accommodate future expansion and specify the required spare capacity percentages.



Answer: Unless a greater capacity is required by the RFP Documents, the Design-Builder shall provide, at a minimum, the following future/spare capacity:

- (a) twenty-five percent (25%) spare capacity in medium- and low-voltage switchgear, switchboards and panelboards, and twenty percent (20%) spare breaker spaces;
- (b) twenty-five percent (25%) spare conduits (minimum one) in each duct bank;
- (c) twenty percent (20%) spare capacity in medical gas sources and mains;
- (d) space and connections in the central plant for one (1) future chiller and one (1) future cooling-tower cell;
- (e) twenty-five percent (25%) spare capacity in telecommunications pathways and rooms; and
- (f) twenty percent (20%) spare points in BMS and fire alarm controllers.

These provisions are in addition to the redundancy requirements stated in the answer to Question 120.

204. Reference: General; not related to any Section

Question: Please clarify the extent to which the Design-Builder may rely upon the Bridging Documents, Owner Requirements, surveys, geotechnical reports, utility information, and reference documents furnished by ASEM for pricing and design purposes.

Answer: The Design-Builder may rely on:

- (a) the requirements expressly designated as mandatory in the RFP Documents, subject to the answer to Question 195; and
- (b) the factual technical data identified in the answer to Question 264.

All other documents and information furnished by ASEM, including the conceptual drawings, narratives, existing-condition drawings, Attachment G, and record information, are furnished for reference only, without warranty, and the Design-Builder shall verify them.

205. Reference: General; not related to any Section



Question: Will revisions resulting from stakeholder sessions, user-group reviews, clinical workflow validation, and departmental planning after award be treated as design development or Owner-directed changes?

Answer: Revisions resulting from stakeholder sessions, user-group reviews, clinical workflow validation and departmental planning that are consistent with the Space Program, ASEM's Requirements and other RFP Documents are part of the design development and are included in the Contract Price. Only revisions directed in writing by ASEM that change the approved program, or the ASEM's Requirements constitute Owner-directed changes to be addressed under the Contract change provisions (see answer to Question 89, item 5).

206. Reference: General; not related to any Section

Question: Please confirm that utility rough-ins, supports, controls, commissioning, and infrastructure associated with Owner-furnished equipment are limited to the currently identified planning assumptions.

Answer: No. For Attachment F equipment, the Design-Builder shall provide all infrastructure required by the equipment actually selected and approved (see answers to Questions 50 and 55). For OFCI equipment, the Design-Builder shall provide the infrastructure required by the furnished equipment. Changes in OFCI that require modifications to the infrastructure shall be addressed under Allowance (Item 3).

207. Reference: General; not related to any Section

Question: Please provide all resiliency-design criteria, including required fuel autonomy, emergency operational duration, utility redundancy, post-disaster functionality, and continuity-of-operations requirements.

Answer: The resiliency criteria are those stated in the RFP Documents and clarified in this Addendum, including: Risk Category IV design and continued operation of the hospital at its 182-bed capacity following the design earthquake (answer to Question 76); the N+1 redundancy requirements (answers to Questions 66, 79, 82 and 120); on-site diesel storage for not less than one hundred twenty (120) hours (answers to Questions 25 and 446); the BESS/UPS ride-through requirements (answers to Questions 69 and 451); the potable-water storage requirements (answers to Questions 21 and 22); the stormwater and flood-resilience criteria (answer to Question 85); and the continuity-of-operations



requirements of Attachment 1 and Attachment C. The more stringent requirement shall govern.

208. Reference: Bridging Documents Section 5.10.2; Attachment E, Attachment F, 57; 3, 8, 12; 12 -15

Question: Imaging Capacity / Modality Requirements. Please confirm required imaging modalities, quantities, capabilities, dedicated versus shared availability and redundancy criteria, including CT, conventional X-ray and FAST ultrasound. Provide exam volumes by modality, peak concurrency, turnaround targets, operating hours, growth and Owner-furnished equipment assumptions.

Answer: The Design-Builder shall independently develop, verify, and substantiate all design criteria necessary to support the Project, including equipment capacities, operational assumptions, throughput, future flexibility, redundancy, dedicated or shared-use arrangements, support spaces, infrastructure, and system integration requirements. Any criteria not expressly stated in the Contract Documents shall be established by the Design-Builder and incorporated into its design at its sole responsibility.

ASEM will not provide exam volumes, concurrency or turnaround data. The required imaging modalities, rooms and quantities are those established in the Space Program (Attachment C), Attachment E and Attachment F, which govern the design and pricing. Imaging equipment is procured under Allowance Item 1 unless designated otherwise (see answer to Question 159).

209. Reference: Bridging Documents Section 5.10.2; Attachment E, 58 – 60; 10, 13

Question: Rehabilitation Program. Please confirm the scope and operating model of Level 3 inpatient/outpatient rehabilitation and Level 5 rehabilitation/intermediate care. Provide visits, treatment volumes, inpatient/outpatient split, bed utilization, therapy types, staffing, hours, growth and equipment assumptions. Confirm governing bed and treatment-space requirements.

Answer: ASEM will not provide utilization or staffing data. The scope, bed and treatment-space requirements for the Level 3 and Level 5 rehabilitation functions are those established in the Space Program (Attachment C) and Attachment E, which govern the design and price proposal.

210. Reference: Attachment E – Owner Requirements; Attachment 1 Scope Section II.16(b), 3 – 4, 7 – 13; 12 - 13



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Question: Existing ASEM Shared Services Capacity. Please identify existing ASEM services the new hospital must rely on, including laboratory, blood bank, pharmacy and sterilization. Provide available capacity, existing/projected loads, locations, hours, turnaround and access/transport criteria. Confirm required project scope, interfaces, upgrades and responsibility for capacity shortfalls.

Answer: The new hospital will rely on the existing ASEM laboratory, blood bank, pharmacy and sterile processing services, which are excluded from the Design-Builder's scope (see answers to Questions 41 and 130). The capacity and operation of those services are ASEM's operational responsibility, and ASEM will not provide capacity or load data. The Design-Builder's scope is limited to the physical interfaces required by the RFP Documents, including the Level 3 bridge, the pneumatic tube system and the utility interconnections (see answers to Questions 40 and 81).

211. Reference: Bridging Documents Section 5.10.5 – 5.10.3, 55 - 62

Question: Gross Square Footage / Program Reconciliation. Please reconcile the stated approximately 215,880 GSF with the individual level areas and provide a governing area schedule and measurement basis. Confirm treatment of the 19,165-SF seismic-isolation level, basement, roof/heliport, connectors and support areas, and identify mandatory program areas and permissible tolerances.

Answer: The approximately 215,880 GSF is a planning reference. The governing requirements are the Space Program room counts and net areas in Attachment C and the minimum requirements of the Bridging Documents; there is no tolerance for reductions of mandatory program areas. The Lump Sum shall include all areas required to meet those requirements, including the interstitial isolation level, basement, Tenth Level, roof and heliport, connectors and support areas, regardless of their final gross area.

212. Reference: Bridging Documents Section 5.9.4.7 – 12; Attachment 1 Section III, 49 – 51; 25 - 26

Question: Survey / SUE / Existing Utilities Responsibility. Please identify surveys, subsurface utility engineering (SUE), records and utility investigations the Owner will furnish, their dates/accuracy and permitted reliance. Confirm required Design-Builder investigations/quality levels, utility



clearance and relocation scope, access/outage coordination and responsibility for unknown or conflicting conditions.

Answer: ASEM will not furnish surveys or subsurface utility engineering (SUE) investigations. Attachment G and any record drawings furnished are for reference only (see answer to Question 204). The Design-Builder shall perform all topographic, boundary and existing-conditions surveys, and SUE investigations in accordance with ASCE 38-22, at a minimum Quality Level B throughout the work areas and Quality Level A at all tie-ins, crossings and potential conflicts. Utility clearance, protection, relocation and the coordination of outages are included in the Design-Builder's scope.

Differing site conditions are governed by Attachment 9 (Supplementary Conditions), Sections 4.2 and 4.3, which prevail over Regulation 7998 and the DBIA standard forms to the extent of any inconsistency, in accordance with the order of precedence to be established in Addendum No. 4. Only the factual technical data expressly identified as such may be relied upon. Conditions that were disclosed, or reasonably inferable, from the RFP Documents, the information furnished, the site visit or the investigations that the Design-Builder is required to perform are not differing site conditions.

Requests for scheduled utility interruptions or shutdowns which shall be submitted at least fourteen (14) calendar days in advance. Power and potable water to the clinics shall not be interrupted under any scenario.

Costs of qualifying differing site conditions shall be charged first to Allowance Item 3 (Contingency), subject to prior written authorization by ASEM. Only after that allowance has been exhausted, and only for conditions that qualify as differing site conditions under Attachment 9 and for which timely notice was given, may an adjustment be made by Change Order, subject to the Contract change provisions subject to the Contract change provisions and to the certification of available funds required by Puerto Rico law before the Change Order is executed. Time extensions shall be evaluated in accordance with Attachment 9, Section 9.

213. Reference: Bridging Documents Section 5.10.3; Mechanical Section 8.2.3; 61 – 62; 118

Question: Inpatient Bed Need / Surge Capacity. Please provide 3-5 years of admissions, census, occupancy and length of stay by acuity, current licensed/staffed beds, and projections supporting 110 normal beds



and 72 additional surge positions. Confirm governing acuity distribution, surge scenarios/duration, staffing assumptions and regulatory basis for double occupancy

Answer: ASEM will not provide admissions, census or length-of-stay data. The governing capacity is one hundred ten (110) beds under normal operation and seventy-two (72) additional surge positions, for a total of one hundred eighty-two (182), as established in the RFP Documents. The surge positions shall be designed for double occupancy as described in Attachment C. Regulatory authorizations for the operational use of surge capacity are ASEM's responsibility; the Design-Builder shall provide the physical infrastructure required for it (see answer to Question 462).

214. Reference: Bridging Documents Section 5.10.2; Attachment D Section 18 – 19; Attachment E; 57; 8; 6 - 12

Question: Trauma Stabilization / Resuscitation / Observation. Please reconcile 8 stabilization positions plus 8 observation positions and an isolation room with the stated 4-8 resuscitation rooms. Confirm required rooms versus patient positions and whether multipatient rooms are mandatory. Provide trauma volumes, peak simultaneous arrivals, occupancy times and mass-casualty assumptions

Answer: The Space Program governs: eight (8) trauma stabilization (resuscitation) positions, eight (8) observation positions and one (1) isolation room. The reference to 4–8 resuscitation rooms is a planning range and is superseded by this answer. Multi-patient configurations are permitted where shown in the Bridging Documents and allowed by the FGI Guidelines and the applicable licensing requirements. ASEM will not provide trauma volume data.



215. Reference: Bridging Documents Section 5.10.3; Mechanical Section 8.2.2; Attachment E; 61; 118; 7; 12



Question: ICU Bed Count / Critical-Care Program. Please reconcile the architectural 30-bed ICU program with the mechanical description of 28 private plus 4 isolation rooms. Confirm governing bed/room counts, isolation allocation and acuity criteria. Provide ICU admissions, census, occupancy, length of stay, peak demand, growth and staffing assumptions supporting the requirement



Answer: The Trauma ICU shall provide a total of thirty (30) ICU beds, as established in the Space Program, of which not fewer than four (4) shall be Airborne Infection Isolation (AII) rooms with anterooms. The



mechanical narrative reference to "28 private plus 4 isolation rooms" is superseded by this answer. ASEM will not provide utilization data during this procurement phase.

216. Reference: Bridging Documents Section 5.5.2, Section 5.10.2; Attachment E; 32, 57; 6 - 12

Question: Operating Room / Surgical Capacity. Please reconcile 5 Trauma ORs with the minimum 2 / preferred 5 criterion and confirm the governing OR count, types and capabilities. Provide annual cases, case mix/duration, emergency concurrency, utilization, hours of operation, PACU demand and growth assumptions supporting surgical capacity

Answer: The governing requirement is five (5) Trauma Operating Rooms, two (2) of which shall be Hybrid Operating Rooms (see answers to Questions 48 and 49), together with the associated PACU and support spaces in the Space Program. The "minimum 2 / preferred 5" criterion is superseded by this answer. ASEM will not provide surgical case or utilization data during this procurement phase.

217. Reference: Bridging Documents Section 5.5.1, Section 5.10.2; Attachment D; Attachment E, 31 – 32, 57; 8; 2, 8 - 12

Question: Emergency Department / Fast Track / Observation. Please provide annual ED visits, hourly/seasonal arrivals, acuity and trauma mix, admission rates, fast-track demand, observation volumes/length of stay, boarding and peak simultaneous census. Confirm governing treatment/observation positions, operating model, surge criteria and planning horizon.

Answer: ASEM will not provide visit, arrival, utilization, or demand data during this procurement phase. The treatment and observation positions, operating model and surge criteria are those established in the Space Program (Attachment C), Attachment D and Attachment E, which govern the design and pricing.

218. Reference: Bridging Documents Section 5.9.4.3-6; Section 6.4 – 6.5; Section 6.12.1, 48 – 50; 67 – 69; 79 - 80

Question: Geotechnical / Shoring / Dewatering Basis. Please provide available geotechnical reports, borings, groundwater data and adjacent foundation records, with their status and permitted reliance. Confirm required supplemental investigations, governing excavation/shoring and dewatering criteria, adjacent-building monitoring limits,



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discharge requirements and allocation of differing subsurface-condition risk.

Answer: The geotechnical report is not yet complete. A response to this question will be provided through a future Addendum upon completion and review of the geotechnical investigation.

219. Reference: Bridging Documents Section 5.9.5, Section 6.10; Attachment E – Helipad, 51 – 52; 76 – 77; 3 - 4

Question: Heliport Operational Criteria. Please provide the design aircraft, maximum gross weight, annual/peak operations, day/night and visual/instrument operating expectations, EMS operators and approach/departure criteria. Confirm governing heliport classification, required approvals, obstacle/airspace studies, FAA coordination completed and remaining coordination responsibilities.

Answer: See answers to Questions 43, 140, 141, 149, 176 and 293. The design helicopter is the Sikorsky S-92 (including the VH-92A configuration), with its maximum gross weight and dimensions. The heliport shall be designed for 24-hour, day and night VFR operations by air-medical, government and military operators. The FAA coordination, studies and approvals are the Design-Builder's responsibility.

220. Reference: Bridging Documents Section 6.1, Section 6.8.4, Section 6.12.1, 63 – 64; 73 – 75; 79 - 80

Question: Seismic Isolation Peer Review. Please confirm who retains and pays the independent seismic-isolation peer reviewer, selection/qualification requirements and engagement date. Provide review scope, governing criteria, submission milestones, review durations and required approvals. Confirm responsibility for comment resolution and the reviewer's relationship to the Structural Engineer of Record.

Answer: The ASEM will retain and contract directly with an independent Seismic Isolation Peer Reviewer in accordance with the applicable requirements of ASCE 7, including the design review requirements of Chapter 17 of ASCE/SEI 7-22 (see answer to Question 418). The Peer Reviewer shall be independent of the Design-Builder, the Structural Engineer of Record (SER), and all members of the design team.

The peer review shall include, at a minimum, evaluation of the seismic design criteria, response parameters, analysis methodologies, modeling assumptions, isolator properties, displacement demands, system



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performance objectives, and overall compliance of the seismic isolation system with applicable code requirements. The reviewer's scope is intended to verify code compliance and design adequacy and shall not relieve the Design-Builder or the SER of responsibility for the design.

The Design-Builder shall submit seismic isolation design packages at milestones established during design phases, or as otherwise directed by the ASEM. Review durations, submission requirements, and review schedules will be coordinated by the ASEM and communicated during the design phase. The Design-Builder shall incorporate such review and coordination periods into its Project Schedule and shall account for them in planning and executing the Work.

All review comments shall be addressed by the Design-Builder and the Structural Engineer of Record. Written responses and supporting revisions shall be submitted for the reviewer's evaluation until comments are satisfactorily resolved. Final acceptance of the seismic isolation design shall be subject to completion of the peer review process and receipt of the ASEM 's approval. The Peer Reviewer shall function solely in an independent review capacity and shall not serve as the Structural Engineer of Record, Engineer of Record, Specialty Engineer, or Designer of Record for the Project.

Peer review comments will be issued within the review periods stated in the answer to Question 89.

ASEM's Reservation: The ASEM reserves the right to define, supplement, modify, or clarify the peer review procedures, milestones, review periods, and approval requirements as necessary to satisfy permitting, code compliance, regulatory, operational, and Project requirements.

221. Reference: Attachment 1 Scope Section XII – Commissioning, 47 - 57

Question: Commissioning Responsibility. Please confirm the commissioning scope and systems, who retains/pays the independent CxA, and the role of any Owner commissioning representative. Define responsibilities for plans, testing, integrated systems tests, seasonal/deferred tests, training and records; provide acceptance criteria and identify final acceptance authority and required milestones.

Answer: ASEM will independently procure and retain an Independent Commissioning Authority (Third-Party, CxA) qualified. ASEM shall be



responsible for the costs associated with the Independent Commissioning Authority.

The Design-Builder shall fully cooperate with the Independent Commissioning Authority and shall provide all access, documentation, submittals, schedules, coordination, training support, testing support, demonstrations, and corrective actions required by the RFP Documents to facilitate the commissioning process.

Nothing herein shall relieve the Design-Builder of its responsibility to furnish, install, start up, test, demonstrate, train, and deliver fully operational systems in accordance with the RFP Documents. The Independent Commissioning Authority's reviews, observations, testing participation, reports, or recommendations shall not transfer, diminish, or replace the Design-Builder's contractual responsibilities. Final acceptance authority shall remain as established in the RFP Documents.

ASEM shall independently procure and fund the Independent Commissioning Authority (CxA). The CxA shall act as an independent reviewer and verifier of the commissioning process and shall not assume, transfer, diminish, or replace the Design-Builder's responsibilities. The Design-Builder shall remain solely responsible for design, procurement, installation, startup, testing, balancing, programming, integration, training, correction of deficiencies, system performance, and delivery of complete and operational systems in accordance with the Contract Documents. The CxA's observations, reviews, recommendations, reports, witnessing tests, or issuance of commissioning documentation shall not constitute acceptance of the Work nor relieve the Design-Builder of any contractual obligation. Final acceptance authority shall remain with ASEM in accordance with the Contract Documents.

The Procurement Office, through Addendum No. 4, provides the Commissioning Responsibility Matrix.

222. Reference: RFP Section 8.18 item 7, 35 - 36

Question: Please provide the environmental review documentation by ASEM, is not included in the RFP.

Answer: The Environmental Review Record, environmental and Section 106 determinations, mitigation commitments, and AUGF are in process; see answer to Question 87.

223. Reference: RFP Section 8.18 item 8, 35 - 36



Question: Mentioned ERR information provided by ASEM is not included in the RFP. Please provide.

Answer: The Environmental Review Record, environmental and Section 106 determinations, mitigation commitments, and AUGF are in process; see answer to Question 87.

224. Reference: Ill.e, 254

Question: Please provide as-built drawings for all adjacent buildings underground basement and service tunnel.

Answer: ASEM will make available, for reference only and under the same terms, the record drawings in its possession of the underground basements and service tunnel of the adjacent ASEM buildings. ASEM does not have, and will not furnish, record drawings of buildings owned by other entities. The Design-Builder shall verify all existing conditions.

225. Reference: General

Question: Is this project classified as a critical infrastructure project with priority in the Governmental Agencies to quickly expedite their review and approval for the permit process.

Answer: Proposers shall comply with the applicable requirements of the Puerto Rico Office of Permit Management (OGPe), including Administrative Order OA-2026-001, and any other applicable laws, regulations, executive orders, administrative orders, permit requirements, or agency directives in effect at the time of permitting and design. The Design-Builder shall be responsible for verifying and complying with all applicable permitting requirements and procedures established by the authorities having jurisdiction.

226. Reference: RFP Section 8.1 (Schedule), 37

Question: Given the scale and complexity of this design-build project, and so that proposers can fully incorporate ASEM'S responses to the requests for clarification, would ASEM consider a reasonable extension of the proposal due date? We believe this would benefit the quality and completeness of the proposals received.

Answer: ASEM has considered the request and has determined that the Proposal Due Date will remain unchanged. Proposers shall prepare and submit



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their proposals in accordance with the schedule established in the RFP Documents.

227. Reference: RFP Section 12.4 Attachment 9 Section 1.1.1.1 Attachment 6 (DBIA 525), RFP: 103, RFP: 829

Question: Attachment 6 includes an ASEM Model Contract and the DBA 525 and 535 forms with blank fields (contract time, liquidated damages, retainage, interest, warranty, fees). RFP §12.4 States that the Model Contract is a draft that may be modified at ASEWs discretion. In addition, the order of precedence differs among the Model contract (§7), Attachment 9 (§2.2.1) and DBIA 525 (§3.2), and Attachment 9 §1.1.1.1 refers to the agreement as a "Public Private Partnership Contract Infrastructure Conservation Agreement". Please (a) identify the documents that Will form the Contract and their final order of precedence; (b) issue by addendum, before the proposal due date, the contract with its blank fields completed; and (c) confirm whether proposers may submit comments or exceptions to the contract with their proposal, and whether these will affect evaluation or responsiveness.

Answer: a. The forms included in Attachment 6 provide alternative contracting structures; the specific forms used will depend on the legal structure of the awarded entity. Addendum 4 will identify the documents that form the Contract and establish a single, definitive order of precedence that will supersede the inconsistent provisions of Model Contract §7, Attachment 9 §2.2.1, and DBIA 525 §3.2. The reference in Attachment 9, Section 1.1.1.1 to a "Public Private Partnership Contract Infrastructure Conservation Agreement" will not apply to this RFP, instead, Section 1.1.1.1. in Attachment 8 will govern.

b. The key commercial terms that appear as blank fields in the DBIA forms (Contract Time, liquidated damages, retainage, payment terms and warranty periods) are established in the RFP, the Model Contract, Attachment 9, and Attachment 8. Blank fields in the DBIA forms are superseded by those documents.

c. Proposers may not submit comments, exceptions, qualifications, or conditions to the Contract with their Proposals. A Proposal that contains exceptions, qualifications, or conditions to the Contract Documents may be deemed non-responsive. Any concern regarding the Contract terms must be raised through the RFI process before the RFI deadline. The statement in RFP §12.4 that the Model Contract is a draft means that any modification of general application will be issued by



Addendum before the proposal due date; after award, the Contract will be completed only as described in (b) above and as permitted by applicable law and funding requirements.

228. Reference: RFP Section 7.2, RFP Section 8.19, RFP Exhibit 17, Attachment 1 Section XVI.38, RFP: 28, RFP: 49, RFP: 295, RFP: 203 - 212

Question: RFP Section 7.2 establishes a maximum execution period of 54 months, with a Phase I Of no more than 21 months, and Exhibit 17 requires the Proposer to certify that period. Per the RFP and Attachment I, Phase I comprises studies, investigations, design, permits and endorsements, and construction of the Basement and First Level through Functional Operation, including the building envelope. Attachment 1 (SII.e) also provides ASEM review periods of at least 30 days per milestone. Phase I further includes design to the FGI Guidelines, the seismic-isolation peer review and manufacturer testing of the isolators, foundations for a deep excavation adjacent to operating hospitals, and interconnection to existing and off-site infrastructure. Considering the magnitude of this scope: (a) Would ASEM consider additional time for Phase I, or an alternative schedule proposed by the Proposer? (b) If so, would such a proposal be considered responsive, notwithstanding the certification required in Exhibit 17 and RFP §8.19, if presented in the deviations matrix required by Attachment I §XVL38, and how would it be evaluated under Section 10.1.2.4? (c) If not, please confirm that the 21-month period was established taking into account the review periods of ASEM and of the agencies with jurisdiction.

Answer: (a) No. The maximum Phase I period of twenty-one (21) months and the maximum overall period of fifty-four (54) months established in RFP Section 7.2 are mandatory.

(b) ASEM reserves the right, but shall have no obligation, to issue a limited Notice to Proceed after Contract award for the procurement of approved long-lead equipment and materials. Any such authorization, if issued, shall be at ASEM's sole discretion and subject to the terms and conditions of the Contract.

(c) Proposers are responsible for preparing schedules that account for ASEM's review periods (see answer to Question 89) and the review periods of the agencies with jurisdiction.

229. Reference: RFP Section 7.2; RFP Section 10.1.2.4.3, RFP Section 1.0, Attachment 1 Section VII.1, RFP: 28, RFP: 90, RFP: 13, RFP: 268



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Question: The documents define the scope of Phase I differently: (i) RFP §7.2 and Attachment 1 §VII.1 limit it to the Basement and First Level through Functional Operation, including the envelope and excluding the heliport; (ii) Attachment I includes in that phase the nine-level superstructure, the envelope, heliport access and the elevator cores; and (iii) RFP §10.1.2.4.3 requires completion of the entire hospital structure and operability Of the Emergency level Within 21 months. Please clarify: (a) What scope must be completed to achieve "Substantial Completion of Phase I", which is subject to liquidated damages of \$25,000 per day? (b) Considering the definition of "Functional Operation" in RFP §1.0 (item 37), Which requires the phase to be "certified" and available for "occupancy, activation", Which third-party approvals (e.g., use permit, Department of Health license) are a condition to achieving the Phase I milestone? (c) Is the requirement in RFP §10.1.2.4.3 a contractual milestone subject to liquidated damages, or only an evaluation criterion?

Answer: (a) Substantial Completion of Phase I, which is the milestone subject to liquidated damages, requires: (i) the complete building structure, including all levels, roof and heliport structure; (ii) a complete and weathertight building envelope for all levels; (iii) the central utility plant, the 38 kV substation and the medium- and low-voltage distribution, the complete emergency generator plant and fuel system, the BESS/UPS systems, the fire-alarm and fire-protection head-ends and risers, the elevator cores and the elevators required for Phase I, and all other systems required to serve the Basement and First Level; and (iv) the complete fit-out, testing, commissioning and Functional Operation of the Basement and First Level, including the Emergency Department, trauma areas, Operating Rooms and imaging on those levels. The milestone is achieved only as a whole, and not by completion of individual components, systems, floors or portions of the Work.

(b) Achievement of the Phase I milestone requires all inspections, tests, commissioning activities, certifications, permits and approvals that are the Design-Builder's responsibility under the Contract Documents for the lawful occupancy and use of the Phase I facilities, including the Use Permit for the Phase I areas, the Fire Bureau certifications, elevator certificates, generator and fuel-system permits, and the Department of Health plan reviews and facility inspections applicable to the design and construction of the physical plant. The issuance of ASEM's operating license, accreditations and ACS verification is not a condition of the milestone. However, the Design-Builder shall support those processes and shall correct, at its cost, any facility deficiency identified in them



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that results from non-compliance with the Contract Documents (see answer to Question 72).

(c) The Phase I milestone defined in RFP Section 7.2 and in this answer is a contractual milestone subject to liquidated damages of \$25,000 per day. RFP Section 10.1.2.4.3 establishes the same scope as a contractual schedule obligation and shall be read consistently with this answer. Liquidated damages shall accrue from the day following the required Phase I milestone date until ASEM determines in writing that all requirements of the milestone have been satisfied, on the basis of the Design-Builder's written certification and supporting documentation. Beneficial occupancy, partial operation, phased use or the completion of individual systems or floors shall not constitute achievement of the milestone or limit ASEM's right to assess liquidated damages.

230. Reference: Attachment 1 Section II.e, Attachment C Section 6.5.3, Attachment C Section 8.9, Appendix B Section 31 20 50, RFP: 231, Appendix B: 285 – 287, Attachment: 91 - 166

Question: Attachment I §II.e establishes ASEM review periods "of at least 30 days" per milestone. Other documents require ASEM is prior approval without a maximum period, including acceptance of the monitoring program before excavation (Attachment C §6.5.3) and written approval of utility interruptions (Appendix B, Section 31 20 50 '3.13). In addition, ICRA/ILSM plans must be submitted before any work adjacent to occupied areas (Attachment C §8.9). Please indicate (a) ASEM'S maximum review period for each milestone and for these approvals, and whether the ICRA/ILSM plans will require ASEM approval before work begins; and (b) Whether review periods exceeding those terms will be considered excusable and compensable delay.

Answer: (a) ASEM's review periods for design milestone submissions shall be as set forth in the answer to Question 89. For submittals not constituting design milestones, including the excavation-monitoring program (Attachment C, Section 6.5.3), ICRA/ILSM plans, and requests for planned utility interruptions or shutdowns, ASEM shall review complete submittals within ten (10) business days after receipt. Requests for utility interruptions or shutdowns shall be submitted at least fourteen (14) calendar days before the proposed interruption date. ICRA/ILSM plans require ASEM's written approval before work in or adjacent to occupied areas may commence.

The review period for any such submittal shall begin only upon receipt of a complete submission. ASEM may notify the Design-Builder of



deficiencies or missing information within the applicable review period, and the review period shall restart upon resubmission of the required information.

(b) Delays in ASEM reviews or decisions shall be addressed exclusively in accordance with Item 6 of the answer to Question 89. No deemed approval shall arise from ASEM's silence, non-response, or failure to act within any review period. If ASEM exceeds the applicable review period and the delay demonstrably affects the critical path, the Design-Builder's sole entitlement shall be a time extension determined in accordance with Item 6 of the answer to Question 89, subject to its notice, documentation, mitigation, and concurrency requirements. Any request for additional compensation shall be governed exclusively by the Contract's change-order provisions.

231. Reference: Attachment 1 Section IV; Attachment Section II.i.2; Attachment 6 (DBIA 535), RFP: 259

Question: Attachment I SIV assigns to the Design-guilder all permits and endorsements (among others, OGPe, Fire Bureau, I-UMA, PRASA, Department of Health and FAN. Attachment 1 SII.i.2 provides that, if the Authority to use Grant Funds (AUGF) has not been issued at contract execution, no "choice-limiting action" may be undertaken under 24 CFR §58.22. Please indicate: (a) the current status of the Environmental Review Record (ERR) and the AUGF, and the estimated date of issuance; (b) whether delays in the issuance of the AUGF, or agency reviews exceeding their regulatory terms, will be considered "Delay Events" With entitlement to a time extension; and (c) whether ASEM will directly obtain any permit or endorsement, considering that DBIA 535 refers to an "Owner's permit List" that is not included.

Answer: (a) The Environmental Review Record (ERR) is currently being prepared by PRDOH, acting as the Responsible Entity under 24 CFR Part 58, and the Authority to Use Grant Funds (AUGF) has not yet been issued. ASEM anticipates providing the ERR, environmental determinations, Section 106 determinations, and any applicable mitigation commitments to Proposers through an Addendum once they are released by PRDOH. Because the ERR and AUGF are under the jurisdiction of PRDOH and HUD, ASEM cannot guarantee or commit to an issuance date.

(b) Pursuant to 24 CFR 58.22, no choice-limiting action may proceed until the AUGF has been issued. Accordingly, ASEM will not issue a Notice to Proceed for any choice-limiting activity before issuance of the AUGF,



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and the Contract Time for such activities shall not commence until issuance of the corresponding Notice to Proceed. Delays in issuance of the AUGF prior to such Notice to Proceed shall not constitute a Delay Event because the affected Contract Time will not yet have commenced. Delays in ASEM review periods shall be governed exclusively by the provisions set forth in the answer to Question 89. Delays resulting from regulatory agency reviews, approvals, permits, endorsements, or actions for which the Design-Builder is responsible shall be addressed in accordance with the Contract provisions governing delays, changes, and excusable events, as applicable.

(c) The ASEM's permit and approval responsibilities are limited to those items that must be obtained by ASEM, including the ERR and AUGF process administered through PRDOH/HUD, ASEM's operating license requirements, and any Certificate of Need and Convenience or similar authorization required to be obtained by the ASEM. All other permits, endorsements, utility approvals, certifications, agency reviews, and governmental authorizations required for the design, permitting, construction, commissioning, occupancy, and operation of the Project shall be the responsibility of the Design-Builder, as provided in Attachment 1, Section IV.

The Design-Builder shall review, validate, and accommodate all environmental requirements, determinations, and mitigation commitments contained in the ERR and shall be responsible for obtaining, supporting, coordinating, and implementing any additional studies, reevaluations, approvals, mitigation measures, or documentation necessitated by its final design, means and methods, sequencing, procurement approach, or construction activities.

ASEM's Permit and Approval Responsibility Matrix:

Permit / Approval / Authorization	Responsible Party
Environmental Review Record (ERR) under 24 CFR Part 58	ASEM / PRDOH
Authority to Use Grant Funds (AUGF)	PRDOH / HUD
Certificate of Need and Convenience (if required and legally issuable only to the ASEM)	ASEM



ASEM operating license matters and owner-specific healthcare authorizations	ASEM
Agency coordination required solely in ASEM's capacity as facility owner	ASEM
OGPe permits and associated endorsements	Design-Builder
Fire Bureau permits, reviews, inspections, and approvals	Design-Builder
Department of Health design, construction, and occupancy approvals	Design-Builder
LUMA interconnection, service upgrades, studies, and electrical approvals	Design-Builder
PRASA permits, utility connections, and approvals	Design-Builder
Environmental permits not included within the ERR process	Design-Builder
U.S. Army Corps of Engineers permits and approvals (if required)	Design-Builder
FAA determinations and approvals (if required)	Design-Builder
Municipal permits and endorsements	Design-Builder
Occupancy permits and construction certifications	Design-Builder
Any other permits, endorsements, approvals, studies, certifications, utility	Design-Builder



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agreements, inspections, or governmental authorizations required for the design, construction, commissioning, occupancy, and operation of the Project	
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The foregoing matrix constitutes the ASEM's Permit List for purposes of DBIA Document No. 535. Except for the items expressly assigned to ASEM above, the Design-Builder shall be solely responsible for obtaining, coordinating, supporting, and maintaining all permits, approvals, endorsements, certifications, utility authorizations, and governmental reviews required for the design, construction, commissioning, occupancy, and operation of the Project. The Design-Builder shall also be responsible for complying with all conditions, mitigation requirements, and commitments associated with such permits and approvals.

232. Reference: General – agency consultations and site studies

Question: Please provide any recommendations, comments or endorsements obtained from consultations already carried out, if any, With the agencies With jurisdiction (OGPe, DRNA, NEPR, PRASA, LUMA, DTOP/ACT, Environmental Health, Fire Bureau, ADS, ICP, SHPO, Department of Health, FAA and EPA), as well as any studies already performed for the site (geotechnical, flora, fauna and habitat, and environmental, including lead and asbestos).

Answer: ASEM and PRDOH have conducted and continue to conduct coordination activities required for project development, environmental review, funding compliance, and regulatory consultation. The Environmental Review Record (ERR), including applicable environmental determinations, Section 106 consultation findings, mitigation commitments, and supporting studies, is being prepared by PRDOH in its capacity as Responsible Entity under 24 CFR Part 58. The ERR, determinations, and mitigation commitments will be made available to Proposers through an Addendum once released by PRDOH.

To date, ASEM has not issued any representation that consultations, recommendations, comments, endorsements, approvals, or concurrence letters from OGPe, DRNA, NEPR, PRASA, LUMA, DTOP/ACT, Environmental Health, Fire Bureau, ADS, ICP, SHPO, Department of



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Health, FAA, EPA, or other agencies constitute final approvals or relieve the Design-Builder of its obligations under the Contract.

Any studies, reports, investigations, determinations, assessments, or other information available to ASEM for inclusion in the procurement process will be provided through the RFP Documents or subsequent Addendum. Proposers shall rely exclusively on information formally issued by Addendum.

The Design-Builder shall review, validate, and independently assess all information provided by ASEM, PRDOH, and other agencies and shall be responsible for obtaining, updating, supplementing, or preparing any additional studies, analyses, investigations, consultations, reevaluations, approvals, permits, endorsements, mitigation measures, or documentation required as a result of its final design, means and methods, sequencing, permitting strategy, procurement approach, utility requirements, or construction activities.

Without limitation, the Design-Builder shall be responsible for validating and updating, as necessary, geotechnical, environmental, hazardous materials, lead, asbestos, ecological, habitat, utility, drainage, floodplain, traffic, airspace, cultural-resource, and other technical studies required to support the final design and obtain all permits, endorsements, and approvals required for the Project. Any additional agency requirements arising from the Design-Builder's proposed design or construction approach shall be the Design-Builder's responsibility.

233. Reference: Attachment 1 Section XVI.35, RFP: 295

Question: If agencies with jurisdiction impose requirements during permitting that are not reflected in the bid documents and that affect cost or schedule (for example, off-site improvements, additional studies or design changes), how will they be addressed? Please confirm Whether such requirements Will be treated as a change in regulatory requirements eligible for a change order under Attachment I §XVI.35, with an adjustment of time and cost.

