



# Public Notice

## **PRIDCO FEDERAL FUNDS PROGRAM REQUEST FOR PROPOSALS (RFP) ARCHITECTURAL AND ENGINEERING SERVICES (A&E)**

### **Services to Offer:**

The Puerto Rico Industrial Development Company (PRIDCO) is requesting proposals for architectural and engineering services for the repair and construction of thirteen (13) industrial buildings located in the southwest region that were affected by the events of earthquakes. The Proposer must have prior experience providing architectural and engineering services for projects subject to the requirements of FEMA and the PRDOH/CBDG-DR Non-Federal Match Program. The Proposer must comply with all applicable federal, state, and local laws, rules, regulations, and policies related to FEMA-PA and PRDOH/CDBG-DR Program services. The selected Proposer must be authorized to practice the architecture and/or engineering professions in Puerto Rico and must be an active member of either the College of Engineers and Surveyors of Puerto Rico (CIAPR) or the College of Architects and Landscape Architects of Puerto Rico (CAAPR).

### **Background:**

PRIDCO has been developing and managing industrial parks and buildings ("the Properties") across Puerto Rico since the 1950s and these Properties have been used over the years as an asset for industries that can lease industrial properties at a discounted rental rate, with the objective of promoting the development and industrial sustainability of Puerto Rico.

A magnitude 6.4 earthquake struck Puerto Rico, triggering a series of seismic events and considerable aftershocks, causing structural and infrastructure damage to properties located specifically in the Southwest Region of the Island. The event was identified by FEMA as Event 4473- DR-PR, which led FEMA and PRIDCO to grant and receive federal emergency funds to repair 68 industrial properties, due to earthquakes, island wide.

This request for proposals is to address the reconstruction of 13 properties that suffered significant damage and require the Consultant's attention in a timely manner to successfully complete these projects. The projects will comply with all applicable codes and regulations. PRIDCO will provide access to documents related to the project, as deemed necessary, and in compliance with PRIDCO and FEMA confidentiality requirements. **The documents will be available from Tuesday, March 4, 2025.**

#### **Virtual Project Scope Presentation (Mandatory) for RFP2025-002**

**Friday, March 7, 2025 | 10:00 a.m.**

The link to the presentation invitation is included in the RFP document.

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Proposals delivery (RFP)

**Wednesday, April 2, 2025, at or before 2:00 p.m.**

Puerto Rico Industrial Development Company,  
Office 303 - Properties Administration Office  
Ave. Roosevelt #355, Hato Rey, PR 00918

For more information please write to: [fema.admin.4473@pridco.pr.gov](mailto:fema.admin.4473@pridco.pr.gov)

To submit proposals, participation in the virtual presentation is **MANDATORY**



February 27, 2025

**Request For Proposal (RFP) 2025-002  
Architects and Engineering Services for FEMA 4473-DR-PR Earthquake - PRIDCO  
Repairs/Construction of 13 Existing Industrial Buildings, Southwest Region**

Dear Proposer:

The Puerto Rico Industrial Development Company (PRIDCO) hereby invites your firm to submit a proposal for Architecture and Engineering Services (A&E Services) related to hazard mitigation, evaluation, design, permitting, (collectively referred to as Pre-Construction Phase) bidding process, as well as repairs and construction for 13 PRIDCO's facilities located in the southwest region.

This Request for Proposal (RFP) aims to validate initial assessments and proposed engineering solutions to address damage sustained by our facilities due to seismic events that began in December 2019. These events included a magnitude 6.4 earthquake on January 7, 2020 and its subsequent aftershocks.

Attached, you will find the RFP document detailing the project scope, proposal requirements, services sought and the evaluation criteria for submitted proposals.

Please deliver two (2) bound copies, one (1) unbound original of your proposal and a digital copy via USB, to PRIDCO offices, Suite 303, no later than **2:00PM on Wednesday, April 2, 2025**. PRIDCO offices are located at 355 F.D. Roosevelt Ave., Hato Rey. Note that this deadline is firm, and late submittals will not be accepted.

We look forward to receiving a proposal from your firm. If you have any questions [fema.admin.4473@pridco.pr.gov](mailto:fema.admin.4473@pridco.pr.gov)

Sincerely,

*Eric Santiago Justiniano*

Eric Santiago Justiniano  
Executive Director

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**REQUEST FOR PROPOSAL (RFP)  
ARCHITECTS AND ENGINEERING SERVICES FOR FEMA 4473-DR-PR EARTHQUAKE  
PRIDCO – 13 EXISTING INDUSTRIAL BUILDINGS REPAIRS, SOUTHWEST REGION**

**SECTION 1 – GENERAL NATURE OF SERVICES**

**1.1 INTRODUCTION**

The Puerto Rico Industrial Development Company (PRIDCO) invites your firm to submit a proposal for Architecture and Engineering Services (A&E Services) related to hazard mitigation, evaluation, design, permitting (collectively referred to as Pre-Construction Phase) bidding process, as well as services during repairs and construction for 13 PRIDCO's facilities located in the southwest region.

This Request for Proposal (RFP) aims to validate initial assessments and proposed engineering solutions to address damage sustained by our facilities due to seismic events that began in December 2019. These events included a magnitude 6.4 earthquake on January 7, 2020 and its subsequent aftershocks.

PRIDCO has been granted federal emergency funds to repair 68 industrial properties and bring them into compliance with the federal standards according with the Hazard Mitigation Plan (HMP) and the design. These 68 buildings requiring repairs have been grouped into the following three stages:

1. **Stage 1: Projects with Yellow Placard Code**
  - **Description:** This stage includes buildings with severe damages, including two (2) leased buildings with temporary structural supports (“puntales”).
2. **Stage 2: Projects with Green Placard Code**
  - **Description:** This stage covers projects requiring minor repairs, such as aesthetic or non-invasive corrections.
3. **Stage 3: Projects with Red Placard Code**
  - **Description:** This stage involves full or partial reconstruction of thirteen (13) buildings with severe structural damage requiring significant interventions.

PRIDCO has initiated the recovery phase of 68 facilities and due to the time elapsed, it is necessary to re-evaluate its facilities to validate the initial assessment and develop the final scope of work (SOW) and construction bidding packages. Once the final SOW is validated, PRIDCO will initiate the bidding process for the damage repair related to the earthquake disaster DR4473 PR. This RFP will consider A&E services for the **13 facilities grouped into Stage 3** which are included in **Appendix 8.3 – List of Facilities by Bid Packages**.

