

Final Scope

143345 Ponce Hospital Psiquiatria Forense

*****Version 1*****

Version 1 created to capture Applicant's provided Method of Repair for the repairs of the disaster related damages in **Ponce Hospital Psiquiatria Forense**. In Version 0 - DI 182963 a total of \$311,851.11 was awarded in support to the Applicant for the development of their Method of Repair. Applicant has submitted an MOR for FEMA's review. FEMA developed a cost per Applicant's request.

"SOW from previous version has been removed from current SOW. It can be found in the "Versioning and Amendments" tab in GM."

On September 6, 2017, the eye of Category 5 Hurricane Irma passed through the Atlantic, 60 miles north of Puerto Rico. 14-days later, on September 20, 2017, Category 4 Hurricane Maria made landfall in southeast Puerto Rico. Hurricane Maria traversed the island of Puerto Rico in a northwestern trajectory for approximately seven hours. Both hurricanes created widespread "catastrophic" damage on the island from hurricane-force winds and heavy rainfall.

Both storms resulted in Major Disaster Declarations. Due to the close proximity of the storm dates, the determination was made that distinguishing permanent work claims between Hurricane Irma and Maria was not necessary and all permanent work started on September 17, 2017, will be attributed to Hurricane Maria. These Major Disaster Declarations provide Puerto Rico with federal resources to assist with response and recovery from the catastrophic damage from Hurricanes Irma and Maria. The Hurricane Maria (FEMA-4339-DR-PR) disaster declaration designated every municipality as eligible for FEMA Public Assistance (PA), and the Puerto Rican government cataloged over 63,000 damaged locations for submission to the FEMA PA program.

The Ponce Forensic Psychiatric Hospital Facility (PHPF) was built in the 1960s. The facility consists of four (4) separate units designated as the North, East, West and South wings. It has a maximum authorized capacity of 125 patients including male and female patients and has over 115 employees. The facility is administrated by the Mental Health and Addiction Services Administration (ASSMCA for its acronym in Spanish) and provides transitional, residential, hospitalization, psychosocial residential and psychosocial ambulatory services for patients dealing with mental health conditions, substance dependence or addiction disorders. This fifty+ (50+) year old, 60,000 SF facility is one of only two Forensic Psychiatric Facilities on the Island. This critical facility is also the only Forensic Psychiatric Facility which houses female patients. The functions of each wing include three separate patient units (N, W and E) and an Administrative Area (S). Units are interconnected thru hallways by the main floor (Level 1). Building is a 1-story structure, constructed of reinforced concrete and masonry blocks.

Hurricane Maria damaged this facility. FEMA, the Puerto Rico Central Office for Recovery, Reconstruction and Resilience (COR3) and ASSMCA will evaluate the damage claim and associated funding for PHPF as follows:

Replacement of PHPF was authorized using the Bipartisan Budget Act (BBA) and the modified 50% rule. The cost for the replacement was generated using standard FEMA Public Assistance (PA) process. The cost for demolition for the replacement was calculated separately and generated using standard FEMA Public Assistance (PA) process.

The total associated funding results in a Fixed Cost Estimate (FCE) in accordance with the Public Assistance Alternative Procedures (PAAP, Section 428). The following are documents associated with this claim:

Replacement:

- 65507 - DR4339PR - ST65507 - DR4339PR - Cost Estimate (Modified 50% replacement calculation)
- 65507 - DR4339PR - DR4339PR-65507 - BBA Scope survey - v2024-07-15 w Addendum
- *Propuesta ASSMCA Evaluaciones Estructurales Rev 1*

- 07 22 21 04 ISLANDWIDE 3
- ST65507 - DR4339PR - Cost Estimate-V1.xlsm
- ST65507 - DR4339PR – CEF-V1.xlsm

428 Scope of Work

This Project Worksheet (PW) is to authorize _____ (prior to any insurance reductions) to be awarded to the ASSMCA(Subrecipient) for PHPF as a fixed cost estimate. This PW has been prepared to document disaster damages and provide a fixed cost estimate to the Subrecipient per the Public Assistance Alternative Procedures (Section 428) Guide for Permanent Work FEMA-4339-DR-PR January 1, 2022. This project does not authorize construction. The scope of work listed in this Damage Inventory item applies to all Damage Inventory item associated with this project.

The fixed cost estimate is based on the cost to restore the damage described in the Damage Description and Dimensions to industry standards without regard to pre-disaster condition and to restore components not damaged by the disaster when necessary to fully effectuate restoration of the disaster-damaged components to restore the function of the facility or system to industry standards, as authorized by Section 20601 of the Bipartisan Budget Act of 2018 and described in FEMA Recovery Policy FP-104-009-5 Version 2 (Implementing Section 20601 of the 2018 Bipartisan Budget Act through the Public Assistance Program, September 11, 2019). The facilities provide a critical service as defined in Stafford Act Section 406.