Answer: Requirements imposed by agencies with jurisdiction in the exercise of their authority under the Laws in effect on the proposal submission date, including studies, design modifications and conditions of approval, are the Design-Builder's responsibility and are included in the Contract Price. Changes in the Laws adopted after the proposal submission date are addressed in the answer to Question 58. Off-site utility-provider



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infrastructure upgrades required by LUMA or PRASA as a condition of service are addressed in the answer to Question 34.

234. Reference: Attachment C Section 5.9.4.9, Attachment 8 Section 6.2.2, Attachment C Section 6.5.3, Attachment E Regulation 7998 (Attachment 8) Appendix B Section 31 21 60, RFP: 706 – 827 Appendix B: 292 – 293, Attachment C: 72, 91

Question: The documents require the proposer to describe noise and vibration controls and an "Operational Impact Mitigation Plan" and require the internal traffic plan to include "Permitted hours". Attachment C §5.9.4.9 States that monitoring thresholds "shall be established when appropriate to the identified risk". Regulation 7998 (Attachment 8, §6.22 and §9.1.2.2.1) only provides that work be performed during "regular working hours" and requires Written consent for work on Saturdays, Sundays and holidays. However, we have not identified in the RFP or its attachments: the regular working hours applicable to this project; measurable noise (dBA) or vibration limits (e.g., peak particle velocity); the alert and action threshold values for the required monitoring programs (Appendix B, Section 31 21 60; Attachment C §6.5.3); or coordination protocols with the adjacent operating facilities (ASEM Central Services Building, Oncology Hospital and San Juan Municipal Hospital). In addition, Attachment E refers to an "Appendix O: Noise Conservation program" that is not included. Please indicate whether such requirements exist and, if so, provide them by addendum. If they do not exist, please indicate who will establish them, at what stage, and Who Will approve them (ASEM, the adjacent facilities or another entity).

Answer: The applicable requirements are those of the Puerto Rico Regulation for the Control of Noise Pollution (Regulation 8019, administered by DRNA), under which the adjacent hospitals and clinics are Zona IV (tranquility zones), and those stated in the answers to Questions 74 and 235. The measurable limits are those of Regulation 8019, Table 1 for Zona IV receptors (L10 of 55 dBA daytime and 50 dBA nighttime, with the corrections of Rule 37), the nighttime prohibition of construction equipment of Rule 21(A)(4), and the prohibition of perceptible vibration at or beyond the property line of Rule 21(A)(13), unless a DRNA compliance plan or variance provides otherwise. The Design-Builder shall establish, in its Noise and Vibration Control and Monitoring Plan and its excavation-monitoring program, alert and action thresholds that do not exceed those limits, based on its pre-construction surveys and equipment sensitivity evaluations, for ASEM's approval before the start of the activities concerned. ASEM will coordinate with the adjacent



facilities not administered by ASEM; their requests shall be channeled exclusively through ASEM (see answer to Question 236).

"Appendix O: Noise Conservation Program," will be issued via Addendum No. 4.

235. Reference: Attachment 9 §9.4.3 Regulation 7998 (Attachment 8), RFP: 861

Question: Did the execution period established in Section 7.2 (54 months, with a 21-month Phase I) consider work-hour, noise and vibration restrictions arising from the continuous operation of the adjacent hospital facilities? If so, please indicate the assumptions used (working hours and days per week, restricted or prohibited activities, and availability of night or weekend work). Please also confirm the hours ASEM Will consider "regular working hours" under Regulation 7998 §6.2.2, and the criteria for authorizing extended- hours, night or weekend work (§9.1.2.2). Further, if the Recovery Measures in Attachment g §9-4.3 (six-day weeks, extended shifts or double shifts) are incompatible with such restrictions, how would the Contractor's obligation be adjusted?

Answer: (a) Contract Times and scheduling assumptions. The Contract Times established in RFP Section 7.2 (fifty-four (54) months overall, with a Phase I of not more than twenty-one (21) months) are mandatory. ASEM does not provide, and Proposers shall not rely on any Owner assumption regarding crew sizes, shifts, work hours or means and methods. Each Proposer shall develop its schedule, staffing, sequencing and pricing, incorporating the restrictions stated in this answer and in the other RFP Documents. Restrictions stated in the RFP Documents or in this Addendum, and those arising from Laws in effect on the proposal submission date, shall not constitute grounds for an extension of the Contract Time or an increase in the Contract Price.

(b) Regular working hours. For purposes of Regulation 7998, Section 6.2.2, regular working hours are Monday through Friday, 8:00 a.m. to 5:00 p.m., excluding Puerto Rico and federal holidays.

(c) Noise-Sensitive Areas and work hours. The adjacent hospitals and clinics are Zone IV – Zones of Tranquility under the Puerto Rico Regulation for the Control of Noise Pollution (Regulation 8019, administered by the Department of Natural and Environmental Resources, DRNA). "Noise-Sensitive Areas" means the occupied patientcare, sleeping, procedural, diagnostic-imaging and laboratory areas of ASEM and of the adjacent healthcare facilities, including the ASEM Central Services Building and the other institutions that comprise the Centro Médico complex (among



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them the Oncology Hospital and the San Juan Municipal Hospital). The Centro Médico complex is composed of eleven (11) institutions; each institution other than ASEM constitutes a separate property for purposes of Regulation 8019. (i) In accordance with Rule 21(A)(4) of Regulation 8019, construction, repair and demolition equipment shall not be operated during the nighttime period (10:01 p.m. to 6:59 a.m.), except for emergency work as defined in that Regulation or as authorized in a compliance plan or variance (exemption) approved by DRNA; vehicles and auxiliary equipment shall not idle within 150 feet of a tranquility zone during the nighttime period. (ii) In addition, activities that may transmit noise or vibration to Noise-Sensitive Areas, including demolition, impact or hydraulic hammering, saw-cutting, coring and drilling into existing structures, sheet-pile or soldier-pile installation, mass excavation and compaction, shall be performed only between 8:00 a.m. and 5:00 p.m., on any day, unless ASEM approves otherwise in writing within the daytime period of Regulation 8019. (iii) Blasting and impact pile driving are not permitted.

(d) Noise and vibration limits and monitoring. Noise received at the property line of each adjacent institution containing Noise-Sensitive Areas shall not exceed the limits of Regulation 8019, Table 1, for Zona IV receptors (L10 of 55 dBA during the daytime period and 50 dBA during the nighttime period, with the background-noise corrections of Rule 37), and vibration shall not be perceptible at or beyond the property line of the source, as required by Rule 21(A)(13). If the Design-Builder's means and methods cannot comply with these limits, the Design-Builder shall obtain from DRNA, at its sole cost and risk and before beginning the activities concerned, a compliance plan or variance under Rules 44 and 45 of Regulation 8019 and shall include in its schedule the public-notice and review periods required by those Rules. The Design-Builder shall submit any such request to ASEM for review before filing it and shall comply with the limits and conditions imposed by DRNA.

Before mobilization, the Design-Builder shall submit for ASEM's approval a Noise and Vibration Control and Monitoring Plan that includes pre-construction condition surveys and baseline noise and vibration measurements at the adjacent buildings; sensitivity evaluations of medical and laboratory equipment; continuous monitoring with real-time alarms at representative locations; and alert and action levels that shall not exceed the regulatory limits or those of any approved DRNA compliance plan or variance, and that shall protect adjacent structures and sensitive equipment on the basis of recognized criteria (including the FTA Transit Noise and Vibration Impact Assessment Manual and the equipment manufacturers' criteria). ASEM may establish in the



approved plan internal alert levels more stringent than the regulatory limits. When a regulatory or approved limit is exceeded, or a patient-care impact is verified and notified by ASEM, the Design-Builder shall immediately stop the activity, implement corrective measures and resume only with ASEM's authorization, at its own cost and without any extension of the Contract Time. Approval of the plan shall not relieve the Design-Builder of its responsibility for any damage to adjacent structures, equipment or operations, and the Design-Builder shall indemnify and hold ASEM harmless from any penalty, order or claim issued under Act 416-2004 (Environmental Public Policy Act) or Regulation 8019 as a result of its activities.

(e) Extended hours and weekends (Regulation 7998, Section 9.1.2.2). Work outside regular working hours may be authorized only within the daytime period of Regulation 8019 (7:00 a.m. to 10:00 p.m., any day). Work during the nighttime period that requires the operation of construction equipment is permitted only for emergency work or under an approved DRNA compliance plan or variance. Any work outside regular working hours requires a written request submitted at least five (5) business days in advance describing the activities, location, equipment, crew size, expected noise and vibration levels, mitigation measures and coordination with ASEM's operations. ASEM will evaluate each request considering its potential impact on patient care and hospital operations, compliance with items (c) and (d), safety, and the availability of ASEM supervision and inspection; approval will not be unreasonably withheld for activities that comply with those items, may be subject to conditions, and may be suspended at any time if patient care is affected. The cost of work outside regular working hours, including overtime under the Contract Work Hours and Safety Standards Act (40 U.S.C. § 3702), the Davis-Bacon requirements and Puerto Rico labor laws (including Act 379 of May 15, 1948 and Act 289 of April 9, 1946, as amended), and the cost of any supervision required by ASEM, is included in the Contract Price.

(f) Recovery Measures. The Recovery Measures of Attachment 9, Section 9.4.3 shall be implemented within the daytime period of Regulation 8019 and the restrictions of this answer; night shifts operating construction equipment are permitted only under an approved DRNA variance. Where six-day weeks, extended shifts or double shifts cannot be used for a given activity, the Design-Builder shall implement, at its own cost, other measures such as additional crew or equipment, resequencing, prefabrication, off-site work and the shifting of quiet work to permitted hours. Because these restrictions arise from the RFP Documents and from Laws in effect on the proposal submission date,



they do not relieve the Design-Builder of its obligation to meet the Contract Times and do not entitle it to an extension of the Contract Time or an increase in the Contract Price. Only restrictions imposed by ASEM in writing that are materially more stringent than those established in the Contract Documents, the applicable Laws and the approved plans, for reasons not attributable to the Design-Builder, shall be evaluated as provided in the answer to Question 237.

(g) Regulatory compliance. The Design-Builder shall comply with all applicable requirements, including: Regulation 8019 (DRNA) and Act 416-2004; applicable municipal ordinances; the Puerto Rico Occupational Safety and Health Act (Act 16 of 1975) and the PR OSHA standards, including 29 CFR 1926.52 and 1926.101 with respect to its workers; NFPA 101 (edition adopted by CMS) and NFPA 241; the pre-construction risk assessment, infection control risk assessment (ICRA) and Interim Life Safety Measures (ILSM) requirements of The Joint Commission, CMS (42 CFR 482.41 and 482.42) and the FGI Guidelines; and any noise or vibration mitigation commitments contained in the Project's Environmental Review Record. These requirements are without prejudice to ASEM's own obligations as an employer under 29 CFR 1910.95.

(h) Interim measures and coordination. For each phase or area of work, the Design-Builder shall prepare its ICRA, Pre-Construction Risk Assessment and ILSM plans and submit them to ASEM at least twenty-one (21) calendar days before the start of the work concerned. ASEM will review them within ten (10) business days after receipt of a complete submittal, and the work may not begin without ASEM's written approval. The Design-Builder's Health and Safety Officer shall coordinate continuously with ASEM's Health and Safety Officer, Engineering Service and Infection Control Department. Coordination with adjacent facilities not administered by ASEM shall be conducted exclusively through ASEM, which will issue any resulting instructions in writing (see answer to Question 236).

236. Reference: Attachment 9 §9.3.4.1 Attachment 1 §II.e, RFP: 855, RFP: 231

Question: If the work is limited, reduced or Stopped at the request of the adjacent hospital facilities, of ASEM for reasons of its clinical Operations, or of agencies with jurisdiction, due to noise, vibration or Other operational impacts, and not due to the Contractor's failure to comply with the approved limits or plans: (a) Who bears the time and cost risk? (b) does such a situation constitute a "Delay Event" under Attachment 9 §9.3-4.1, considering that Attachment 1 §II.e assigns to



the Design-guilder delays arising from "failure to maintain required operational continuity"? (c) do the adjacent facilities not administered by ASEM have authority to order the work to stop and, if so, through What procedure would such orders be channeled?

Answer: (a) The Design-Builder is responsible for planning and performing the Work so as to maintain required operational continuity and to comply with the approved noise, vibration and operational requirements (see response to Question 235). The Design-Builder bears the time and cost risk of any restriction, suspension or delay resulting from its failure to comply with those requirements, including any measured exceedance of the limits or deviation from the approved plans.

(b) If the Work is limited, reduced or suspended at the direction of ASEM for reasons of its clinical operations, or of an authority having jurisdiction, and the Work was being performed in compliance with the approved limits and plans, the event constitutes a Delay Event under Attachment 9 §9.3.4.1, with the time and compensable-loss provisions stated therein, subject to timely notice and documentation. Attachment 1 §11.e applies only where the Design-Builder failed to maintain the required operational continuity.

(c) Adjacent facilities not administered by ASEM have no authority to direct the Design-Builder. Any request from them shall be channeled through ASEM, which will issue any resulting instruction in writing. In an imminent safety emergency, the Design-Builder shall take the immediate protective measures required and notify ASEM at once.

237. Reference: Attachment I §XVI.35, Attachment 9 §9.3.7, RFP: 295, RFP: 860

Question: If the actual work-hour, noise or vibration restrictions imposed during execution are more stringent than those established in the bid documents (or, if none are established, than those approved in the Contractor's plans), will the Contract provide a mechanism for time extension and cost compensation? Please confirm Whether such a situation would constitute an eligible change Order under Attachment I §XVI.35, Which limits change orders to Owner-directed changes, differing site conditions, regulatory changes and force majeure, and how this is reconciled with Attachment 9 §9.3.7 and §9.3.8

Answer: Restrictions consistent with the RFP Documents, this Addendum and the Design-Builder's approved plans are included in the Contract Price. If ASEM imposes, in writing, restrictions on work hours, noise or vibration



that are materially more stringent than those established in the Contract Documents and the approved plans, for reasons not attributable to the Design-Builder, the resulting impact shall be evaluated as an ASEM-directed change under Attachment 1, Section XVI.35 and the Contract change provisions, subject to Attachment 9, Sections 9.3.7 and 9.3.8.

238. Reference: Attachment C, Attachment 1 §IV.5, RFP: 259

Question: Attachment C (§5.2.1 and §5.9.5) indicates that the existing heliport will remain in operation throughout construction, and Attachment I SIVS requires FAA coordination for the existing and new heliports. Please Clarify: (a) Whether aeronautical studies, approach/departure surfaces or height restrictions have been established that limit the location, height or operation Of cranes and Other equipment and, if so, please provide them; (b) who Will be responsible for filing FAA notices for temporary Structures (e.g., Form 7460-1 for cranes) and for coordinating With the heliport operator, and the estimated review times; (c) whether cranes must be stopped or lowered during flight operations and, if so, whether a coordination protocol or an estimate of flight frequency exists; (d) Whether restrictions or suspensions imposed by the FAA or by heliport operations, not caused by the Contractor, Will be considered "Delay Events"; and (e) whether any period is foreseen in Which the existing heliport may be temporarily closed or relocated to facilitate construction.

Answer: (a) No aeronautical studies or height restrictions for cranes have been established; they are the Design-Builder's responsibility.

(b) The Design-Builder shall file all FAA notices, including Form 7460-1 for cranes and temporary structures, and shall coordinate with ASEM and the operators of the existing heliport; review times are those of the FAA (see answer to Question 176).

(c) The Design-Builder shall develop, for ASEM's approval, a crane and heliport coordination protocol, which may require cranes to be lowered or stopped during flight operations; air-medical operations have absolute priority, and the existing heliport operates 24/7. (d) Restrictions imposed by the FAA or by heliport operations are part of the conditions of the Work and shall be accounted for in the Design-Builder's schedule and means and methods; they do not constitute Delay Events, except for FAA determinations that are delayed beyond the applicable review period, as provided in the answer to Question 196. (e) No. No closure or relocation of the existing heliport is foreseen; any temporary closure requires ASEM's prior written approval (see answer to Question 47).



239. Reference: RFP §8.5 and §8.6 (Pre-proposal meeting / Site Inspection), RFP: 39 – 40

Question: During the site visit of September 24, 2026, the access points for personnel, heavy equipment, materials and machinery were indicated; these are the existing accesses used by ambulances, staff and visitors. The project will require the movement of large heavy equipment and oversized deliveries. Please clarify: (a) Whether ASEM will permit modifications to the existing accesses, or temporary construction accesses, if the existing accesses are inadequate in Width, height clearance Or safety requirements (DTOP/ACT maintenance of traffic, OSHA); (b) Who bears the cost and time Of such modifications; and (c) whether restrictions Will apply to delivery hours or to the separation of construction traffic from ambulance routes.

Answer: (a) ASEM may, on a case-by-case basis and at its sole discretion, approve modifications to existing access points or temporary construction access routes proposed by the Design-Builder, subject to ASEM's prior written approval and any required approvals from applicable authorities. Such modifications should not impair ambulance, emergency, patient, staff, visitor, or hospital-service access.

(b) The Design-Builder shall be solely responsible for the design, permitting, implementation, maintenance, restoration, cost, schedule impacts, and maintenance-of-traffic measures associated with any approved access modification or temporary access route. Such costs and time shall be included in the Contract Price and Contract Time.

(c) Construction traffic shall be separated from ambulance and emergency routes at all times. The Design-Builder shall submit a logistics and traffic-control plan for ASEM's approval. Construction activities, deliveries, access requirements, utility interruptions, and other work affecting hospital operations shall be coordinated through the regular project coordination meetings. Major activities may require additional coordination through ASEM with affected service providers, agencies, and stakeholders. Any proposed structural modification to existing facilities or infrastructure shall be reviewed and coordinated with ASEM's designated Administration and Physical Plant representatives before implementation.

240. Reference: Attachment 9 §9.3.7, Attachment 9 §9.4.1, Attachment 6 (DBIA 535),



RFP: 860, RFP: 861

Question: Attachment 9 §9.37 provides that a time extension is the "sole and exclusive remedy" for delays, except for the limited "Compensable Losses" in §9.3.8. In contrast, DBIA 535 in Attachment 6 (§8.2.2) provides an adjustment Of the Contract Price for the events in §8.2.1, Which include acts or omissions of the Owner and differing site conditions. In addition, Attachment 9 §9.4.1 ends with "damages arising Out Of or resulting from:" Without listing the events. Please clarify: (a) Which provision governs; (b) Which delays Will entitle the Contractor to cost compensation in addition to time; and (c) the complete text of §9.4.1.

Answer: (a) Attachment 9 (Supplementary Conditions) governs DBIA 535 to the extent of any inconsistency, in accordance with the order of precedence to be established in Addendum No. 4.

(b) In accordance with Attachment 9, Section 9.3.7, an extension of the Contract Time is the sole and exclusive remedy for delay, except for the Compensable Losses expressly provided in Attachment 9, Section 9.3.8.

(c) Attachment 9 supplements Attachment 8 of the RFP documents, hence both documents must be read in conjunction and as a whole. Section 9.4.1 text can be found in the respective section in Attachment 8 of the RFP documents.

241. Reference: Attachment 9 §4.3.1.4, Attachment 9 §9.2.3.4, Attachment 9 §4.7.6.3, Attachment 6 (DBIA 535), RFP: 835, RFP: 855, RFP: 837

Question: The documents establish different notice periods: (i) differing site conditions: 3 business days (Attachment 9 §4.3.1.4) versus 14 days (DBIA 535 §4.2.2); (ii) delays: 5 and 15 business days with certification, plus a time impact analysis (TIA) within 7 calendar days (Attachment 9 §9.2.3.4—9.2.3.5 and §9.3.5), versus 21 days (DBIA 535 §10.1.1); and (iii) hazardous materials: 24 hours (Attachment 9 §4.7.6.3). Please confirm Which periods will apply and Whether failure to meet them results in an automatic waiver of the claim.

Answer: The notice periods established in Attachment 9 govern over those of DBIA 535, in accordance with the order of precedence to be established in Addendum No. 4: differing site conditions, Attachment 9, Section 4.3.1.4; delays, Attachment 9, Sections 9.2.3.4, 9.2.3.5 and 9.3.5; and hazardous materials, Attachment 9, Section 4.7.6.3. Failure to give notice within those periods shall have the consequences established in Attachment 9, including the waiver of the claim where so provided.



242. Reference: RFP §10.1.6, RFP Exhibit 17, RFP: 94, RFP: 203 - 212

Question: Exhibit 17 includes a contingency for unforeseen conditions (soils, concealed interferences, conflicts with unidentified utilities, archaeological findings) and minor variations, in addition to the medical equipment and FF&E allowances. Please clarify: (a) Whether differing site conditions Will be paid first from this contingency, and through change orders only once it is exhausted; (b) whether use of the contingency will carry a corresponding adjustment of contract time; (c) the procedure and approval period of ASEM and PRDOH for its use, including the three-quote requirement; (d) the treatment of any unused balance; and (e) whether the three allowances form part of the evaluated price under the formula in RFP §10.1.6.

Answer: (a) Costs arising from conditions that qualify as Differing Site Conditions under Attachment 9, Sections 4.2 and 4.3, which prevail over DBIA 535 and Regulation 7998 to the extent of any inconsistency, and for which the Design-Builder has complied with the applicable notice and documentation requirements, shall be addressed in accordance with the Contract Documents. The Contingency is intended to fund eligible changes approved by ASEM and PRDOH within the limits established in the Contract and does not create any rights, remedies, or compensation beyond those expressly provided in the Contract Documents. Any use of the Contingency shall be subject to prior written authorization by ASEM and the availability of funds. Once the contingency is exhausted, such costs are addressed via change order, contingent upon the certification of available funds required by Puerto Rico law before the Change Order is executed.

(b) The use of contingency funds does not, by itself, constitute grounds for a schedule extension. If the condition necessitating the use of these funds affects the project's critical path, the Design-Builder must request a schedule adjustment within the same approval request, providing a critical path method (CPM) analysis that demonstrates the impact. Any request to utilize contingency funds must be supported by the documentation required by the ASEM, including a detailed cost proposal.

ASEM will evaluate the request and, if appropriate, issue a determination via a change order.

(c) Use of the Contingency requires a written request from the Design-Builder describing the condition, its cause, the scope of work, a detailed



cost proposal supported by at least three (3) quotations for subcontracted work or materials (or by the unit prices and labor rates of the Cost Breakdown, where quotations are not practicable), and any schedule impact supported by a CPM analysis. ASEM will review the complete request and will submit it to PRDOH. Work charged to the Contingency may not begin without prior written authorization, except for emergency measures needed to protect life, property or hospital operations, which shall be notified to ASEM immediately.

(d) Any unused balance is returned to ASEM via a deductive change order and does not constitute profit for the Design-Builder. Reconciliation is performed prior to substantial completion, with a monthly report provided on the balance and projected expenditures.

If the change order is a credit, the amount credited will be the net amount due to the ASEM.

(e) The Price Proposal will be evaluated using the following formula:

$$\text{Price score} = (\text{Lowest Responsive Proposal} \div \text{Proposer's Price Proposal}) \times 25$$

For purposes of this calculation, the Evaluated Price for each Proposer shall exclude the amounts associated with the three (3) allowance line items established by ASEM, since such amounts are fixed and identical for all Proposers. Accordingly, the same exclusions shall be applied in determining both the Lowest Evaluated Price and each Proposer's Evaluated Price.

243. Reference: RFP Exhibit 17, RFP: 203 - 212

Question: Exhibit 17 (Art 3.2) provides that prices will remain fixed for the entire contract period, which may extend to 54 months, and we have not identified a price adjustment clause. Does ASEM contemplate any adjustment mechanism for extraordinary variations in the cost of materials, equipment or labor. or for tariff changes? If not, please confirm that this risk will be borne entirely by the Contractor.

Answer: ASEM does not provide an adjustment mechanism for extraordinary variations in the costs of materials, equipment, or labor, nor for changes in rates. In accordance with Article 3.2 of Exhibit 17, prices shall remain fixed throughout the entire contractual period. In the absence of a price adjustment clause, it is confirmed that this risk shall be borne entirely by the Contractor.



244. Reference: RFP §12.4.2, Attachment 6 (DBIA 525), Regulation 7998, RFP: 104

Question: RFP §12.4.2(3) and Model contract 55(b) establish a retainage on each construction invoice, without indicating when it is released. Regulation 7998 §13.2.2.1.2 provides for release of 50% upon certification of substantial completion, and DBIA 525 §7.2 contains its own provisions with blank fields. Please clarify: (a) the timing and conditions for release of retainage; (b) Whether retainage corresponding to Phase I Will be released upon its Substantial Completion; and (c) the payment period for approved invoices and whether interest will apply to late payments.

Answer: (a) Retainage shall be withheld and released in accordance with RFP Section 12.4.2 and Regulation 7998, Section 13.2.2.1.2: fifty percent (50%) of the retained amount will be released upon ASEM's certification of Substantial Completion of the entire Project, and the balance upon Final Completion and acceptance, delivery of all close-out documentation, warranties and as-built records, and satisfaction of any outstanding obligations.

(b) The Phase I retainage will be released under the same terms, upon Substantial Completion and Final Completion of Phase I respectively, without waiting for completion of later phases.

(c) Approved invoices will be paid within the period established in the Contract and the applicable Puerto Rico law; interest on late payments will apply only as required by applicable law. The blank fields of DBIA 525 Section 7.2 are superseded by these provisions.

245. Reference: Attachment 9 §13.2.5.2, RFP: 873

Question: Attachment 9 §13.2.5.2 provides for a 10% reduction of the invoice for OSHA non-compliance, and §13.11 grants the Owner broad rights to withhold payment, in addition to applicable tax Withholdings. Please clarify: (a) whether the 10% reduction is a temporary withholding released once the non-compliance is corrected, or a permanent deduction; (b) which non-compliances trigger it (e.g., any OSHA citation, or only confirmed and uncorrected violations), the notice procedure and cure period that will apply, and Whether the reduction will be proportional to the severity of the non-compliance; (c) regarding §13.11, whether the amount Withheld Will be limited to an amount reasonably related to the alleged non-compliance and whether the undisputed balance of the invoice Will be paid; and (d)



which tax withholdings, and at What rates, Will apply to Contract payments, including the professional design services portion.

Answer: (a) The ten percent (10%) reduction in Attachment 9 §13.2.5.2 is a withholding mechanism, not an automatic permanent deduction.

(b) It applies to documented safety non-compliances identified by OSHA or by ASEM and notified in writing to the Design-Builder that are not corrected within the period set in the notice, which will be reasonable in light of the hazard; imminent-danger conditions shall be corrected immediately.

(c) Under Attachment 9 §13.11, ASEM may withhold amounts reasonably related to the matter giving rise to the withholding, including safety violations, defective work, claims, liens, failure to make required payments, or other grounds identified in the Contract Documents. ASEM will process payment of the undisputed portion of a properly submitted invoice.

(d) Applicable tax withholdings are those required by Puerto Rico and federal law at the rates in effect at the time of payment, including those applicable to professional design services and to construction services. Proposers are responsible for determining the tax treatment of their operations and for providing any documentation required to support reduced withholding rates or exemptions.

246. Reference: Attachment 5, Attachment 6 (DBIA 535), Regulation 7998 (Attachment 8), RFP: 333 - 344

Question: Attachment 5 §B.8 requires the Contractor to provide builder's risk insurance at 100% of value, including earthquake and flood, and to bear the deductibles. In contrast, DBIA 535 §5.3.1 provides that the Owner will procure property insurance and pay the deductibles. In addition, Attachment 5 does not expressly mention wind or hurricane coverage, and SC.2 requires ASEM and PRDOH approval for deductibles greater than \$50,000, while Regulation 7998 §3.7.1.10 allows deductibles of up to 2% of the contract value for hurricane and 5% for earthquake. Please clarify: (a) Who Will procure builder's risk insurance; (b) whether hurricane coverage is required and With What deductibles or sublimit; and (c) how deductibles for catastrophic events exceeding \$50,000 Will be handled.

Answer: (a) Attachment 5 governs: the Design-Builder shall procure and maintain the builder's risk insurance for one hundred percent (100%) of the



completed value of the Work, and DBIA 535 Section 5.3.1 does not apply.

(b) Builder's risk coverage shall include windstorm and named-storm/hurricane, earthquake and flood.

(c) Deductibles are the Design-Builder's responsibility. Deductibles exceeding fifty thousand dollars (\$50,000) require prior written approval by ASEM and PRDOH; for windstorm/hurricane and earthquake, ASEM and PRDOH may approve percentage deductibles not exceeding those allowed by Regulation 7998, Section 3.7.1.10.

247. Reference: Attachment 9 §14.11.1.1, Attachment 5, Attachment 6 (DBIA 535), RFP: 875, RFP: 333 - 344

Question: Attachment 9 §14.11.1.1 establishes a broad indemnification Obligation in favor of the Owner, and §2.1.9 provides a waiver of consequential damages that applies only to the Contractor. In contrast, DBIA 535 in Attachment 6 (§10.5) provides a mutual waiver of consequential damages. We have also not identified a limitation of the Contractor's total liability in the documents. Please clarify: (a) Which provision Will govern consequential damages, and whether the waiver Will be mutual; (b) whether the indemnification Obligation Will be limited to damages caused by the Contractor's negligence or breach, in proportion to its responsibility, excluding those resulting from the negligence of the Owner or of third parties under its control; and (c) Whether ASEM would consider including a limitation Of the Contractor's total liability (e.g., a percentage Of the Contract price or the insurance limits required in Attachment 5) and, if so, how it Would relate to liquidated damages.

Answer: To the extent of any inconsistency among the Contract Documents, the provisions of Regulation 7998 and the Supplementary Conditions govern over inconsistent provisions in DBIA 535.

(a) Consequential damages. Attachment 9 §2.1.9 governs. The mutual waiver of consequential damages in DBIA 535 §10.5 does not apply, and ASEM does not intend to modify the consequential damages provisions.

(b) Indemnification. The Design-Builder shall defend, indemnify and hold harmless ASEM from claims, damages, losses, liabilities and expenses arising out of or resulting from the performance of the Work, but only to the extent caused by the acts, errors, omissions, negligence,



breach of contract or other fault of the Design-Builder or those for whom it is legally responsible. The indemnification provisions shall be enforced to the fullest extent permitted by Puerto Rico and applicable federal law; any provision held invalid or unenforceable shall be reformed and enforced to the maximum extent permitted, and the remaining provisions shall remain in effect.

(c) Limitation of liability. ASEM will not establish a contractual cap on the Design-Builder's aggregate liability. Proposers shall price their Proposals based on the risk allocation in the Contract Documents. Liquidated damages are a separate remedy for delayed completion and do not limit indemnification obligations or any other rights or remedies of ASEM, unless expressly provided in the Contract Documents.

248. Reference: Attachment 9 §15.1.1, Attachment 9 §15.3.1, Attachment 7, Attachment 6 (DBIA 535), RFP: 875, RFP: 663 - 705

Question: The documents establish different conditions for suspension and termination: (i) suspension Without cause Of up to 90 consecutive days (Attachment 9 SIS.I.I, whose list of adjustment factors is incomplete) versus a maximum of 60 consecutive or 90 cumulative days (DBIA 535 §11.1-1); (ii) termination for convenience With 7 days' notice (Attachment 9 §15-3.1) versus 10 days (DBIA 535 §11.6.1 and Attachment 7); (iii) termination by either party with 30 days' notice (Attachment 7); and (iv) immediate termination for insufficient funds (Model Contract S27(a)). Please indicate which provisions Will apply and What compensation the Contractor will receive in each case (work performed, materials, demobilization, termination of subcontracts and design costs).

Answer: The suspension and termination provisions of Attachment 9 and the Model Contract govern DBIA 535, except for the mandatory federal provisions of Attachment 7, which apply in all cases. (i) Suspension without cause: Attachment 9, Section 15.1.1 (up to ninety (90) consecutive days), with the adjustment factors located in the corresponding section of attachment 8. (ii) Termination for convenience: Attachment 9, Section 15.3.1 and the federal provisions. (iii) and (iv) Termination under the Model Contract, including Article 27(a) (insufficient funds) and Article 27(o), are governed by the Model Contract. In any termination not caused by the Design-Builder's default, the Design-Builder will be paid for the Work properly performed and accepted through the effective date of termination, together with other allowable, reasonable, allocable, and properly documented



costs recoverable under the Contract Documents and applicable funding requirements. Recovery of anticipated profits, consequential damages, or other unallowable costs shall not be permitted.

249. Reference: Attachment 9 §11.13.1.1, Attachment 7, Attachment 1 §XVI.11, Attachment 6 (DBIA 535, Regulation 7998 (Attachment 8), RFP: 872, RFP: 663 – 705, RFP: 295

Question: The documents contain three different dispute resolution regimes: (i) Attachment 9 §11.13.1.1, the Model Contract (§51) and Attachment 7 establish the exclusive jurisdiction of the San Juan Court of First Instance; (ii) DBIA 535 in Attachment 6 provides for mediation (§10.2) and arbitration before the American Arbitration Association (§10.3); and (iii) Regulation 7998, Article 16, establishes stepped negotiation, non-binding mediation and arbitration subject to amount limits. In addition, Attachment 1 §XVI.11 provides that ASEM's decisions on the professional service provider's performance will be "final and unappealable". Please clarify: (a) Which procedure Will apply; (b) Whether arbitration will be available and with what amount limits; and (c) whether Attachment 1 §XVII applies to decisions On the Design-Builder's time and cost claims.

Answer: (a) The exclusive jurisdiction of the Court of First Instance, San Juan Part, established in the Model Contract and Attachment 9, Section 11.13.1.1, governs. The DBIA 535 mediation and arbitration provisions do not apply. Before any judicial action, the parties shall follow the negotiation and non-binding mediation steps of Regulation 7998, Article 16, to the extent applicable.

(b) Binding arbitration is not available.

(c) Attachment 1, Section XVI.11 applies to ASEM's evaluations of the performance of professional services and not to the determination of the Design-Builder's claims for time or cost, which are governed by the Contract claim provisions.

250. Reference: Attachment 1 §II.b, Attachment 9 §6.16.1.1, Attachment 6 (DBIA 525), RFP: 231, RFP: 848

Question: The Bridging Documents state that they are instruments of professional service of De La Torre-Estevés Architects, that no ownership interest or unrestricted right of use is transferred by their issuance, and that their information shall not relieve the Design-Build Entity of responsibility for the accuracy, completeness, constructability and code compliance



of the final design. Attachment 1 §11.b and Attachment 9 §6.1611 likewise place on the Design- Builder the responsibility for the accuracy of the bridging documents, while DBIA 525 §3.4 allows reliance on the Owner's design criteria. Please clarify: (a) if the criteria in the RFP and the Bridging Documents contain errors, omissions, contradictions or ambiguities (for example, in structural resilience criteria, in the criteria for compliance with applicable guidelines and codes, or in the mechanical scope of work) that affect completion of the final design or the design and construction schedule, will the Design- Builder be entitled to an adjustment Of time and cost? (b) Is the Design-guilder authorized to use, modify and develop the Bridging Documents to produce the final design, and will the bridging architect's rights restrict that use in any way?

Answer: (a) See answer to Question 195. (b) See answer to Question 199.

251. Reference: Attachment 1 §XVI.38, RFP: 295

Question: Provided that the Space Program per Level is maintained, may proposers determine, adjust or modify the structural, mechanical (HVAC, plumbing and fire protection), electrical and architectural design criteria established in the Bridging Documents, based on their own engineering analysis? If so, please indicate how such changes are to be presented in the proposal (e.g., in the deviations matrix of Attachment I §XVI.38) and how they will be evaluated.

Answer: Yes, within the limits stated in the answers to Questions 132 and 157. The criteria in the Bridging Documents are minimum requirements: the Design-Builder may refine them based on its engineering analysis, provided that the resulting design meets or exceeds the required performance, capacity, redundancy, resilience, quality and code compliance, and preserves the elements listed in Attachment C, Section 5.8.1. Proposed changes shall be presented in the deviation's matrix of Attachment 1, Section XVI.38, with their technical justification, and will be evaluated under the technical evaluation criteria of the RFP. A deviation is part of the Contract only if ASEM accepts it expressly and in writing; if not accepted, the Design-Builder shall comply with the original requirement without any change in the Contract Price or Contract Time. Deviations offered solely for cost reduction or construction convenience will not be accepted. Reductions of capacities stated in the Bridging Documents are not permitted without ASEM's express written acceptance.

252. Reference: General – design codes (FGI Guidelines)



Question: Please confirm that the most recent edition of the FGV - Guidelines for Design and Construction of Hospitals (2026 edition) shall govern the design, as required by the Department of Health (SARAF).

Answer: The design shall comply with the latest edition of the FGI Guidelines adopted and in effect in Puerto Rico as of the Proposal Submission Date. See answer to Question 58.