## OPEN INVITATION TO SUBMIT A PROPOSAL FOR THE AFOREMENTIONED SERVICES

### Point of Contact to submit proposals:

**Carelis Valentín Santiago**  
Project Manager  
Property Management Office

### Physical address to submit sealed proposals:

PRIDCO's Property Management Office  
Office 303  
355 FD Roosevelt Avenue  
Hato Rey, PR 00918

**Due Date: Wednesday, April 2, 2025 at 2:00PM**

### Proposals general requirements:

PRIDCO will **only** accept proposals that are presented in a timely manner during the term herein conceded and comply with the following general requirements:

- The proposal shall be presented in **two separate sealed envelopes**: one will contain the financial proposal, and the other will contain the professional service proposals.
- Each sealed proposal envelope shall properly identify **Proposers' name and address**.
- Each proposal shall be **signed by the identified and authorized representative**, dated and submitted as correct and binding.
- Proposals shall contain **1 original, 2 copies, and a digital copy via USB**.

### 1.2 BACKGROUND

On, 2019, a significant earthquake of magnitude 6.4 struck Puerto Rico, leading to a series of seismic events and considerable aftershocks. This natural disaster resulted in extensive damage, particularly in the Southwest Region, prompting an official disaster declaration on January 16, 2020. FEMA identified the structural impacts on numerous properties, including industrial and critical infrastructure, which are vital for the local economy. In response, the Puerto Rico Industrial Development Company undertook a recovery planning initiative, creating a comprehensive inventory of damaged properties to facilitate the procurement process and prioritize repairs based on the extent of damage. This coordinated effort aims to support recovery and promote sustainable growth in the affected areas.

FEMA granted PRIDCO emergency funds to address the repair of 55 properties, the demolition of 3, and potential demolition of up to 10 out of a total of 68 industrial properties affected by recent earthquakes. The repair priorities have been established, with an emphasis on properties critical to PRIDCO, while prioritizing safety and compliance with federal standards. The properties are essential for maintaining commerce and fostering growth within the local economy. PRIDCO has received federal funds to support the restoration and demolition process, ensuring alignment with Hazard Mitigation Planning standards. The evaluation of proposals will consider timelines, budget impacts, and compliance with applicable federal, state, and local regulations, emphasizing the capability to effectively manage recovery efforts.

As PRIDCO embarks on this initiative, our commitment to excellence mandates that we engage with firms that not only demonstrate technical expertise but also embody innovative thinking and sustainable practices. This RFP will be used to solicit proposals from experienced A&E firms capable of delivering comprehensive design solutions, including but not limited to structural, civil and mechanical engineering, and design in addition to permitting and consultative service between others.

The selection process will adhere to established standards and criteria that prioritize qualifications, experience, and project understanding. We seek to foster partnerships that will contribute to the successful realization of our vision while adhering to budgetary and timeline constraints.

This RFP reflects our intention to create a collaborative environment that encourages cutting-edge solutions, promotes efficient project delivery, and enhances community engagement. We invite qualified firms to submit their proposals and join us in shaping the future through outstanding design and engineering practices.

### 1.3 SCOPE OF SERVICES:

PRIDCO is formally requesting proposals for the A&E Services for the repair and construction of the facilities mentioned above, under de HMP approved by FEMA, after damages caused by earthquakes.

The Contract for the A&E Services will include four phases in a single contract. The phases and estimate duration are described below:

- Pre-Construction: 3 to 6 months
- Bid & Awarding: 9 to 12 months
- Construction/Repairs and Close Out: 6 to 26 months

### Procurement Strategy for Construction Projects

PRIDCO and CMI have defined a procurement strategy for construction projects that organize the Damages Inventory (DI) into bid packages based on the following criteria:

1. **Placard Code:** Reflects the severity of damage and defines the scope of work for each project.
2. **Municipality:** Packages are grouped geographically to facilitate efficient management and contractor mobilization.
3. **Cost Estimation:** Projects are bundled to optimize cost-effectiveness and attract competitive bids.

4. **Project Size:** Projects are combined based on size to ensure balanced workloads and efficient resources utilization.
5. **Consultant: Facilities** assessed by the same design firm are grouped together, leveraging consistency in damage evaluations conducted post-event.

The distribution of bid packages according to this procurement strategy is as follows:

- **Stage 1:** includes four (4) bid packages covering a total of 22 facilities and one (1) additional bid package for the demolition of three (3) buildings located in Guánica, which fall under Section 428. **The design phase for these three buildings will remain at Stage 3.**
- **Stage 2:** includes five (5) bid packages covering a total of 33 facilities
- **Stage 3:** includes six (6) bid packages covering a total of 13 facilities.

The six (6) bidding packages group the facilities as follows:

Damage #	Project #	Building ID	Municipality	Bid Package #	Group	Code
374839	135983	M-0978-0-70-00	Ponce	SW 3-1	A	Red
374851	135982	T-0089-0-52-00	Ponce	SW 3-1	A	Red
374870	184328	T-0491-0-58-00	Ponce	SW 3-1	B	Red
374876	186752	T-0713-0-65-00	Ponce	SW 3-1	B	Red
374841	138534	S-0843-1-72-00	Ponce	SW 3-1	C	Red
374916	186003	T-0356-0-56-00	Yauco	SW 3-1	C	Red
374739	134116	T-0770-0-66-00*	Guánica	SW 3-2	A	Red
374746	134120	T-0575-0-62-00*	Guánica	SW 3-3	A	Red
374740	134121	T-0878-0-67-00*	Guánica	SW 3-4	A	Red
374741	134118	T-0705-0-65-00	Guánica	SW 3-4	A	Red
374744	134119	T-0460-0-58-00	Guánica	SW 3-4	A	Red
374844	185483	T-0857-1-70-00	Ponce	SW 3-5	C	Red
374868	185850	S-0983-1-72-00	Ponce	SW 3-6	C	Red



\* The facility has been approved by FEMA for demolition; however, the demolition of this building is not included in this scope of services, as it was included in the demolition package under Stage 1. For this proposal, however, your firm must consider the construction of a new building or an alternative project

Considering the above strategy, Proposers must provide a detailed explanation of how they will deliver the required services and achieve the expected results while ensuring compliance with the FEMA and PRDOH/CDBG-DR Non-Federal Match Program requirements. Prior experience with projects subject to these compliance requirements is highly recommended.