The methodology used to develop the cost estimate can be found in the project documents.

Proposed Scopes of Work for Construction

In order to use funding authorized by this subaward for construction, the Subrecipient first must submit the proposed scopes of work which must be reviewed by the Recipient and FEMA. The proposed scope of work should be provided prior to the commencement of the work to ensure sufficient time to complete required Public Assistance eligibility and FEMA Environmental and Historical Preservation (EHP) reviews. Initiation of construction prior to FEMA EHP completion of reviews may jeopardize part of or all the Federal funding for the project. Facility has been identified to be potentially eligible to the National Register of Historic Places (NRHP).

Except where specifically waived or modified by the Stafford Act Section 428, compliance with all other law, regulation, policy, and guidance applicable to FEMA's Public Assistance Program is required. Per FEMA Recovery Policy FP-104-009-5 Version 2, if the Subrecipient plans to use the funds authorized in this PW toward an Alternate Project, the Alternate Project must still include a critical service and must be constructed to an approved industry standard. FEMA will evaluate the proposed use for reasonableness to ensure funds are used in an appropriate manner based on the intent to improve the resiliency of the critical services.

406 Mitigation

This project does not include 406 Hazard Mitigation funding. Hazard mitigation proposals for 428 projects will only be considered based on the actual scope of work to be implemented. When the Subrecipient submits the scope of work for its actual recovery solution, the Subrecipient may also provide proposals for 406 hazard mitigation (HMP). The proposed HMP will require evaluation by FEMA for eligibility and EHP for compliance review. As part of the eligibility review, FEMA will evaluate the scope of work, technical feasibility, the level of protection, and the cost effectiveness of the HMP. If a proposed HMP is not determined to be feasible, FEMA staff will suggest alternative mitigation measure(s). The eligible 406 mitigation scope of work will be limited to that which is necessary to reduce risk to the original function at the pre-disaster capacity.

For alternate and improved projects, if the project results in a reduction of risk to the function of a damaged facility, 406 mitigation costs may also be eligible and included in the fixed-cost subaward. The amount of eligible 406 mitigation funding included in the HMP will be limited to that associated with the capacity of the pre-disaster design of the facility.

Should the Subrecipient identify structures that are possible candidates for application of the Wind Retrofit Memo, the Subrecipient must complete and submit Appendix D of the Wind Retrofit Memo Standard Operating Procedure. FEMA will evaluate the structure's eligibility for Wind Retrofit and communicate with the Subrecipient if additional information is needed.

The approved eligible 406 mitigation costs will be captured as a discrete scope of work and fixed-cost estimate and will be obligated in the PA subaward which includes the actual scope of work to be implemented. If funds for 406 mitigation are included, the Subrecipient must complete the approved scope of work of the HMP in order to retain the 406 mitigation funding.

Use of 428 Funding

In the event that the cost to complete all the Subrecipient's actual recovery solution exceeds the available funding authorized in the Subrecipient's projects, the Subrecipient must complete the project at its own expense. If there are excess funds, the Subrecipient may request to apply the excess funds to allowable uses as described in the Public Assistance Alternative Procedures (Section 428) Guide for Permanent Work FEMA-4339-DR-PR January 1, 2022. Since the Subrecipient has multiple PAAP subawards, it must submit a request to close this project and each other PAAP subaward within 90 days of the end of the project's completion date or period of performance, whichever is sooner, to the Recipient. When the Subrecipient has completed all of the approved SOWs in all of its PAAP subawards for less than the agreed-upon aggregate subawards, it must submit a request to close its final PAAP subaward, certify final costs, and submit a request to use excess funds. The Recipient must submit the request to FEMA within 180 days of the end of the final PAAP project's completion date or period of performance, whichever is sooner. As part of this request, the Recipient or Subrecipient must also provide information for the intended use of the excess funds to include the SOW and project timeline.

Period of Performance

Given the magnitude and complexity of the work to be performed, the Subrecipient requires an extension to the period of performance set forth in 44 CFR 206.204(c). Accordingly, FEMA approved a period of performance for two years from the current period of performance date of March 20, 2025. If the Subrecipient requires further extension(s) of the period of performance, then it shall submit its request for an extension through the Recipient to the Regional Administrator for FEMA Region II. Requests for extensions beyond the date approved should include a detailed justification for the delay, a projected completion date and information regarding the status of the work for the project. Failure to comply with the terms of the period of performance may cause the approved funding to be deemed ineligible and may result in de-obligation of those funds.