253. Reference: Appendix A (Plans): TS – 2, A – 1.0, Appendix B (Specs): Sec. 03 00 00, 31 61 00, 01 45 00, App. A: 2, 18, App B: 477, 546, 410

Question: Please confirm that no structural, civil, mechanical, electrical, plumbing or fire-protection drawings Will be issued for the RFP. If none Will be issued, confirm that wherever Appendix B States 'as indicated on the Drawings' or 'Structural General Notes', the values in Attachment C (Design Narratives) shall govern for pricing purposes

Answer: Confirmed. No structural, civil, mechanical, electrical, plumbing or fire-protection drawings will be issued. Wherever Appendix B refers to "as indicated on the Drawings" or to "Structural General Notes", the criteria and values in Attachment C (Design Narratives) shall govern for pricing purposes and the Design-Builder shall develop the corresponding design. Where Attachment C does not establish a value, the Design-Builder shall determine it in accordance with the applicable codes and the more stringent requirement rule (see answer to Question 186).

254. Reference: Appendix B (Specs): Sec. 04 05 16, 02 41 16, 13 48 13, App. B: 408 – 545, 528, 422, 541

Question: Several structural sections contain unresolved bracketed options (e.g., sections 02 41 16, 04 05 13, 04 05 16, 13 4813). Please confirm whether ASEM will issue resolved values or confirm that the first bracketed value shown shall be used as the pricing basis unless Attachment C establishes a different Value.

Answer: ASEM will not issue resolved values. Where a specification section contains unresolved bracketed options, the option that complies with Attachment C and the applicable codes shall be used; where more than one option would comply, Proposers shall price the more stringent or higher-quality option. The Design-Builder will resolve all bracketed options in its final specifications, subject to ASEM approval.

255. Reference: Attachment A (Plans): ED-1.0, ED-1.1, ED-1.3, DN-1, AS-1.0, A-1.1, A-



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1.15A, AS-1.2 ..., App A: 12 – 13, 15, 17, 21

Question: Several sheets reference drawings that are not included in Attachment A (ED-1.2, ED-1.3, DN-I, AS-1.3 through AS-1.8, A-1.14, A-1.15A). Please issue the missing sheets or confirm they do not exist and that the references shall be disregarded. Please also confirm the correct references for the skylight details (A-4.0, item Q) and the freezer enclosure pod (A-4.0, item O).

Answer: The clarifications will be addressed by Addendum.

256. Reference: Attachment B (Specs): Sec. 07270, 07 84 00, 02 41 00, 02 41 19, 02 41 16,
31 20 50, App B: 13, 280, 409, 556, 784, 60

Question: Attachment B contains duplicated sections covering the same work (demolition, masonry, metal fabrications, joint sealants, acoustical ceilings) With differing criteria. Please establish the order to precedence between the architectural, civil and structural versions of these sections, and confirm the correct reference for 'Section 03600' cited in Section 04220

Answer: Where Attachment B contains duplicated sections with differing criteria, the more stringent criteria shall govern (see answer to Question 186). The reference to "Section 03600" in Section 04220 shall be read as a reference to the grout section of Division 03 (Section 03 60 00 – Grouting). The Design-Builder shall consolidate the duplicated sections in its final specifications.

257. Reference: Attachment A (Plans): A-1.1-A-1.10, A-1.1, Attachment B (Specs): Sec 16100, 21 05 00, 22 05 00, App. A: 21 – 32, App. B 557, 785, 790

Question: The stated gross area is 215,880 SF (Attachment B and Attachment C), while the floor-plan area labels total 216,430 SF excluding the Interstitial Isolation Level (19,165 SF) and the Roof, Helipad (450 SF), and 235,595 SF including the Interstitial Level. Please confirm (a) the governing gross area, (b) whether the Interstitial Isolation Level is included in the 215,880 SF, and (c) whether the Basement area is 36,780 SF (label) or 39,901 SF (area note on Sheet A-1-I).

Answer: (a) The 215,880 SF is an approximate planning figure.



(b) No; it excludes the Interstitial Isolation Level. (c) The Basement area shall be taken as 39,901 SF, per the area note on sheet A-1.1. The Lump Sum includes all areas required, whatever their final measured area.

258. Reference: Appendix A (Plans): A-1.11, A1.12, App. A: 33 - 34

Question: The floor plans for the Tenth Level (A-1.11) and the Roof/Heliport Level (A-1.12) do not include an area label, while all other levels do. Please provide the gross area of each of these two levels.

Answer: ASEM will not issue additional area labels. The Tenth Level and the Roof/Heliport Level shall be developed by the Design-Builder as shown on sheets A-1.11 and A-1.12 and are included in the Lump Sum regardless of their final area.

259. Reference: Appendix A (Plans): A-1.1-A-1.10, App. A: 21 - 32

Question: Please confirm whether the area labels shown on floor plans A-1.1 to A-1.10 include exterior terraces, the ambulance yard and covered non-air-conditioned areas, or whether they represent enclosed conditioned area only.

Answer: The area labels on sheets A-1.1 to A-1.10 represent planning areas of the enclosed building at each level and do not include exterior terraces, the ambulance yard or open canopies. The Design-Builder shall quantify those areas from the drawings and their own design.

260. Reference: Appendix A (Plans): all floor plans, Attachment C (space program), App. A: 21 - 35

Question: Please provide a tabulation of the exterior areas (terraces on the Second, Third and Ninth Levels and Roof, ambulance yard, canopies and site areas), Which are not tabulated anywhere in the bid documents

Answer: ASEM will not issue a tabulation of exterior areas. Proposers shall quantify the terraces, roof areas, ambulance yard, canopies and site areas from the Bridging Documents; they are included in the Lump Sum.

261. Reference: Appendix A (Plans): A-1.11, A-4.11, A-7.10, A-7.21, A-2.1, Appendix B (Spaces): Sec. 16100, App. A: 33, 36, 65, 87, 98, App. B: 557

Question: Sheet A-1.11 shows a 'Tenth Level' with numbered spaces (10-000 to 10-012), but Attachment C and Appendix B describe the building as



Basement, Levels 1—9, Interstitial Level and Roof/Heliport. Please confirm Whether the Tenth Level is an enclosed, conditioned floor (and its gross area and function), or a roof-level heliport support/mechanical area at elevation 62.16 m.

Answer: The Tenth Level shown on sheet A-1.11 is the heliport support level (elevation 62.16 m), not an additional patient floor. It comprises the stairs and landings, the heliport elevator lobby, the patient holding terrace, the pantry and roof areas shown and it is part of Phase II. Only the elevator lobby, holding and pantry spaces are enclosed and conditioned.

262. Reference: Appendix A (Plans): ED-1.0, AS-1.0, A-1.1, C-1.0, App. A: 12, 14 – 15, 21

Question: Please confirm the project contract-limit area (5,200 m² per ED-1.0) and the building footprint (3,800 per ED-1.0 Vs approximately 40,000 SF per Attachment C vs 39,901 SF on A-1.1), and confirm the vertical datum used for the metric elevations shown on C-1.0 and the elevations.

Answer: The contract-limit area and the building footprint shown on sheet ED-1.0 govern for reference (approximately 3,800 m², equivalent to approximately 40,000 SF; see sheet A-1.1). The metric elevations are referenced to the Puerto Rico Vertical Datum of 2002 (PRVD02). The Design-Builder shall verify all limits, areas, elevations and the datum through its own survey.

263. Reference: Appendix A: A-1.1-A-1.10 (floor plan), App. A: 21 - 32

Question: The documents require a pedestrian ramp at every level. Please clarify the intended function of the ramps (e.g., accessible route, visitor circulation, stretcher transport, security or emergency evacuation), as this defines their Width, slope, finishes and fire- separation requirements.

Answer: The pedestrian ramps serve as part of the accessible route and of the horizontal and vertical circulation for patients on stretchers and wheelchairs, and as part of the means of egress where so designed. The Design-Builder shall design them to satisfy the most demanding of those functions, including the width, slope, landings, handrails, finishes and fire-separation requirements of the applicable codes and the FGI Guidelines.



264. Reference: RFP Exhibit 18, Attachment C §6.4.1, Attachment G, Attachment C §5.9.4.3, Attachment 9 §1.1.1.14, Attachment C §6.6.1, Attachment 9 §4.2.3, Attachment 1, Appendix B Sec. 31 20 10, RFP: 829, RFP: 835, RFP: 213 – 226, Att. C: 70 – 89, 91

Question: Attachment C §6.4.1 indicates that the Owner will provide a site-specific Geotechnical Investigation and Report ("PROVIDED"), also referenced in the RFP Scope of Works and Exhibit 18 (Item A- I), but the report is not included in the published documents, and the only published boring data (Attachment G) date from 1960. Attachment C §5.9.4.3 requires the Design-Builder to perform its own geotechnical investigation. Attachment 9 §1.1.1.14 provides that subsurface condition reports are not Contract Documents, and Appendix B (Section 31 20 10 •13.07-3.09) treats the report as reference data Without warranty, While Attachment C §6-6.1 allows reliance on the report "for foundation design purposes" and Attachment 9 §4.23 allows reliance on the "technical data" "identified in the Scope of Work", which Attachment 1 does not identify. Please: (a) issue the geotechnical report, including boring logs, groundwater elevation, bearing capacity, liquefaction assessment and lateral earth pressure parameters or, if it Will not be issued before the proposal date, State the geotechnical basis proposers shall use for pricing; (b) clarify which provision governs and identify the technical data on which the Contractor may rely, including whether such reliance extends to the design of excavation support and dewatering, and not only to foundations; and (c) confirm that subsurface and groundwater conditions materially different from those reported will be treated as differing site conditions, With entitlement to an adjustment of time and cost.

Answer: The geotechnical report is not yet complete. A response to this question will be provided through a future Addendum upon completion and review of the geotechnical investigation.

265. Reference: Appendix A (Plans): ED-1.0, A-2.1, A-3.5, Appendix B (specs): Sec. 31 22 05, App. A: 12, 36, 44, App. B: 280

Question: Please confirm the governing mass-excavation depth and the bottom-of-foundation elevations (Basement at FFE 20.32 m and Cistern at FFE 18.18 m). Sheet ED-1.0 indicates 22'-0" to 281'-0", while Attachment C indicates approximately 30 feet across the entire footprint. Please also provide the design ground water elevation.



Answer: The final excavation depth and bottom-of-foundation elevations shall be determined by the Design-Builder's design. For pricing purposes, Proposers shall assume mass excavation of approximately thirty (30) feet below existing grade across the entire building footprint, as indicated in Attachment C, plus the additional excavation required for the cistern, pits and foundations. The design groundwater elevation shall be established by the Design-Builder on the basis of the Geotechnical Report and its supplemental investigations (see answers to Questions 136 and 264).

266. Reference: Attachment C §6.4.1, Appendix B Sec. 31 22 05, App. B: 294 – 297, Att. C: 89

Question: Attachment B, Section 31 22 05 provides for both unclassified excavation (q3.44) and classified excavation ('13.45) and prohibits blasting except under an approved plan. Considering that the geotechnical report referenced in Attachment C §6.4.1 is not included in the published documents, please clarify: (a) which of the two methods Will apply to this project; (b) if classified excavation applies, the definition of rock, the method Of measurement and the payment mechanism, and how it Will be integrated with the lump-sum price; (c) if unclassified excavation applies, Whether rock or Other materials not anticipated in the reference data Will be treated as a differing site condition With entitlement to an adjustment of time and cost; and (d) the criteria ASEM Will use to approve a blasting plan, considering the proximity of operating hospital facilities, and Whether any rock removal method (e.g., hydraulic hammer) would be prohibited or restricted due to noise or vibration.

Answer: (a) Unclassified excavation applies. All excavation, including rock or any other material encountered, is included in the Lump Sum.

(b) Not applicable.

(c) Materials encountered are not differing site conditions unless they are materially different from the factual data identified in the answers to Questions 12 and 136 and the conditions reasonably inferable from it and from the Design-Builder's own investigations, in which case the answer to Question 127 applies.

(d) Blasting is not permitted. The Design-Builder shall select and implement alternative excavation methods necessary to complete the Work while maintaining continuous hospital operations and protecting existing facilities. Mechanical methods, including hydraulic hammers



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and rock splitting, are permitted subject to Regulation 8019 (DRNA), any DRNA compliance plan or variance, and the noise and vibration limits, work hours and monitoring program approved by ASEM (see answers to Questions 74, 234 and 235).

267. Reference: Attachment 9 §6.22.1, Attachment 1 §VI.17.c, Attachment G, RFP:
849

Question: Attachment 9 §6.22.1-6.22.4 provides that the contract Price includes relocation of existing public utilities, "whether indicated or discovered during performance of the Work", and that the Contractor is responsible for any service interruption. Attachment 1 §VI.17.c prohibits interruption of power and potable water to the clinics "under any scenario". Please clarify: (a) whether utilities not shown in the bid documents and discovered during the work Will be treated as a differing site condition with entitlement to an adjustment; (b) Whether ASEM Will provide an updated inventory of the underground utilities on the campus (Attachment G consists of historical drawings); and (c) ASEWS period for approving scheduled utility interruptions.

Answer: (a) Attachment 9, Section 6.22 applies: the relocation, protection and maintenance of existing utilities, whether indicated or discovered during the Work, is included in the Contract Price, and the Design-Builder is responsible for any service interruption it causes. Utilities that could not have been identified through the surveys and SUE investigations required shall be addressed first against Allowance Item 3.

(b) No updated inventory will be furnished; Attachment G and any record drawings furnished are for reference only. ASEM does not represent that such drawings reflect as-built conditions and does not relieve the Design-Builder of the investigations, surveys and SUE investigations required.

(c) requests for scheduled utility interruptions or shutdowns which shall be submitted at least fourteen (14) calendar days in advance. Power and potable water to the clinics shall not be interrupted under any scenario.

268. Reference: RFP §8.6 (Site Inspection), Appendix A: GL-1.0, Attachment G, RFP:
40, App. 10

Question: During the site visit of September 24, 2026, it was indicated that the utility connections (potable water, fire-protection water, sanitary sewer, etc.) will be made to systems surrounding the project or outside



the contract limit, which are existing or Will be built under separate projects. Please indicate (a) which Off-site systems will be built by others and their expected completion dates, and (b) how time and cost will be addressed if they are not available when required for the Phase I and Phase II milestones.

Answer: (a) The off-site and campus systems being developed by others are those identified in Attachment 2, including the modernization of Substations 1359 and 1327, the campus water ring and the central cistern ("Casa de Agua"); ASEM does not guarantee their completion dates.

(b) The Design-Builder shall design the Project's utility connections so that the Phase I and Phase II milestones do not depend on those projects, connecting to the existing campus systems (including temporary connections, where necessary) and providing for future connection to the new systems.

Only where the RFP Documents expressly require a connection to a system being built by others, and that system is not available when required for reasons not attributable to the Design-Builder, will the event be treated as a Delay Event under Attachment 9, Section 9.3, subject to the notice requirements.

269. Reference: Attachment G (Utilities Plan)

Question: Attachment G utility drawings were issued as raster images, and their notes and labels are not legible at the issued resolution. Please issue Attachment G in vector or searchable PDF format, or at a higher resolution.

Answer: ASEM does not have Attachment G in a higher-resolution electronic format. The original record documents may be examined at ASEM's offices by appointment, with equal opportunity for all Proposers, coordinated through the Procurement Office no later than ten (10) business days before the proposal submission deadline. Attachment G and any information obtained from that examination consist of historical record information furnished for reference only, are not a complete or as-built representation of existing conditions, and shall not be the basis of any claim. Proposers shall independently verify all existing conditions.

270. Reference: Attachment A (Plans): ED-1.1, GL-1.0, Attachment B (Specs): Sec. 33 26 60, 33 27 00, Attachment C §2.2 §2.3, App. A: 10, 13, Att. C: 25, 26



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Question: Attachment C §2.2/2.3 shows the main electrical service line, the sanitary, water and storm lines routed under existing paved roadways and parking areas, and a separate electrical substation lot, but no demolition plan covers these areas. Please provide routes, trench Widths and pavement restoration requirements, and the demolition scope at the substation lot.

Answer: The routes, trench widths, depths and pavement restoration of the utility lines shall be designed by the Design-Builder. Pavement shall be restored to a condition equal to or better than existing, full lane width, in accordance with the requirements of ASEM and of the authorities with jurisdiction. The demolition required at the substation lot to execute the Design-Builder's design is included in its scope.

271. Reference: Appendix A (Plans): ED-1.1, A-3.5, Appendix B (Specs): Sec. 01800, App. A: 13, 44

Question: Please define the scope of work within the existing ASEM Central Services Building: the area (SF) and levels to be remodeled and integrated, the structural reinforcement required at the demolition edge, and the design of the Level 2 corridor connector, considering the difference between the existing Second Level (FFE 32.37 m) and the new Second Level (FFE 30.48 m).

Answer: The work in the existing ASEM Central Services Building is limited to the areas necessary to make the three connections (Level 1 interconnection with the Emergency Department, Level 2 enclosed corridor with a seismic separation joint, and Level 3 bridge), including the remodeling of the immediately adjacent areas, the structural reinforcement at the demolition edges, fire separations, finishes, and the utility and systems tie-ins. The Design-Builder shall determine the extent of that work and shall design the Level 2 connector, including the ramps, stairs and/or lifts required to reconcile the difference between the existing Second Level (FFE 32.37 m) and the new Second Level (FFE 30.48 m) in compliance with accessibility and FGI requirements. This work is included in the Lump Sum.

272. Reference: General – interface with ASEM Central Services Building

Question: The physical, operational, architectural, structural and utility connections between the new Trauma Hospital and the existing ASEM Central Services Building are essential design and construction considerations, and the Design-Build Entity must verify existing conditions and coordinate them with ASEM. Since the existing building



may not comply with current codes and standards, please confirm that the Design-guild Entity is not responsible for the adequacy or code compliance of the existing building beyond the specific connection and remodeling scope defined in the documents, and indicate how code deficiencies in the existing building identified during design or permitting Will be addressed.

Answer: Confirmed, with the following qualification: the Design-Builder is not responsible for the adequacy or code compliance of the existing building beyond (a) the connection and remodeling areas defined in the answer to Question 271, and (b) the upgrades in the existing building that are required by code or by the authorities with jurisdiction as a direct consequence of the Design-Builder's work (for example, fire separations, egress, fire-alarm interconnection, smoke control and accessibility at the connections), which are included in its scope. Pre-existing code deficiencies of the existing building unrelated to the Design-Builder's work shall be reported in writing to ASEM and will be addressed by ASEM.

273. Reference: Attachment A (Plans): ED-1.1, AS-1.0, Attachment B (Specs): Sec. 02 41 00, 31 20 50, App. A: 13, 15

Question: Please describe the current Status of the Centro Médico Central Plaza Remodeling project within the contract limit (completed and in-progress improvements), provide quantities or record drawings of the elements to be demolished, and confirm whether any previously completed excavation or foundation work exists Within the new building footprint (AS-1.0 note 3).

Answer: The Centro Médico Central Plaza Remodeling project is in progress, with more than 50%. ASEM is not aware of any previously completed excavation or foundation work within the new building footprint other than that indicated in note 3 of sheet AS-1.0. ASEM will make available, for reference only, any record drawings of that project in its possession. The Design-Builder shall quantify the elements to be demolished from its own survey.

274. Reference: Attachment A (Plans): ED-1.1, EX-1.0, Attachment B (Specs); Sec. 02 41 00, Attachment C §6.12, App. A: 11, 13, Att. C: 101

Question: Please provide the number of stories, floor-to-roof height, structural system and slab/roof construction of the existing ASEM Emergency Department expansion to be demolished (ED-1.1 note 5; approx. 5,428



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SF footprint and 7,041 SF of roof including canopies), or record drawings of this structure.

Answer: Record drawings and available reference information regarding the existing ASEM Emergency Department expansion identified on Sheet ED-1.1, Note 5, will be provided in Addendum No. 4. Such information is provided for reference only. The Design-Builder shall verify existing conditions and determine all demolition requirements as part of its scope.

275. Reference: Attachment A (Plans): ED-1.1, App. A: 13

Question: On sheet ED-1.1 the drop-off canopy and the ambulance parking canopy are hatched as "existing building structures to be demolished" (note 5) on the roof plan, but tagged as note 22 (drop- Off canopy) on the site plan. Please confirm that both canopies (approx. 1,613 SF of roof) are to be demolished and describe their structure and foundations.

Answer: Confirmed. Both the drop-off canopy and the ambulance parking canopy shall be demolished, including their structures and foundations. The Design-Builder shall verify their construction through its own survey.

276. Reference: Attachment A (Plans): ED-1.1, App. A: 13

Question: Sheet ED-1.1 uses keynotes 26 and 30, but the keynote legend ends at note 24. Please provide the text for keynotes 26 and 30 (and confirm Whether 25, 27, 28 and 29 exist).

Answer: The keynote references identified on Sheet ED-1.1 will be clarified by Addendum. Proposers shall rely on the RFP Documents as modified by issued Addendum.

277. Reference: Attachment A (Plans): ED-1.1, Attachment B (Specs): Sec. 31 20 50, 02 41 00

Question: Keynotes 2, 3, 4, 6, 7, 8, 9, 10, 13, 14, 20 and 21 on ED-1.1 identify pavements, sidewalks, curbs, fences, gates, planted areas and the ambulance yard to be demolished, but no limits, saw-cut lines, lengths or existing sections are shown, and the boundary between roadways to be demolished (note 2) and roadways to remain (note 24) is not drawn. Please provide the limits and existing pavement/sidewalk sections or confirm that the Design-Build Entity shall quantify them from its own survey.



Answer: The limits of demolition required to accommodate the Design-Builder's proposed design shall be determined and quantified by the Design-Builder through its own surveys and investigations. The Design-Builder shall include all demolition, removal, protection, restoration, and reconstruction work necessary to complete the Project, including pavements, sidewalks, curbs, fences, gates, landscaped areas, and related site improvements, at no additional cost to ASEM.

278. Reference: Attachment A (Plans): ED-1.1, ED-1.0, Attachment B (Specs): Sec. 02 41 19, 02 41 00, Attachment C

Question: Please clarify the required depth of removal of existing below-grade elements outside the new building footprint: ED-1.1 note 23 requires removal of all underground footings, slabs and retaining walls; Section 02 41 19 requires foundation walls to be removed to 12 in. below grade (masonry 2 ft); Section 02 41 00 requires full-depth removal Within 5 ft Outside the new building lines.

Answer: The more stringent requirement governs (see answer to Question 186): all underground footings, slabs and retaining walls within the new building footprint and within five (5) feet outside the new building lines shall be removed full depth; elsewhere within the areas of new site improvements, below-grade elements shall be removed to not less than two (2) feet below finished grade, or deeper as required for new utilities, pavements or foundations.

279. Reference: Attachment A (Plans): ED-1.1, EX-1.0, ED-1.0, Attachment B (Specs): Sec. 02 41 19, 31 20 10, RFP Exhibit 18, App. A: 11-13

Question: Please identify the contents, capacity and exact location of the existing underground tank and vent pipes shown on EX-1.0/ED- 1.1 relative to the excavation and confirm whether it remains, must be protected, or must be relocated. Please also provide any existing hazardous-materials survey (asbestos, lead, contaminated soil) for the structures and pavements to be demolished.

Answer: The existing underground tank and vent piping shown on EX-1.0/ED-1.1 reportedly served the decom room wastewater system and has an approximate capacity of 1,000 gallons. ASEM makes no representation or warranty regarding its current condition, contents, or environmental status. The Design-Builder shall investigate, verify, and manage the tank, its contents, and any associated contaminated materials in accordance with applicable federal and Puerto Rico requirements.



280. Reference: Attachment A (Plans): ED-1.0, ED-1.1, Attachment B (Specs): Sec. 02 41 00, RFP Attachment C §6.12, App. A: 12 – 13, Att. C: 101

Question: Section 02 41 00 §3.01.D treats hazardous materials discovered during demolition as unforeseen, while RFSP Attachment I and Attachment C §6.12 require hazardous materials identification and asbestos/lead abatement in the Central Plaza and ED expansion areas to be included in the proposal. No hazardous materials survey is provided. Please confirm whether abatement shall be priced as an allowance (and its amount) or handled as an unforeseen condition.

Answer: The identification and abatement of asbestos, lead and other regulated hazardous materials in the Central Plaza and ED expansion areas, as required by Attachment 1 and Attachment C, Section 6.12, are included in the Base Bid. The Design-Builder shall perform a pre-demolition hazardous-materials survey before demolition. Hazardous materials not reasonably anticipated for structures of their age and type, such as contaminated soils or buried tanks not shown, shall be addressed in accordance with Attachment 9, Section 4.7 and charged first to Allowance Item 3. Section 02 41 00, §3.01.D shall be read accordingly.

281. Reference: Attachment A (Plans): ED-1.0, App. A: 12

Question: Please confirm Whether demolition permit fees are to be included in the proposal (ED-1.0 note 42) or are waived (ED-1.0 note 8).

Answer: Proposers shall include all permit fees, including demolition permit fees, in their Proposals. Any fee that is waived or exempted by the issuing authority will be credited to ASEM.

282. Reference: Attachment A (Plans): AS-1.0, AS-1.1, Attachment B (Specs): Sec. 32 25 55, 32 25 21, App. A: 15 -16, App. B: 280

Question: Please identify which site paving areas are reinforced concrete and Which are asphalt (ambulance yard, drop-off, service yard, fire lane, parking), and provide the minimum pavement sections (thickness, reinforcement, base course) to be assumed for pricing.

Answer: For pricing purposes: the ambulance yard, drop-off, service yard and fire lane shall be reinforced concrete pavement with a minimum thickness of eight (8) inches over a minimum of eight (8) inches of



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compacted aggregate base; other vehicular areas may be asphalt pavement designed for the anticipated traffic.

The final pavement design shall be developed by the Design-Builder on the basis of the geotechnical information and traffic loads and shall not be less than these minimums.

283. Reference: Attachment A (Plans): AS-1.0, AS-1.1, ED-1.1, ED-1.0, C-1.0, AS-1.2, Attachment B (Specs): Sec. 32 28 31, App. A: 12 -17, App. B: 280

Question: Please confirm the required temporary construction fence/barrier (6'-0" or chain link with opaque fabric, or 8'-0" plywood wall) and its extent and provide criteria for the motorized sliding gate with access control, rolling gates and bollards shown on AS-1.1/AS-1.2.

Answer: The more stringent requirement governs: an eight (8) foot opaque construction barrier (plywood or equivalent) shall be provided at all interfaces with public, patient and hospital areas and streets; elsewhere, a six (6) foot chain-link fence with opaque fabric is acceptable. The motorized sliding gate, rolling gates and bollards shown on sheets AS-1.1/AS-1.2 shall be designed by the Design-Builder for the vehicle types and security requirements of the site, including access-control rough-in, power and safety devices.

284. Reference: Attachment A (Plans): C-1.0, AS-1.1, Appendix B (Specs): Sec. 33 32 00, 22 14 29, 31 22 72, App. A: 14, 16

Question: Please confirm whether storm-water lift stations are required (quantity and design flow) and the type, length and height of the new retaining walls shown on C-1.0/AS-1.1 (reinforced concrete or gabion per Section 3122 72).

Answer: Yes. Storm-water pumping is required where gravity discharge is not available, including a duplex storm-water lift station as stated in the answer to Question 120; the quantity and design flow shall be determined by the Design-Builder's drainage design. The new retaining walls shall be reinforced concrete; gabion walls may only be used where expressly approved by ASEM. Their type, length and height shall be determined by the Design-Builder's site design.

285. Reference: Attachment A (Plans): AS-1.0, AS-1.1, Attachment B (Specs): Sec. 32 90 00, 32 84 00, App. A: 15 -16



Question: Please confirm Whether an irrigation system is required (site and Level 2 terrace) and provide planting criteria for the terrace garden.

Answer: Yes. An automatic, water-efficient irrigation system is required for the planted site areas and the Level 2 terrace garden. The Design-Builder shall develop the planting design using native or adapted, low-maintenance species suitable for the site and the terrace, including soil depth, drainage, root barrier and waterproofing compatible with the terrace assembly (see answer to Question 302).

286. Reference: Attachment A (Plans): A-1.0, A-7.0, AS-1.3, Attachment B (Specs): Sec. 05 12 00, 07 81 00, 01 45 00, App. A: 18, 77, App. B: 410

Question: Please confirm that the primary structure (substructure, superstructure and heliport) is cast-in-place reinforced concrete per Attachment C, and that the notes on sheet A-1.0 regarding a new steel structural system, spray-applied fireproofing of steel members, existing rooms 1039/1044, and the 'Parking Building' notes on sheet A-7.0 do not apply to this project.

Answer: Confirmed. The basis of design for the primary structure (substructure, superstructure and heliport) is cast-in-place reinforced concrete per Attachment C. The notes on sheet A-1.0 regarding a new steel structural system, spray-applied fireproofing of steel members and existing rooms 1039/1044, and the "Parking Building" notes on sheet A-7.0, do not apply to this Project. Alternative structural systems are addressed in the answer to Question 287.

287. Reference: Attachment C

Question: In addition to cast-in-place reinforced concrete, may proposers use alternative structural systems, such as structural steel, precast concrete, or pre-tensioned or post-tensioned concrete, provided they meet the performance criteria of Attachment C (including Risk Category IV and seismic isolation)?

Answer: The Bridging Documents constitute the Project's Design Basis and establish the minimum requirements for performance, functionality, operation, resilience, durability, life safety, and regulatory compliance that the proposed solution must meet; furthermore, the solution must be consistent with the purpose, requirements, and objectives stipulated in the Request for Proposals (RFP) and the Bridging Documents.



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288. Reference: Attachment A (Plans): ED-1.0, Attachment B (Specs): Sec. 31 61 00, 02 41 16, 03 30 00, App. A: 12, App. B: 546, 422, 488

Question: Please confirm the foundation system to be assumed for pricing (mat foundation per Attachment C §6.6.2, spread footings per Section 31 61 00, or deep foundations), including the preliminary mat thickness if a mat is intended.

Answer: For pricing purposes, Proposers shall assume a mat foundation in accordance with Attachment C, Section 6.6.2, which governs over Section 31 61 00. The final foundation system, including the mat thickness or the need for deep foundations, shall be determined by the Design-Builder's design on the basis of the Geotechnical Report and its supplemental investigations.

289. Reference: Attachment A (Plans): A-2.1, A-3.1, Attachment B (specs): Sec. 13 48 13, App. A: 36, 40, App. B: 537 - 545

Question: Please confirm the height of the seismic isolation zone between the First and Second Levels: sheets indicate 4' (FFE 29.16 m to 30.48 m), while Attachment C §6.7 indicates approximately 3'-6". State whether the dimension is clear height or overall structural depth and confirm the governing floor-to-floor from First Level to Isolation Level (13'-0").

Answer: For pricing purposes, the seismic isolation zone shall provide a minimum clear height of four (4) feet (FFE 29.16 m to 30.48 m, as shown on the sheets), measured from the top of the lower slab to the underside of the lowest structural element above, and the floor-to-floor height from the First Level to the Isolation Level is thirteen (13) feet. The Design-Builder shall increase the clear height if required to satisfy the inspection, maintenance and replacement requirements stated in the answer to Question 151.

290. Reference: Attachment A: A-1.2B, A-2.1, Attachment B Sec. 13 48 13, App. A: 24, 36, App. B: 537 - 545

Question: The documents locate the seismic isolation plane between the First and Second Levels (Interstitial Isolation Level). Please confirm Whether the structural engineer of record may instead locate the isolation plane below the Basement (base isolation of the entire building), if its analysis determines this to be the more appropriate solution for this essential facility, and how such an alternative would be evaluated.



Answer: The location of the isolation plane between the First and Second Levels is the basis of design. An alternative location, including base isolation below the Basement, may be proposed as a deviation under the conditions stated in the answer to Question 251, provided that it does not reduce the program, the Phase I scope or schedule, or the performance objectives, and that the Proposal includes all associated work (such as moat, flexible utility connections and excavation). No feasibility study for alternative isolation-plane locations is available.

291. Reference: Attachment A (Plans): A-1.2B, Attachment B (Specs): Sec. 13 48 13, App. A: 24, App. B: 537 – 545, 541

Question: Please provide the preliminary isolator layout (quantity, location, vertical load range and isolator type) used to develop the bridging concept or confirm that proposers shall determine these.

Answer: Proposers shall determine the quantity, locations, vertical load range and type of isolators in accordance with Attachment C, Section 13 48 13 and their structural analysis.

292. Reference: Attachment B Sec. 13 48 13, App. B: 538 - 545

Question: Section 13 4B 13 requires an independent seismic-isolation peer review (ASCE 7 §17.2.6). Please confirm: (a) that the peer review is engaged and paid by ASEM; (b) who selects the reviewers and how many will form the panel; (c) at which design stages the review Will take place (e.g., schematic design, design development, construction documents, foundations, isolator testing), when it Would begin and end, and the maximum duration of each review; and (d) Whether a peer review Will be required for any other discipline.

Answer: (a) Peer Review Engagement and Compensation. ASEM will retain and contract directly with the Independent Seismic Isolation Peer Reviewer, including and any others as necessary, and will be responsible for the associated costs. The Peer Reviewer shall be independent of the Design-Builder, the Structural Engineer of Record (SER), and all members of the design team.

(b) Reviewer Selection and Composition. The Independent Seismic Isolation Peer Reviewer will be selected solely by ASEM. Currently, ASEM anticipates retaining an independent reviewer with qualifications and experience appropriate for the review of seismic isolation systems in accordance with the applicable requirements of ASCE 7, including the design review requirements of Chapter 17 of ASCE/SEI 7-22 (see answer



to Question 418). ASEM reserves the right to determine the number of reviewers, retain additional subject matter experts, or modify the review structure as deemed necessary to satisfy Project, permitting, regulatory, or operational requirements.

(c) Review Stages, Timing, and Duration. The seismic isolation peer review will be conducted at design milestones established by ASEM during the design phase, which may include, as applicable, preliminary design, design development, foundation and substructure design, seismic isolation system design, isolator testing and qualification documentation, construction documents, and other stages deemed appropriate by ASEM. The timing, sequencing, submission requirements, review periods, and comment-resolution process will be coordinated by ASEM and communicated during Project execution. Accordingly, no specific review commencement dates, completion dates, or maximum review durations are established currently. ASEM reserves the right to define, supplement, modify, or clarify such requirements as necessary to support permitting, code compliance, regulatory review, Project schedule, and operational needs.

(d) Peer Reviews for Other Disciplines. The Design-Builder shall be responsible for procuring, coordinating, and funding all other independent reviews, specialty engineering reviews, certifications, inspections, testing services, and third-party technical reviews required to support the design, permitting, construction, commissioning, and acceptance of the Project.

Peer review comments will be issued within the review periods stated in the answer to Question 89. The Design-Builder shall incorporate such review and coordination periods into its Project Schedule and shall account for them in planning and executing the Work.

Notwithstanding the foregoing, ASEM reserves the right, at its sole discretion, to retain additional independent reviewers, technical advisors, or specialty consultants at any time during the Project. Any such review shall be advisory in nature and shall not relieve the Design-Builder, the SER, or any design professional of responsibility for the adequacy, completeness, coordination, constructability, or code compliance of the design.

293. Reference: Attachment A (Plans): A-1.12, A-7.0, App. A: 34, 77

Question: Please confirm (a) the design helicopter for the rooftop heliport (sheet A-1.12 requires the Sikorsky S-92/VH-92A), (b) the required fire-



protection system for the helideck (e.g., NFPA 418 foam system, monitors, hose stations), (c) whether fuel spill separation is required, and (d) whether any helicopter refueling facilities are excluded from scope.

Answer: (a) The design helicopter is the Sikorsky S-92, including the VH-92A configuration, as required by sheet A-1.12. (b) The helideck fire protection shall comply with NFPA 418 (edition adopted by the authority having jurisdiction) and the applicable codes, including a fixed foam fire-suppression system, monitors and/or hose stations as required, and standpipe service at the heliport level. (c) Yes. Fuel-spill containment and separation shall be provided as required by NFPA 418. (d) Confirmed. Helicopter refueling facilities are excluded (see answer to Question 144).

294. Reference: Attachment A (Plans): A-7.11, A-7.24, TS-5, Attachment B (Specs): Sec. 08520, 0880, App. A: 5,88, 101, App. B: 157 - 158

Question: Section 08520 States a design Wind velocity of 70 mph with test pressures of 60/30 psf. whereas Attachment C and Division 16 establish 180 mph (3-second gust), Risk Category IV. Please confirm that all exterior glazing, windows, curtain wall, storefronts and exterior doors shall be designed for 180 mph and shall be large- missile impact rated (ASTM E1886/E1996, or equivalent) and confirm the required glass make-up (laminated IGU), since the IGU shown on A-7.24 is not laminated.

Answer: Confirmed. All exterior glazing, windows, curtain walls, storefronts and exterior doors shall be designed for the 180 mph (3-second gust) basic wind speed, Risk Category IV, with the design pressures determined under ASCE 7 for each location and shall be large-missile impact-rated in accordance with ASTM E1886/E1996 (or equivalent product approval). Insulating glass units shall be laminated as required to achieve the impact rating. The 70-mph design velocity and test pressures in Section 08520 are superseded.