Proposers must conduct an on-site review and verification of FEMA's Scope of Work (SOW) and develop a comprehensive SOW based on the FEMA SOW for earthquake-related damages. This detailed SOW must incorporate current industry construction costs for repairs while ensuring full compliance with applicable codes and regulations. Additionally, Proposers may include the design, permitting, and technical studies necessary for any scope modifications (improvements or alternatives) required to restore the facility to normal functional operation.

The selected Proposers shall comply with all applicable federal, state, and local laws, rules, regulations, and policies relating to FEMA-PA and PRDOH/CDBG-DR Program services. This includes, but not limited to, applicable Federal Registers; 2 C.F.R part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Community Development Act of 1974; 24 C.F.R part 570 Community Development Block Grant; applicable waivers; Fair Housing Act, 24 C.F.R § 35, 24 C.F.R. part 58, 24 C.F.R. part 135; National Historic Preservation Act; 2 C.F.R part 200.101, where applicable, and any other applicable state laws or regulations, including the requirements related to nondiscrimination, labor standards, and the environment; and Action Plan amendments and HUD's guidance on the funds.

The personnel designated by the selected Proposers to oversee the projects must be authorized and licensed to exercise the professions of architecture and /or engineering in Puerto Rico and must be a bona fide member of the Professional College of Engineers and Land Surveyors of Puerto Rico or the College of Architects and Landscape Architects of Puerto Rico with the corresponding membership fee payment up to date.

## **SECTION 2 – A&E SERVICES TO BE PROVIDED**

The awarded firm / authorize professional (Proposers) will be responsible for fulfilling the following scope of work (SOW):

### **2.1 PHASE ONE – PRE-CONSTRUCTION**

#### **2.1.1 Documentation Review**

- 2.1.1.1 Review all available documentation prepared for each site provided by PRIDCO, COR3 and/or FEMA.
- 2.1.1.2 The documents to be reviewed are the existing building assessments of disaster damage, damage description, scope of works, L&A reports (if available) and any other documentation related to the facilities.

## **2.1.2 Perform a Building Assessment / Re Assessment**

- 2.1.2.1 Property site visit by licensee professional to evaluate / reevaluate its condition after earthquake replicas.
- 2.1.2.2 Validated FEMA's DDD and SOW. Indicate work already done if any, pending work and change in magnitude of the damage if any.
- 2.1.2.3 Validate previous reports and recommendations.
- 2.1.2.4 Prepare a Report with the findings.
- 2.1.2.5 Proposed Method of Repair (MOR) including Conceptual Drawings, Typical Drawings, Architectural Drawings, and any other required for bid processes of Structural and Non-Structural Damages. Damage location and picture must be provided on the drawings for construction / repair.

## **2.1.3 Lead and Asbestos's Assessment**

### **2.1.3.1 Regulated Material:**

A&E services firms contracted will be responsible for the Lead and Asbestos's (L&A) assessment. For this task, the A&E firm should subcontract specialized services in compliance with local and federal regulations. The subcontracted firms should provide evidence of all required certification, training, safety plan and complying with the following minimum requirements:

- a. The work should be performed by a state-certified lead and asbestos inspector, complying with 40 CFR Part 745.
- b. L&A Subcontractor should provide all personnel, laboratory analysis and equipment (XRF) necessary for the environmental survey of lead-based paint and asbestos containing material.
- c. All work should be performed following laws / guidelines of EPA, HUD and OSHA related to lead-based paint work, sampling and analysis.
- d. Asbestos containing materials (ACM) and handling should be in accordance with EPA's Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP).
- e. L&A Subcontractor should provide certificates of no presence, when applicable, for ACM and LBP as required by PR DRNA.
- f. Full compliance with RECRA

### **2.1.3.2 Lead Based Paint Survey and Asbestos Material Subcontract (L&A Subcontractor)**

A&E will subcontract with a specialized firm which should fulfill with the following scope of work (SOW):

- a. Building and Parking Inspection of the assigned property
- b. Lead Base Paint (LBP) Survey

- c. Asbestos Containing Materials (ACM) Survey
- d. Individual Report per Building which included Recommendations and Action Requirement if any.
- e. Laboratory Analysis (with expedite services Asbestos – 24 or 36 hours)
- f. ABS Laboratory and Testing Delivery Time
- g. Lead samples collected by an Authorized Lead Inspector (DRNA)
- h. Certification of Non-Presence of Asbestos in Structures to be Demolished
- i. Certification of Non-Presence of Lead-Based Paint in Structures to be Demolished

2.1.3.3 A Breakdown Cost Proposal should be submitted with at least the following items:

- a. Mobilization Cost (site / Industrial Park)
- b. Lead Survey Cost per Test (Certify XRF Analyzer)
- c. Asbestos Survey Cost per sample
- d. Laboratory Cost per sample
- e. Equipment Cost
- f. Report Cost (LBP)
- g. Report Cost (ACM)
- h. Certification for Non-Lead
- i. Certification for Non-Asbestos

Before starting any L&A Survey, the A&E and the L&A Subcontractor should evaluate all available FEMA documents including but not limited to the Project Report, HMP and Record of Environmental Consideration (REC). The A&E firm is responsible for analyzing the available data including the existing lead base paint and asbestos survey already performed and establishing if any additional survey is required. Site visits must be coordinated with PRIDCO's CMI and tenants which at least 3 days in advance.

2.1.3.4 L&A Survey service descriptions:

The services to be provided by the L&A Subcontractor consist of providing L&A Survey on PRIDCO's properties as established at A&E Services' request for proposals and the proposal presented by those firms which will be made part of the contract.

A&E should provide a work plan including at least the following for CMI and PRIDCO review and approval:

- a. Properties requiring asbestos and lead testing services.
- b. Itinerary of activities identifying the start and end time of the service.
- c. The minimum number of samples that the L&A Contractor must carry out on the properties included.

2.1.3.5 The service by the L&A Subcontractor includes:

- a. The L&A Subcontractor will proceed to enter the property and take samples of areas identified with possible asbestos and lead content.
- b. Perform laboratory analyzes on the samples taken to identify the possible asbestos and lead content.
- c. The L&A Subcontractor will provide a report on property inspection results and laboratory results. Additionally, the L&A Subcontractor will provide recommendations on the next steps to address the evaluation findings.
- d. Any other related service that is required.