EHP

Other than design, planning and non-destructive due diligence studies, no construction nor work should commence prior to the issuance of specific FEMA SOW approval. A thorough EHP compliance review will proceed the proposed scope of work submitted. FEMA EHP review does not relieve the Subrecipient of its responsibility for coordinating, notifying, obtaining permits, and complying with applicable Federal, State, and local laws, regulations, and executive orders. Failure to comply with EHP requirements may jeopardize FEMA funding.

The complexity of the undertaking and the high potential for adversely affecting historic/archaeological resources may require resolution of Adverse Effect as identified in Stipulation II.C.6 of the *Third Amendment to Programmatic Agreement among the Federal Emergency Management Agency, the Puerto Rico State Historic Preservation Officer, and the Puerto Rico Central Office for Recovery, Reconstruction and Resiliency*. The resolution of Adverse Effect will provide a specific strategy for compliance with the National Historic Preservation Act. See attached conditions for additional information on NHPA compliance as well as for compliance with other EHP laws, policies, and executive orders.

Insurance

Pursuant to Section 312 of the Stafford Act and 44 CFR Part 206, Subpart I, the Subrecipient may not receive disaster assistance for losses covered by insurance. The Subrecipient's receipt of insurance proceeds may result in a duplication of benefits prohibited by Section 312 of the Stafford Act and may require the de-obligation of certain funding. FEMA evaluated insurance coverage applicable to the facilities used to develop the cost estimate for this Subrecipient in order to determine insurance proceeds. FEMA reduced funding from the fixed cost estimate by anticipated and/or actual insurance proceeds based upon coverages at the time of the event. If actual insurance proceeds are less than the amount of the anticipated insurance proceeds used to calculate the reduction, and the Recipient or Subrecipient demonstrates that it performed the due diligence required in pursuing all available insurance proceeds, FEMA will increase the fixed-cost subaward to account for the difference between those amounts. The Subrecipient must inform the Recipient and FEMA of its receipt of any insurance proceeds and provide all necessary documentation to help FEMA determine the appropriate apportionment of eligible proceeds and the allocations of these proceeds.

Section 311(b) of the Stafford Act and 44 CFR Section 206.252(d) require the Subrecipient to obtain and maintain insurance in the amount of insurable disaster assistance as a condition of receiving Federal assistance. The obtain and maintain insurance requirement will be placed on the subsequent projects with the actual scope of work.

Work to be Completed Total: \$50,277,244.84

Versions and Amendments Summary:

Version 0: No cost. DI added in V1.

406 HMP Scope

Hazard Mitigation Proposal (HMP) Scope of Work
<p>The Applicant may consider the following Mitigations:</p> <p>Facility Surge Protection: Install 4 Ea. Facility Power Surge Protection Device to protect equipment of a facility from failure caused by power surges & fluctuations resulting from a heavy rain and high velocity wind event.</p> <p>Windows/Doors: Install a total of 585.862 SF of motorized rolling storm shutters over damaged windows/doors to protect unit from high-velocity winds, debris impact and water intrusion. (Manual override required – connection to emergency power source recommended.)</p> <p>Roll-up Doors: Reinforce 2 Ea. Roll-Up/Overhead Panel roll-up doors and hardware by including additional, stronger wall anchors, upgrading, and protecting rail components to prevent damages from wind, pressure, and flying debris impact. This mitigation will also help prevent water intrusion and subsequent water damages.</p> <p>Building (90,000 sqft) – Fire Pump Room (200 sqft) – Pump Room (200 sqft) – Electrical Room (sqft):</p> <p>Scupper Roof Drain: Install a total of 42 Ea. Of Scupper Roof Drains on parapet wall of flat roof to improve drainage capacity, reduce ponding, prevent damages to the roof waterproofing system and subsequent water infiltration.</p> <p>Cap Flashing to anchor membrane: Install 1,369.71 LF of non-corrosive metal cap flashing along parapet wall to prevent roof waterproofing membrane detachment and water infiltration through cracked plaster.</p> <p>Termination Bar: Install a total of 1,369.71 L.F. of Termination Bar attached with ¼ inches diameter x 2 inches long of zinc plated fasteners spaced every 8 inches. This mitigation will prevent detachment of waterproofing membrane and subsequent damages to the interior from water infiltration.</p> <p>Alternate source of energy: Install an alternate source of energy such as PV System to provide redundancy in the electrical system and prevent damages to equipment and interior finishes associated with loss of power (humidity, mold, power surge damages).</p>
Hazard Mitigation Proposal (HMP) Cost: Worksheet
A. Cost of items if the HMP is approved= \$3,065,492.62