295. Reference: Attachment A: A-2.2 (Elevation B1), A-7.24 (window schedule), App A: 37, 101

Question: Elevation B1 shows a module of approximately nine horizontal bays of 92" (7'-8") Wide by 78" (6'-6") high, which results in a glass lite of approximately 89-1/2" x 75-1/2". Notes 2 and 10 of the window schedule indicate that the approved facade pattern and proportions are to be maintained. However, the impact-resistant curtain wall and storefront systems with product approvals suitable for essential facilities



limit the maximum lite size, and at the design pressures of this project (180 mph, Risk Category V, Exposure C), Which increase at the upper levels and building corners, a lite of this size falls outside the approved limits of most systems. Please indicate whether ASEM Will accept (a) additional vertical or horizontal mullions to reduce the lite size, or (b) a revised facade module, provided the overall design intent is preserved.

Answer: (a) Yes. Additional vertical or horizontal mullions may be introduced to reduce lite sizes to within the limits of approved impact-resistant systems, provided that the approved façade pattern and proportions are maintained, and the modification is submitted for ASEM review.

(b) A revised façade module is not accepted for pricing purposes; it may only be proposed as a deviation under the answer to Question 251.

296. Reference: Attachment A: A-7.24, App A: 101

Question: Please provide performance criteria for the curtain wall and storefront systems shown on sheet A-7.24 (system type, design pressures, impact rating, water/air performance) and clarify the scope of the structural steel support system' shown for these assemblies. Please also confirm whether thermally broken aluminum framing is required, particularly adjacent to low-temperature areas (Operating Rooms, ICU, imaging), to reduce the risk of condensation.

Answer: The curtain wall and storefront systems shall be developed by the Design-Builder with, at a minimum: design pressures per ASCE 7 for Risk Category IV and 180 mph; large-missile impact rating (see answer to Question 294); water penetration and air infiltration performance in accordance with AAMA/ASTM standards appropriate to a hurricane-exposed essential facility; and thermally broken aluminum framing, which is required for all exterior framing, including adjacent to Operating Rooms, ICU and imaging areas, to prevent condensation. The structural steel support system shown on sheet A-7.24 is addressed in the answer to Question 297.

297. Reference: Attachment A (Plans): A-7.24, Attachment B (specs): Sec. 05500, 05 50 00, App A: 101

Question: Please confirm the extent of the secondary structural steel support system for Windows and curtain wall shown on A-7.24 (members, finish and whether it is delegated design by the curtain- wall supplier).



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Answer: The secondary structural steel support system for windows and curtain walls shown on sheet A-7.24 is included in the Design-Builder's scope, as a delegated design by the curtain-wall supplier, sealed by a Puerto Rico-licensed engineer, with hot-dip galvanized members and protective coatings suitable for the marine environment.

298. Reference: Attachment A: A-7.11, A-7.24 (glazing notes), App A: 88, 101

Question: The glazing compliance note 1.C allows an "air or argon" IGU cavity, While IGU note A.3 requires argon with a minimum concentration of 90%. Please confirm Whether argon fill is required or whether air-filled IGUs are acceptable.

Answer: Argon fill with a minimum concentration of ninety percent (90%) is required (IGU note A.3 governs).

299. Reference: Attachment A: A-2.1-A-2.4 (elevations), Attachment B Sec. 08520, App. A: 36 – 39, App. B: 157 - 158

Question: The notes refer to projected (operable) Windows, while the elevations show fixed Windows only. Please confirm Whether any operable windows are required and, if so, their locations.

Answer: No operable windows are required. The fixed windows shown on the elevations govern, and the notes referring to projected (operable) windows shall be disregarded, except where operable units are required by code.

300. Reference: General - glazing

Question: Please indicate whether any areas require bullet-resistant glazing or behavioral-health (security/anti-ligature) glazing, and their locations.

Answer: Bullet-resistant glazing (UL 752, Level 3) is required at the Emergency Department reception/triage windows, cashier window, the security office and the pharmacy dispensing windows, and laminated security glazing is required at the decontamination/triage and other areas identified in the Bridging Documents. No behavioral-health (anti-ligature) glazing is required.

301. Reference: Attachment A (Plans): A-1.0, A-2.1, A-3 Attachment B (Specs): Sec 07 24 00, 05 40 00, 09220, App A: 18, 36



Question: Please provide the specification for the EIFS shown on the elevations (impact-rated system per A-1.0) and confirm the back-up wall construction at each EIFS area (CMU, cast-in-place concrete, or cold-formed metal framing with sheathing). Please also confirm Which elevation areas receive EIFS versus painted cement plaster.

Answer: The Design-Builder shall develop the EIFS specification. The EIFS shall be an impact-rated, drainable system with product approval for the project's design pressures and large-missile impact. For pricing purposes, the back-up wall at all EIFS areas shall be cast-in-place concrete or reinforced CMU; cold-formed metal framing with sheathing is not accepted as back-up for EIFS. The distribution of EIFS and painted cement plaster shall follow the elevations; where not indicated, EIFS shall be assumed.

302. Reference: Attachment A (Plans): A-1.0, Attachment B (Specs): Sec 07 52 00, 07 22 00, 07 62 00, 07 95 00, App. A: 18

Question: Please confirm the roof slope method (sloped structural slab, lightweight concrete fill, or tapered insulation) and the roofing assembly for all roof areas, and provide the specification for the modified bitumen roofing, insulation, flashing and expansion-joint covers. Please also define the assembly for the Level 2 garden terrace (waterproofing, drainage, root barrier, soil depth).

Answer: The roof slope method shall be determined by the Design-Builder (sloped structural slab, lightweight insulating fill or tapered insulation), provided that it achieves positive drainage with a minimum slope of one-quarter (1/4) inch per foot. The roofing assembly shall be a modified bitumen system (or equal) with insulation, flashing and expansion-joint covers, designed and tested for Risk Category IV wind uplift, with a manufacturer's No Dollar Limit (NDL) system warranty of not less than twenty (20) years (see answer to Question 139). The Level 2 garden terrace shall include a complete protected-membrane assembly with waterproofing, protection board, drainage composite, root barrier, filter fabric and growing medium of the depth required by the planting design, with a flood test before placement of overburden.

303. Reference: Attachment A (Plans): A-1.0, A-7.0, Attachment B (specs): Sec. 07 10 00, 07 13 00, App. A: 18, 77

Question: Please confirm the below-grade waterproofing system (bentonite panels per A-1.0, cementitious coating per A-7.0, or continuous hydrostatic membrane per Attachment C), its extent (basement walls,



under-slab/mat, cistern, elevator pits), and whether a blind-side (pre-applied) system against the permanent shoring wall is intended.

Answer: The continuous hydrostatic waterproofing membrane required by Attachment C governs (see answer to Question 186). It shall extend to the basement walls, under the slab/mat, the cisterns and the elevator and equipment pits. Where walls are cast against permanent shoring, a blind-side, pre-applied, fully bonded membrane system is required.

304. Reference: Attachment A (Plans): A-1.0, A-7.11, Attachment B (Specs): Sec 13 49 00, App. A: 18, 88

Question: Please identify the rooms requiring radiation shielding (CT, X-Ray, Operating Rooms, others) and the required lead equivalence and height for walls, doors, glazing and slabs, or confirm that a shielding study by ASEM'S radiation physicist Will be provided. Please also confirm whether the 5 trauma Operating Rooms require lead-lined partitions as stated in Attachment C.

Answer: The Design-Builder's qualified medical physicist shall prepare the radiation-shielding design and calculations for all rooms with fixed or mobile radiation-producing equipment, including CT, X-ray, fluoroscopy, the Hybrid Operating Rooms and all five (5) Trauma Operating Rooms, which require lead-lined partitions as stated in Attachment C. Lead equivalence and heights for walls, doors, glazing and slabs shall be as determined by that design, but not less than 1/16 inch lead equivalence in the Operating Rooms (see answers to Questions 48 and 75), and shall be approved by the authorities with jurisdiction.

305. Reference: Attachment A (Plans): A-7.11, A-1.0, Attachment B (Specs): Sec. 09260, App. A: 18, 88, App. B: 222

Question: Please confirm the interior metal stud gauge and spacing (section 09260: 20/25 ga at 16" o.c.; sheet A-7.11: 3-1/2" studs at 24" o.c.) and the minimum gauge required at walls supporting wall-mounted medical equipment, headwalls, casework and lead-lined assemblies. Please also confirm the criteria for exterior cold-formed framing behind EIFS.

Answer: The more stringent requirement governs: interior metal studs shall be not less than 20 gauge (0.0329 in. minimum base-metal thickness) at 16 in. on center, in the depth required by the partition height and loads. Walls supporting wall-mounted medical equipment, headwalls, casework,



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lead-lined assemblies or other heavy items shall have studs of the gauge, spacing and blocking required by the loads (not less than 18 gauge), with fire-retardant-treated or metal backing. Exterior cold-formed framing, where permitted, shall be designed by a Puerto Rico-licensed engineer for the Risk Category IV wind loads.

306. Reference: Attachment A (Plans): A-4.0, Attachment B (Specs): Sec 09130, 09510, 08 62 00, 04 23 00, 23 32 00, App. A: 54

Question: Please provide criteria for the clean-room ceiling systems (gasketed tiles and suspension, epoxy-painted gypsum ceilings) in the ORs and sterile areas, the laminar-flow diffuser arrays with HEPA filtration, and the skylights (fixed glass and glass block) indicated on A-4.0, including their locations.

Answer: Operating Rooms and other restricted and semi-restricted areas shall have monolithic, cleanable, gasketed ceiling systems (gasketed clean-room tile with gasketed suspension, or moisture-resistant gypsum board with epoxy paint whereas scheduled) that comply with the FGI Guidelines and ASHRAE 170. The laminar-flow diffuser arrays and terminal HEPA filters are addressed in the answer to Question 372. The skylights (fixed glass and glass block) shall be located where indicated on sheet A-4.0 and the reflected ceiling plans and shall comply with the impact and wind requirements in the answer to Question 294.

307. Reference: Attachment A (Plans): A-7.0, Attachment A (Plans): A-7.0, Appendix B (Specs): Sec 09310, 09320, 09660, 09 66 23, 09 67 23, 09 65 16, App. A: 77, App B: 252

Question: Please provide specifications for the floor finishes scheduled on A-1.0 (thin-set epoxy terrazzo, monolithic epoxy terrazzo, resilient urethane flooring, slip-resistant sheet vinyl with welded seams). Please confirm the thickness of the slip-resistant vinyl flooring (A-7.0 States 3/8") and Whether Section 09660 (resilient tile) is applicable to any area.

Answer: No additional specifications will be issued; the Design-Builder shall develop them on the basis of the finishes scheduled on sheet A-1.0 and A-7.0, using healthcare-grade products. The slip-resistant sheet vinyl shall have a minimum total thickness of 2.0 mm (0.080 in.) with heat-welded seams and integral flash cove where scheduled; the "3/8 in." notation on A-7.0 refers to the total assembly thickness including underlayment and shall not be used as the product thickness. Section 09660 (resilient tile) applies only where resilient tile is expressly scheduled.



308. Reference: Attachment A (plans): A-7.0, Attachment B (Specs): Sec 10260, 09 72 00 09 84 00, 09 54 00, App A: 77, App B: 13

Question: Please provide specifications for the wall coverings (Gerflor Mural or equal), metal wainscot, flexible and vinyl wall protection/handrails, and the wood acoustical panels and linear wood ceilings scheduled on A-7.0 and A-4.0, or confirm that the named products are the basis of design.

Answer: The named products (including Gerflor Mural) are the basis of design; equal products meeting the salient characteristics are acceptable (see answer to Question 118). The Design-BUILDER shall develop the corresponding specifications for wall coverings, metal wainscots, wall protection, handrails and wood acoustical panels and ceilings.

309. Reference: Attachment (Plans): A-7.1, A-7.10, App A: 78 -87

Question: Please clarify how combined finish designations in the Room Finish Schedules (A-7.1 to A-7.10) are to be applied: (a) floors ETS/CT-I, SSR-I/CT-I and ETM/CT-I (e.g., CT-I only at shower floors?); (b) walls SCF/SPP-I, SCHEFT, SCF/CT-2 and EFT/CT-2 SCF on concrete/CMU walls and SPP-I on gypsum partitions? EFT/CT-2 height?); (c) ceilings AP-I/GB-I, AP-1/GB-4, AP-2/GB-3, AP-2/GB-2 and GB-I/AP-I (does the reflected ceiling plan govern the extent of each type?). Please also confirm what EFT ('equal to floor tile') means where the scheduled floor is epoxy terrazzo (ETS).

Answer: Where a combined designation is scheduled, both finishes are required, applied as follows unless the Bridging Documents indicate otherwise: (a) floors: the first designation (ETS, SSR-1 or ETM) is the general floor finish and CT-1 applies at showers and wet areas; (b) walls: SCF applies to concrete/CMU walls and SPP-1 to gypsum partitions; CT-2 and EFT apply at wet walls, full height in showers and to not less than 7 feet elsewhere; EFT ("equal to floor tile") means a wall tile matching the floor tile, and where the floor is epoxy terrazzo it means an integral epoxy terrazzo coved base and wainscot; (c) ceilings: the reflected ceiling plans govern the extent of each ceiling type, subject to the answer to Question 311.

310. Reference: Attachment A (Plans): A-7.1, App. A: 78 - 87

Question: Please confirm the intended finishes for the following codes in the Room Finish Schedules, which are not defined in the A-7.0 Legend of Finishes: floor 'PFC' (26 basement spaces; is it 'PCF'?), wall finishes 'GB-



'I' and 'GB-3' (these are ceiling codes in the legend), and wall finish 'SPPI' (is it SPP-I)?

Answer: "PFC" shall be read as "PCF" (polished concrete floor) as defined in the A-7.0 legend; "GB-1" and "GB-3" used as wall finishes shall be read as painted gypsum board with the paint system of the corresponding ceiling code; and "SPPI" shall be read as "SPP-1".

311. Reference: Attachment A (Plans): A-4.1-A4.11, A-7.1-A-7.10, Attachment B (Specs): Sec 09130, 09510, App A: 55 – 65, 78 - 87

Question: Please confirm Which document governs the ceiling type where the reflected ceiling plans (A-4.1 to A-4.11) and the Room Finish Schedules (A-ZI to A-7.10) disagree, and confirm the ceiling type for each room listed in the attached table (e.g., ramps and landings: linear wood 'P' vs. GB-I; Minor procedure Rooms: 'U' + 'X' vs. GB-3; basement toilets and storage: gasketed tile 'X' vs. AP-1). (See Table 1 at the end of this document.)

Room	Room name (schedule)	Ceiling per schedule	Ceiling tags on RCP
0-019	TOILET	AP-1	X
0-020	TOILET	AP-1	X
0-027	WASHING	AP-1	X
0-036	COOLER	EXS	NO
0-035	FREEZER	EXS	NO
0-025	RAMP	GB-1	p
0-034	DRY STORAGE	AP-1	X
0-096	I.T. / TELECOM	AP-1	H
0-099	TRAINING ROOM D	AP-1	K
0-111	BATHROOM	GB-4	AB
0-098	ANTE-ROOM	GB-3	K
0-113	A/C	EXS	IM
0-017	ELECTRICAL	AP-1	X
0-109	TRAINING ROOM A	GB-3	C
1-033	OFFICE	AP-1	BI
1-053	STERILE RECEIVING	AP-2	B
1-106	RAMP	GB-1	p
1-080	ANTE-ROOM	GB-2	J
1-117	RAMP	GB-1	p
1-118	RAMP	GB-1	p
1-075	BIO WASTE	AP-2	B
1-048	CORRIDOR	AP-1	E
1-056	BATHROOM	AP-2/GB-2	JK
1-061	MED.PREP	AP-1	K
1-060	SURG. MED. SUPPLIES	AP-1	K



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1-108	OFFICE	AP-1	BE
1-149	BATHROOM	GB-4	A
1-161	MINOR PRCEURE	GB-3	UX
2-017	LANDING	GB-1	p
2-019	LANDING	GB-1	p
2-074	HEAD NURSE	GB-1	B
2-068	MINOR PROCEDURE	GB-3	UX
3-003	CORRIDOR	GB-1	AY
3-004	ELECTRICAL	GB-1	B
3-005	TOILET	GB-1	B
3-010	UP LANDING	GB-1	p
3-010	UP LANDING	GB-1	p
3-042	BATHROOM	AP-1	M
3-068	A.D.I. TRAINING	AP-1	AB
3-011	LANDING	GB-1	p
4-009	LANDING	GB-1	p
4-062	A/C	AP-1	I
4-046	MINOR PROCEDURE RM.	GB-3	UX
4-063	ELECTRICAL	EXS	B
4-072	NUTRITION	AP-1	BM
5-009	LANDING	GB-1	p
5-010	LANDING	GB-1	p
5-046	MINOR PROCEDURE RM.	GB-3	UX
5-062	A/C	AP-1	I
5-063	ELECTRICAL	EXS	B
6-009	LANDING	GB-1	p
6-009	LANDING	GB-1	p
6-046	MINOR PROCEDURE RM.	GB-3	UX
6-062	A/C	AP-1	I
6-063	ELECTRICAL	EXS	B
7-008	LANDING	GB-1	p
7-010	LANDING	GB-1	p
7-050	MINOR PROCEDURE	GB-3	UX
8-008	LANDING	GB-1	p
9-016	STORAGE	AP-1	I
9-015	UPPER STORAGE	AP-1	EE

Answer: Where the reflected ceiling plans and the Room Finish Schedules disagree, the higher-performance ceiling type governs (see answer to Question 186): for example, gasketed clean-room tile ("X") governs over standard acoustical tile (AP-1) in toilets, washing and storage rooms; the scheduled gypsum board ceiling (GB-1) governs over the linear wood ceiling ("P") at ramps and landings only where the space is part of a fire-rated or smoke-protected assembly, otherwise the linear wood ceiling governs; and in the Minor Procedure Rooms, gasketed clean-room tile



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("X") over the procedure area and epoxy-painted gypsum board ("U"/GB-3) elsewhere, as shown on the RCP. The Design-Builder shall resolve each case in Table 1 accordingly, subject to ASEM approval.

312. Reference: Attachment A (Plans): A-7.1-A-7.10, App. A: 78 - 87

Question: Please clarify: (1) the meaning of 'X' in the Upper and Lower Wall Guard columns of the Room Finish Schedules; (2) whether the wall designations N.W., S.W., E.W. and the North/South/West/East Wall Treatment columns refer to the project north shown in the orientation key plan (East at the top of the sheet) or to plan north; (3) the mounting height of upper and lower wall guards; and the height of corner guards and whether 'AC.' means every outside corner of the room.

Answer: (1) "X" means that the wall guard is required on all walls of the room.

(2) The wall designations refer to the project north shown in the orientation key plan.

(3) Upper wall guards shall be mounted with their centerline at 34 inches and lower wall guards at 8–10 inches above finished floor, unless the Bridging Documents indicate otherwise; corner guards shall extend from the top of the base to not less than 48 inches above finished floor or to the ceiling in corridors and high-traffic areas; "AC." means all outside corners of the room.

313. Reference: Attachment A (Plans): A-7.1-A-7.10, App. A: 78 - 87

Question: Please provide (1) the wainscot material and height for the 2S rooms scheduled with wainscot 'A.W.' (is it WMVV, Wainscot Metal Mural Wall?), and (2) a floor pattern plan, or the extent and materials, for the 61 rooms scheduled with special floor 'FP'.

Answer: (1) "A.W." means the metal mural wainscot (WMW) shown in the A-7.0 legend, to a height of 48 inches above finished floor.

(2) No floor pattern plan will be issued. The Design-Builder shall develop the floor patterns for the rooms scheduled "FP" using the scheduled flooring materials, in up to three (3) colors, subject to ASEM approval; no additional material types shall be assumed.

314. Reference: Attachment A (Plans): A-7.0, A-4.0, App. A: 54, 77



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Question: Please confirm (1) Whether painted and plastered wall finishes (SPP-1, SCF, SPP-2) terminate at the finished ceiling or continue to the underside of structure, and (2) the ceiling heights for spaces with no ceiling tag on the reflected ceiling plans (list attached), so that wall finish areas can be quantified. (See Table 2 at the end of this document.)

Room	Room name (schedule)	Room	Room name (schedule)
0-003	STAIR	5-008	LANDING
0-004	SERVICE YARD	5-009	LANDING
0-007	SUB-STATION	5-043	STAIRS#1
0-014	PARALLELING	5-065	STAIRS#2
0-022	RAMP	5-073	BATHROOM
0-026	RAMP	5-088	BATHROOM
0-031	KITCHEN	5-096	BATHROOM
0-033	VESTIBULE	6-008	LANDING
0-035	FREEZER	6-015	BATHROOM
0-036	COOLER	6-018	BATHROOM
0-077	STAIRS#2	6-024	BATHROOM
0-084	OFFICE	6-027	BATHROOM
0-110	BATHROOM	6-031	BATHROOM
0-121	TOILET	6-043	STAIRS#1
0-123	CORRIDOR	6-065	STAIRS#2
1-064	ANESTH. WORK	6-073	BATHROOM
1-077	SOILED LINEN	6-082	BATHROOM
1-120	TOILET	6-092	BATHROOM
1-157	STAIRS #1	6-096	BATHROOM
1-174	SOILED LINEN	7-007	LANDING
1-176	BIO-WASTE	7-008	LANDING
1-177	WASTE	7-019	BATHROOM
1-223	DECONTAMINATION TRIAGE	7-024	BATHROOM
2-000	ROOF	7-028	BATHROOM
2-001	ROOF	7-031	BATHROOM
2-002	ROOF	7-046	STAIRS#1
2-003	STAIRS	7-071	STAIRS#2
2-004	ROOF	7-080	BATHROOM
2-005	STAIRS	8-007	LANDING
2-021	LANDING	8-008	LANDING
2-052	ROOF	8-022	BATHROOM
2-053	ROOF	8-047	STAIRS#1
2-054	ROOF	8-063	STAIRS#2
2-095	BATHROOM	8-067	OFFICE#1
2-126	LANDING	8-076	CORRIDOR
2-129	STAIRS	9-004	STAIRS#2
3-008	LANDING	9-021	RAMP & LANDING



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3-051	STAIRS#2	9-023	STAIRS #1
3-083	STORAGE	9-026	ROOF
3-089	STAIRS #1	9-027	ROOF
4-008	LANDING	10-000	ROOF
4-009	LANDING	10-002	ROOF
4-043	STAIRS#1	10-003	ROOF
4-054	I.V. / SERUM BAG	10-004	LANDING
4-065	STAIRS#2	10-005	HOLDING TERRACE
4-073	BATHROOM	10-006	PANTRY
4-083	BATHROOM	10-007	LANDING
4-087	BATHROOM	10-008	ROOF
4-088	BATHROOM	10-009	ROOF
4-091	BATHROOM	10-010	ROOF
4-095	BATHROOM	10-011	ROOF
4-096	BATHROOM	10-012	ROOF

Answer: (1) Painted and plastered wall finishes shall extend not less than six (6) inches above the finished ceiling; in rooms without a ceiling, to the underside of the structure.

(2) For the spaces in Table 2 without a ceiling tag, the Design-Builder shall determine the ceiling height or exposed condition in its design, consistent with the use of the space and code minimums; for pricing purposes, stairs, landings, roofs, mechanical/electrical spaces, the substation, paralleling room, freezer and cooler shall be assumed as exposed structure (finished to structure), and the remaining rooms with a ceiling at the height of the adjacent tagged spaces.

315. Reference: Attachment A (Plans): A-7.1, A-7.3, A-1.2, A-1.4, A-1.5, A-1.6, App. A: 22, 26 – 28, 78, 80

Question: Please (1) confirm the location of rooms 0-023, 0-024 and 3-103, Which appear in the Room Finish Schedules but not on the floor plans; (2) provide finishes for rooms 1-000, 3-039, 4-104 and 5-104, which appear on the floor plans but not in the schedules; and (3) assign unique numbers to the two rooms scheduled as 3-010 (up LANDING and DN LANDING).

Answer: (1) The floor plans govern the existence and location of rooms. Rooms 0-023, 0-024 and 3-103 that appear only on the schedules shall be disregarded.



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(2) Rooms 1-000, 3-039, 4-104 and 5-104 shall receive the finishes of the rooms of the same type and use on the same level.

(3) The Design-Builder shall assign unique numbers to the two rooms scheduled as 3-010 (UP LANDING and DN LANDING) in its design.

316. Reference: Attachment A (Plans): A-7.0, App A: 77

Question: Please confirm that A-7.0 General Finish Notes F-1, F-2, G-1 and G-2 (existing walls and floors) and section I (Parking Building) do not apply to this new building, or identify the existing elements they refer to.

Answer: Confirmed. General Finish Notes F-1, F-2, G-1 and G-2 (existing walls and floors) and Section I (Parking Building) on sheet A-7.0 do not apply to the new building, except where they refer to the existing surfaces in the connection areas of the ASEM Central Services Building (see answer to Question 271).

317. Reference: Attachment A (Plans): A-7.11, Attachment B (Specs): Sec 08100, 08211, 08520, 08710, 08800, 08 42 29 ..., App A: 88

Question: Please provide specifications (or confirm the named products as basis of design) for the automatic sliding and hermetic doors, ICU breakout sliding doors, operable partitions, folding doors, lead-lined doors, motorized overhead coiling doors, and access hatches scheduled on sheets A-7.11 to A-7.21.

Answer: The named products on sheets A-7.11 to A-7.21 are the basis of design; equal products meeting the salient characteristics are acceptable (see answer to Question 118). The Design-Builder shall develop the corresponding specifications. Fire-rated assemblies shall comply with the answers to Questions 320 to 323.

318. Reference: Attachment A: A-7.12 – A-7.21 (door schedules), App A: 89 - 98

Question: Please confirm Whether the doors to ICU rooms and isolation rooms are to be automatic or manual sliding doors, and whether any areas require antimicrobial finishes on doors, frames or hardware.

Answer: ICU rooms and isolation rooms shall be provided with automatic sliding doors with breakaway (break-out) capability and manual operation upon power failure. Hermetic sliding doors shall be provided where scheduled. Doors, frames and hardware in ICU, isolation, critical-care and other infection-control-sensitive areas shall have smooth, non-



porous, cleanable finishes resistant to hospital-grade disinfectants, with sealed surfaces and joints that minimize dust accumulation. The need for antimicrobial finishes on doors, frames or hardware shall be determined by the Design-Builder during design development, based on the infection control risk assessment (ICRA), the FGI Guidelines, applicable codes and standards and ASEM's infection prevention policies and procedures, and shall be subject to ASEM review and approval. Proposers shall include in their Proposals the finishes so determined, without adjustment of the Contract Price or Contract Time. The Design-Builder shall provide door assemblies that comply with all applicable infection-control, life-safety and regulatory requirements.

319. Reference: Attachment A (Plans): A-7.11, Attachment B (Specs): Sec 08800, App A: 88, App B: 13

Question: Please confirm the glazing type and thickness for interior door vision panels and sidelights (3/16' laminated, 1/4" tempered, or 1/4" Wired glass as shown on A-7.11), and whether fire-rated doors require listed fire-rated glazing ceramic in lieu of wired glass.

Answer: Wired glass is not acceptable. Vision panels and sidelights in fire-rated doors and frames shall be listed fire-rated glazing (ceramic or fire-protective, as required by the rating and location) complying with NFPA 80 and impact-safety requirements. Non-rated vision panels and sidelights shall be 1/4 inch tempered or laminated safety glazing; laminated glazing is required where security or ligature risk is identified.

320. Reference: Attachment A (Plans): A-7.11, Attachment B (Spaces): Sec 08800, App A: 88 – 98, App B: 138 - 145

Question: Door types I, II, XI and XIV are described on sheet A-7.11 as 'hollow core', while 108 doors of these types are scheduled with a 2- hour or 30-minute LIL label, and Section 08100 requires a honeycomb core. Please confirm the core construction required for (a) non-rated hollow metal doors and (b) labeled fire-rated doors, and confirm that all labeled doors shall be listed assemblies (door, frame and hardware) per NFPA 80.

Answer: (a) Non-rated hollow metal doors shall have a honeycomb core or better, as required by Section 08100; "hollow core" on sheet A-7.11 shall be read accordingly.



(b) Labeled fire-rated doors shall have the core required by their listing. All labeled doors shall be provided as listed assemblies (door, frame, hardware and glazing) complying with NFPA 80 and NFPA 101.

321. Reference: Attachment A (Plans): A-7.12, A-7.21 Attachment B (Specs): Sec 08100, App A: 89 – 98, App B: 144

Question: Section 08100 limits the clearance at the floor to 3/8", While 229 scheduled doors require a 1" undercut, including five labeled doors (0-018, 0-022, 0-055, 1-055, 9-012). Please confirm the required undercut (e.g., for transfer air), and confirm that labeled fire doors and smoke-barrier doors shall not exceed the NFPA 80 maximum (3/4"). If transfer air is required at rated doors, please indicate the alternative (listed transfer grilles or ducted-return).

Answer: Labeled fire doors and smoke-barrier doors shall not exceed the NFPA 80 maximum clearance on the floor (3/4 inch). For non-rated doors, a 1-inch undercut is acceptable where required for air transfer; otherwise, Section 08100 governs. Where transfer air is required at rated doors or barriers, it shall be provided by ducted return or other code-compliant means; transfer grilles in rated doors are not permitted unless listed and allowed by code for the location.

322. Reference: Attachment A (Plans): A-7.12-A-7.21, A-7.11, Attachment B (Specs) Sec 08100, 08800, App A: 88 – 98, App B: 179

Question: Please confirm how the 24 labeled doors scheduled as type XI (fixed louver) and the 23 labeled doors scheduled as types II/IX (1/4" safety or tempered glass) shall be provided: (a) delete the louvers/vision panels, (b) provide listed fusible-link louvers, or (c) provide listed fire-rated glazing. Please also confirm the maximum vision-panel area required for the 2-hour doors.

Answer: (a) and (b) Labeled doors scheduled as type XI shall be provided with listed fusible-link fire-door louvers where such louvers are permitted by NFPA 80, NFPA 101 and the door listing for the specific location. Louvers shall be deleted from corridor doors, smoke-barrier doors, horizontal-exit doors and exit-enclosure doors, where they are not permitted. (c) Vision panels in labeled doors shall use listed fire-rated glazing within the maximum area permitted by the listing and NFPA 80 for the rating; the Design-Builder shall size the vision panels of the 2-hour doors accordingly.



323. Reference: Attachment A (Plans): A-7.12-A-7.21, A-7.11, Attachment B (Specs):
Sec 08 42 29, 08 34 49, 08 33 23, 08 33 26, App A: 88 - 98

Question: Please confirm whether the 17 automatic sliding/hermetic doors scheduled with a 30-minute label and the 4 rolling doors scheduled with a 2-hour label (0-014, 0-015, 0-017, 0-020) shall be listed fire-rated assemblies. If so, please provide the performance criteria (listed fire door assembly, automatic closing on alarm, testing per NFPA 80), since type XII on A-7.11 describes a 26-gauge non-rated rolling door.

Answer: Yes. Where scheduled with a fire-rating label, the automatic sliding/hermetic doors and the rolling doors shall be listed fire-rated assemblies with automatic closing upon fire-alarm activation, tested and maintained in accordance with NFPA 80. The type XII description on sheet A-7.11 does not apply to labeled rolling doors.

324. Reference: Attachment A (Plans): A-7.22, A-7.12-A.7.21, Attachment B: (Specs):
Sec 08710, 08100, App A: 89 – 99, App B: 170 - 176

Question: Please confirm or revise the hardware sets on A-7.22: (a) pairs Of labeled doors scheduled with sets D1/D2 (25 openings) require automatic or constant-latching flush bolts and coordinators; (b) set 3 has no closer and set 12 uses a roller latch (no positive latching); please confirm that neither Set is used at labeled, smoke- barrier or corridor doors requiring self-closing and positive latching; (c) single-leaf sets 7 and 8 list two surface closers; (d) pair sets list three silencers versus two per Section 08100. Please also confirm whether protective (kick/armor/mop) plates are required, since no set includes them.

Answer: (a) Yes. Pairs of labeled doors require automatic or constant-latching flush bolts and coordinators, as required by their listing.

(b) Hardware sets without closers or with roller latches shall not be used at labeled smoke-barrier or corridor doors that require self-closing and positive latching; the Design-Builder shall correct the sets accordingly.

(c) Single leaf sets 7 and 8 require one closer per leaf, unless a second device is required for function.

(d) Silencers shall be provided by Section 08100. Kick and mop plates are required at all doors subject to cart, stretcher or bed traffic, and armor plates at doors in service, loading and soiled areas.

325. Reference: Attachment A (Plans): A-7.12-A-7.21, A-7.22, A-7.11, Attachment B



(Specs): Sec 08710, App A: 88 - 99

Question: 187 doors are scheduled with card readers and magnetic locks and 34 with electric strikes, but no hardware set on A-7.22 includes electrified hardware. Please confirm who furnishes and installs the magnetic locks, electric strikes, door position switches, request-to-exit devices and power supplies (Design-Builder's door hardware scope or the Owner's access-control vendor), and confirm the lock function for card-reader doors scheduled with set 2 (passage) or with no set.

Answer: The Design-Builder shall furnish and install all electrified door hardware, including magnetic locks, electric strikes, door position switches, request-to-exit devices, lock power supplies, associated power wiring, and all raceways, conduit, boxes, rough-ins, and supporting infrastructure required for a complete installation.

ASEM's access-control vendor, under a separate contract, shall furnish and install the access-control system components, including card readers, controllers, head-end equipment, access-control cabling, software, programming, and system configuration.

The Design-Builder shall provide all coordination necessary to ensure compatibility and integration between the door hardware and the access-control system and shall furnish all interfaces required for proper operation.

Card-reader doors scheduled with Hardware Set 2 (Passage) or without an assigned hardware set shall receive the electrified locking function required to support the access-control design and applicable code requirements. The final lock function (fail-safe or fail-secure) shall be determined as part of the Design-Builder's code-compliant design and coordinated with ASEM's access-control vendor.

The Design-Builder remains solely responsible for delivering a complete and operable electrified opening, including all hardware, power, infrastructure, interfaces, and coordination necessary for successful integration with the access-control system.

326. Reference: Attachment A (Plans): A-7.12-A-7.21, Attachment B (Specs): Sec 08100, App A: 89 - 98

Question: Please confirm the correct door size, masonry opening, type, material and hardware set for the openings listed in the attached table (24 entries: 0-013, 0-019, 0-035, 0-042, 0-051, 0-063, 0-074, 0-089, 1-000, 1-



001, 1-037, 1-089, 1-095, 1-138, 1-143, 1-195, 3-065, 5-005, 5-017, 5-019, 6-005, 6-027, 6-028, 7-005).

Answer: The Design-Builder shall determine the door sizes, masonry openings, types, materials and hardware for the twenty-four (24) openings listed, consistent with the room function, code requirements and the typical doors for similar rooms; where the documents differ, the larger size and the higher-performance type shall be priced.

327. Reference: Attachment A (Plans): A-7.17-A-7.18-A-7.20, Attachment B (Specs): Sec 08100, App A: 94 - 97

Question: Please confirm the door height for Levels 4 through 7. All doors on Level 4 (A-7.17) are scheduled 8' -0" high, While the same rooms on Levels 5, 6 and 7 (A-7.18 to A-7.20) are scheduled 7 high.

Answer: For pricing purposes, door heights on Levels 5, 6 and 7 shall be eight (8) feet, consistent with Level 4 for the same rooms.

328. Reference: Appendix A (Plans): A-7.12-A-7.21, Appendix B (Specs): Sec 08211, App A: 89 – 98, App B: 146 - 156

Question: Section 08211 specifies flush wood doors (solid and hollow core, veneer and plastic-laminate faces), but none of the 974 openings scheduled on A-7.12 to A-7.21 is a wood door. Please confirm Whether wood doors are required anywhere in the project, or whether Section 08211 shall be disregarded.

Answer: No flush wood doors are required. Section 08211 shall be disregarded.

329. Reference: Attachment B (Specs): Sec 08100, 08710, RFP, App B: 138 – 145, 170 – 176

Question: Sections 08100 and 08710 require locally manufactured hollow metal doors and frames (basis of design: Trujillo Alto Metal Corp.) and local suppliers with minimum years of operation and local certificates. Please confirm whether these requirements apply to this CDBG-MIT funded project, considering the federal procurement standards in Attachment 7, or whether equivalent non-local manufacturers meeting the technical requirements are acceptable.