2.1.3.6 The Contractor shall provide including, but not limited to, the following:

- a. Provide Manpower
- b. Provide Equipment
- c. Perform Analysis for lead and asbestos.
- d. Provide Materials (safety equipment, barrels, barricades, etc.)
- e. Provide protective equipment (level A, B, C, D)
- f. Mobilization
- g. Make an initial entrance to the property.

The A&E firm contracted is responsible for including on the SOW and drawing for bidding the result of the A&L Survey along any mitigation or action required to perform the projects.

Having this in mind, if any of the properties results positively on LBP and / or ACM, a removal, mitigation and proper disposition strategy must be part of the respective bid package for construction / demolition.

On this regard, a proposal should be submitted to the Owner for the full building assessment.

#### 2.1.3.7 L&A Survey Available Reports

It is important to note that one (1) of the 13 facilities was impacted by Hurricanes Irma and Maria and is currently undergoing intervention through the FEMA 4339 program. As part of this program, recent Lead and Asbestos (L&A) surveys have already been conducted. To optimize the use of allocated funds and considering the recent completion of these surveys, the corresponding report will be provided to the A&E firm.

The facility's assessment revealed positive results, indicating the presence of Asbestos-Containing Material (ACM) and Lead-Based Paint (LBP). For details, please refer to **Appendix 8.4: Facility with Lead and Asbestos Survey and Positive Reports**.

The available report will be provided to the Proposers during the RFP process to be considered when preparing proposals for these services and during the engineering evaluation as part of the assessment process. The L&A surveys for the three (3) facilities to be demolished under Stage 1 projects will be performed by the Consultant preparing the demolition package for bidding. Please refer to **Appendix 8.5: Facilities with Demolition Approval by FEMA**.

For these reasons, the Proposer should include in the scope of work the completion of L&A surveys for the remaining nine (9) facilities. For the details, please refer to **I-B- Asbestos Material and Lead Based Paint Survey – Cost Detail Form**.

#### 2.1.4 Development of Final Scope of Work (SOW)

- 2.1.4.1 Verify and update the SOW as required by PRIDCO for each project assigned considering the Pre-assessment or Assessment outcome.
- 2.1.4.2 The projects SOW shall comply with FEMA's requirements for PA Category (E-F-G) Permanent Work, respectively as stated in the FEMA-PA Program and Policy Guide FP104-009-2/ June 2020 and with Puerto Rico's construction law, regulations, and codes.
- 2.1.4.3 The selected Proposers are responsible for notifying the PRIDCO representative in case of any change that may affect the SOW.
- 2.1.4.4 The selected Proposers will evaluate the 406 Hazard Mitigation SOW proposed by FEMA and determine if it is viable or if there are better proposal measures to provide Hazard Mitigation to the facility. In case of a change, the selected Proposers, in coordination with the PRIDCO representative, will prepare a Hazard Mitigation Proposal for submission to FEMA for its corresponding approval.

#### 2.1.5 Design

##### 2.1.5.1 Schematic & Preliminary Support

- 2.1.5.1.1 Work as representatives of PRIDCO during the development of the projects.

- 2.1.5.1.2 Assist the PRIDCO's FEMA-PA Consultant whose role is to manage and administer FEMA's reimbursement process under the FEMA-PA program.
- 2.1.5.1.3 Provide schematic proposed work drawings, which must include the rehabilitation or restoration of infrastructure and facilities to pre-disaster condition, considering appropriate codes and design standards including, but not limited to, hazard-resistant provisions and American Disabilities Act, Section 106 historic preservation, hazard mitigation eligible activities, pre-existing conditions, site conditions, access, tie-ins to existing infrastructure, possible capacity upgrades or "improved and/or alternate" projects, repair versus replacement costs, and other relevant project factors. In case the outcome of a cost/benefit analysis be in favor of an alternate project, the A&E Services shall include:
  - a. Cost/Benefit Analysis
  - b. Survey and Topography Plan
  - c. Photographic Survey
  - d. Site Analysis
  - e. Lot dimensions and form
  - f. Lot limit and adjacent uses
    - Neighborhood nature
    - Vegetation
    - Natural features
    - Storm Sewer system
    - Potable Water system
    - Sanitary system
    - Electrical system
    - Telecommunications system
    - *Flooding*
    - Liquefaction and earthquakes
- 2.1.5.1.4 Feasibility Study to be submitted for approval to COR3, FEMA, and any other concerned local or federal agency, with the following deliverables:
  - a. Cost/Benefit Analysis
  - b. Survey and Topography Plan
  - c. Photographic Survey
  - d. Site Analysis
  - e. Lot dimensions and form
  - f. Lot limit and adjacent uses
    - Neighborhood nature
    - Vegetation
    - Natural features
    - Storm Sewer system
    - Potable Water system
    - Sanitary system
    - Electrical system
    - Telecommunications system
    - *Flooding*
    - Liquefaction and earthquakes

- Landslide
  - Environmental
- g. Renderings
- h. Meetings in person and video conferencing (e.g. Zoom, Microsoft Teams, Google Meet)
- i. Submission of Schematic, Preliminary and Final Construction Design Phases, including corresponding Technical Specifications
- j. Preliminary schedule to help estimate the overall project duration.
- k. Cost Estimate
- l. Prepare construction bid package and assist PRIDCO during the bidding process.
- m. Value Engineering
- 2.1.5.1.5 Project layout (as build and/or survey)
- 2.1.5.1.6 Provide preliminary drawings, engineering, studies, and investigations, sufficient to achieve the preliminary design milestone, including at a minimum:
- a. General & Special notes.
  - b. Design details
  - c. Specifications
  - d. Utility relocation designs
  - e. Construction limits
  - f. Required permits.
  - g. Scope of Work (SOW)
  - h. Estimate of construction costs
  - i. Schedules for design, permitting, and acquisition (if required).
- 2.1.5.1.7 Any required technical studies or investigations, such as geotechnical, structural, surveying/as-built, archaeological, planning, feasibility studies, hazardous material assessments, or asbestos and lead evaluations, shall be performed as necessary.

Proposers must provide the resumes and credentials of the in-house personnel or subconsultants responsible for conducting the technical studies or investigations mentioned above

- 2.1.5.1.8 Prepare proposed project alternatives necessary to fully describe the project scope, anticipated limitations, and potential project impacts.
- 2.1.5.1.9 Recommend value engineering options (alternative design, construction methods, procurement, etc.) that may improve efficiency, expedite the schedule, or reduce project costs for the PRIDCO.
- 2.1.5.1.10 Submit all necessary deliverables to the appropriate entity for review and comment. Adjust project and/or design to satisfactorily address any comments, as necessary.
- 2.1.5.1.11 Identify and address potential obstacles to project implementation (i.e., pipelines, easements, permitting, environmental, etc.) prior to moving forward with the final design.
- 2.1.5.1.12 Support PRIDCO with acquisition or property/servitudes/right-of-way documentation as required by the locality to facilitate the project, preparing right of way surveys and/or property boundary maps and legal descriptions of parcels to be acquired, if necessary.

#### **2.1.5.2 Final Design:**

- 2.1.5.2.1 Prepare final SOW task (may include improvement and/or alternate items), plans, specifications, and cost estimate, including necessary design information for the selected alternative sufficient to achieve all detailed design milestones.
- 2.1.5.2.2 Cost estimate items (per assigned project) need to be described and segregated according to the precedence of the damage, Earthquake.
- 2.1.5.2.3 Provide information to PRIDCO for the development of environmental fund release reports. Revise restrictions for the design of structures located in flood zones.
- 2.1.5.2.4 Provide hard copy, reproducible plan drawings and bid documents, in addition to electronic copies to the PRIDCO, upon design completion, and as requested during design. Electronic copies should be in the native format (AutoCAD DWG) along with PDF packages and shall contain all corresponding references, databases, or files associated with the completed design documents.
- 2.1.5.2.5 Assist PRIDCO and any service provider related to the project with all necessary documentation to ensure compliance with all Program requirements and regulations.



### 2.1.5.3 Demolition:

If a demolition or partial demolition is required, the A&E shall develop the scope of work / work to be performed, including, but is not limited to, the demolition plan, material disposition, applicable environmental requirements, specifications, and the necessary drawings required to obtain demolition permits and execute the work, among other requirements.

As mentioned in Section 1.3 three (3) of the 13 facilities have FEMA approval to be demolished and such demolition will be carried out under Stage 1 Projects. However, during the validation process and after structural evaluation of the remaining 10 buildings, it is determined that if some or all facilities require partial demolition/ or full demolition, the requirements mentioned on this section must be fulfilled.

### 2.1.6 Permitting and Endorsements

2.1.6.1 The A&E firm shall identify, submit, and acquire all necessary permits and endorsements approvals required for the project. Also, A&E shall coordinate with the relevant agencies to ensure successful project development in full compliance with the requirements of the funding source. Those include but not limited to:

- a. Compliance with article 4B (3) of Law Number 416, September 22, 2004, as amended through Categorical Exclusions
- b. Construction Permit
- c. SRI's
- d. State Historic Preservation Office (SHPO)
- e. EPA's (SWPPP, NOI, NOT); NEPA
- f. Endorsements (PREPA, Municipality, ICPP, among Others)
- g. FEMA's Environmental and Historic Preservation
- h. *Permiso Único IncidentaI (PUI)*
- i. Any other applicable Permit

2.1.6.2 The Proposer must identify the Flood Zone of the Property.

### 2.1.7 Alternate – Structural Assessments-Evaluation of Buildings Affected by Earthquake Events Based on Chapter 4 of the 2018 Puerto Rico Existing Building Code (PREBC) Repairs

2.1.7.1 The Proposer must include in their proposal the costs associated with conducting structural evaluations for ten (10) facilities listed in this RFP. Consultants from PRIDCO, based on a visual inspection conducted after the 2020 earthquake, classified these properties as unsafe (RED), recommending their demolition and reconstruction. FEMA rejected these recommendations, stating that the consultant's opinion was insufficient to justify a change in the scope of work defined by them. FEMA required to PRIDCO that the recommendations be supported or validated by mathematical/structural studies to substantiate the consultant's assessment.

The Proposer, in this alternate SWO, must consider conducting the required structural evaluations to establish, with a solid foundation, the existing condition of the structures. This will enable the accurate definition of the true scope of work for the repair of the following buildings:

ID	Building	Municipality	Coordinates	Area (Sqft)
1	T-0491-0-58-00	Ponce	17.987633, -66.652640	22,514.30
2	S-0843-1-72-00	Ponce	17.988483, -66.649417	33,202.50
3	S-0983-1-72-00	Ponce	17.988916, -66.648656	37577.00
4	T-0713-0-65-00	Ponce	17.989830, -66.652795	22,636.90
5	T-0857-1-70-00	Ponce	17.990591, -66.651896	33,667.00
6	M-0978-0-70-00	Ponce	17.991220, -66.651118	21,982.40
7	T-0089-0-52-00	Ponce	18.012473, -66.638416	16,740.80
8	T-0460-0-58-00	Guánica	17.977857, -66.904682	11,524.70
9	T-0705-0-65-00	Guánica	17.977766, -66.905910	11,720.70
10	T-0356-0-56-00	Yauco	18.0129954, -66.847150	28,111.80

2.1.7.2 A mandatory site inspection will be performed as per the following itinerary:

DAY 1: March 10, 2025			
ID	Building	Municipality	Time
1	T-0491-0-58-00	Ponce	8:00am – 9:30am
2	S-0843-1-72-00	Ponce	9:45am – 11:45am
Lunch			
3	S-0983-1-72-00	Ponce	1:00pm – 3:00pm
4	T-0713-0-65-00	Ponce	3:15pm – 4:45pm
DAY 2: March 11, 2025			
5	T-0857-1-70-00	Ponce	8:00am – 10:00 am
6	M-0978-0-70-00	Ponce	10:45am – 12:45pm
Lunch			
7	T-0089-0-52-00	Ponce	2:30pm – 3:30pm
DAY 3: March 12, 2025			
8	T-0460-0-58-00	Guánica	8:00am – 9:45am
9	T-0705-0-65-00	Guánica	9:45am – 10:45am
10	T-0356-0-56-00	Yauco	11:30 am – 1:00pm

Note: This itinerary is subject to change based on the progress of the visits.