Answer: Equivalent non-local manufacturers and suppliers meeting the technical and performance requirements are acceptable. Consistent with the federal procurement requirements applicable to this CDBG-



MIT funded Project, including 2 CFR 200.319, no geographic preference shall be imposed in the evaluation, selection, or acceptance of products, manufacturers, suppliers, or subcontractors, except where expressly authorized by applicable federal law. Accordingly, any references in Attachment B to locally manufactured products, local suppliers, minimum years of local operation, local certifications, or similar geographic preferences shall be considered non-mandatory and shall not restrict the use of equivalent products, manufacturers, or suppliers that satisfy the Contract Documents. Any named local manufacturer is identified as a basis of design only.

330. Reference: Attachment (Specs): Sec 08100, 08710, 08110, 08800, 08211, App B: 138 – 156, 170 – 176, 179

Question: Please confirm that the current editions of the referenced standards shall govern (e.g., ANSI/SDI A250.8, ANSI/BHMA A156 series, NFPA 101, NFPA 252/UL WC, ASTM A653/A924) in lieu of the superseded editions cited in Sections 08100, 08710, 08211 and 08800, and confirm the correct reference for 'Section 08110' cited in section 08710.

Answer: The editions of the referenced standards in effect on the proposal submission date, or those adopted by the applicable codes, whichever are more stringent, shall govern in lieu of the superseded editions cited (see answer to Question 58). The reference to "Section 08110" in Section 08710 shall be read as a reference to Section 08100.

331. Reference: Attachment A (Plans): A-7.12-A-7.21, A-7.11, Attachment B (Specs): Sec 08100, 08520, App A: 88 – 98

Question: Please confirm that all exterior doors (hollow metal, aluminum/glass sliding doors type XVI, rolling doors and gates) shall be designed for the 180 mph design Wind speed and shall be impact- rated (ASTM E1886/E1996 or equivalent), and identify Which scheduled openings are exterior, since the door schedule does not indicate exterior/interior condition

Answer: Confirmed. All exterior doors and gates, including hollow metal, aluminum/glass sliding doors (type XVI) and rolling doors, should be designed for the 180 mph design wind speed and shall be large-missile impact-rated (see answer to Question 294). The Design-Builder shall identify the exterior openings from the plans and their design.

332. Reference: Attachment A (Plans): A-7.12-A-7.21, Attachment B (Specs): Sec



08100

Question: Only two doors (1-066 and 1-067) are scheduled as lead- shielded, while Attachment C requires shielding at CT, X-Ray and the Operating Rooms. Please confirm the complete list of lead-lined doors and frames (including any automatic or hermetic doors to shielded rooms) and the required lead thickness, and confirm the correct type for door 0-063.

Answer: Lead-lined doors and frames, including automatic or hermetic doors, are required at all rooms requiring radiation shielding, as determined by the shielding design described in the answer to Question 304, including the CT, X-ray, Hybrid and Trauma Operating Rooms. The lead equivalence shall be not less than that of the adjacent wall.

333. Reference: Attachment A (Plans): A-7.14, A-7.15, AS-1.5, A-7.11, AS-1.2, Attachment B (Specs): Sec 32 28 31

Question: Doors 1-166 and 2-000 (type XIX steel gates) refer to a door schedule on sheet AS-1.5, which is not included in Appendix A. Please provide the gate details, hardware and locations, or confirm that the type XIX gate shown on AS-1.2 applies.

Answer: The type XIX steel gate shown on sheet AS-1.2 applies to doors 1-166 and 2-000; the Design-BUILDER shall develop its details, hardware and locations.

334. Reference: Attachment A (Plans): A-6.4, A-6.9, A-6.6-A-6.8, App A: 70 – 72 – 75

Question: Please confirm the correct space numbers listed as "EQUAL" in the typical patient toilet blow-ups: sheet A-6.4 (2-103 & 2-104 lists "2-014 & 2-015", but 2-015 is a public toilet detailed separately) and sheet A-6.9 (title "7-013 & 6-015"; list "7-022 & 7- 024" and "7-031 & 7-032" vs. "X-031 a X-033" on A-6.6 to A-6.8).

Answer: The Design-BUILDER shall coordinate the blow-up references in its design. For pricing purposes, each patient toilet shown on the floor plans shall be priced as the typical patient toilet blow-up applicable to its configuration, and public toilets as detailed.

335. Reference: Attachment A (Plans): A-6.3, A-9.2, App A: 69, 104



Question: Sheet A-6.3 shows two different toilet blow-ups both labeled "SPACE 1-197". Please confirm the correct space number for each (A-9.2 appears to Show 1-196 in this area).

Answer: The Design-Builder shall correct the space numbers in its design; both toilet blow-ups on sheet A-6.3 are required and shall be priced.

336. Reference: Attachment A (Plans): A-6.10, A-6.6, A-6.7, A-6.8, A-6.9, App A: 72 – 76

Question: Please confirm the fixture types for the untagged water closets and lavatories in toilets 9-012 and 9-013 (sheet A-6.10), and for the second (untagged) water closet in toilets X-004 & X-OOS on sheets A-6.6 to A-6.10. Are they p-1 and P-2?

Answer: Yes. Untagged water closets and lavatories in the referenced toilets shall be priced as types P-1 and P-2, respectively.

337. Reference: Attachment A (Plans): A-6.1-A-6.10, A-9.1 – A-9.10, A-6.1, A-9.1, A-6.2, A-9.2, A-9, App A: 67 – 76, 103 - 112

Question: The fixture counts in the toilet blow-ups (A-6.1 to A-6.10) do not match the fixture tags on the floor plans A-9.1 to A-9_10 (e.g., spaces 0-110/0-111 and I-os6/1-057 show 6 P-6 lavatories on A-6 and 2 on A-9; several public toilets and janitor closets have no fixture tags on A-9). Please confirm that the A-6 blow-ups govern for the rooms they detail and A-9 governs elsewhere.

Answer: Confirmed. The A-6 blow-ups govern for the rooms they detail, and the A-9 plans govern elsewhere. Public toilets and janitor closets without fixture tags shall receive the fixtures required by their function and by code.

338. Reference: Attachment A (Plans): A-6.0, Attachment C §8.5.2, App A: 66, Att C: 154

Question: Attachment C §8.5.2 requires flush valves for all water closets and urinals, but legend A-6.0 specifies one-piece (tank-type) toilets for p-7 and p-19_ Please confirm whether P-7 and P-19 shall be flush-valve fixtures. Also confirm the basis of design for p-1 (1.6 gpf manual, 1.28 gpf manual or 1.6 gpf sensor) and p-5 (1.0 gpf vs 0.5 gpf).

Answer: Attachment C, Section 8.5.2 governs: all water closets and urinals, including P-7 and P-19, shall be flush-valve fixtures. Basis of design: P-1,



1.28 gpf hard-wired sensor-operated flush valve; P-5, 0.5 gpf hard-wired sensor-operated flush valve.

339. Reference: Attachment A (Plans): A-6.0, App A: 66

Question: Legend A-6.0 offers alternatives ("or") for several fixtures without a basis of design: P-I floor vs. wall outlet; P-2, P-6 and P-II battery vs. hard-wired sensor faucets; P-II 15"x17" top-mount vs. 18"x18" undermount sink; p-13 lavatory carrier vs. sink support. Please indicate the basis of design to be priced.

Answer: Where legend A-6.0 offers alternatives, Proposers shall price the higher-performance option: P-1 wall-outlet; P-2, P-6 and P-11 hard-wired sensor faucets; P-11 18 x 18 inch undermount sink; and P-13 lavatory carrier.

340. Reference: Attachment A (Plans): A-6.0, A-9, Attachment F, App A: 66

Question: Seven ice machines are tagged on A-9 (6 P-18 + 1 P-22), matching the 7 'Ice Machines' in Attachment F. Please confirm that the ice machines are furnished under Attachment F and that the Design-Build Entity provides only water, drain and power connections. Also clarify the duplicated tag p-22 (Clinical Sink detail vs. Ice Machine) and Whether P-23 is used.

Answer: Confirmed. The seven (7) ice machines are furnished under Attachment F (Allowance Item 1), and the Design-Builder shall provide the water supply with filtration, indirect waste with air gap, and power connections. The duplicated tag P-22 shall be resolved by the Design-Builder: both the clinical sink and the ice machine are required where shown. Tag P-23 is not used.

341. Reference: Attachment A (Plans): A-6.0, Attachment B (Specs): Sec 10800, Attachment D, App A: 66, App B: 263, Attachment D: 2

Question: The toilet accessories schedule on A-6.0 has no manufacturer or model for any item, and Section 10800 refers to that schedule. Attachment D names Bobrick B-262 (mark 1), B-69997 (mark 5) and 8-3949 (mark 15). Please provide the basis-of-design model for the remaining marks (2, 3, 4, 6—14, 16-20) or confirm that Bobrick hospital-grade equivalents are acceptable.

Answer: The products identified in Attachment D are provided for reference and design intent only. For Marks 2, 3, 4, 6-14 and 16-20, the Design-Builder may propose any manufacturer and model meeting the functional,



performance, infection-control, durability, accessibility and healthcare-environment requirements reflected in the Contract Documents, subject to ASEM approval. References for Bobrick products should be considered basis-of-design references only and should not be construed as requiring a particular manufacturer, brand, supplier, or product where equivalent products meet the Project requirements are available.

342. Reference: Attachment A (Plans): A-9.1-A-9.10, A-6, Attachment B (Specs): Sec 10800, Attachment D, App A: 103 – 112, Attachment D: 2

Question: Attachment D requires a paper towel dispenser (B-262, mark I) at all hand-washing stations, including clean staff hand- washing stations, but accessories are shown only in toilet and janitor blow-ups. Please confirm whether paper towel and soap dispensers shall be provided at every P-11, P-12, p-13, p-14, p-15 and p-16 location shown on A-9.

Answer: Yes. Attachment D governs: paper towel and soap dispensers shall be provided at every handwashing station (P-11 through P-16), including clean staff handwashing stations. The dispenser models shall be selected in coordination with ASEM and shall be compatible with the consumables of ASEM's housekeeping services provider.

343. Reference: Attachment A (Plans): A-6.1-A-6.10, Attachment D, App A: 67 – 76, Attachment D: 2

Question: Attachment D requires hand dryers (mark 4) and paper towel dispensers to be on the same wall as the sink, but the A-6 blow-ups show mark 4 on opposite or side walls in many toilets. Please confirm that the accessories shall be relocated per Attachment D, and Whether both a hand dryer and a paper towel dispenser are required in the same toilet.

Answer: Attachment D governs. Paper towel dispensers shall be located on the same wall as the associated sink, and any conflicting locations on the A-6 enlarged plans shall be adjusted during final coordination. In patient-care, clinical, isolation, critical-care and other infection-control-sensitive areas, paper towel dispensers shall be the sole hand-drying method and hand dryers are not permitted. In public toilet rooms, both paper towel dispensers and hand dryers shall be provided where shown on the A-6 blow-ups. The Design-Builder shall coordinate final accessory locations and mounting heights to comply with the RFP Documents, infection-control and accessibility requirements, and applicable codes.



344. Reference: Attachment A (Plans): A-6.1, A-6.2, A-6.3, A-6.0, Attachment B (Specs): Sec 10160, 10 21 13, App A: 66 - 69

Question: Mark 16 "Partitions & Screens" (stainless steel) appears in multi-user toilets 0-110/0-111, 1-056/1-057.1-194 and 1-197, but there is no toilet compartment specification (Section 10160 / 10 2113). Please confirm the scope of each mark 16 (complete compartment, panel or urinal screen), the mounting type and the number of doors and pilasters.

Answer: Mark 16 means complete stainless-steel toilet compartments (floor-mounted, overhead-braced) and urinal screens as shown on the blow-ups, with the doors and pilasters required for each compartment. The Design-Builder shall develop the corresponding specification.

345. Reference: Attachment A (Plans): A-6.0, A-6.1-A-6.10, App A: 66 - 76

Question: Mark 17 (baby changing station) is listed on the A-6_0 schedule but is not located on any blow-up. Please confirm Whether baby changing stations are required and, if so, their quantity and location.

Answer: Mark 17 (baby changing station) remains part of the Project scope. The absence of a specific location on the current drawings does not eliminate this requirement. The Design-Builder shall determine the quantity and locations of baby changing stations as part of the final design, based on the facility's operational needs and in compliance with all applicable codes, accessibility requirements, healthcare facility regulations, and other authorities having jurisdiction. Locations and quantities shall be subject to ASEM review and approval during the design development process.

346. Reference: Attachment A (Plans): TS-2, A-1.11, A-6.10, A-9.0, App A: 2, 33, 76

Question: Sheet A-1.11 shows a Tenth Level, but there is no plumbing fixtures blow-up (A-6.x) or cabinetry plan (A-9.x) With fixture tags for that level. Please confirm whether the Tenth Level includes any plumbing fixtures or toilet accessories.

Answer: The Tenth Level includes the plumbing fixtures required by its function and by code, including a sink at the pantry and any hose bibbs, drains and fixtures required at the heliport level. The Design-Builder shall develop them in its design.

347. Reference: Attachment A (Plans): A-6.0, A-9.0, Attachment C § 8.5.8, App A: 66, Att C: 158



Question: Attachment C §8.5_8 requires emergency eyewash and shower stations (ANSI Z358.1) at the pharmacy, laboratory and hazardous material storage areas, but none are shown in legend A- 6.0 or on the plans. Please confirm their quantity, type (combination, eyewash only, drench hose) and location, and whether tempered water is required.

Answer: Attachment C, Section 8.5.8 governs. ANSI Z358.1-compliant emergency eyewash and shower facilities shall be provided where required by the intended use of the space, applicable codes, OSHA requirements, accreditation requirements, and the Design-Builder's hazard assessment. Such areas include, at a minimum, the pharmacy, laboratory, hazardous-material storage areas, and other locations involving the storage, handling, dispensing, processing, charging, mixing, cleaning, or use of hazardous materials or chemicals.

The Design-Builder shall determine the quantity, type, configuration, tempered-water requirements, and final locations of all required emergency eyewash and shower facilities as part of its design. Any combination emergency shower and eyewash units, eyewash stations, drench hoses, tempered-water systems, thermostatic mixing valves, and related components required for code compliance, accreditation, or safe operations shall be included in the Design-Builder's scope of work.

The RFP Documents do not establish fixed quantities or final locations for these fixtures. ASEM makes no representation or warranty regarding the sufficiency, completeness, or adequacy of any quantities, fixture counts, or locations shown or not shown in the RFP Documents. The Design-Builder shall be solely responsible for performing the required hazard assessment, code analysis, and operational evaluation and for providing all emergency eyewash and shower facilities necessary to comply with the RFP Documents, applicable regulations, accreditation requirements, and Authority Having Jurisdiction requirements.

348. Reference: Attachment A (Plans): A-6.0, Attachment B (Specs): Sec 10800, 15400, 22 40 00, Attachment C § 8.5, App A: 66, App C: 153

Question: Appendix B does not include a plumbing fixtures specification (Section 15400 / 22 40 00); legend A-6.0 is the only description of the 23 fixture types. Please confirm whether a plumbing fixtures specification Will be issued by addendum, or Whether the Design-Build Entity shall develop it from legend A-6.0 and Attachment C.



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Answer: No additional plumbing-fixture specifications will be issued. The Design-Builder shall develop the plumbing-fixture specifications based on Legend A-6.0, Attachment C, the RFP Documents, and all applicable requirements. Quantities shown on the plans are minimums for reference and do not relieve the Design-Builder of its responsibility to provide all fixtures, accessories, and appurtenances required for code compliance, licensing, functionality, and intended operation of the facility. The Design-Build Entity shall be solely responsible for providing all plumbing fixtures, accessories, appurtenances, and related components required for a complete, functional, and compliant facility, with no adjustment to the Contract Sum or Contract Time.

349. Reference: Attachment A (Plans): A-6.2, A-6.3, A-9.2, App A: 68 – 69, 104

Question: P-10 water fountains appear on blow-ups 1-044 and 1-045 (apparently the same corridor unit) and on 1-194; A-9.2 tags 2 units. Please confirm the total quantity, and whether a hi-lo (dual-height) unit is required in lieu of the single-station unit specified, per ADA 2010 §602 / IBC 1109.5.1.

Answer: The quantity shown on the plans is a minimum. Hi-lo (dual-height) units complying with ADA 2010 Section 602 and IBC 1109.5.1 are required at each drinking fountain location; the Design-Builder shall provide the quantity required by code.

350. Reference: Attachment A (Plans): A-6.5, App A: 71

Question: Space 3-067 (sheet A-6.5) includes bathtub P-20 without grab bars or shower curtain rod. Please confirm whether the bathtub shall be accessible (ADA §607) and which accessories shall be provided.

Answer: The bathtub in space 3-067 shall be accessible in accordance with ADA 2010 Section 607 and shall include grab bars, a shower spray unit, controls and a shower curtain rod.

351. Reference: RFP Exhibit 18, RFP 213 - 226

Question: Attachment B contains no Division 14 section, While Exhibit 18 'Conveying systems, including elevators and vertical transportation'. The architectural drawings appear to show eight elevators with different configurations (two serving 10 stops, two serving 9 Stops and four serving 8 stops). Please confirm the number of elevators and provide, for each, the type (passenger, bed/stretcher or service), rated capacity, speed, stops and openings, hoistway and car



dimensions, and any other criteria required to price the vertical transportation system, or confirm that these shall be determined by the Design-Build Entity based on its own traffic analysis.

Answer: The Design-Builder shall determine the elevator system through its own vertical-transportation traffic analysis, in accordance with the answer to Question 138. The eight (8) elevators shown in the Bridging Documents, with the stops and configurations shown, are the minimum to be priced, including the dedicated heliport express elevator (see answer to Question 142), which shall be a bed/stretchers elevator. Bed/stretchers elevators shall have a rated capacity of not less than 5,000 lb and car dimensions complying with the FGI Guidelines; service elevators shall be not less than 5,000 lb. The Design-Builder shall develop the Division 14 specifications.

352. Reference: Attachment A (Plans): GL-1.0, Attachment B (Specs): 16550, App A: 10, App B: 681

Question: Please confirm Whether the new 38 kV substation shall be gas-insulated CGIS, per GL-1.0) or an outdoor open-air yard-type substation (per Section 16550 and Attachment C §7.4.2). Please indicate its location and footprint within the site, and confirm the number of new 60-ft concrete poles and the length of aerial and underground 38 kV feeder to the LUMA point of connection.

Answer: The new 38 kV substation shall be gas-insulated (GIS), as shown on sheet GL-1.0, which governs over Section 16550 and Attachment C, Section 7.4.2 for this item. Its location and footprint shall be as shown on sheet GL-1.0, subject to the Design-Builder's final design. The number of poles and the length of aerial and underground 38 kV feeders to the LUMA point of connection shall be determined by the Design-Builder in coordination with LUMA (see answer to Question 32).

353. Reference: Attachment A (Plans): A-1.0, A-4.0, AS-1.0, A-7.11, Attachment B (Specs): Sec.16742, RFP Exhibit 18, App. A:15, 18, 54,88, App.B:556

Question: Please provide a responsibility matrix (rough-in, cabling, devices, head-end, programming) for telecommunications/data, CCTV, access control, public address and nurse call. Please clarify the conflict between the 'Work by Owner' notes and note 4 on A-7.11 (Contractor to contract the Owner's access-control supplier), and confirm Whether an Emergency Responder Radio Coverage System (ERRCS/DAS) is required in the D-B scope.



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Answer: The responsibility matrix is as follows:

(a) telecommunications/data: Design-Builder provides pathways, cable tray, sleeves, back boxes, telecommunications rooms (including power, grounding, HVAC and UPS, see answer to Question 452); ASEM provides structured cabling and active equipment under a separate contract;

(b) CCTV, access control and public address: Design-Builder provides pathways, rough-in, back boxes, power and the electrified door hardware; ASEM's vendors provide devices, cabling, head-ends and programming;

(c) nurse call: complete system by the Design-Builder (see answer to Question 83). Note 4 on sheet A-7.11 is deleted; the "Work by Owner" notes govern (see answer to Question 483). An Emergency Responder Radio Coverage System (ERRCS/BDA) is required in the Design-Builder's scope where required by the applicable fire code (see answer to Question 481).

354. Reference: Attachment A (Plans): A-4.0, A-4.1-A-4.11, Attachment B (Specs): Sec.16511, App. A: 54-65 App.B:676

Question: Please provide the lighting fixture schedule referenced in Section 16511 §2.01.A.2 (fixture type per RCP symbol, lumens, wattage, CCT or tunable-White range, CRI, IP rating, mounting, driver/dimming protocol and emergency battery). If no schedule will be issued, please confirm that the Design-Build Entity shall select fixture types to meet Table I and §2.02-2.03 and that the symbol counts on the reflected ceiling plans A-4.1 to A-4.11 are the basis for fixture quantities.

Answer: The Design-Builder shall select fixture types meeting Section 16511 (Table 1 and Sections 2.02–2.03) and Attachment C, Section 7.8. The symbol counts on the reflected ceiling plans A-4.1 to A-4.11 are the minimum basis for fixture quantities; the final quantities shall be those required by the Design-Builder's photometric design.

355. Reference: Attachment A (Plans): A-4.5-A-4.8, A-4.6, A-4.2, A-4.3, Attachment B (Specs): Sec.16511, App. A: 56-57, 59-62

Question: Please identify the light fixture represented by (1) the small square Symbol with a diagonal line shown at both sides of the patient headwalls on the Fourth to Seventh Level reflected ceiling plans (A-4.5 to A-4.8; 142 units), and (2) the approximately 8"x8" square symbol With crosshairs shown at the exterior canopies, drop-off and



ambulance areas on A-42 and A-4.3 (61 units). Neither symbol appears in the A-4.0 legend.

Answer: (1) The small square symbol with a diagonal line at both sides of the patient headwalls represents the patient reading/examination light associated with each bed position.

(2) The approximately 8 x 8 inch square symbol with crosshairs at exterior canopies, drop-off and ambulance areas represents a recessed, wet-location LED downlight. Both are included in the Base Bid; the Design-Builder shall define their final types.

356. Reference: Attachment A (Plans): A-4.0, A-4.2, A-4.1-A-4.11, Attachment B (Specs): Sec.16511, App. A: 54-65

Question: The A-4.0 legend includes a 'Tubular LED light fixture for fascia lamp cove — see Detail Mkd. 15 in sheet A-4.2', but sheet A- 4.2 (First Level RCP) contains no Detail 15 and the symbol does not appear on any reflected ceiling plan. Please provide Detail 15 and indicate the locations and linear footage of the fascia cove lighting, or confirm it is not part of the scope.

Answer: Detail 15 will not be issued. The fascia cove lighting is part of the scope at the locations where the fascia/lamp cove is shown on the First Level; the Design-Builder shall develop the detail and determine the linear footage.

357. Reference: Attachment A (Plans): A-4.1-A-4.11, Attachment B (Specs): Sec.16511, App. A: 55-65 App.B:678

Question: Please confirm Whether exit signs, emergency battery units and emergency (Life Safety I Critical Branch) lighting will be shown on any drawing. If not, please confirm that the Design-Build Entity shall determine their quantities and locations to meet NFPA 101, NEC Article 700 and Section 16511 52.04, and indicate whether a minimum allowance or ratio (e.g., percentage of fixtures on emergency circuits) is expected for pricing

Answer: Exit signs, emergency battery units and Life Safety/Critical branch lighting will not be shown on additional drawings. The Design-Builder shall determine their quantities and locations to comply with NFPA 101, NFPA 99, NEC Articles 517 and 700 and Section 16511, §2.04. No minimum allowance or ratio is established; all required emergency lighting is included in the Lump Sum.



358. Reference: Attachment A (Plans): A-1.12, GL-1.0, AS-1, Attachment 8 (Specs): Sec.16511, App. A:10, 34 App.B:678-679

Question: Please provide the site, facade and heliport lighting layouts, or the quantities to be priced, for: LED pole-mounted area lights (number of poles and heights), facade/architectural lighting, ambulance entrance lighting (z 30 fc), and the heliport FATO perimeter lights, TLOF lights, lighted windsock, obstruction lights and flood lights required by Section 1651152.05-2.06 and Attachment C §7.8.3-7.8.4

Answer: No site, façade or heliport lighting layouts will be issued. The Design-Builder shall design and provide them in accordance with Section 16511 (§2.05–2.06), Attachment C (Sections 7.8.3–7.8.4), FAA Advisory Circular 150/5390-2 (current edition) and the requirements of the authorities with jurisdiction, including pole-mounted area lighting, façade lighting, ambulance entrance lighting (not less than 30 fc), and the heliport FATO perimeter, TLOF, lighted windsock, obstruction and flood lighting. The quantities are included in the Lump Sum.

359. Reference: Attachment A (Plans): A-4.1-A-4.11, Attachment B (Specs): Sec.16511, App.A:55-65 App.B:680

Question: Section 16511 S3.02.D.4 prohibits supporting fixtures from gypsum board ceilings, While the reflected ceiling plans show recessed fixtures in gypsum board ceilings throughout. Please confirm that every fixture in a gypsum board ceiling requires an independent support to structure (§3.02.D.5) and clarify under Which conditions lay-in troffers in acoustic tile ceilings must be supported independently of the proper seismic criteria (§3.02.A) rather than by the grid with earthquake clips (§3.02.D.2).

Answer: Confirmed. Every fixture in a gypsum board ceiling requires independent support to the structure in accordance with Section 16511, §3.02.D.5. Lay-in troffers in acoustical tile ceilings may be supported by the grid with earthquake clips only were permitted by ASCE 7 Chapter 13 and the ceiling-system seismic requirements; independent supports (slack safety wires to structure) are required in all cases where the fixture weight, the seismic component requirements ($I_p = 1.5$, see answer to Question 459) or Section 16511, §3.02.A so require.

360. Reference: Attachment A (Plans): A-4.1-A-4.11, Attachment B (Specs): Sec.16511, App. A:55-65



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Question: Several Spaces have no light fixtures shown on the reflected ceiling plans, including the A/C rooms on every level, stairs and landings, several patient-room toilets, the basement substation (0-007), freezer (0-035) and cooler (0-036), and room 8-020 (Medical Director's Assistant). Please confirm that lighting shall be provided in these spaces per Section 16511 Table I, and indicate the fixture type to be used (e.g., vapor-tight in mechanical/electrical rooms, stair fixtures on the essential branch)

Answer: Confirmed. Lighting shall be provided in all spaces, including those listed, in accordance with Section 16511, Table 1: vapor-tight or enclosed and gasketed fixtures in mechanical, electrical, substation, freezer and cooler spaces, and stair and egress fixtures on the Life Safety branch.

361. Reference: Attachment A (Plans): A-4.1-A-4.11, A-1.2A, Attachment B (Specs): Sec. 16511, App. A: 23, 55-65, App.B:676

Question: Attachment C §7.8.5 requires a centralized digitally- addressable lighting control system (DALI, DMX or equivalent open protocol) integrated with the BMS, while Section 16511 S2.01.A.1 specifies 0-10V dimming drivers, and Division 16 contains no lighting control section. Please confirm the required control protocol and drivers, and Whether occupancy/vacancy sensors, daylight photosensors, control panels and the BMS interface shall be included in the base proposal

Answer: Attachment C, Section 7.8.5 governs: a centralized, digitally addressable lighting control system (DALI-2 or equivalent open protocol) integrated with the BMS is required, with compatible drivers (in lieu of 0-10 V drivers). Occupancy/vacancy sensors, daylight photosensors, control panels, programming and the BMS interface are included in the Base Bid.

362. Reference: Attachment B (Specs): Sec.16511, App.B:675

Question: Section 16511 §1.06.A refers to Bridging Document Sections 8.1, 8.2 and 8.3 for the illuminance, egress and ambulance-entrance criteria, but these criteria are in Attachment C §7.8.1 to §7.8.3 (Section 8 is the mechanical narrative). Please confirm that the references are to Attachment C §7.8

Answer: Confirmed. The references in Section 16511, §1.06.A are to Attachment C, Sections 7.8.1 through 7.8.3.



363. Reference: Attachment A (Plans): GL-1.0, A-1.1, A-3.5, Attachment B (Specs): Sec. 22 0513, 22 11, 00, 21 1313, RFP Exhibit 18, App. A:10, 21, 44, App. B:792, 788-789, RFP Exhibit 18:77

Question: Please define the scope of the additive Alternate 'Design- Build of the Water Storage Reservoir' (capacity, location, type, connections), and clarify its relationship to the 'Casa de Agua' central cistern on GL-I_O and to the 30,000-gal potable and 36,000- gal fire cisterns specified for the building. Please confirm that both building cisterns are located Within the basement/cistern level of the new building

Answer: The building water storage is separate from the "Casa de Agua" central cistern (a project by others).

The specified tank capacities, 150,000 gallons for potable water and 50,000 gallons for fire protection, are minimum requirements. The Design-Builder shall verify, design, and provide the full storage capacity, equipment, and ancillary elements necessary to meet project demands, regulatory requirements, and the performance criteria established in the contract. Any additional capacity or related modifications required to ensure compliance and functionality shall be included in the Base Bid.

The Water Storage Reservoir Alternate is eliminated; the price proposal shall be included within the Base Bid.

364. Reference: Attachment A (Plans): A-7.1, Attachment B (Specs): Sec. 21 1313, App.A:78 App.B:788

Question: Please confirm Whether a second fire pump (electric, NM) is required in addition to the specified 1, 000 GPM diesel fire pump, and confirm the required standpipe Class and pressure at the roof heliport level.

Answer: Yes. A second (electric) fire pump must be installed, in addition to the specified 1,000 GPM diesel fire pump, in order to achieve the N+1 redundancy established in Attachment C, section 8.6.2. The standpipe system shall be Class I (with Class III where required by code) and shall provide at the roof/heliport level the residual pressure required by NFPA 14 and NFPA 418 for the heliport foam and hose systems.

365. Reference: Attachment B (Specs): Sec. 22 0513, App. B: 792, 790



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Question: Please confirm the fuel source for domestic hot water (LPG as specified in Section 22 OS 13, or an alternative such as electric/heat-recovery) and, if LPG, indicate the location and capacity of the LPG storage tank and whether an existing campus LPG supply is available.

Answer: LPG, as specified in Section 22 05 13, is the basis of design for domestic hot water. The Design-Builder may propose electric heat-pump or heat-recovery systems as a deviation (see answer to Question 251), provided that the required resilience and backup are maintained. No campus LPG supply is available; the LPG storage tank(s), with the capacity required for not less than the fuel-autonomy period of the Project, shall be located by the Design-Builder in compliance with NFPA 58 and the applicable permits.

366. Reference: Attachment B Sec. 22 63 00, App.B:804-807

Question: Section 22 63 00 §1.02 implies that the medical-gas piping is to be color-coded. Please confirm whether the piping must be fully painted, or whether identification with stenciled or adhesive markers in accordance with NFPA 99 is acceptable.

Answer: Identification with stenciled or adhesive labels and color bands in accordance with NFPA 99 is acceptable. Full painting of medical-gas piping is not required.

367. Reference: Attachment B Sec. 23 05 00, App.B:808-809

Question: Section 23 OS 00 §1.02 establishes worst-case indoor design conditions of 68°F—750F and 20—60% RH, and chilled-water generation at 380F. Since the specified room conditions do not necessarily require a 380F supply temperature, please confirm Whether 38T is a mandatory requirement or whether the Design- Build Entity may establish the chilled-water supply temperature based on its design to meet the specified room conditions.

Answer: The 38°F chilled-water supply temperature is the basis of design but is not mandatory. The Design-Builder may establish the chilled-water supply temperature on the basis of its design, provided that the specified indoor conditions, including the humidity limits in the answer to Question 432, are achieved in all spaces under worst-case conditions, and that the chiller, AHU and pumping selections and their redundancy are adjusted accordingly. The Design-Builder retains full responsibility for system performance and code compliance.



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368. Reference: Attachment C §8.4.2, Attachment B Sec. 23 0513, Attachment B Sec. 23 64 00, App. B: 810-815, 818-823, Att. C:142

Question: Section 23 0513 §1.03 calls for three 800-ton centrifugal chillers. Please confirm (a) Whether the 800-ton unit capacity is mandatory or may be adjusted according to the Design-Build Entity's cooling load calculations, maintaining the required redundancy; and (b) the governing minimum full-load efficiency: 0.56 kW/ton (Section 23 64 00) or 0.58 kW/ton (Attachment C §8.4.2).

Answer: (a) The 800-ton unit capacity is the minimum for pricing purposes. The Design-Builder may increase it according to its cooling-load calculations, maintaining the 2+1 redundancy; reductions are only permitted if expressly accepted by ASEM as a deviation (see answer to Question 251).

(b) The more stringent efficiency governs: 0.56 kW/ton at full load (see answer to Question 429).

369. Reference: Attachment B (Specs): Sec. 23 64 00, App. B: 820, 821

Question: Section 23 64 00 §2.03.A requires six cooling tower cells (4 duty 2 standby), each for a minimum of 3,000 GPM at 95°F/85°F, While §2.01.B.2 and Attachment C §8.4.2 set the condenser water at 85°F/97°F and 2.3 GPM per ton (approx. 1,840 GPM per 800-ton chiller, approx. 3,680 GPM confirm the design flow per cell, the design range (95°F or 97°F entering), the number of cells, and that three condenser water pumps with VFDs (one per chiller, per Attachment C §8.4.2) are included in the scope, as they are not listed in Section 23 64 00.

Answer: Six (6) cooling-tower cells (four duty and two standby) are required, each with a minimum capacity of 3,000 GPM, as stated in Section 23 64 00, §2.03.A (see answer to Question 120). The condenser-water design temperatures shall be 85°F leaving and 95°F entering at the design wet-bulb, unless the Design-Builder's design demonstrates that the 85°F/97°F condition provides equal or better performance with the selected chillers. Three (3) condenser-water pumps with VFDs (one per chiller), plus one (1) standby pump to satisfy the N+1 requirement, are included in the scope (see answer to Question 430).

370. Reference: Attachment B Sec. 23 0513, App. B: 810-815

Question: Section 23 05 13 §1.03 calls for room fan coil units with a capacity of 24,000 BTU/h each. Since oversizing may affect temperature and



humidity control, please confirm Whether the unit capacities may be selected according to the Design-Build Entity's load calculations

Answer: Yes. Fan coil unit capacities shall be selected according to the Design-Builder's room-by-room load calculations to achieve proper temperature and humidity control; the 24,000 BTU/h value is not a mandatory unit size.

371. Reference: Attachment A (Plans): A-4.0, A-4.1-A-4.11, Appendix B (Specs): Sec. 23 05 13, 23 31 00, App. A: 54-65, App. B: 810, 827,828

Question: The reflected ceiling plans A41 to A-4.11 show only the laminar flow diffusers and HEPA filters of the Operating Rooms and of room 0-109; no supply diffusers, return or exhaust grilles, registers, fan coil units, constant-volume terminals, access doors or louvers are shown on any level, and no HVAC drawings are included (see RFI-28). Please confirm that (1) no HVAC drawings or air device schedules will be issued for the RFP; (2) the Design-Build Entity shall design, locate and quantify all air devices based on its own room- by-room air balance per Attachment C §8.4 and ASHRAE 170; and (3) proposers may price the air distribution on a parametric basis. If ASEM has an air distribution layout or a room-by-room air balance, please issue it

Answer: (1) Confirmed; no HVAC drawings or air device schedules will be issued.

(2) Confirmed; the Design-Builder shall design, locate and quantify all air devices on the basis of its room-by-room air balance in accordance with Attachment C, Section 8.4 and ASHRAE 170.

(3) Proposers may use the pricing method of their choice; however, the Lump Sum shall include all air devices required by the final design. ASEM has no air-distribution layout or room-by-room air balance.

372. Reference: Attachment A (Plans): A-4.2, A-1.2A, Appendix B (Specs): Sec. 23 74 00, 23 31 00, App. A: 23,56 App. B: 824, 827

Question: The reflected ceiling plan A-4.2 shows in each of the five Operating Rooms four laminar flow diffusers (two of approx. 15"x10'-0" and two of approx. 15"x12'-0", as scaled) and four 24"x48" HEPA filters, for a total of 20 laminar diffusers and 20 HEPA filters. No specification section covers these devices. Please provide or confirm: (1) the laminar diffuser type, nominal size and design airflow; (2) whether the 24"x48" HEPA filters are ceiling-mounted terminal HEPA housings (room-side replaceable, with test ports) in addition to the AHU HEPA filtration required by Section 23



74 00 §2.02.D, or are integral to the laminar diffusers; (3) the required HEPA efficiency (99.97% or 99.99% at 0.3 micron); and (4) that the primary supply diffuser array shall comply With ASHRAE 170 for Operating Rooms, including for OR-E (approx. 400 SF), Which is drawn With the same array as the 600 SF rooms.

Answer: (1) The laminar-flow diffusers shall be non-aspirating unidirectional diffusers forming a primary supply array over the surgical field, sized and with the airflow required by ASHRAE 170 for Operating Rooms.

(2) The 24 x 48 inch HEPA filters are ceiling-mounted terminal HEPA housings (room-side replaceable, with test ports) integrated with the laminar array, in addition to the AHU filtration required by Section 23 74 00, §2.02.D.