### 2.1.7.3 Scope of Work

- 2.1.7.3.1 Conduct an initial site visit to the building.
- 2.1.7.3.2 Issue a written certification stating that the building can be accessed to carry out the studies required under this scope of work and/or that the engineering firm will take the necessary precautions to ensure the safety of its personnel, in compliance with legal requirements. This certification must be issued by a licensed engineer and addressed to Eng. Joel Meléndez Rodríguez, Director of the Office of Property Administration (OAO) of the Puerto Rico Industrial Development Company (CFI, PRIDCO).
- 2.1.7.3.3 Develop an “As-Built” plan of the building. This must include a description of the damage, the location of the damage, and photographs of each affected area.
- 2.1.7.3.4 Prepare an inspection and evaluation report on geotechnical aspects of the land where each building is located, to be conducted by a Geotechnical Engineer. Examples of aspects to be include and damage, inconsistencies, wet areas, settlements, among others.
- 2.1.7.3.5 Complete FEMA P-154, *Rapid Visual Screening of Buildings for Potential Seismic Hazards*, for each building. For buildings with extensions, a separate form will be completed for each structure.
- 2.1.7.3.6 Determine, based on a visual inspection, whether the building has substantial structural damage as defined by the 2018 PREBC and supported by the requirements outlined in item 3. A visual of the definition of substantial structural damage per the 2018 PREBC is included:

#### **SUBSTANTIAL STRUCTURAL DAMAGE.**

A condition where any of the following apply:

1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction is < 67% of its predamage condition.
2. The capacity of any vertical component carrying gravity load, or any group of such components, with a tributary area > 30% of the total area of the structure's floor(s) and roof(s) is < 80% of its predamage condition, and the remaining capacity of such affected elements, with respect to all dead and live loads, is < 75% of IBC loads.
3. The capacity of any structural component carrying snow load, or any group of such components, that supports > 30% of the roof area of similar construction is < 80% of its predamage condition, and the remaining capacity with respect to dead, live and snow loads is < 75% of IBC loads.

#### **DISPROPORTIONATE EARTHQUAKE DAMAGE.**

A condition of earthquake-related damage where both of the following occur:

1. The 0.3-second spectral acceleration at the building site < 0.40S<sub>s</sub>.
2. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction is < 90% of its predamage condition.

**Note:** These 10 buildings were constructed between 1952 and 1972, which are considered pre-code structures. Therefore, it is inferred that they do not have a system designed to resist lateral loads. The evaluation to be conducted will be developed based on **Condition 2** of the definition of substantial structural damage.

2.1.7.3.7 Classify the building as having substantial structural damage or no substantial structural damage.

2.1.7.3.8 Develop the evaluation of each building based on the following scope of work:

2.1.7.3.8.1 In cases where the results indicate that the building does not fall under the definition of substantial structural damage, the following is required:

- i. Develop a description of the elements requiring repair, provide a conceptual description of the repairs, and estimate the cost of repairing these elements to restore the building to its pre-earthquake condition.
- ii. Include an evaluation of damage to the roof covering, evaluation of perimeter masonry walls, evaluation of the floor slab, and evaluation of the perimeter wall below the interior floor level, as described in items 9 through 12.

2.1.7.3.8.2 In cases where the building does fall under the definition of substantial structural damage, the evaluation must be expanded to determine the scope of work required to develop a retrofit project that brings the building into compliance with the 2018 Puerto Rico Building Code (PRBC). A description of the evaluation is presented below:

- i. Conduct tests to determine the concrete capacity of primary and secondary structural elements. Destructive tests will be performed to calibrate the non-destructive tests (e.g., rebound hammer test), and these will be conducted randomly. The destructive tests will be carried out at points that least affect the structural element.
- ii. Locate reinforcement steel, depth, and diameter using Ground Penetrating Radar (GPR) in primary and secondary structural elements. It is essential to study in detail the beam-column connections and the connections between secondary and primary elements. Data must be obtained for two exterior frames and two interior frames in both directions. Image 1 presents an example of what may represent a sample of the areas to be studied.

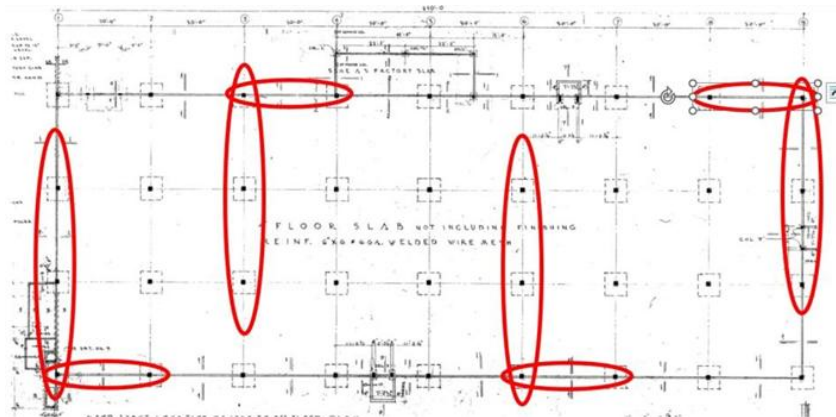


Figure 1 - The ovals indicate a representative sample of frames where field data will be collected using GPR.

- iii. Using the data obtained in the previous section, perform a structural analysis to determine the required reinforcement for the elements and their connections, and compare it with the existing reinforcement. In case of deficiencies, it is required to determine how to address and resolve these deficiencies.
- iv. Estimate the cost of the required tasks.

#### 2.1.7.3.9 Roof Covering:

- 2.1.7.3.9.1 Develop an “as-built” plan of the roof and identify damages to the building's roof.
- 2.1.7.3.9.2 Comment on the condition and determine the scope of conceptual repairs.
- 2.1.7.3.9.3 Estimate the cost of the required tasks.

#### 2.1.7.3.10 Evaluation of Perimeter Mansory Wall for All Buildings

- 2.1.7.3.10.1 Present sectional plans of the perimeter walls and mark the damages on these walls.
- 2.1.7.3.10.2 Locate reinforcement steel, depth, and diameter using Ground Penetrating Radar (GPR) on perimeter masonry walls to determine reinforcement and how the masonry walls are anchored to the main structure. Perform this task in one spacing between columns.
- 2.1.7.3.10.3 Comment on the condition of the perimeter walls, identify any damage, and determine whether their repair requires partial or total reconstruction.
- 2.1.7.3.10.4 Comment on findings and associated risks.
- 2.1.7.3.10.5 Estimate the cost of repair and/or reconstruction of the required tasks.