(3) The terminal HEPA filters shall have an efficiency of not less than 99.97% at 0.3 micron.

(4) Confirmed; the array of each Operating Room, including OR-E, shall comply with ASHRAE 170 and shall be sized for each room.

373. Reference: Attachment A (Plans): A-4.1, A-1.1, A-7.1, Attachment B (Specs): Sec. 23 3100, App. A: 21, 55, 78, App.B:827

Question: Room 0-109 'Training Room A' (A-4.1) is drawn with four laminar flow diffusers, four 24"x48" HEPA filters, a utility boom, a medical gas box and ceiling type 'C' (operating room gypsum ceiling), with ante-room 0-098 next to t, while the Schedule of Finishes A-7.1 lists ceiling GB-3 and the program in Attachment C §5.10.2 describes a nursing education/training area. Please confirm: (1) Whether 0-109 is a simulation/training operating room; (2) whether it requires operating room HVAC performance (20 ACH, positive pressure, HEPA supply, dedicated AHU) or only non- functional training devices; (3) whether the boom and medical gas outlets are functional and who supplies them; and (4) the meaning of the tags '2' and '7' shown in this room on A-4.1, Which have no legend on that sheet.

Answer: (1) Room 0-109 is a simulation/training room that replicates an Operating Room for educational purposes; it is not a patient-care Operating Room.

(2) It should be designed with the HVAC performance of an education/simulation space under ASHRAE 170 and is not required to



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meet Operating Room HVAC performance; the laminar diffusers and HEPA filters shown are not required.

(3) The utility boom and medical gas box shall be provided as training (non-functional) devices furnished under Allowance Item 1 if listed in Attachment F; otherwise, they are not required.

(4) Tags "2" and "7" refer to the A-1.2A equipment items of the same number.

374. Reference: Attachment A (Plans): A-4.2, A-4.3, A-4.5-A-4.8, Attachment 8 (Specs): Sec. 23 3100, 23 74 00, App. A: 56-57, 59-62, App. B: 827, 824

Question: Section 23 31 00 §3.01.C and Attachment C §8.4.9 require laminar or non-aspirating ceiling diffusers in isolation rooms, and Section 23 74 00 §2.02.D requires HEPA filtration at the AHUS serving isolation rooms, while Attachment C §8.47 lists Airborne Infection Isolation rooms at negative pressure with 'HEPA at exhaust'. The reflected ceiling plans show no such devices in the II isolation rooms. Please confirm for these rooms: (1) the isolation type (All negative, Protective Environment positive, or convertible); (2) the required diffuser type; (3) the HEPA location (supply, exhaust or both); and (4) whether dedicated exhaust fans, room pressure monitors and pressurized ante-rooms are required

Answer: (1) The eleven (11) isolation rooms shall be Airborne Infection Isolation (All) rooms at negative pressure, except those designated as Protective Environment (PE) rooms in the Space Program, which shall be positive. Convertible rooms are not required.

(2) All rooms shall have supply diffusers located and selected in accordance with ASHRAE 170 (non-aspirating or laminar where required by Attachment C, Section 8.4.9); PE rooms shall have non-aspirating diffusers with terminal HEPA filtration.

(3) HEPA filtration shall be provided at the exhaust of All rooms where required by Attachment C or where exhaust discharge cannot meet the separation requirements, and at the supply of PE rooms. (4) Yes. Dedicated exhaust fans with redundancy, continuous room pressure monitors with local and BMS alarms, and anterooms where required by the FGI Guidelines or shown in the Bridging Documents are required.

375. Reference: Attachment A (Plans): A-1.3, A-1.2, App.A:22,25



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Question: Attachment C §8.2.2 lists the Trauma ICU as 28 private rooms plus 4 isolation rooms on Levels 1 and 2, while the space program in Attachment C §5.102 and the floor plans show 2 ICU isolation rooms (2-096 and 2-100), with no isolation room on Level I. Please confirm the number and location of ICU isolation rooms to be provided.

Answer: See answer to Question 215, which governs the number and location of ICU isolation rooms.

376. Reference: Attachment A (Plans): A-1.2, Appendix B (Specs): Sec. 23 05 00, App. A: 22 App.B:808

Question: Attachment C §8.4.7 assigns 6 total ACH, 2 outdoor ACH and neutral/positive pressure to the Trauma Stabilization Cubicles, while ASHRAE 170 Table 7.1 (the primary HVAC standard per Section 23 05 00) includes 'Trauma room (crisis or shock)' at 15 total ACH, 3 outdoor ACH and positive pressure. Please confirm the ASHRAE 170 space classification and the air change rates to be used for the 16 stabilization and observation cubicles

Answer: ASHRAE 170 governs: the trauma stabilization cubicles shall be designed as "Trauma room (crisis or shock)" spaces, with a minimum of fifteen (15) total ACH, three (3) outdoor ACH and positive pressure. The observation cubicles shall comply with the ASHRAE 170 classification applicable to emergency department treatment/observation spaces. The rates in Attachment C, Section 8.4.7 are superseded where lower.

377. Reference: Attachment B (Specs): Sec. 23 0513, 23 64 00, App. s: 811, 819,820

Question: Section 23 0513§1.08.A requires a 5-year warranty for equipment under 10 tons and 1 year for equipment of 10 tons and above, While Section 23 64 00 §1.06.A requires 5 years for the entire chiller and cooling tower installation. Please confirm the governing warranty period for (1) chillers and cooling towers, (2) DOAS units and AHUS, and (3) fan coil units and other equipment under 10 tons.

Answer: The longer warranty governs for each item: (1) five (5) years for the entire chiller and cooling-tower installation (Section 23 64 00, §1.06.A); (2) DOAS units and AHUs, five (5) years; (3) fan coil units and other equipment under 10 tons, five (5) years. These periods are in addition to the general warranty and start as stated in the answer to Question 503.

378. Reference: Attachment B (Specs): Sec. 23 23 00, App. B: 817



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Question: Section 23 23 00 is titled 'Refrigerant piping' but covers condenser water and chilled water piping, and only contains an insulation schedule (1/2" to Attachment C §8.4.3 specifies 'seamless cast iron Schedule 40' above and copper Type K at 2" and smaller. Please confirm: (1) the pipe material for chilled water and condenser water (e.g., seamless carbon steel ASTM A53/A106 Schedule 40), joints, fittings, valves and pressure testing; (2) the material for the range; and (3) the insulation for pipe sizes above 8.

Answer: (1) Chilled-water and condenser-water piping shall be seamless or ERW carbon steel, ASTM A53 Grade B or ASTM A106, Schedule 40, black, with butt-welded joints for 2-1/2 inch and larger and threaded joints for 2 inch and smaller (see answer to Question 63); valves and fittings rated for the system pressure; and hydrostatic testing at 1.5 times the working pressure, but not less than 150 psi. The reference to "seamless cast iron" in Attachment C, Section 8.4.3 is corrected accordingly.

(2) and

(3) Insulation thickness and materials for all sizes, including above 8 inches, shall comply with the more stringent of Section 23 23 00 and ASHRAE 90.1 (edition of record), with vapor-retarder jacketing.

379. Reference: Attachment B (Specs): Sec. 23 74 00, 23 23 00, App. B: 824, 817

Question: Section 23 74 00 §2.02.D requires electric reheat coils in the AHJs, and Attachment C §8.4.9 requires electric reheat at constant-volume terminals and at each Operating Room, ICU and Trauma Stabilization system, While Attachment C SB and §8.4.6 allow electric or hot water reheat, and both Section 23 23 00 and Attachment C include an insulation schedule for 'reheat water 95— 1200F'. No heating water source is specified. Please confirm the reheat medium for the AHUS, DOAS units and terminals, and, if hot water is intended, the heat source (boilers, heat-recovery chiller or heat exchangers).

Answer: Electric reheat, as required by Section 23 74 00, §2.02.D and Attachment C, Section 8.4.9, is the basis of design for AHUs, DOAS units and terminals, including those serving the Operating Rooms, medication dispensing rooms, clean utility and clean storage rooms, ICU and Trauma Stabilization. A hot-water reheat system with heat-recovery chillers or heat exchangers may only be proposed as a deviation (see answer to Question 251); the "reheat water" insulation schedules apply only in that case.



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380. Reference: Attachment B (Specs): Sec. 23 74 00, App.B:824-825

Question: Attachment C §8.4.5.2 requires the AHUs serving the operating rooms, stabilization/observation and critical care areas to have additional direct expansion (DX) fan coil capacity as backup for a chilled water failure; Section 23 74 00 does not include this requirement. Please confirm: (1) the required backup capacity (percentage of design load); (2) the configuration (DX coil within the AHU or separate DX units); (3) the location of the condensing units; and (4) Whether it also applies to the ICU on Level 2.

Answer: (1) The DX backup shall have a capacity of one hundred percent (100%) of the design cooling load of the critical spaces served.

(2) It shall be provided as a DX coil within the AHU (dual-coil AHU), as stated in the answer to Question 120.

(3) The condensing units shall be located by the Design-Builder in protected, hurricane-resistant locations. (4) Yes. It also applies to the ICU on Level 2.

381. Reference: Attachment B (Specs): Sec. 23 3100, App.B:826

Question: Section 23 31 00 §2.01.C and Attachment C §8.4.8 set a design friction loss of 0.08" WG per 100 LF for supply and return ductwork and 0.015" WG per 100 LF for exhaust ductwork. Please confirm the exhaust value (0.015" or 0.15' WG per 100 LF). Please also confirm whether galvanized steel is acceptable for isolation room exhaust and for exterior or exposed-to-weather ductwork, or whether stainless steel or aluminum is required.

Answer: The design friction loss for exhaust ductwork is 0.08 inch w.g. per 100 LF; the value "0.015" is a typographical error. Galvanized steel is acceptable for isolation-room exhaust ductwork located indoors. Exterior or weather-exposed ductwork shall be aluminum or Type 316 stainless steel.

382. Reference: Attachment B (Specs): Sec. 23 31 00, App.B:826

Question: The duct insulation schedule in Section 23 31 00 §2.02 and Attachment C §8.4.8 lists exterior supply ductwork with 2" polyisocyanurate at k:0.2S as R-10 (2" at k:0.25 gives R-8), lists only supply ductwork for exterior locations although return and exhaust ducts must also be insulated, and lists an 'Aluminum (0.16) cover'. Please confirm the required



exterior R-value and thickness, the insulation for exterior return and exhaust ductwork, and the aluminum jacket thickness (0.016"?)

Answer: Exterior ductwork (supply, return and exhaust) shall be insulated to not less than R-10 installed, or the value required by ASHRAE 90.1 (edition of record), whichever is greater; the thickness shall be that required to achieve that value with the selected material. The aluminum jacket shall be not less than 0.016 inch thick.

383. Reference: Attachment A (Plans): A-1.1-A-1.9, A-1.10, A-1.3, Attachment B (Specs): Sec. 23 74 00, 23 64 00, App. A: 21-32 App. B: 824, 818

Question: The floor plans Show two 'A/C' rooms per level of approximately 90 to 165 SF each, two Level 9 mechanical rooms (9- 01B and 9-020), and no space labeled as the Level 2 Mechanical Roof Yard (the Level 2 areas are labeled 'ROOF'). Section 23 74 00 and Attachment C §8.4.5 require two AHUS per patient floor (average 15,000 CFM minimum) plus dedicated AHUS for the Operating Rooms, ICU, isolation and procedure rooms, and six cooling tower cells in the Level 2 Mechanical Roof Yard. Please confirm: (1) the intended location of the floor AHUS and of the dedicated OR/ICU/iSOlatiOn AHUs; (2) whether the 'A/C' rooms are intended for AHUS or only for fan coils and risers; and (3) the location and extent of the cooling tower yard on Level 2 (the schematic plans' referenced in Attachment C §8.4.2), including any roof structure, screening and dunnage required.

Answer: (1) and (2) The RFP Documents do not prescribe the location of the air-handling units. The location, number and configuration of the floor AHUs and of the dedicated AHUs serving the Operating Rooms, ICU and isolation rooms are the responsibility of the Design-Builder's designer of record, who shall determine them in its design, enlarging the mechanical spaces as needed, in compliance with the RFP Documents, applicable codes and the redundancy requirements of the Project, subject to ASEM review and approval. The "A/C" rooms shown in the Bridging Documents are minimum spaces. Any area added for mechanical spaces shall not reduce the program areas, and no adjustment of the Contract Price or Contract Time shall result from the location selected. (3) The Level 2 Mechanical Roof Yard is the area labeled "ROOF" on Level 2 adjacent to the cooling towers referenced in Attachment C, Section 8.4.2; where used for equipment, it shall include the structure, dunnage, acoustic and visual screening and hurricane-resistant anchorage required (see answer to Question 80).



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384. Reference: Attachment A (Plans): A-1.1, A-1.2, A-4.1, A-4.2, Attachment B (Specs): Sec. 23 0513, 23 64 00, App. A: 21-22, 55-56, App. B: 814, 822

Question: Section 23 64 00 §2.05 and Attachment C §8.4.2.1 state that the Main Chiller Room is directly below the Trauma Surgery Department and Operating Rooms and require STC 60 assemblies, floating floor and NC-20 to NC-25 in the ORS above. On the floor plans, the Main Chiller Room 0-038 (A-1.1) lies below the Trauma Stabilization cubicles (1-089, 1-091) and holding area on A-1.2, while the Operating Rooms are about two structural bays away. Please confirm the chiller room location, the NC criterion for the spaces above it, and the extent of the STC 60 enclosure and floating floor to be included in the proposal.

Answer: The Main Chiller Room location shown on sheet A-1.1 (room 0-038) governs for pricing purposes. The NC 20–25 criterion and the STC 60 assemblies, floating floor and vibration isolation apply to the spaces directly above the chiller room, including the trauma stabilization cubicles and holding areas, and to the Operating Rooms if the final design locates them above the chiller room. The extent of the STC 60 enclosure and floating floor shall be the entire chiller room.

385. Reference: Attachment B (Specs): Sec. 23 05 00, 23 05 13, 23 09 00, 23 23 00, 23 64 00, 23 74 00..., App.8:808-828

Question: Division 23 'Mechanical Preliminary Technical Specifications' in Appendix B include only Sections 23 05 00, 23 05 13, 23 09 00, 23 23 00, 23 64 00, 23 74 00 and 23 3100. There are no sections for air outlets and inlets, HEPA filters, exhaust and stair pressurization fans, constant-volume terminals, sound attenuators, energy recovery, UV-C, room pressure monitors, vibration isolation, duct insulation or TAB. Please confirm that these preliminary sections together with Attachment C are the complete performance basis for the HVAC proposal, and that the Design-Build Entity will prepare the final Division 23 specifications for Owner approval.

Answer: The preliminary sections of Division 23 together with Attachment C are the complete performance basis for the HVAC Proposal. The Design-Builder shall prepare the final Division 23 specifications, including all sections listed in the question, for ASEM approval.

386. Reference: Appendix A (Plans): A-1.2A, RFP Exhibits 16 and 18, App. A: 23



Question: The documents include both the supply-and-install Hospitaller and Medical Equipment Allowance and equipment designated SOC (supplied by Owner, installed by Contractor), as well as equipment labeled NOT IN CONTRACT, without a matrix assigning each item. Please provide a matrix indicating, for each item, whether it is procured under the allowance, Owner-furnished (SOC) or not in contract.

Answer: See answer to Question 54 and the answer to Question 159.

387. Reference: Attachment A (Plans): A-1.2A, RFP Exhibit17, App.A:23

Question: Please provide a responsibility matrix for every item shown on sheet A-1.2A (items 1 through 22, the untagged utility service double booms, the untagged procedure tables in the Minor Procedure Rooms and the untagged stretchers in the Stabilization Cubicles), stating for each item whether it is (a) Owner-furnished/Owner-installed (N.I.C.), (b) Owner-furnished/Contractor-installed (SOC), (c) Contractor-furnished/Contractor-installed in the base bid, or (d) procured under the Hospitaller and Medical Equipment Allowance (Attachment F). Where the legend description (SOC) conflicts with the blue 'not in contract' symbol (items 2, 3A, 38), please confirm which governs.

Answer: The rules in the answers to Questions 54 and 159 govern. For the items on sheet A-1.2A: (a) items designated N.I.C. are outside the Contract, except for their supporting infrastructure; (b) items designated SOC are Owner-furnished and Contractor-installed, with installation costs charged to Allowance Item 1 and infrastructure included in the Base Bid; (c) items not designated and not listed in Attachment F (such as the untagged procedure tables and stretchers) are not in the Contract unless they are fixed building equipment, which is in the Base Bid; and (d) items listed in Attachment F are procured under Allowance Item 1, even if designated SOC or N.I.C. on the drawings. Where the legend description (SOC) conflicts with the blue "not in contract" symbol (items 2, 3A and 3B), the item shall be treated as SOC.

388. Reference: Attachment F (central monitoring stations), Attachment F: 5-7, 57-59

Question: Several Attachment F items (central monitoring stations) state descriptive quantities (e.g., '3 monitors per station, total 9, 3 printers') instead of a number of units. Please confirm the quantity of stations, monitors and printers for each of these items.



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Answer: For purposes of Attachment F, each central monitoring station consists of one workstation, the associated monitors, and printer(s) identified for that location. The required quantities are as follows:

Location	Workstations	Monitors	Printers
Stabilization Unit	1	2	1
PACU	1	2	1
Observation Area	1	2	1
Holding Area	1	2	1
First Floor ICU	1	3	1
Second Floor ICU	1	3	1
Telemetry Area	2	4 (2 per workstation)	2

The monitor and printer quantities identified in Attachment F are component quantities associated with each monitoring station and do not establish additional stations beyond those listed above.

The Design-Builder shall furnish, install, configure, integrate, test, commission, and place into operation all monitoring stations, monitors, printers, software, licenses, mounting hardware, power supplies, network connections, data infrastructure, interfaces, accessories, and ancillary components required for a complete and fully functional system. The Design-Builder shall coordinate all requirements with the selected manufacturer and ASEM's designated clinical, Biomedical Engineering, IT, and Facilities representatives.

The Design-Builder shall be solely responsible for providing all electrical, telecommunications, network, mounting, architectural, and other supporting infrastructure necessary for the proper operation of the monitoring stations. Any equipment, accessories, software, interfaces, infrastructure, or ancillary work required by the selected manufacturer for a complete installation shall be included in the Design-Builder's scope of work and proposal price.

389. Reference: Attachment F RFP Attachment 7

Question: Attachment F names brand-name products without an 'or equal' clause, while Attachment 7 lists 'specifying only a brand name product instead of allowing an equal product to be offered' as restrictive of competition. Please confirm whether equal products will be accepted for the brand-name items in Attachment F.



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Answer: Yes. Consistent with the federal procurement requirements applicable to this CDBG-MIT funded Project, including 2 CFR 200.319, references to manufacturers, brands, products, systems or model numbers in Attachment F are provided solely to establish the design intent and the minimum required salient characteristics, performance, quality, functionality, interoperability, maintainability and operational requirements of the Project.

The Design-Builder may propose equivalent products; however, acceptance of any proposed equivalent shall not be automatic and shall be subject to ASEM's sole review and approval. The Design-Builder shall bear full responsibility for demonstrating, to ASEM's satisfaction, that the proposed product meets or exceeds all specified requirements and will not adversely affect clinical operations, regulatory compliance, safety, cybersecurity, interoperability, standardization, training, maintenance, lifecycle costs, warranties, future expansion, or compatibility with existing or planned ASEM systems and infrastructure.

ASEM reserves the right to reject any proposed equivalent that fails to adequately demonstrate such equivalency. References to specific brands shall not be construed as sole-source requirements unless expressly identified by Addendum as necessary to satisfy documented operational, technical, compatibility, interoperability, warranty, regulatory, or standardization requirements.

390. Reference: Attachment F (general conditions and individual items),
Attachment F: 111-115

Question: The Attachment F general conditions require a minimum 1-year warranty, while several individual items specify 2 years of parts and labor. Please confirm that the longer warranty stated for an individual item governs for that item.

Answer: Confirmed. The longer warranty stated for an individual item governs for that item. The minimum warranty for all Attachment F equipment shall be not less than two (2) years, consistent with the matrix in the answer to Question 54.

391. Reference: RFP Exhibit 17 (FF&E allowance), RFP Attachment 1 (Scope of Works)

Question: The \$4,500,000 FF&E allowance refers to 'Attachment 1 (Scope of Works)', but no FF&E list comparable to Attachment F was issued.



Please provide the FF&E list or the scope of items covered by this allowance.

Answer: The FF&E Allowance covers the procurement, delivery, assembly and installation of loose furniture, furnishings and non-medical equipment for the new building, including office, waiting, patient-room, staff and support furniture, window treatments other than cubicle curtains, and loose accessories, as selected and approved by ASEM during design. ASEM will provide the FF&E list during design. It does not include built-in casework, millwork, cubicle-curtain and IV tracks, toilet accessories or signage, which are in the Base Bid (see answer to Question 393).

392. Reference: Attachment A (Plans): A-9.0-A-9.10, A-1.0, Attachment B (Specs): Sec. 06200, 12 35 53, RFP Exhibit 18, App. A:18, 102-112, App. B: 101

Question: Please confirm (a) the casework construction and countertop materials required (plastic laminate, phenolic, stainless steel, solid surface), (b) which casework and millwork shown on sheets A-9.1 to A-9.10 is included in the base construction price, and (c) which items are included in the FF&E allowance (Exhibit 18 D-2).

Answer: (a) Casework shall be plastic-laminate-faced casework of institutional/healthcare grade with solid-surface countertops at clinical areas and stainless steel at soiled, decontamination and specified areas, unless the Bridging Documents indicate otherwise; phenolics were exposed to moisture.

(b) All casework and millwork shown on sheets A-9.1 to A-9.10 is included in the Base Bid.

(c) Loose furniture only is included in the FF&E Allowance (see answer to Question 391).

393. Reference: Attachment A (Plans): A-1.13, A-4.0, A-6, Attachment B (Specs): Sec. 10260, 10800, 1014 00, 10 2113, 10, 44 00, 10 51 00 ..., RFP Exhibit 18, App. A: 35,54

Question: Please confirm whether the following are in the base contract, in an allowance, or furnished by the Owner: food-service equipment (A-1.13), walk-in freezer/cooler pods, interior and exterior signage/wayfinding, toilet partitions, fire-extinguisher cabinets,



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lockers, cubicle-curtain and IV tracks. Please provide criteria for items in the base contract.

Answer: The following items are included in the Base Bid: walk-in freezer/cooler pods, interior and exterior signage and wayfinding (subject to the requirements set forth in the answer to Question 150), toilet partitions, fire-extinguisher cabinets and extinguishers, lockers, cubicle-curtain and IV tracks, including curtains, and the food-service equipment identified on Sheet A-1.13.

Except as otherwise expressly stated in the RFP Documents, these items are not Owner-Furnished, are not Owner-Installed, and are not included within any separate allowance. The Design-Builder shall be solely responsible for the complete design, specification, procurement, coordination, delivery, installation, testing, commissioning, training, and turnover of these items as part of a complete and fully operational facility.

The performance, quality, capacity, functionality, durability, infection-control, accessibility, maintainability, safety, and code-compliance requirements for these items shall be established by the RFP Documents and further developed by the Design-Builder during the design process, subject to ASEM review and approval.

ASEM shall have no responsibility to furnish design criteria, manufacturers, product selections, quantities, capacities, procurement support, storage, installation services, temporary facilities, accessories, appurtenances, consumables, or other components necessary for the complete and intended operation of these items unless expressly identified in the RFP Documents as Owner-Furnished. Any equipment, accessories, support, connections, controls, utilities, software, labeling, anchorage, coordination, or incidental work required for a complete and operational installation shall be included within the Design-Builder's scope, whether or not specifically identified in the Bridging Documents.

The absence of detailed specifications, layouts, capacities, product selections, or quantities in the Bridging Documents shall not relieve the Design-Builder of its obligation to provide complete, code-compliant, fully coordinated, operational systems, equipment, and furnishings suitable for the intended healthcare use of the Project.

394. Reference: Attachment A (Plans): A-4.0, Attachment B (Specs): Sec. 22 63 00, App. A: 54, App. B: 804



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Question: Please confirm the number and type of medical-gas outlets required per Operating Room (O2, VAC, MA, N2O, N2, WAGD, CO2) and whether they are provided at the ceiling boom (Owner-furnished per A-4.0) or at wall/ceiling outlets.

Answer: See answer to Question 395. Medical gas outlets in the Operating Rooms shall be provided at the ceiling booms; the Design-Builder shall provide the medical-gas piping, zone valves, alarms and terminal connections to the booms, plus the wall outlets required by NFPA 99 and the FGI Guidelines. Booms are addressed in the answer to Question 397.

395. Reference: Attachment A (Plans): A-1.2A, Attachment B (Specs): Sec. 22 63 00, App. A: 23 App. B: 804

Question: Please confirm the medical gas outlet quantities that govern for pricing: (a) per Trauma Operating Room, where A-1.2A items 19, 20 and 21 total O2 3, VAC 3, N2 2, N2O 2, MA 1 and no WAGD, versus Attachment C §8.7.4 O2 3, VAC 3, MA 2, N2O 1, N2 1, WAGD 1; (b) per Stabilization Cubicle, where A-1.2A shows no outlets; and (c) per Minor Procedure Room, where A-1.2A shows only a plenum connection box drawn in red ('not in contract'). Please also confirm whether items 19, 20 and 21 are Contractor-furnished.

Answer: (a) For pricing purposes, the greater quantity of each medical gas outlet identified in the RFP Documents shall govern. Accordingly, each Trauma Operating Room shall include, at a minimum, O₂ (3), VAC (3), MA (2), N₂O (2), N₂ (2), and WAGD (1), plus CO₂ if required by the final equipment planning. The Design-Builder shall be responsible for validating the final quantities and outlet configuration through its licensed mechanical engineer and medical gas designer and for providing any additional outlets required by the final equipment selection, applicable codes, the then-current edition of the FGI Guidelines adopted for the Project, clinical operational requirements, and authorities having jurisdiction.

(b) Each Stabilization Cubicle shall be provided with the medical gas outlets necessary to support its intended trauma and resuscitation function, but in no event less than the minimum requirements of the applicable FGI Guidelines. The Design-Builder's licensed mechanical engineer shall validate and incorporate all required outlets during design development based on the intended clinical operations, applicable codes, equipment requirements, and the design shall comply with the latest edition of the FGI Guidelines adopted for the



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Project and in effect in Puerto Rico as of the Proposal Submission Date.
See answer to Question 58

(c) Each Minor Procedure Room shall be provided with the medical gas outlets required for its intended clinical use and level of care, but in no event less than the minimum requirements of the applicable FGI Guidelines and applicable codes. The Design-Builder's licensed mechanical engineer shall validate the final outlet quantities and configuration during design development. Procurement and installation responsibilities for Items 19, 20 and 21 shall be governed by the answer to Question 387. Regardless of equipment ownership or procurement method, the Design-Builder shall provide all medical gas infrastructure, rough-ins, piping, valves, alarm interfaces, outlet stations, testing, certification, and commissioning necessary for a complete and operational installation.

The Design-Builder shall be responsible for validating all medical gas requirements associated with the final equipment configuration, regardless of whether the equipment is Owner-Furnished, Contractor-Furnished, Base Bid, or Allowance-funded, and shall include all rough-ins, piping, valves, outlet stations, alarms, testing, balancing, certification, and commissioning required for a complete and operational installation.

396. Reference: Attachment A (Plans): A-1.2A, A-4.0, App. A: 23, 54

Question: Please confirm (1) the required surgical light configuration for the five Trauma Operating Rooms: three light heads per A-1.2A item 1, or dual heads per Attachment F item 2; (2) whether the surgical lights are Owner-furnished/Contractor-installed (A-1.2A Note 2) or procured by the Design-Build Entity under the Hospitalier and Medical Equipment Allowance (Attachment F); and (3) the manufacturer's design load to be used for the ceiling support assembly.

Answer: (1) The required surgical light configuration for the five Trauma Operating Rooms shall be three (3) light heads per Operating Room, consistent with Sheet A-1.2A Item 1. In the event of a discrepancy among the Contract Documents regarding equipment quantities, the greater quantity shall govern.

(2) Surgical lights are included in Attachment F and shall be procured by the Design-Builder under the applicable medical equipment allowance provisions of the Contract Documents. The Design-Builder



shall be responsible for procurement, coordination, installation, integration, testing, and commissioning of the surgical-lighting systems.

(3) The Design-BUILDER shall coordinate with the equipment supplier, manufacturer, clinical users, Biomedical Engineering, and the structural engineer of record to determine the final equipment configuration and support requirements. The ceiling support assembly shall be designed for the loads imposed by the selected equipment, including all accessories and future operational loads, but shall not be designed for less than the heaviest published load among three (3) leading manufacturers for a three-head surgical-light configuration with associated monitors and accessories.

ASEM makes no representation or warranty regarding a specific manufacturer, model, or equipment-support loading criteria beyond the foregoing requirements. The Design-BUILDER shall be solely responsible for validating all equipment, structural, coordination, and installation requirements necessary to deliver a complete and operational system in compliance with the RFP Documents.

397. Reference: Attachment A (Plans): A-1.2A, A-4.0, App. A: 23, 54

Question: Please confirm (1) the quantity and type of utility service booms per Operating Room (A-1.2A shows two double booms per OR, ten in total), (2) whether they are Owner-furnished/Contractor-installed per A-4.0 Note 3 or Contractor-furnished, and (3) that the equipment numbering on A-1.2A governs over the item numbers referenced in A-4.0 Notes 2 and 3. If booms are Contractor-furnished, please provide the required services per boom (gases, power, data, shelves).

Answer: (1) The required configuration is two (2) double utility service booms per Operating Room, for a total of ten (10) double utility service booms serving the five Trauma Operating Rooms, as indicated in the Contract Documents. Booms are addressed in the answer to Question 397.

(2) The utility service booms shall be Contractor-Furnished and Contractor-Installed. The Design-BUILDER shall be responsible for the procurement, coordination, furnishing, installation, integration, testing, and commissioning of the booms and all associated systems.

(3) For boom infrastructure, the Design-BUILDER shall provide structural supports, medical gases, power (normal and critical branches), data pathways and shelves as required by the selected boom configuration.



The Design-Builder shall be responsible for procuring (as applicable under the Contract Documents), coordinating, furnishing, installing, integrating, testing, and commissioning the utility booms and all associated systems. The Design-Builder shall coordinate with the selected medical equipment manufacturer, ASEM's designated clinical representatives, Biomedical Engineering, and Facilities personnel to determine the final configuration and operational requirements of the booms, including medical gases, electrical services, data connections, shelving, accessories, and other components required for the intended clinical use.

The Design-Builder shall also be responsible for verifying and incorporating all structural, architectural, mechanical, electrical, medical-gas, and technology requirements necessary to support the selected equipment. ASEM makes no representation or warranty regarding the final configuration, loading, utility requirements, or accessory requirements of the selected equipment. Any coordination, infrastructure, support systems, or modifications required to provide a complete and operational installation shall be included in the Design-Builder's scope of work.

398. Reference: Attachment A (Plans): A-1.2A, App. A:23

Question: Please confirm which ceiling-mounted items require the typical mounting assembly on A-1.2A. Items 16, 17 and 18 (laminar diffusers, HEPA filters and access hatches) appear to be listed in error, while the utility service booms and the procedure lamps (item 22) are not listed. Please provide the design load for the boom supports and the procedure lamp supports, and complete Note 4 ('...attached to independent structural members to prevent ...').

Answer: The typical ceiling-mounted assembly on sheet A-1.2A applies to the surgical lights, utility service booms, procedure lamps (item 22) and any other ceiling-mounted medical equipment; items 16, 17 and 18 are listed in error. The design loads shall be those of the selected equipment, but not less than the criteria in the answer to Question 396. Note 4 shall read: "...attached to independent structural members to prevent deflection, vibration and transmission of loads to the ceiling system."

399. Reference: Attachment A (Plans): A-1.2A, App. A:23

Question: Please clarify (1) the difference between items 3A and 3B, which have identical descriptions; (2) the total quantity of surgical navigation systems and O-Arm systems (A-1.2A indicates two



navigation systems and one O-Arm in each of Operating Rooms 1-024, 1-027, 1-028 and 1-029, and none in 1-031); and (3) the installation requirements the Design-Build Entity must provide for this equipment: power, data, radiation shielding per a physicist's report, and floor loading.

Answer: The medical equipment technical specifications issued for this Project do not include surgical navigation systems or O-Arm systems. Accordingly, Items 3A and 3B do not establish procurement, furnishing, or installation requirements for surgical navigation or O-Arm equipment under the Project. Infrastructure (structural, power, data and shielding) for future surgical navigation and O-Arm systems as shown on A-1.2A shall be provided in the Base Bid.

400. Reference: Attachment A (Plans): A-1.2A, App. A: 23

Question: Please confirm whether space 1-161 on the First Level is a Minor Procedure Room to be equipped and finished as shown on A-1.2A, for a total of six (6) rooms, or whether the program in Attachment C, which lists Minor Procedure Rooms on Levels 2, 4, 5, 6 and 7 only (five rooms), governs.

Answer: Space 1-161 on the First Level is a Minor Procedure Room equipped and finished as shown on sheet A-1.2A, for a total of six (6) Minor Procedure Rooms.

401. Reference: Attachment A (Plans): A-1.2A, App. A: 23

Question: Please confirm (1) whether the automated medication dispensing units shown as item 8 on A-1.2A (19 locations) are the Pyxis systems listed in Attachment F and procured under the Allowance, or Owner-furnished N.I.C.; (2) the number of cabinets or towers per location; and (3) the rough-in required from the Design-Build Entity at each location (power, emergency power, data).

Answer: (1) The automated medication dispensing units (Item 8) are the Pyxis systems identified in Attachment F and shall be procured under Allowance Item 1 in accordance with the answer to Question 387.

(2) The minimum number of cabinets or towers at each location shall be as identified in Attachment F. The Design-Builder shall verify the final approved configuration, dimensions, utility requirements, and installation requirements during design development and shall accommodate such requirements in the final design.



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(3) At each of the nineteen (19) locations, the Design-Builder shall provide all supporting infrastructure required for a complete and operational installation, including normal power, emergency power (critical branch) where required, telecommunications pathways, data outlets, outlet boxes, required wall reinforcement or structural backing, physical clearances, mounting provisions, grounding, and all other rough-ins and supporting systems necessary to accommodate the final approved equipment configuration. The Design-Builder shall coordinate all utility, space, installation, networking, cybersecurity, and operational requirements with the equipment manufacturer, ASEM, and the final equipment submittals.

The Design-Builder shall be responsible for all required inspections, testing, verification, integration support, startup assistance, commissioning activities, and certification of the supporting infrastructure. At a minimum, testing shall include verification of electrical service, critical-branch connection, grounding, telecommunications cabling, data connectivity, pathway continuity, equipment space clearances, and compliance with applicable codes and manufacturer requirements.

Acceptance of the installation shall require successful completion of all required inspections, testing and commissioning activities; correction of identified deficiencies; submission of test reports, certifications, as-built documentation, and closeout records; and written confirmation that the infrastructure is complete, compliant, operational, and ready to support the final approved equipment configuration without additional construction, utility upgrades, or modifications by ASEM. Any deficiencies identified during testing, commissioning, equipment installation, or operational verification shall be corrected by the Design-Builder at no additional cost to ASEM.

402. Reference: Attachment A (Plans): A-1.2A, A-4.0, Attachment B (Specs): Sec. 09130, 09510, App: A: 23, 54

Question: Please confirm the ceiling system for the Minor Procedure-Rooms (1-161, 2-068, 4-046, 5-046, 6-046, 7-050). A-1.2A shows ceiling types X (gasketed clean-room tiles at 9'-6" A.F.F.) and U (moisture-resistant gypsum board with epoxy paint at 8'-6" A.F.F.), while the Room Finish Schedules indicate GB-3 (gypsum board with epoxy paint).



Answer: See answer to Question 311. The Minor Procedure Rooms shall have gasketed clean-room tile ceilings (type X) at 9'-6" A.F.F. over the procedure area and epoxy-painted moisture-resistant gypsum board (type U/GB-3) at 8'-6" A.F.F. elsewhere, as shown on sheet A-1.2A.

403. Reference: Attachment A (Plans): A-1.2A, App. A: 23

Question: Please confirm, for each of the five Operating Rooms, who furnishes and installs: Item 7 (OR lighting control dimmers), item 10 (46" wall-mounted LCD monitor, which is not in Attachment F), and item 11 (clock and elapsed time recorder, standalone or connected to a master clock system). For items 12 and 13 (N.I.C.), please confirm whether the Design-Build Entity shall provide backing, recessed boxes, power and the control wiring between the item 13 control and the SOC surgical light.