#### 2.1.7.3.11 Floor Slab Evaluation:

- 2.1.7.3.11.1 Mark floor slab damages on the “as-built” plan (separate plan sheet).
- 2.1.7.3.11.2 Comment on condition, settlements, and required repairs.
- 2.1.7.3.11.3 Estimate the cost of repair and/or reconstruction of the required tasks.

#### 2.1.7.3.12 Perimeter Wall Evaluation Below Interior Floor Level:

- 2.1.7.3.12.1 Comment on condition, lateral displacement, or other damages.
- 2.1.7.3.12.2 Comment on the foundation of these walls, using PRIDCO's original plans as a reference.

2.1.7.3.12.3 Estimate the cost of repair and/or reconstruction of the required tasks.

2.1.7.3.13 The final report must include structural computations as an appendix.

2.1.7.3.14 The study will be conducted in English.

2.1.7.3.15 The cost estimate for repairs and/or solutions will be based on a conceptual design, which must be described.

2.1.7.3.16 In cases where buildings have extensions (e.g., T-0356-0-56 / T-0356-1-72), both buildings must be evaluated individually and included in a single report.

2.1.7.3.17 For cases that require a "retrofit" to bring the building into compliance with the current code, the improvements must consider reinforcements by adding elements such as steel plates, steel members, and/or concrete walls.

#### **2.1.7.4 Non-PRIDCO Structures**

2.1.7.4.1 The Proposer must identify all structures that are not included in PRIDCO's original drawings and were built by tenants in the past (NON-PRIDCO structures). These structures must be demolished, and the Proposer must take this matter into account in their recommendations and cost estimates

#### **2.1.7.5 Damages NOT Related to the Earthquake**

2.1.7.5.1 Within the damage report submitted to PRIDCO, the Proposer must identify and separate those damages that are not related to or cannot be attributed to the earthquakes.

#### **2.1.7.6 Short Columns**

2.1.7.6.1 The Proposer must identify cases of short columns and include them in the list of damage NOT related to the earthquake.

#### **2.1.7.7 Scope of Work for Building T-0356 in Yauco**

Due to the roof being covered by ceiling tiles, the Proposer must include the

following in the scope of work for their proposal:

2.1.7.7.1 Work to uncover all beam and column connections. The necessary equipment to carry out this work must be included.

2.1.7.7.2 Assume a percentage of roof damage based on what is observed at the beam and column connection points.

#### **2.1.7.8 Scope of Work for Building T-0089 in Ponce**

The Proposer must include in the scope of work the removal of metallic insulation material on the walls of an area of the building previously used as a refrigerator by the last tenant. This must be accounted for in the cost estimate.

2.1.7.9 Support PRIDCO during the appeal process with FEMA and COR3.

### **2.2 PHASE TWO – BID & AWARD**

#### **2.2.1 Bid and Award Support**

##### **2.2.1.1 Prepare Bid Package documentation**

Submit appropriate deliverables and support CMI & PRIDCO in the development of the complete bid package documentation for the adequate advertising of the project: SOW, MOR, construction drawings, technical specifications, cost estimate, permits and endorsements certifications, among any other applicable requirement set forth in the rules and regulations administered by the General Services Administration for the Government of Puerto Rico.

2.2.1.2 Support development and issuance of bid-related documents necessary to complete bid process (e.g., bid proposal form, bid addenda, and supporting documentation).

2.2.1.3 Attend and support PRIDCO at pre-bid meeting.

2.2.1.4 Support PRIDCO with ongoing communication during the bid process including but not limited to Questions and Answers Process and update/edit construction drawings, technical specifications, as needed.

### **2.3 PHASE THREE- SERVICES DURING CONSTRUCTION AND CLOSEOUT**

#### **2.3.1 Services During Construction**

2.3.1.1 Support PRIDCO & CMI in the conducting of a preconstruction meeting.

2.3.1.2 Attend weekly meetings.

2.3.1.3 Provide on-site oversight during construction activities, at a minimum, on a bi-weekly basis or as directed by PRIDCO. Prepare an observation report of the visit.

2.3.1.4 Review and respond to requests for information/clarification and provide clarification drawings as needed or requested.

2.3.1.5 Review all service provider submittals and shop drawings to ensure compliance with construction contract documents and provide recommendations to PRIDCO.

- 2.3.1.6 A&E in coordination with CMI will assist in determining that the contractor's work is being performed in accordance with the requirements of the contract documents.
- 2.3.1.7 Prepare sketches to solve problems due to actual field conditions encountered.
- 2.3.1.8 Support PRIDCO with issue identification and claims resolutions.
- 2.3.1.9 Enter all required information into the project's systems-of-record in accordance with established Program's Policies and Procedures.
- 2.3.1.10 Develop and deliver a final "as-built" report of quantities, drawings, and specifications in electronic and PDF format. As-built plans should be in AutoCAD Version 2010 DWG format.
- 2.3.1.11 Host and/or attend project coordination meetings in person, by phone, or by video conference, which may or may not fall during normal business hours.
- 2.3.1.12 Provide necessary certifications to regulatory agencies of project completion and compliance.

## 2.4 Deliverables

A&E must prepare or provide various deliverables to PRIDCO. "Deliverables" include as applicable, work product, such as drawings, designs, plans and specifications, written reviews, schedules, recommendations, reports, studies, evaluations, notices and analyses, or any other document or information produced or gathered by A&E for PRIDCO in the performance of all Services.

- a. Field visit.
- b. Memorandum validating FEMA's DDD, HMP and SOW.
- c. Memorandum validating previous recommendations.
- d. Technical Memorandum Explaining the Proposed Method of Repair (MOR) including product recommendation and proper application / Installation process.
- e. As part of the environmental due diligence, a survey report for Asbestos & Lead Containing Material intended to assess the general presence, quantity, and location of LBP and lead-glazed ceramic components and /or Asbestos Containing Material (ACM) above allowable levels at PRIDCO facilities.
  - i. The Owner will decide between the alternatives of full building assessment or partial assessment intended to evaluate only the areas where reconstruction work will be performed.