Answer: Item 7 (OR lighting control dimmers) and item 11 (clock and elapsed time recorder, connected to a master clock system) are furnished and installed by the Design-Builder in the Base Bid. Item 10 (46-inch wall-mounted LCD monitor), not being in Attachment F, is furnished and installed by the Design-Builder in the Base Bid. For items 12 and 13 (N.I.C.), the Design-Builder shall provide backing, recessed boxes, power and the control wiring between the item 13 control and the surgical light.

404. Reference: Attachment A (Plans): A-1.2A, RFP Exhibit 17, App. A: 23

Question: Please (1) provide manufacturer cut sheets and utility requirements (power, data, medical gases, water and drain, structural loads for allowance value to be carried for SOC installation; and (2) confirm whether the vendor services required by Supplementary Notes 3 and 4 (biomedical support, calibration, startUp, validation) for SOC equipment are to be included in the base proposal or in the Hospitaler and Medical equipment Allowance.

Answer: (1) ASEM will provide the manufacturer cut sheets and utility requirements of the SOC equipment no later than the approval of the Design Development milestone (see answer to Question 206). For pricing, Proposers shall provide the infrastructure for SOC equipment on the basis of typical requirements of leading manufacturers for each type of equipment. No separate allowance value is established for SOC installation; it is charged to Allowance Item 1.



(2) Item 1 under the heading "Allowances" shall cover all costs related to the purchase, taxes, levies, fees, transport, delivery, installation, testing, commissioning, warranty, biomedical support, calibration, start-up, utilities hook-ups, technical support & guidance, assembly, validation, and any other incidental or supplementary expenses required for the operational supply of the hospital and medical equipment identified in Attachment F and the installation by the Contractor of other hospital and medical equipment that will be supplied by the ASEM.

405. Reference: Attachment A (Plans): A-1.2A, App. A: 23

Question: Please confirm that the references on A-1.2A Supplementary Notes 5 and 7 to existing equipment, future equipment and existing reprocessing sink bays do not apply to this new building or identify the equipment and sink bays they refer to. Please also confirm that the second 'Minor Procedure Layout Plan Blow-Up' on A-1.2A is the reflected ceiling plan of those spaces.

Answer: Confirmed. Supplementary Notes 5 and 7 of sheet A-1.2A referring to existing equipment, future equipment and existing reprocessing sink bays do not apply to the new building. The second "Minor Procedure Layout Plan Blow-Up" on sheet A-1.2A is the reflected ceiling plan of those spaces.

406. Reference: Attachment A (Plans): A-1.2, A-1.2A, App. A: 22-23

Question: Please confirm (1) that Operating Room E (1-031, 400 S.F.) is a Trauma Operating Room with the equipment shown on A-1.2A only (no navigation or O-Arm), and (2) the intended location of the anesthesia machine and electrosurgical unit in each Operating Room (Attachment F, five each) so that power, medical gas and WAGD outlets can be coordinated.

Answer: (1) Confirmed. Operating Room E (1-031) is a Trauma Operating Room with the equipment shown on sheet A-1.2A (no navigation or O-Arm).

(2) The anesthesia machine and electrosurgical unit shall be located at the head of the operating table, served by the anesthesia-side boom; the Design-Builder shall coordinate the power, medical-gas and WAGD outlets accordingly.

407. Reference: None



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Question: Could you please send the September 24, 2026 pre-proposal meeting attendance list, including in-person and virtual attendees, and the site-inspection sign-in sheets? If available, please also send the registered prospective-proposer or document-recipient list.

Answer: The attendance list for the pre-proposal meeting—including both in-person and virtual attendees—is included as part of the meeting minutes and will be accessible via the following link:
<https://www.asem.pr.gov/administrativo#Avisos>

408. Reference: None

Question: We respectfully request an extension of the bid submission deadline to allow our team additional time to thoroughly review the RFP requirements and prepare a complete and responsive proposal.

Answer: ASEM has considered the request and has determined that the Proposal Due Date will remain unchanged. Proposers shall prepare and submit their proposals in accordance with the schedule established in the RFP Documents.

409. Reference: RFP §9.2.18.4, Table 1 – Key Personnel Minimum Qualifications (Safety Manager – Academic Preparation), 54 of 98

Question: Table 1 lists the following acceptable degrees for the Safety Manager: a Bachelor's Degree in Occupational Safety and Health, Engineering, Architecture, or Environmental Science or Management; a Bachelor's Degree in Business Administration with a concentration in Safety; or an Associate's Degree in Occupational Safety. Please confirm whether ASEM will accept the following combination as meeting or exceeding the Safety Manager academic requirement: a Bachelor's Degree in another field (for example, Labor Relations), together with an accredited Master's Degree in Occupational Safety and Health / Occupational Risk Prevention.

Answer: The Procurement Office, through Addendum No. 4, modified the minimum requirements for the Safety Manager, who is also considered key personnel.

410. Reference: RFP §§9.2.18.5 and 10.1.1; Annex I, §9 and Part A; Annex II, Part IV

Question: Section 9.2.18.5, Annex I (Key Personnel Qualifications and Commitment Form, Section 9 and Part A), and Annex II (Part IV) require each Key Personnel and each Major Subcontractor to



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provide a signed, "unequivocal" and "unconditional" Letter of Commitment confirming availability for the duration of the Project. The RFP does not state whether this commitment must be exclusive to one Proposer. Because only one Proposer will be awarded the Contract, it is common for specialty subcontractors (e.g., windows/glazing, curtain wall, elevators) and for certain specialized Key Personnel (e.g., Commissioning Authority, Healthcare Facilities Subject Matter Expert, BIM Manager) to sign Letters of Commitment with more than one Proposer. Please clarify the three items set out in questions 3 through 5 below.

Answer: See answers to Questions 411 through 413.

The Independent Commissioning Authority must be contracted and compensated by the ASEM; therefore, the Independent Commissioning Authority will not be part of the contractor's Key Personnel.

411. Reference: RFP §§9.2.18.5 and 10.1.1; Annex I, §9 and Part A; Annex II, Part IV

Question: Further to question 2 above: may a Key Personnel or Major Subcontractor sign Annex I or Annex II with more than one Proposer? Please also confirm that doing so will not cause the Letter of Commitment to be considered conditional or equivocal, or a misrepresentation of availability under Sections 9.2.18.5 and 10.1.1.

Answer: Key Personnel may sign Annex I with more than one Proposer and Major Subcontractors may sign Annex II with more than one Proposer, and doing so will not cause their Letter of Commitment to be considered conditional or equivocal, provided that they confirm availability to perform if any of those Proposers is awarded the Contract. Key Personnel shall be dedicated to the Project as stated in the Proposal.

412. Reference: RFP §§9.2.18.5 and 10.1.1; Annex I, §9 and Part A; Annex II, Part IV

Question: Further to question 2 above: will a Key Personnel or Major Subcontractor named by more than one Proposer affect any Proposal in which it appears? Please address both the Mandatory Requirements Review and the Technical Evaluation score, including the Key Personnel and Organizational Experience criteria.

Answer: Key Personnel named by more than one Proposer will be credited in the Technical Evaluation (Key Personnel criterion) of any Proposal in which they appear. A Major Subcontractor named by more than one Proposer will not affect the Mandatory Requirements Review or the Technical



Evaluation of any Proposal. Key Personnel shall be dedicated to the Project as stated in the Proposal.

413. Reference: RFP §§9.2.18.5 and 10.1.1; Annex I, §9 and Part A; Annex II, Part IV

Question: Further to question 2 above: which subcontractors does ASEM consider "Major Subcontractors", for example, by trade, contract value, or percentage of the Work, since the term is not defined in the RFP?

Answer: A "Major Subcontractor" is any subcontractor or subconsultant whose subcontract is estimated at five percent (5%) or more of the Base Bid, or that performs, as designer of record, any design discipline, or that performs the curtain wall/glazing, elevators, seismic isolation, medical gases, electrical, mechanical (HVAC) or fire-protection work.

414. Reference: Attachment A – Plans (Sheet TS-5, A-2.1 to A-2.4, A-3.1 to A-3.8)
Attachment C – Sections 5.8.1 and 5.8.2, Attachment A: pp. 6, 37–48;
Attachment C: pp. 40–41

Question: Please clarify whether the proposed overall building height as indicated in the Architectural Drawings, is intended as a fixed design parameter or may be adjusted during the Design-Build phase due to MEP considerations, subject to ASEM approval.

Answer: The overall building height shown in the Architectural Drawings is the basis of design. It may be adjusted during design for MEP or structural integration only with ASEM's prior written approval and provided that the adjusted height complies with zoning, FAA and other regulatory limitations, does not affect the heliport operation or the existing heliport's protected airspace, and does not alter the approved architectural concept (see answer to Question 157). Any such adjustment is at no additional cost to ASEM.

415. Reference: Attachment A – Plans (Sheet PL-1.0) Attachment C – Sections 5.9.1.4 and 5.9.5, Attachment A: pp. 7; Attachment C: pp. 43, 51–52

Question: Please confirm whether the proposed building height was established based on applicable zoning restrictions, FAA requirements associated with the existing heliport located at ASEM Central Services Building, or other regulatory limitations. If specific height restrictions have been established, please identify the applicable criteria or determinations.



Answer: The building height in the Bridging Documents was established as part of ASEM's design intent. ASEM does not represent that specific height determinations have been obtained from the zoning or aviation authorities. The Design-Builder shall determine and comply with all applicable height restrictions, including zoning and FAA requirements associated with the existing and new heliports (see answers to Questions 141 and 176).

416. Reference: Attachment A – Plans (Sheet A-1.0B and Floor Plans A-1.1 to A-1.12); Attachment C – Sections 5.7.1 and 5.9.1; Attachment E – Owner's Requirements, Attachment A: pp. 21–35; Attachment C: pp. 36, 42; Attachment E: p. 21

Question: Please confirm whether a preliminary Life Safety and Code Compliance Analysis was prepared as part of the development of the proposed design presented in the Bridging Documents. If so, please provide a copy of the analysis and any associated Life Safety plans or diagrams for reference.

Answer: No Life Safety and Code Compliance Analysis was prepared for issuance as part of the Bridging Documents. Any life-safety information in the Bridging Documents is for reference only. The Design-Builder shall prepare the complete Life Safety and Code Compliance Analysis and plans as part of its design.

417. Reference: Attachment A – Plans (Sheets TS-4 and Architectural Floor Plans); Attachment C – Sections 5.8.1, 5.8.2 and 5.9.1.3, Attachment A: pp. 5 and floor plan sheets; Attachment C: pp. 40–41, 43

Question: Please confirm whether the clinical room sizes and clearances shown in the Advanced Architectural Design Development drawings were established based on the minimum applicable requirements of the FGI Guidelines for Design and Construction of Hospitals and other relevant healthcare standards, or whether additional dimensional allowances were incorporated into the proposed design.

Answer: The clinical room sizes and clearances in the Bridging Documents were developed to meet or exceed the minimum requirements of the FGI Guidelines and to accommodate the program and equipment. They constitute minimum requirements for the Project. The Design-Builder shall not reduce them and shall increase them where required by the FGI edition of record (see answer to Question 252), the codes or the selected equipment.



418. Reference: Final Report, Structural Design Narrative, 1906 of 2173

Question: Given the hospital's critical importance and the expectation of immediate occupancy following an earthquake, adopting the latest codes and standards will strengthen the project's resilience by incorporating recent advances in seismic earthquake demands and seismic design to support building functionality and continuity of essential healthcare services. Is the building owner open to early code adoption of the 2024 IBC, which references ASCE 7-22, instead of the current 2018 IBC, which references ASCE 7-16? Please note that the current ASCE 7-16 underestimates the seismic earthquake demands at the Centro Medico site as determined by the U.S. Geological Survey (USGS). Not adopting the latest codes might not guarantee the intended immediate occupancy for the proposed Trauma Hospital. In comparison, seismic-prone jurisdictions such as California have adopted ASCE 7-22, reflecting advances in seismic hazard assessment and design requirements.

Answer: The code of record for permitting is the Puerto Rico Building Code in effect on the proposal submission date (see answer to Question 58). In addition, and given the continued-operation objective of this essential facility, the structural and nonstructural seismic design, including the seismic-isolation system (ASCE 7 Chapter 17) and the seismic design of nonstructural components (ASCE 7 Chapter 13), shall comply with ASCE/SEI 7-22 wherever its requirements are more stringent than those of the code of record. The site-specific ground-motion hazard analysis required by Attachment C, Section 6.7.1 shall consider the most recent USGS seismic hazard model for Puerto Rico, and the design ground motions shall not be less than the greatest of those resulting from the code of record, ASCE/SEI 7-22 and that analysis. Compliance with these requirements is included in the Base Bid. ASEM does not require the adoption of the 2024 IBC in its entirety.

419. Reference: Advanced Architectural Design Develop. Drawings, 884 of 2173

Question: Can the original construction drawings for the adjacent existing structures also be provided?

Answer: ASEM will make available to all Proposers, for reference only, the record drawings of the existing ASEM Central Services Building at the connection and tie-in locations that are in its possession. ASEM does not represent that such drawings reflect as-built conditions and does not relieve the Design-Builder of the surveys and SUE investigations required. ASEM does



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not have, and will not furnish, record drawings of buildings owned by other entities. The Design-Builder shall verify all existing conditions.

420. Reference: Structural Narrative Section 6.1, 1904 of 2173 and 1533 of 2173

Question: Structural Narrative Section 6.1 (RFP PDF p. 1904) states that an independent structural peer review of the seismic isolation system and the superstructure lateral force-resisting system, performed by a qualified peer reviewer with demonstrated seismic isolation experience and retained directly by the Owner, is mandatory per ASCE 7 Section 17.2.6, and that the Design-Build Entity shall fully cooperate and incorporate all peer reviewer comments. Preliminary Technical Specification 13 43 13, Section 2.1.A (RFP PDF p. 1533) further requires isolator units using a technology accepted by the Engineer of Record and the independent peer reviewer. We assume the reference is intended to be ASCE 7-16 Section 17.7. Please confirm that the Owner, and not the Design-Build Contractor, will engage the peer review panel. Isolation projects typically involve a registered design professional (usually a structural engineer), an isolation specialist, and a ground motion specialist; please confirm whether such a panel is envisioned here.

Answer: See answer to Question 220.

421. Reference: Structural Narrative Section 6.1, 1904 of 2173

Question: Besides the peer review, will there also be an independent plan check of the structural drawings and calculations?

Answer: ASEM may engage independent technical advisors, specialized consultants, or additional reviewers to support regulatory review, quality assurance, risk management, or Project requirements. Such review shall be advisory in nature and shall not relieve the Design-Builder, the designer, or any other design professional of their responsibility regarding the suitability, completeness, coordination, constructability, or regulatory compliance of the design.

422. Reference: Advanced Architectural Design Develop. Drawings, 883 of 2173

Question: The RFP pdf Page 883 of 2173 (Architectural Sheet TS5, Building Section Note 4) says "FLOOR-TO-FLOOR HEIGHTS REPRESENTED BY THESE DOCUMENTS ESTABLISH MINIMUM PLANNING CRITERIA FOR BUILDING SYSTEMS INTEGRATION." What is driving the floor-to-floor heights in the bridging documents? Can they be increased?



Answer: The floor-to-floor heights are driven by the integration of the structure, the seismic isolation interface, the mechanical, electrical, plumbing, medical-gas and fire-protection distribution, and the ceiling heights required for clinical spaces. They have minimum planning criteria: the Design-Builder may increase them, subject to the conditions in the answer to Question 414 but may not reduce them.

423. Reference: Advanced Architectural Design Develop. Drawings, 914 thru 925 of 2173

Question: Can the plane of isolation change to a different elevation? Is there a feasibility study for the plane isolation location?

Answer: See answer to Question 290.

424. Reference: Structural Narrative Section 6.1, 1913 of 2173

Question: Can other structural systems be proposed if they meet the MC-IO seismic performance objective?

Answer: The Bridging Documents constitute the Project's Design Basis and establish the minimum requirements for performance, functionality, operation, resilience, durability, life safety, and regulatory compliance that the proposed solution must meet; furthermore, the solution must be consistent with the purpose, requirements, and objectives stipulated in the Request for Proposals (RFP) and the Bridging Documents.

425. Reference: CONTRACT FOR "DESIGN-BUILD SERVICES UNDER CDBG-MIT PROGRAM PUERTO RICO'S NEW TRAUMA HOSPITAL", 355 of 2173

Question: The model contract requires licensure in Puerto Rico for "provision of any engineering...services" on RFP pdf Page 355 of 2173 (Attachment 6, Model Contract Section 13.e). Will this apply to a design subconsultant to a design consultant if the design consultant is licensed in Puerto Rico per Section 13.e?

Answer: The licensing requirements apply to any person or entity performing professional services subject to Puerto Rico licensure requirements. Therefore, they must comply with all applicable licensing, registration, certification, and professional practice requirements. Neither the Design Consultant of record nor any other licensed consultant may satisfy another party's independent licensing obligations. The Design-Builder and Design Consultant of record shall be responsible for verifying and



certifying, upon request by ASEM, that all consultants and subconsultants performing regulated professional services are properly licensed and authorized to practice in Puerto Rico. ASEM reserves the right to review, audit, and verify such compliance and to require supporting documentation at any time.

Any professional services performed in violation of applicable Puerto Rico licensing requirements may be rejected by ASEM, deemed nonconforming work, and required to be corrected, reperformed, or replaced at the Design-Builder's sole cost and expense. Any resulting delays, redesign, rework, corrective measures, permitting impacts, or regulatory consequences shall remain the responsibility of the Design-Builder and shall not entitle the Design-Builder to additional compensation, Contract Time, or other relief. ASEM may withhold payment, reject deliverables, require replacement of noncompliant personnel or firms, or exercise any other rights and remedies available under the Contract Documents or applicable law.

No Waiver / Reservation of Rights. This response does not waive any licensing, registration, permitting, certification, or professional practice requirement imposed by Puerto Rico law. ASEM reserves all rights, remedies, defenses, audit rights, enforcement rights, and funding protections available under the Contract Documents, applicable law, and CDBG-MIT requirements.

426. Reference: Exhibit 18: Cost Breakdown Structural Narrative Section 6.7.1, Pages: 213, 231, 1401, and 1541 of 2173 and 1911 of 2173

Question: A project geotechnical report is mentioned on RFP pdf Pages 213, 231, 1401, and 1541 of 2173. Can it be made available? Were soil borings performed? Were site-specific response spectra developed? Have earthquake acceleration time histories been generated? If so, please provide report. We understand that even if that is the case, RFP pdf Page 1911 of 2173 (Structural Narrative Section 6.7.1) says "The Design-Build Entity's Structural Engineer of Record shall confirm and finalize the site-specific MCER/DBE ground motion hazard analysis (or perform an independent site-specific analysis per ASCE 7 Sections 11.4.8 and 17.3) at Schematic Design phase."

Answer: The geotechnical report is not yet complete. A response to this question will be provided through a future Addendum upon completion and review of the geotechnical investigation.



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427. Reference: Attachment 5: Insurance Requirements and Bonding Specifications, 334 of 2173

Question: Insurance requirements for the Design-Build Contractor are discussed beginning on RFP pdf Page 334 of 2173 (Attachment 5; Insurance Requirements and Bonding Specifications). To what extent do these apply to the Design Consultant and any Design Subconsultants?

Answer: The requirements of Attachment 5 apply to the Design-Builder. The Design-Builder shall cause the Design Consultant and each design subconsultant to maintain professional liability insurance covering their services, either (a) under the Design-Builder's project-specific professional liability policy, or (b) under their own policies with limits acceptable to ASEM, and to maintain the commercial general liability, automobile, workers' compensation and other coverages required by Attachment 5 for the services they perform, naming ASEM as additional insured where required.

428. Reference: Attachment 9 – Supplementary Conditions, Sections 6.22.1 and 6.22.2; Attachment A – Drawing GL-1.0, General Utility Location & Connection Plan, Attachment 9: pp. 22–23; Attachment A: p. 11

Question: During the pre-proposal meeting, it was indicated that existing underground utility drawings would be provided to the Proposers. Please confirm when the available record drawings, as-built plans, surveys, and related documentation identifying existing underground utilities within and adjacent to the project limits will be issued.

Answer: ASEM will make available to all Proposers, for reference only, the existing record drawings, as-built plans and surveys of underground utilities within and adjacent to the project limits that are in its possession. ASEM does not represent that such drawings reflect as-built conditions and does not relieve the Design-Builder of the surveys and SUE investigations required.

429. Reference: Attachment B – Mechanical Preliminary Technical Specifications, Section 23 64 00, §§ 1.04(B), 2.01(C, G); Attachment C – Bridging Documents, § 8.4.2, Attachment B: pp. 35–37; Attachment C: p. 120

Question: Attachment B: 23 64 00 § 2.01C requires minimum 0.56 kW/ton full load; Attachment C § 8.4.2 requires 0.58 kW/ton in compliance with ASHRAE 90.1 and ASHRAE 64. Please confirm the governing full-load efficiency, the IPLV requirement, and the rating conditions for the factory test.



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Answer: The more stringent requirement governs: a maximum of 0.56 kW/ton at full load (Section 23 64 00, §2.01.C), and an IPLV not exceeding the more stringent of the value in Section 23 64 00 and ASHRAE 90.1 (edition of record), both at AHRI 550/590 conditions. Chillers shall be factory-tested at full and part loads in accordance with AHRI 550/590, with the test witnessed by ASEM or its representative.

430. Reference: Attachment B – Mechanical Preliminary Technical Specifications, Section 23 64 00, §2.02; Attachment C – Bridging Documents, §8.4.2, Attachment B: p. 37; Attachment C: p. 121

Question: Attachment C §8.4.2 requires one condenser water pump per chiller with VFDs but attachment B 23 64 00 specifies only chilled water pumps. Please confirm that condenser water pumps will be the same type as the chilled water pumps

Answer: Yes. The condenser-water pumps shall be of the same type, quality and construction as the chilled-water pumps specified in Section 23 64 00, with VFDs, one per chiller plus one standby (see answer to Question 369).

431. Reference: Attachment B – Mechanical Preliminary Technical Specifications, Section 23 31 00, §3.02; Attachment C – Bridging Documents, §8.4.11, Attachment B: pp. 43–44; Attachment C: pp. 130–131

Question: Attachment C §8.4.11 requires smoke control for elevator hoist-ways and heliport/egress elevator lobbies 'as required by NFPA 101 and the building code (pressurization or smoke-protected approach)', while Att. B 23 31 00 §3.02 covers only stair pressurization. Please confirm whether hoist-way/lobby pressurization fans are required in the base scope.

Answer: Yes. Elevator hoistway and/or lobby pressurization, or the smoke-protected approach, as required by NFPA 101, the Puerto Rico Building Code (including the high-rise and fire service access/occupant evacuation elevator provisions, where applicable) and Attachment C, Section 8.4.11, is included in the base scope, including fans, dampers, controls, power on the appropriate emergency branch, and testing.

432. Reference: Attachment 1 – Scope of Works, Section II, Design, §i.20(b); Section XII, Commissioning, §5(h)(ii)(1), Attachment 1: pp. 14, 50

Question: Attachment 1 II.DESIGN, i.20.b (PDF p.14) requires RH strictly controlled between 30% and 55%, while XII.COMMISSIONING, 5.h.ii.1 (PDF p.50)



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tests RH between 20% and 55%. Please confirm which range governs design and commissioning acceptance.

Answer: The more stringent range governs for design and for commissioning acceptance: relative humidity shall be controlled between 30% and 55% in the spaces to which Attachment 1, Section II.i.20.b applies. Commissioning acceptance under Section XII.5.h.ii.1 shall be verified against the same 30%–55% range.

The controlling relative-humidity range for both design and commissioning acceptance shall be 30% to 55% RH. Where differing humidity ranges appear in the RFP Documents, the more stringent requirement shall govern. The Design-Builder shall demonstrate compliance with this range during commissioning. All other spaces shall comply with code-compliant design that satisfies all applicable healthcare facility requirements and Project performance objectives, subject to ASEM review and approval.

433. Reference: Attachment 2 (Annex A); Attachment 1, Spec. 01 50 50; RFP §10.1.2.4.2

Question: Please confirm the availability, location, and approximate dimensions of the Staging Area, construction access, and truck logistics provisions for Phases 1 and 2.

Answer: The staging area available to the Design-Builder is shown in Attachment 2 for both Phases. Its approximate dimensions shall be verified by the Design-Builder in the field. Construction access and truck logistics shall be developed by the Design-Builder in its logistics plan, subject to ASEM's approval (see answers to Questions 86 and 239).

434. Reference: Attachment 2 (Annex A); Attachment 1, Spec. 01 50 50; RFP §10.1.2.4.2

Question: Which gates are approved for construction, heavy, concrete, and oversized vehicles, and will deliveries be routed through the parking area or the south-side road? Please provide the ingress and egress routes from the public road to the staging area and the work site.

Answer: ASEM will designate the gates and routes for construction, heavy, concrete and oversized vehicles upon approval of the Design-Builder's logistics plan. For pricing purposes, Proposers shall assume that construction traffic will use the south-side road and not the patient/visitor parking area. The Design-Builder shall develop the ingress



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and egress routes from the public road to the staging area and the work site in its logistics and maintenance-of-traffic plans.

435. Reference: Attachment 2 (Annex A); Attachment 1, Spec. 01 50 50; RFP
§10.1.2.4.2

Question: Are there restricted delivery or heavy-truck hours, such as peak hospital hours, ambulance-priority periods, or night work?

Answer: Yes. ASEM may restrict heavy-truck deliveries during peak hospital hours and ambulance-priority periods, in accordance with the approved logistics plan (see answers to Questions 235 and 239). Oversized and heavy deliveries shall be scheduled within the daytime period of Regulation 8019 (7:00 a.m. to 10:00 p.m.), including weekends which were approved by ASEM. Nighttime deliveries are permitted only when they do not involve the operation of construction equipment or the idling of vehicles within 150 feet of a tranquility zone, or under an approved DRNA compliance plan or variance. Proposers shall account for these restrictions in their schedules.

436. Reference: Attachment (Annex A); Attachment 1, Spec. 01 50 50; RFP
§10.1.2.4.2

Question: What is the clearance height of the multilevel parking structure, and where are the pedestrian walkways identified in Attachment 2, Location 7?

Answer: For reference only, the clearance height of the multilevel parking structure is approximately 13'-6" and that of the pedestrian walkways identified in Attachment 2, Location 7 is approximately 11'-0". The Design-Builder shall verify these dimensions in the field before planning deliveries and crane or equipment routes; ASEM does not warrant them.

437. Reference: Attachment 2 (Annex A); Attachment 1, Spec. 01 50 50; RFP
§10.1.2.4.2

Question: Will the Contractor have use of the full project limits throughout construction? Will ASEM provide areas outside the project limits for staging, laydown, field offices, and contractor and employee parking, given that campus parking is limited, or must all of these be accommodated within the designated staging area?

Answer: The Design-Builder will have use of the project limits and the designated staging area, subject to the phasing, access and operational



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requirements of the RFP Documents. ASEM does not commit to provide areas outside those limits for laydown, field offices or contractor and employee parking; all of these shall be accommodated within the designated areas or arranged by the Design-Builder off campus at its cost, including transportation of personnel.

438. Reference: Attachment 2 (Annex A); Attachment 1, Spec. 01 50 50; RFP
§10.1.2.4.2

Question: Is there an existing campus traffic plan or ambulance route map on which the Maintenance of Traffic (MOT) plan is to be based, as referenced in Attachment 1, Item 14?

Answer: ASEM will make available to the selected Design-Builder, for reference, any existing campus traffic plan and ambulance route information in its possession. The Design-Builder shall prepare the Maintenance of Traffic (MOT) plan on the basis of its own surveys and studies (see answer to Question 137).

439. Reference: Attachment 2 (Annex A); Attachment 1, Spec. 01 50 50; RFP
§10.1.2.4.2

Question: Will the Contractor control the south road, where the off-site work runs, subject to ASEM coordination, or must that road remain open to traffic throughout construction?

Answer: The south road shall remain open to traffic throughout construction, except for temporary partial closures approved in writing by ASEM in the Design-Builder's maintenance-of-traffic plan. ASEM retains control of the road.

440. Reference: Attachment 2 (Annex A); Attachment 1, Spec. 01 50 50; RFP
§10.1.2.4.2

Question: Because the design and schedule are not final, may the Phase 1 target delivery date be adjusted based on the actual design, submittal, procurement, installation, and commissioning durations, or is that date fixed?

Answer: The Phase I period is fixed. The twenty-one (21) month Phase I period and the fifty-four (54) month overall period may only be adjusted through the Contract change and delay provisions (see answers to Questions 152, 196 and 228).



441. Reference: Att. A Plans PDF p.11, GL-1.0 Note 2; Att. B Sec. 16550 §1.01, §2.13 (PDF pp.682, 693); Att. C §7.4.2 (PDF p.112), Att. A Plans p.11, Att. B (pp.682, 693); Att. C (p.112)

Question: GL-1.0 labels the new substation '38KV Electrical Substation (GIS)', but Sec. 16550 and Att. C §7.4.2 describe an outdoor, air-insulated yard-type substation. Which configuration governs?

Answer: See answer to Question 352.

442. Reference: Att. 1 PDF p.13, §II.i.17 and §II.i.18.b; Att. A Plans PDF p.11, GL-1.0, Att. 1 p.13; Att. A p.11, GL-1.0

Question: Att. 1 §II.i.18.b requires a secondary underground feed from Substation 1359 through an MV ATS, but GL-1.0 does not show this feed. Is it required?

Answer: The secondary underground feed from Substation 1359 required by Attachment 1, Section II.i.18.b is part of the Project's redundancy strategy. Because Substation 1359 is subject to a separate modernization project by others, the Design-Builder's scope for this feed is limited to: (a) a spare medium-voltage bay and the medium-voltage automatic transfer provisions in the new 13.2 kV switchgear; (b) a complete underground duct bank, with spare conduits and manholes, from the new switchgear to the boundary of Substation 1359 indicated by ASEM; and (c) protection, controls and interface provisions for future connection. Conductors, voltage transformation and the termination at Substation 1359 will be performed by others. The Design-Builder shall coordinate the interface with ASEM and LUMA and shall not assume that this feed is available to achieve the Phase I milestone.



443. Reference: Att. 2, Annex A, PDF p.2 (legend 'Modernización Sub-Estación 1359 y 1327'), Att. 2, p.2



Question: Att. 2 Annex A shows 'Modernización Sub-Estación 1359 y 1327' in the staging area, but Att. 1 and Att. C do not describe this work. Is any work at Substations 1359 or 1327 part of the Design-Build scope?



Answer: No. The modernization of Substations 1359 and 1327 is a separate project by others and is not part of the Design-Builder's scope (see answer to Question 130), except for the interface provisions described in the answer to Question 154. The Design-Builder shall coordinate its staging, access and work with that project.



444. Reference: Att. B 16700 §1.04.C, §2.01 (PDF pp.722-723); 16800 §2.01, §3.01. B (PDF p.758); 16900 §2.13 (PDF p.776), Att. B pp.722-723); (PDF p.758); (PDF p.776)

Question: Must one manufacturer supply the ATs, SCADA, generators and paralleling switchgear (16700 §1.04.C), or is a coordinated package under single-point responsibility acceptable?

Answer: A coordinated package under single-point responsibility is acceptable. A single entity shall be responsible for the integration, compatibility, testing, commissioning, SCADA/monitoring integration, warranty, service, and resolution of any incompatibilities among the generators, paralleling switchgear, ATs, controls, and associated interfaces as one integrated system. Notwithstanding the foregoing, the Design-Builder shall retain overall responsibility for providing a complete, fully functional, and code-compliant emergency power system and for resolving any deficiencies, coordination issues, or incompatibilities without additional cost to ASEM. The Design-Builder shall provide all testing, commissioning, documentation, certifications, and training required by the Contract Documents, applicable codes and standards, manufacturers' requirements, and authorities having jurisdiction. Acceptance shall be subject to successful completion of the required testing and commissioning activities and ASEM's approval.

445. Reference: Att. B 16900 §2.13 (PDF p.776); Att. B Notice of Document Use Art. C (PDF p.6), Att. B (PDF p.776); Att. B (PDF p.6)

Question: May generator manufacturers other than MTU, Cummins and Caterpillar be offered as equals?

Answer: Yes. Manufacturers other than MTU, Cummins and Caterpillar may be proposed as equals, provided that they meet or exceed all performance, reliability, service, testing and operational requirements of Section 16900 and the RFP Documents. Each generator set shall be listed to UL 2200 as a complete unit, and not only its individual components, and shall comply with NFPA 110 for a Level 1 Emergency Power Supply System. Any proposed equal shall demonstrate an authorized factory service organization in Puerto Rico, adequate replacement-parts support and the required 24-hour response capability. The Design-Builder shall demonstrate equivalency and shall be responsible for full compatibility, integration, testing, commissioning, warranty support and operational performance of the complete emergency power system, at no additional cost to ASEM.



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446. Reference: Att. B 16900 §2.02.A.4 (PDF p.768) and §2.08.A (PDF p.772), Att. B (PDF p.768) and (PDF p.772)

Question: 16900 §2.02.A.4 states fuel consumption of ' ≤ 0.36 gal/kWh'. At 3,500 kW for 120 hours this gives about 151,200 gallons. What consumption basis should be used to size the bulk fuel tank?

Answer: The bulk fuel storage shall be sized on the basis of the selected generators' certified fuel-consumption data at one hundred percent (100%) of their standby rating, for the number of generators required to carry one hundred percent (100%) of the facility demand load with one generator unavailable (N), for not less than one hundred twenty (120) hours, plus the unusable tank volume. See answer to Questions 25.

447. Reference: Att. B 16900 §3.07.F.1, §3.08.A (PDF pp.779-780); Att. C §7.6.1 (PDF p.120), Att. B (PDF pp.779-780); Att. C (PDF p.120)

Question: Who supplies the diesel fuel for the initial tank fill and for start-up, acceptance and NFPA 110 testing: the Design-Builder or ASEM?

Answer: The Design-Builder shall furnish all diesel fuel required for initial fill, start-up, testing, retesting, commissioning, integrated systems testing, and all other activities necessary to achieve Final Acceptance of the emergency power system. Prior to Substantial Completion of each Phase, the Design-Builder shall replenish all fuel consumed during such activities and deliver the bulk and day tanks full, clean, operational, and ready for service. Any additional fuel required as a result of failed tests, corrective actions, deficiencies, or retesting shall be provided by the Design-Builder at no additional cost to ASEM.

448. Reference: Att. B 16900 §3.08.A.1-2 (PDF p.780), Att. B (PDF p.780)

Question: What load must the generator acceptance test reach: 3,500 kW (two units) or the full installed capacity of 5,250 kW?

Answer: Each generator shall be tested at one hundred percent (100%) of its nameplate standby rating, and the parallel system shall be tested at its full installed capacity, using load banks as necessary, in accordance with NFPA 110 and Section 16900.

449. Reference: Att. B 16800 §2.10, §3.05.D (PDF p.760); Att. C §7.6.1.1 (PDF p.122), Att. B (PDF p.760); Att. C (PDF p.122)



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Question: Must a permanent 1,750 kW load bank be furnished and turned over (16800 §3.05.D), or is a temporary start-up load bank acceptable (Att. C §7.6.1.1, 'permanent or portable')?

Answer: A permanent load bank, with a capacity not less than the rating of one generator, shall be furnished, installed and turned over (Section 16800, §3.05.D governs), to allow the monthly and annual testing required by NFPA 110.

450. Reference: Att. 1 PDF p.51, §XII.5.h.iii, Att. 1 p.51

Question: Does commissioning require a 96-hour generator run to certify fuel flow (Att. 1 §XII.5.h.iii)?

Answer: No. The reference to a "96-hour" generator run is superseded by the 120-hour fuel-storage autonomy requirement and does not require a continuous 96-hour generator operation. Commissioning, acceptance testing, and integrated systems testing shall be performed in accordance with the Contract Documents, NFPA 110, the approved commissioning plan, and applicable codes and standards. The Design-Builder shall demonstrate the proper operation and integration of the emergency power system, including fuel storage, transfer, monitoring, controls, and associated equipment, as required for Final Acceptance.

451. Reference: Att. C §7.6.4 (PDF p.125); Att. B 16100 §1.01.B, §1.10 (PDF pp.558, 564), Att. C (PDF p.125); Att. B (PDF pp.558, 564)

Question: Att. C §7.6.4 requires on-line double-conversion UPS systems, but Att. B has no UPS section. What UPS capacity (kVA), topology and locations should be priced?

Answer: The Design-Builder shall provide on-line double-conversion UPS systems per Attachment C, Section 7.6.4, sized by its design for the loads identified in the answer to Question 69, including, at a minimum, the Operating Rooms' critical loads, the Disaster Control Center, telecommunications rooms (see answer to Question 452), nurse call, BMS and security head-ends, and the fire-alarm network, with N+1 module redundancy, maintenance bypass and not less than ten (10) minutes of autonomy at full load. UPS integral to medical equipment are addressed in the answer to Question 453.

452. Reference: Att. C §7.9.1 (PDF p.129); Att. B 16742 §1.05.C (PDF p.733), Att. C (PDF p.129); Att. B (PDF p.733)



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Question: Are the UPS units for telecom rooms furnished by the Design-Builder or by the Owner's structured cabling contractor?

Answer: The UPS units for the telecommunications rooms are furnished and installed by the Design-Builder as part of the building infrastructure, sized for the active equipment to be installed by ASEM's structured cabling and network contractor.

453. Reference: Att. F PDF pp.13-14 (CT, Fixed X-ray), p.41 (GC 2.a), Att. F pp.13-14 p.41

Question: Is UPS for fixed X-ray and other Att. F equipment (GC 2.a) furnished by the equipment vendor or by the Design-Builder?

Answer: The UPS unit provided by the Design-Builder, including all supporting infrastructure, power supply lines, power conditioning, and integration with the facility's electrical systems, is included in the Base Bid. The CT, fixed X-ray and other Attachment F equipment are furnished by the Design-Builder. The Design-Builder shall provide space, feeders, emergency-branch power and any interface required.

454. Reference: Att. B 16112 §3.02.E (PDF p.574), §3.02.F.7.j (PDF p.579), Att. B (PDF p.574), (PDF p.579)

Question: Is MC cable (hospital-grade HCF / MC-AP) acceptable for branch circuits concealed in walls and above accessible ceilings?

Answer: Hospital-grade HCF/MC-AP cable is acceptable only for branch circuits installed above accessible ceilings in non-patient-care areas. MC cable is not accepted concealed in walls. Branch circuits serving patient-care spaces shall be installed in metallic raceway (EMT or better) in accordance with NEC Article 517.13 and Section 16112.

455. Reference: Att. C §7.5.4 (PDF p.119), §7.9.1 (PDF p.129); Att. B 16742 §1.05.C (PDF p.733), Att. C (PDF p.119), (PDF p.129); Att. B (PDF p.733)

Question: How many electrical rooms per floor should be priced: two (Att. C §7.9.1, 16742 §1.05.C) or four on the Ground floor and three on Levels 2-8 (Att. C §7.5.4)?

Answer: The greater quantity governs: four (4) electrical rooms on the Ground (First) floor and three (3) on Levels 2 through 8, per Attachment C, Section 7.5.4, plus the rooms required on other levels by the Design-Builder's design.



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456. Reference: Att. C §7.8.5 (PDF p.128); Att. B 16511 §1.06.B, §2.01.A.1 (PDF pp.677-678); 16100 §1.11 (PDF p.564), Att. C (PDF p.128); Att. B (PDF pp.677-678); (PDF p.564)

Question: Which lighting control approach governs: a central addressable DALI/DMX system integrated with the BMS (Att. C §7.8.5) or 0-10 V dimming drivers (16511 §2.01.A.1)?

Answer: See answer to Question 361.

457. Reference: Att A Plans A-4.0 legend (PDF p.55); A-4.1 to A-4.11 (PDF pp.56-66), Att. A (PDF p.55); (PDF pp.56-66)

Question: The bridging set has no lighting fixture schedule. Will ASEM issue one, or does the Design-Builder define fixture types and basis of design?

Answer: See answer to Question 354.

458. Reference: Att C §5.10.2 (PDF p.79), §6.2.1 (PDF p.86), §6.7 (PDF p.92), Att. C (PDF p.79), (PDF p.86), (PDF p.92)

Question: Is the 19,165 SF interstitial isolation level an accessible space that needs lighting, receptacles and fire alarm coverage, or only a 3'-6" structural zone?

Answer: The interstitial isolation level is an accessible space for the inspection, maintenance and replacement of the isolators and of the systems crossing the isolation interface (see answers to Questions 151 and 289). It shall be provided with lighting, convenience receptacles, fire-alarm detection and fire protection as required by code and for those maintenance functions.

459. Reference: Att C PDF p.84 (MC-IO) and p.87, Att. C p.84 and p.87

Question: Does $I_p = 1.5$ with special seismic certification apply to all electrical components building-wide, or only to the Level 9 DCMOC systems?

Answer: See answer to Question 76: $I_p = 1.5$ with special seismic certification applies to all electrical components required for the continued operation of the facility, building-wide, not only to the Level 9 DCMOC systems.

460. Reference: Att APlans A-1.2A (PDF p.24) OR Equipment Notes 1-2; A-4.0 (PDF



p.55) OR Equipment Notes 1-5; Att. B 16100 §1.09.D (PDF p.564), Att. A (PDF p.24) (PDF p.55) Att. B (PDF p.564)

Question: A-1.2A and A-4.0 say the Owner supplies the surgical lights and booms and the Contractor installs them; 16100 §1.09.D says others furnish and install them. Which governs?

Answer: The rules in the answer to Question 387 govern: surgical lights are listed in Attachment F and are procured by the Design-Builder under Allowance Item 1; booms are addressed in the answer to Question 397.

461. Reference: Att. C §7.2.2 (PDF p.109), Att. C (PDF p.109)

Question: Are the Trauma ICU bedhead/headwall units furnished by the Design-Builder (Div. 26) or by the Owner under Att. F?

Answer: Trauma ICU bedhead/headwall units are furnished and installed by the Design-Builder in the Base Bid (Division 26), unless listed in Attachment F, in which case they are procured under Allowance Item 1.

462. Reference: Att C §5.10.3 (PDF p.83), §7.14.2 (PDF p.136), Att. C (PDF p.83)(PDF p.136)

Question: For the 72 surge-capable rooms, is a complete second headwall (power, nurse call, data) required, or rough-in only?

Answer: A complete second headwall is required for each of the seventy-two (72) surge-capable rooms, including power (normal and critical branches), medical gases, nurse call devices and data/telecommunications pathways and boxes (cabling by ASEM).



463. Reference: Att C §5.7.2 (PDF p.59), §8.2.3 (PDF p.140), Att C (PDF p.59), (PDF p.140)



Question: Must the electrical service and distribution be sized for 182-bed surge occupancy, as Att. C §8.2.3 requires for mechanical systems?



Answer: Yes. The electrical service and distribution, including the emergency power system, shall be sized for the 182-bed surge occupancy, consistent with Attachment C, Section 8.2.3 for mechanical systems.



464. Reference: Att 1 PDF p.12, §16.a, Att. 1 PDF p.12



Question: What power, UPS and isolated power requirements apply to the two hybrid ORs?

Answer: The Hybrid Operating Rooms shall have isolated power systems in accordance with NFPA 99 and NEC Article 517 (Operating Rooms are wet procedure locations unless ASEM's risk assessment determines otherwise), dedicated feeders and the UPS required by the selected imaging manufacturer (see answers to Questions 50, 451 and 453), with all receptacles and equipment on the critical branch.

465. Reference: Att F GC Medical items 6, 12, 13, 24 (PDF pp.42-45); Att. 8 Reg. 7998 Art. 6.18.5.7.11 (OCR PDF p.57); RFP §10.1.2.4.5 (PDF p.88), Att. F (PDF pp.42-45); Att. 8 (OCR PDF p.57); RFP §10.1.2.4.5 (PDF p.88)

Question: Are receiving, setting, final electrical connections and start-up support for Owner-furnished equipment included in the Base Bid?

Answer: Receiving, setting, final connections and start-up support for Owner-furnished (SOC/OFCI) equipment are charged to Allowance Item 1 (see the answer to Question 504). The building infrastructure required for that equipment (rough-in, utilities, supports and backing) is included in the Base Bid (see answer to Question 55).

466. Reference: RFP §7.2 (PDF p.27), §10.1.2.4.3 (PDF p.87); Att. 1 §VII.1 (PDF p.39), RFP §7.2 (PDF p.27), (PDF p.87); Att. 1 (PDF p.39)

Question: Which electrical systems must be complete and operating at Phase 1 turnover (for example: 38 kV substation, generator plant, BESS, fire alarm head-end, vertical risers)?

Answer: See answer to Question 229.

467. Reference: Att 1 §VI.17.c (PDF p.37), §III.3.n (PDF p.26), §XVI.44.j (PDF p.83), Att . 1 (PDF p.37), (PDF p.26), (PDF p.83)

Question: Att 1 §VI.17.c says power to the outpatient clinics shall not be interrupted 'under any scenario'. Is temporary bypass power (feeders or generators) required for each tie-in that affects clinic feeders?

Answer: Yes. Temporary bypass power (temporary feeders and/or generators with automatic transfer) is required for each tie-in or shutdown that affects the feeders serving the outpatient clinics, so that power and potable water to the clinics is not interrupted under any scenario. Its cost is included in the Lump Sum.



468.Reference: Att items 6.i-6.l (PDF p.10); Att. B 16100 §1.08.B (PDF pp.563-564), 16470 §1.05.D (PDF p.668), Att C (PDF p.10); Att. B (PDF pp.563-564), (PDF p.668)

Question: Which electrical, fire alarm, nurse call, security and telecom tie-ins to the existing ASEM Central Services Building and campus systems are expected?

Answer: The tie-ins to existing ASEM campus systems include, at a minimum: (a) fire-alarm interconnection with the existing Central Services Building system (see answer to Question 84); (b) the pneumatic tube system to the laboratories and the blood bank through the Level 3 bridge (see answer to Question 81); (c) the medical oxygen cross-connection (see answer to Question 53); (d) telecommunications backbone pathways and fiber connection to the campus network demarcation point (cabling by ASEM); (e) BMS integration with the campus building management system; (f) security and access-control pathways to the campus security head-end; (g) the electrical provisions for the secondary feed (see answer to Question 154); and (h) any other tie-ins required by the Design-Builder's design. No integration with an existing nurse call system is required. For security and access control, the Design-Builder's scope is limited to raceways, conduit, boxes, rough-ins, pathways, power and infrastructure; ASEM's separate access-control contractor will furnish and install the equipment, devices, controllers, head-end, cabling and programming. The Design-Builder shall deliver complete and operational systems in accordance with the Contract Documents.

469.Reference: Att A Plans ED-1.1 tags 11, 12, 15-18 (PDF p.14); ED-1.0 General Demolition Notes 9, 33 (PDF p.13); AS-1.0 Note 16 (PDF p.16), Att. A (PDF p.14); (PDF p.13); (PDF p.16)

Question: ED-1.1 says the existing switchgear and electrical/communication manholes at the new footprint remain in use. ED-1.0 Notes 9 and 33 require removing existing electromechanical utilities, and AS-1.0 Note 16 requires reinstalling them. Which governs?

Answer: The existing switchgear and electrical/communication manholes shown on ED-1.1 that serve existing facilities shall remain in service. Where they conflict with the new construction, the Design-Builder shall relocate or reroute them, maintaining service without interruption to the facilities they serve (see answer to Question 467). ED-1.0 Notes 9 and 33 apply only to utilities that are abandoned or that serve the structures to be



demolished, and AS-1.0 Note 16 applies to the reinstallation of relocated utilities.

470. Reference: Att A Plans ED-1.1 tags 11, 12, 15-18 (PDF p.14), Att. A (PDF p.14)

Question: What do the existing switchgear and service manholes shown on ED-1.1 serve (building, loads, rating and owner)?

Answer: The existing switchgear and service manholes shown on ED-1.1 serve the existing ASEM Central Services Building. The Design-Builder shall verify their function, loads, ratings and ownership in the field, and shall maintain service without interruption while relocating or protecting them (see answers to Questions 467 and 469).

471. Reference: Att C §2.2 (PDF p.25), §6.1 (PDF p.85); Att. B 01800, 02 41 00, 02 41 19 (PDF pp.29-38), Att (PDF p.25), (PDF p.85); Att. B (PDF pp.29-38)

Question: Is disconnecting, capping and rerouting existing electrical utilities in the demolition areas (Central Plaza and ED expansion) part of the Design-Build scope?

Answer: Yes. Disconnecting, capping, rerouting and maintaining existing electrical and other utilities in the demolition areas (Central Plaza and ED expansion) is part of the Design-Builder's scope.

472. Reference: Att 8 Reg. 7998 Art. 6.3.1 (OCR PDF p.36); Att. 1 §XVI.40.I (PDF pp.75-76), Att 8 (OCR PDF p.36); Att. 1 (PDF pp.75-76)

Question: Will ASEM make campus power available for construction? If so, at what cost?

Answer: ASEM will make available to the Design-Builder one 125-ampere circuit breaker, at a location designated by ASEM, exclusively for its field offices and light construction equipment. The service is provided on an as-available basis, may be interrupted or suspended by ASEM at any time for operational reasons, and ASEM shall have no liability for any interruption. The Design-Builder shall install, at its cost, the metering, protection and distribution required from that breaker, and shall pay for the metered consumption at the applicable LUMA rates. All other temporary power required for the Work shall be provided by the Design-Builder, in accordance with Regulation 7998, Article 6.3.1 and Attachment 1, Section XVI.40.I.



473. Reference: Att 8 Reg. 7998 Art. 6.3.1 and Art. 13.4.1.5 (OCR PDF pp.36, 92), Att 8 (OCR PDF pp.36, 92)

Question: Is the cost of electricity and fuel used for testing, start-up and commissioning before Substantial Completion carried by the Design-Builder?

Answer: Yes. The cost of electricity and fuel used for testing, start-up and commissioning before Substantial Completion of each Phase is the Design-Builder's responsibility.

474. Reference: Att B 23 74 00 §2.02D (PDF p.825), 23 23 00 (PDF p.818); Att. C §8.4.5.2 (PDF p.146), §8.4.6 (PDF p.148), §8.4.9 (PDF p.151), Att B (PDF p.825), 23 23 00 (PDF p.818); Att. C (PDF p.146), (PDF p.148), (PDF p.151)

Question: Is all reheat electric (23 74 00 §2.02D; Att. C §8.4.9), or is a reheat hot-water system required (Att. C §8.4.5.2, §8.4.6)?

Answer: Yes. All reheat shall be electric (see answer to Question 379).

475. Reference: Att B 21 13 13 §2.01 (PDF p.789); Att. C §7.5.2 (PDF p.118), §8.6.2 (PDF p.159), Att B (PDF p.789); Att. C (PDF p.118), (PDF p.159)

Question: 21 13 13 §2.01 specifies one diesel fire pump; Att. C §8.6.2 says to 'consider' an electric pump for N+1. Is an electric fire pump required in the base proposal?

Answer: See answer to Question 364.

476. Reference: Att B 16200 §1.02.A.2 (PDF p.612), §3.02.C-D (PDF p.641), Att B (PDF p.612), (PDF p.641)

Question: Is plenum-rated fire alarm cable without conduit acceptable in accessible ceilings and partitions?

Answer: Section 16200, §3.02.C–D governs. Fire-alarm circuits shall be installed in raceway where required by that Section, including exposed, wet, mechanical, electrical, and inaccessible locations, and for all risers and network/SLC backbone circuits. Installation of plenum-rated fire-alarm cable without raceway shall be permitted only in locations expressly allowed by Section 16200, §3.02.C–D, NFPA 72, and NEC Article 760. The Design-Builder shall be responsible for demonstrating compliance with all applicable code and specification requirements.



477. Reference: Att B 16200 §1.05.C (PDF p.615), §2.07.H.10 (PDF p.638); Att. 1 PDF p.16, Att B (PDF p.615), (PDF p.638); Att. 1 PDF p.16

Question: Is Class B SLC/NAC acceptable throughout (16200 §1.05.C), or are Class A/X pathways required for risers and network circuits (Att. 1 'Class A / Style 7')?

Answer: The more stringent requirement governs: Class A (or Class X where required by NFPA 72 for survivability) pathways are required for SLC, network and riser circuits, as required by Attachment 1. Class B pathways are acceptable for notification appliance circuits within a single floor and fire zone, where permitted by NFPA 72 and the performance-based design approved by the authority having jurisdiction.

478. Reference: Att B 16200 §1.02.A.6 (PDF p.613), Att B (PDF p.613)

Question: Is Cerberus PRO a basis of design, with other listed manufacturers acceptable?

Answer: Siemens Cerberus PRO is the basis of design and is the existing fire alarm platform serving the facility. Alternative manufacturers may be proposed as equals, provided the Design-Builder demonstrates to ASEM's satisfaction full compatibility and interoperability with the existing system and compliance with all Contract requirements, including any required interconnection, monitoring, control, and evacuation functions.

The Design-Builder shall be solely responsible for verifying compatibility and for providing all equipment, software, interfaces, programming, upgrades, and integration work required to achieve a complete and fully functional system.

ASEM makes no representation or warranty that a non-Siemens system can be integrated with the existing fire alarm system without additional modifications. Any costs, risks, or impacts associated with an alternative manufacturer shall be borne solely by the Design-Builder. ASEM reserves the right to reject any proposed alternative that does not adequately demonstrate compliance with the RFP Documents.

479. Reference: Att 1 §II.i.23.b (PDF p.16); Att. C §7.13 (PDF p.135); Att. B 16200 §1.02.A.9 (PDF p.613), Att 1 (PDF p.16); Att. C (PDF p.135); Att. B (PDF p.613)



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Question: Who reprograms or upgrades the existing Central Building fire alarm system for the interconnection (ASEM's vendor or the Design-Builder), and who pays?

Answer: The Design-Builder shall be solely responsible for the required fire alarm system interconnection, including any programming, reprogramming, upgrades, modifications, testing, and commissioning of the existing Central Building fire alarm system. Such work shall be performed by a provider authorized to service the existing system.

ASEM's current service provider for the existing system may be utilized; however, the selection, coordination, and cost of the authorized provider shall be the Design-Builder's responsibility. All associated costs shall be included in the proposal price.

ASEM makes no representation regarding the extent of programming, upgrades, modifications, or services that may be required to achieve the Contract requirements. The Design-Builder shall be solely responsible for determining and providing all work necessary to deliver a complete and fully functional system.

480. Reference: Att C §7.9.3 (PDF p.131); Att. B 16200 §1.05.V (PDF p.619), Att C (PDF p.131); Att. B (PDF p.619)

Question: Does the 2-hour voice alarm battery duration in Att. C §7.9.3 apply to the fire alarm voice evacuation system? 16200 §1.05.V requires 15 minutes.

Answer: The more stringent requirement governs: the fire-alarm voice evacuation system shall have secondary power capacity for twenty-four (24) hours of standby followed by two (2) hours of alarm operation, as required by Attachment C, Section 7.9.3. Section 16200, §1.05.V is superseded where less stringent.

481. Reference: Att C §7.9, §7.10 (PDF p.134); Att. B Div. 16 (Sec. 16100-16900), Att C (PDF p.134)

Question: Is an emergency responder radio coverage system (ERRCS/BDA) required? If so, is it Design-Builder scope?

Answer: Yes. An Emergency Responder Radio Coverage System (ERRCS/BDA) is required where the radio-coverage survey shows that the minimum signal strength required by the applicable fire code (IFC Section 510 / NFPA 1221 or 1225, as adopted) is not achieved. The survey, design,



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installation, testing, licensing coordination and acceptance of the ERRCS are in the Design-Builder's scope, and Proposers shall price a complete system for the entire building.

482. Reference: Att C §7.9 (PDF pp.129-132); Att. B Div. 16, Att C (PDF pp.129-132)

Question: Is a cellular DAS required? If so, whose scope is it?

Answer: No. A cellular distributed antenna system (DAS) is not required in the Design-Builder's scope. The Design-Builder shall provide pathways, spaces and power provisions for a future DAS by others.

483. Reference: Att C §7.9.4 (PDF pp.131-132); Att. B 16131 §2.08.C (PDF p.596); Att. A Plans A-7.11 Note 4 and 'Work by Owner' (PDF p.89), A-7.23 (PDF p.101), Att C (PDF pp.131-132); Att. B (PDF p.596); Att. A (PDF p.89), (PDF p.101)

Question: For access control, which governs: rough-in only (Att. C §7.9.4; 16131 §2.08.C; A-7.11 'Work by Owner') or a complete system by the Owner's vendor under the Design-Builder's contract (A-7.11 Note 4; A-7.23)?

Answer: Attachment C, Section 7.9.4, Section 16131, §2.08.C and the "Work by Owner" notes on sheet A-7.11 govern: the Design-Builder provides rough-in, pathways, back boxes, power and electrified door hardware (see answer to Question 485); the access-control devices, controllers, head-end and programming are provided by ASEM's vendor under a separate contract. Note 4 on sheet A-7.11 and any contrary indication on sheet A-7.23 are deleted.

484. Reference: Att A Plans A-7.11 Note 4 (PDF p.89), Att. A (PDF p.89)

Question: If the Design-Builder must contract the Owner's access control vendor, who is the vendor and what is the platform?

Answer: Not applicable. See answer to Question 483.

485. Reference: Att A Plans A-7.12 to A-7.22 (PDF pp.90-100); Att. C §7.9.4 (PDF p.132), Att A (PDF pp.90-100); Att. C (PDF p.132)

Question: Who furnishes electrified door hardware (strikes, maglocks, REX, door position switches) and lock power supplies? The A-7.22 hardware sets list none.



Answer: The Design-Builder shall furnish and install all electrified door hardware, including electric strikes, magnetic locks, request-to-exit devices, door position switches, lock power supplies, power-transfer devices, relays, interface modules, and all other components required for a complete and operational installation. The Design-Builder shall also provide all associated power, raceways, cabling, and interface wiring to the access-control panels and shall coordinate the installation and integration requirements with ASEM's access-control vendor in accordance with the answers to Questions 83 and 325. The Design-Builder shall remain responsible for providing a complete, fully integrated, code-compliant, and operational system, including resolution of any coordination, compatibility, or installation issues at no additional cost to ASEM.

486. Reference: Att A Plans A-7.12 to A-7.22 (PDF pp.90-100); A-7.22 Hardware Note 8, Att A (PDF pp.90-100)

Question: Will ASEM issue a tabulated electrified-door schedule (door mark, device types, fail-safe or fail-secure)?

Answer: No. The Design-Builder shall develop the electrified-door schedule (door mark, device types, fail-safe or fail-secure function) during design, in coordination with ASEM's security and IT departments and the life-safety requirements. For pricing purposes, the quantities scheduled on sheets A-7.12 to A-7.21 (187 doors with card readers and magnetic locks and 34 with electric strikes) are the minimum.

487. Reference: Att C §7.9.3-7.9.4 (PDF pp.131-132), Att C (PDF pp.131-132)

Question: Who designs the PA speaker, CCTV camera and card-reader layouts used to size the rough-in, and when will they be available?

Answer: The Design-Builder shall design the PA speaker, CCTV camera, card-reader and wireless access point layouts that define the rough-in, in coordination with ASEM's IT and security departments, and submit them for approval with the Design Development milestone.

488. Reference: Att §7.9.1-7.9.4 (PDF pp.129-132), Att C (PDF pp.129-132)

Question: If those layouts are not available before pricing, what device density should be used for PA, CCTV, card reader and Wi-Fi rough-in?

Answer: For pricing purposes, Proposers shall assume, at a minimum: PA speakers at a spacing not exceeding 20 feet in corridors and one per room in



public and staff areas; CCTV cameras at all building entrances and exits, elevator lobbies, corridors at intervals not exceeding 60 feet, the ED, pharmacy, loading dock, heliport and parking/ambulance areas; card readers per the door schedule; and one Wi-Fi access point per 1,500 SF of floor area. The final quantities shall be those of the approved layouts and are included in the Lump Sum.

489. Reference: Att C §7.9.1 (PDF p.129); Att. F PDF pp.9-15, 41, Att C (PDF p.129); Att. F PDF pp.9-15, 41

Question: Are Wi-Fi access points and network switches Owner (ITD) items, with the Design-Builder providing pathways only?

Answer: Yes. Wi-Fi access points and network switches are ASEM (Information Technology) items; the Design-Builder provides pathways, back boxes, mounting provisions and power (including PoE-compatible infrastructure and pathways) only.

490. Reference: Att C §7.9.1 vs §7.9.5 (PDF pp.129, 132), Att C (PDF pp.129, 132)

Question: Are the Disaster Control Center dedicated fiber, redundant network switches and VoIP Owner items?

Answer: Yes. The Disaster Control Center dedicated fiber, redundant network switches and VoIP equipment are ASEM items. The Design-Builder provides the pathways, spaces, power (UPS and emergency) and infrastructure required for them.

491. Reference: Att B 16742 §1.01.B; 16300 §1.01.E (PDF p.649); Att. C §7.8.5, §7.9, Att B (PDF p.649)

Question: Will BMS, nurse call, lighting control and CCTV use the Owner LAN, or is a separate building-systems network required? If separate, who furnishes it?

Answer: A separate, dedicated building-systems network for the BMS, lighting control and nurse call shall be furnished and installed by the Design-Builder, with a secure, segregated interface to ASEM's LAN in accordance with ASEM's IT security requirements. CCTV and access control will use ASEM's network.

492. Reference: Att B 16300 §1.04.B (PDF p.650), §1.06 (PDF pp.652-653), §2.01 (PDF p.654), B (PDF p.650), (PDF pp.652-653), (PDF p.654)



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Question: Is Rauland-Borg an ASEM standard for nurse call, with no equal accepted?

Answer: Rauland-Borg is the basis of design for the nurse call system because it is the platform currently utilized by ASEM and supports the ASEM's objective of maintaining operational consistency, user familiarity, maintenance efficiency, and system standardization across facilities.

Alternative systems may be proposed as equals only if the Design-Builder demonstrates, to ASEM's satisfaction, that the proposed system meets all Contract requirements, provides equivalent functionality, and is compatible with ASEM's operational and integration requirements.

ASEM reserves the right to require standardization with the existing nurse call platform if ASEM determines during the procurement process that such standardization is necessary to support clinical operations, maintenance, training, lifecycle management, interoperability, or other operational considerations.

The Design-Builder shall be solely responsible for demonstrating compliance, compatibility, and integration of any proposed alternative system. The acceptance of an alternative system shall be subject to ASEM's review and approval and should not relieve the Design-Builder of its responsibility to provide a complete and fully operational nurse call system in accordance with the RFP Documents.

493. Reference: Att B 16300 §1.01, §2.01 (PDF pp.649, 654), Att B (PDF pp.649, 654)

Question: Is there an existing ASEM nurse call system that the new system must integrate with? If so, what make, model and version?

Answer: ASEM does not require integration of the new nurse call system with an existing nurse call system in the Central Services Building. However, the nurse call system provided for the New Trauma Hospital shall operate as a fully networked system within the new facility and support all functionalities required by the RFP Documents.

The Design-Builder shall furnish a complete, fully functional, and networked nurse call system, including all required infrastructure, software, licenses, interfaces, and components. ASEM reserves the right to require standardization with an existing platform if determined necessary for operational, maintenance, or interoperability purposes.



494. Reference: RFP §12.4.1 (PDF p.100); Att. 6 cl. 7 (PDF pp.7-8); Att. 9 §2.2.1 (PDF pp.6-7); Att. 8 Reg. 7998 Art. 1.1.1.72 (OCR PDF p.13), RFP (PDF p.100); Att. 6 cl. 7 (PDF pp.7-8); Att. 9 §2.2.1 (PDF pp.6-7); Att. 8 (PDF p.13)

Question: Will ASEM issue a binding order of precedence for all contract documents, including Att. 1 (Scope of Works), Att. B (Specifications), Att. C (Bridging Report) and the Drawings?

Answer: In order to resolve the discrepancy identified in the order of precedence, Addendum 4 will be issued to establish the correct and applicable order.

495. Reference: Att 1 §XV.1 (PDF p.65); Att. 9 §6.16.1.1 (PDF p.21); Att. C §5.9.1 (PDF pp.64-65), Att 1 (PDF p.65); Att. 9 (PDF p.21); Att. C (PDF pp.64-65)

Question: Which editions govern for NEC (2020 or 2023), NFPA 72, NFPA 99, NFPA 101 and NFPA 110?

Answer: See answer to Question 58. The editions of NFPA 70 (NEC), NFPA 72, NFPA 99, NFPA 101 and NFPA 110 that govern are those adopted by the Puerto Rico Building Code and the authorities having jurisdiction in effect on the proposal submission date. In addition, the design shall comply with the editions of NFPA 99 and NFPA 101 adopted by the Centers for Medicare & Medicaid Services (CMS) for participating hospitals. Where more than one edition applies, the Design-Builder shall comply with all of them, and the more stringent requirement governs.

496. Reference: Att 3 Wage Determination PR20260035 (PDF pp.1-2); Att. 4 HUD-4010 A.1.iii (PDF p.2), Att 3 (PDF pp.1-2); Att. 4 (PDF p.2)

Question: Wage determination PR20260035 is a 'Heavy' construction type. Will a 'Building' wage determination apply to the hospital building work?

Answer: The applicable Davis-Bacon wage determination(s) will be issued in Addendum No. 4: a Building construction wage determination for the hospital building work and, where applicable, a Heavy construction wage determination for the substation and off-site utility work. The wage determination(s) in effect as provided in 29 CFR 1.6 (including modifications published at least ten (10) days before the proposal opening) shall apply.

497. Reference: Att 3 PR20260035 (PDF p.2); Att. 4 HUD-4010 A.1.iii (PDF p.2), Att 3 (PDF p.2); Att. 4 (PDF p.2)



Question: What wage rate or conformance basis applies to low-voltage/telecom technicians, who are not listed in PR20260035?

Answer: Classifications not listed in the applicable wage determination, such as low-voltage/telecommunications technicians, shall be added through the conformance process of 29 CFR 5.5(a)(1)(iii), using Form SF-1444, submitted through ASEM and PRDOH to the U.S. Department of Labor before the work is performed.

498. Reference: RFP §7.4.4 (PDF p.32); Att. 7 App. II item 13 (PDF pp.42-43); Att. 9 §17.19 (PDF p.50), RFP §7.4.4 (PDF p.32); Att. 7 (PDF pp.42-43); Att. 9 (PDF p.50)

Question: Which Build America, Buy America categories apply to electrical equipment and materials (switchgear, generators, transformers, conduit, wire, fiber)?

Answer: See answer to Question 4. To the extent BABA applies, the categories are those of 2 CFR Part 184: iron or steel products (e.g., steel conduit, supports and structural members); manufactured products (e.g., switchgear, generators, transformers, ATs, panelboards); and construction materials (e.g., non-ferrous metals such as copper wire and cable, plastic and polymer-based products such as PVC conduit, glass, optical fiber and fiber-optic cable).

499. Reference: Att B Notice of Document Use Art. C (PDF p.8), Att B Art. C (PDF p.8)

Question: Which electrical and low-voltage products are Owner-standard, sole-source or required for compatibility with existing ASEM systems (fire alarm, nurse call, security, BAS, generators/switchgear, communications)?

Answer: Except as stated in Addendum No. 4, there are no sole-source or Owner-standard electrical or low-voltage products. Named products are the basis of design and equals are accepted, subject to the compatibility requirements with existing ASEM systems stated in the answers to Questions 84, 118, 478 and 492.

500. Reference: Att B 16100 §1.06.D (PDF p.563); 16600 §3.05; 16700 §3.03; 16800 §3.06, Att . B (PDF p.563)

Question: 16100 §1.06.D requires an independent NETA testing agency, while 16600, 16700 and 16800 rely on manufacturer start-up. Is independent



NETA ATS acceptance testing required for the switchgear, paralleling gear and ATSs?

Answer: Yes. The more stringent requirement governs: independent NETA acceptance testing (ANSI/NETA ATS) by a NETA-accredited testing agency is required for the medium- and low-voltage switchgear, paralleling switchgear, ATSs, transformers, protective relays and other equipment listed in Section 16100, §1.06.D, in addition to the manufacturers' start-up services.

501. Reference: Att B 16100 §1.10 (PDF p.564); 16550 §1.06 (PDF p.685); 16600 §1.07 (PDF p.704); 16800 §1.08 (PDF p.742); 16900 §1.07 (PDF p.766), Att B (PDF p.564); (PDF p.685); (PDF p.704); (PDF p.742); (PDF p.766)

Question: Do electrical equipment warranties start at Substantial Completion (16100 §1.10), or at shipment or energization as stated in 16550, 16600, 16800 and 16900?

Answer: See answer to Question 503: equipment warranties start at the Substantial Completion of the Phase in which the equipment is placed in service, not at shipment or energization.

502. Reference: RFP §7.2, §10.1.2.4.5 (PDF pp.25, 88); Att. 6 cl. 35.k (PDF pp.20-21); Att. 8 Reg. 7998 Art. 6.19.3, 12.6.1 (OCR PDF pp.58, 83), RFP §7.2, (PDF pp.25, 88); Att. 6 (PDF pp.20-21); Att. 8 (PDF pp.58, 83)

Question: What is the general warranty period? None is stated in the RFP, Model Contract or Att. 1?

Answer: See the answer to Question 503.

503. Reference: RFP §7.2 (PDF p.25); Att. 1 §XIV.1.d (PDF p.60), RFP §7.2 (PDF p.25); Att. 1 (PDF p.60)

Question: Do warranties for Phase I systems start at Phase I turnover or at Final Completion of the Project?

Answer: The general warranty (correction) period is two (2) years. For systems and areas that are part of Phase I, the general warranty and equipment warranties start at Phase I Substantial Completion; for all other Work, at Substantial Completion of the Project. Longer warranties required by the specifications, Attachment F or the answers in this Addendum (including the roofing warranty) govern the items concerned. Systems placed in service in Phase I that are modified or extended in Phase II shall be re-



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warranted for the modified portions from Substantial Completion of the Project.

The Design-Builder's contractual warranty obligations and manufacturers' warranties are separate and cumulative. The Design-Builder's warranty period shall commence upon Substantial Completion of the applicable Phase I or Phase II Work, as specified in the Contract Documents. Manufacturers' warranty periods shall commence in accordance with their respective warranty terms. The existence or expiration of a manufacturer's warranty shall not limit the Design-Builder's contractual warranty obligations. The Design-Builder shall assign to ASEM all manufacturers' warranties customarily available for the equipment, materials, and systems furnished under the Contract and shall remain responsible for correcting defective Work in accordance with the Contract Documents. Nothing herein shall be construed to limit or replace any contractual warranty obligations of the Design-Builder or any rights and remedies available to ASEM under the Contract or applicable law.

504. Reference: RFP Exhibit17 RFP Exhibit18 Attachment H, Attachment F, Attachment 1 §XIII.8, RFP:287 RFP: 203-212, RFP: 213-226

Question: The text of the \$25,000,000 Hospitalier and Medical Equipment Allowance in Exhibit 17 refers to 'Attachment H (Hospitalier and Medical Equipment)'. The attachments issued are A through G, and the equipment list is Attachment F. In addition, Attachment 1 §XIII.8 and Exhibit 18 (item B-23) refer to 'Owner-Furnished, Contractor-Installed' equipment. Please confirm (a) that Attachment F is the equipment list that governs the allowance; (b) whether the medical equipment will be furnished by the Contractor under the allowance or by ASEM; and (c) who bears the schedule risk for delivery of the equipment required for Functional Operation of Phase I.

Answer: Among the documents for the Request for Sealed Proposals, there is no attachment identified as Attachment H.

(a) Item 1 under the heading "Allowances" shall cover all costs related to the purchase, taxes, levies, fees, transport, delivery, installation, testing, commissioning, warranty, biomedical support, calibration, start-up, utilities hook-ups, technical support & guidance, assembly, validation, and any other incidental or supplementary expenses required for the operational supply of the hospital and medical equipment identified in Attachment F and the installation by the



Contractor of other hospital and medical equipment that will be supplied by the ASEM.

(b) The Hospital and Medical equipment will be furnished by the Contractor under the Item 1 of the Allowance.

(c) The schedule risk regarding the delivery of equipment required for the Functional Operation of Phase I lies with the Contractor, not with ASEM.

General Reservation of Rights – applicable to all answer in this Addendum:

Except as expressly modified by this Addendum, nothing herein shall be construed to waive, limit, expand, modify, or otherwise affect any provision of the RFP, the Contract Documents, applicable law, grant requirement, funding condition, or any right, remedy, defense, immunity, claim procedure, jurisdictional requirement, or funding protection available to ASEM. No response contained in this Addendum shall be construed as an admission, determination, approval, or acceptance regarding the validity, timeliness, allowability, factual basis, legal merit, amount, entitlement, compensability, eligibility for relief, or procedural sufficiency of any claim or request for relief.

Failure by ASEM to address, reject, object to, or respond fully to any question, interpretation, assumption, position, contention, statement, request, or proposed contract interpretation shall not constitute approval, concurrence, waiver, modification of the RFP or Contract Documents, or recognition of any entitlement. Except as expressly modified by this Addendum, all requirements of the RFP and Contract Documents remain unchanged and in full force and effect, and all rights not expressly modified herein are reserved by ASEM. In the event of any inconsistency, this RFP Addendum and the Contract Documents shall be interpreted in accordance with the applicable order-of-precedence provisions.

In San Juan, Puerto Rico, today October 29, 2026.



Celeste Robles Batolomei

Celeste Robles Batolomei

Procurement Manager

Puerto Rico Medical Services Administration



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