- f. Permitting: Required permits to perform the repair SOW. Including but no limiting to Construction/Demolition (PCO) permit, Environmental permits, State and Federal agencies permits. If Permits are not required, the Proposer is responsible to fulfill a Categorical Exclusion, *Instituto de Cultura Puertorriqueña* (if applicable) to the OGPe with specific reference to each building included on its contract. It is important to comply with the following federal regulations:
- i. Clean Air Act (CAA)
  - ii. Coastal Barrier Resources Act (CBRA)
  - iii. Clean Water Act (CWA)
  - iv. Coastal Zone Management Act (CZMA)
  - v. Executive Order 11988 – Floodplains
  - vi. Executive Order 11990 – Wetlands
  - vii. Endangered Species Act (ESA)
  - viii. Farmland Protection Policy Act (FPPA)
  
  - ix. Migratory Bird Treaty Act (MBTA)
  - x. National Historic Preservation Act
  - xi. Resource Conservation and Recovery Act, aka Solid Waste Disposal Act
  - xii. Wild and Scenic Rivers Act (WSR)
  - xiii. National Pollutant Discharge Elimination System (NPDES)
  - xiv. Any other applicable
- g. Bid Package Documentation
- h. Report of Services During Construction
- i. Deliverables related to the Alternate – Structural Assessment, if it is awarded

### **SECTION 3 - REQUIRED PROPOSAL INFORMATION**

Based on PRIDCO's understanding of the scope of services for the project, your written proposal should include at a minimum the following information:

### 3.1. TRANSMITTAL LETTER

3.1.1. The proposal shall be transmitted with a cover letter describing the Proposer's interest and commitment to participate in presenting a proposal to be considered to render the services described in the request for proposal. The letter shall state the term for which it will stand and the term. It should clearly state the name, title, address, telephone number and email address of the individual presenting the proposal and to whom correspondence should be directed during the Proposer's selection process. The person presenting the proposal, person with legal capacity authorized to negotiate with PRIDCO shall be the one presenting and signing this letter and the proposal.

Address the cover letter as follows:

Eric Santiago Justiniano  
Executive Director  
Puerto Rico Industrial Development Company  
P. O. Box 362350  
San Juan, PR 00936-2350

- 3.1.2. Provide a general description of Proposer and any sub-consultants. Must include a curriculum vitae or resumes of the personnel to be used.
- 3.1.3. The Proposer's Project Staff shall be composed of a minimum of the following:
- 3.1.3.1. Principal Engineer – Licensed Professional Engineer (P.E.) or Architect (P.A) (1)
  - 3.1.3.2. Structural Engineer - Licensed Professional Engineer (P.E.); (Structural Engineering Exam optional but preferred)
  - 3.1.3.3. Project Engineer – Engineer in Training (E.I.T.) or Architect in Training (A.I.T) (1)
  - 3.1.3.4. Administrative Staff (1)
- 3.1.4. Proposer's understanding of the scope of services required for the project plus any refinements your firm feels are warranted.
- 3.1.5. Relevant Proposer experience shall evidence knowledge of FEMA regulation 428 (Public Assistance Alternative Procedures Guide for Permanent Work), FEMA Hazard Mitigation Grants: 406, and other applicable regulations.
- 3.1.6. Provide detailed description of Proposer's approach to the project. Proposers shall highlight any innovative ideas it may have to reduce costs or produce a better final product.
- 3.1.7. Proposer's understanding of the issues which may impact the project schedule or cost.

- 3.1.8. Proposer's knowledge and adherence to compliance with the admirative cost principal stated at the 2 CFR 200, all rules and regulations applicable to FEMA's grant funded projects. Proposers' acknowledgement that the Federal government has no obligation under this RFP or agreement resulting from it. Proposer shall state that it will abide by the program fraud and false or fraudulent statements.
- 3.1.9. Proposers' knowledge and certification of providing services adhered to what regulation of the 41 CFR Sec. 60-1.3 states.
- 3.1.10. Proposer's full name, address and all contact information. Proposers point of contact person, its name and all contact information.
- 3.1.11. Reports on PRIDCO's properties assessments shall be sealed by a Licensed Engineer in Puerto Rico.
- 3.1.12. Any objections or exceptions to requirements in the RFP shall be presented within 7 calendar days of the issue of this document.
- 3.1.13. References- Provide at least three (3) references (name and current phone numbers) from recent work (previous three (3) years) similar to this project. Include a brief description of each project associated with reference, and the role of the respective team members.
- 3.1.14. Proposed fee schedule itemized for each service per Phases. Each proposed fee shall be itemized per hour, per service, with an estimate of the time for each of the activities to be performed. The cost per hour shall be a flat fee including travel expenses, computers, software, mobile devices, personal protection equipment as industry requirements and any other tool to provide the service requested.

## **3.2. PROJECT UNDERSTANDING**

- 3.2.1. This section shall clearly communicate the Proposer's understanding of the nature of work, including coordination with and approvals from PRIDCO.

## **3.3. PROJECT APPROACH PLAN**

- 3.3.1. Provide the firm's proposed approach and plan for providing the services.

## **3.4. QUALIFICATIONS AND EXPERIENCE**

- 3.4.1. The proposal should provide a description of the firm with the type of services and a brief history. Provide a description of the organizational structure, including an organizational chart. Provide the qualifications and experience of the Proposer(s) that will be available for the project, including the curriculum vitae. Please emphasize the specific qualifications and experience from projects similar to this project.

**3.5. ADDITIONAL RELEVANT INFORMATION**

3.5.1. Provide additional relevant information that may be helpful in the selection process.

**3.6. REFERENCES**

3.6.1. Provide at least three references (name and current phone numbers) from recent work (previous three years) similar to this project. Include a brief description of each project associated with the reference, and the role of the respective team members.

**3.7. SUBMITTAL OF PROPOSALS**

3.7.1. The proposal shall be printed in single-sided paper size 8.5" x 11". Two (2) copies and one unbound original and a digital copy via USB, of your proposal are due at PRIDCO offices no later than the time specified in Section 4.1.3, below. Envelopes or packages containing your technical proposal and qualifications shall not be included in the financial proposal. Separate financial or cost proposals shall be presented. **Marketing brochures are not allowed.**

**3.8. COST PROPOSAL**

3.8.1. A cost proposal should be submitted in a separate sealed envelope titled Proposer's Cost Proposal. The Proposer must ensure to complete and include in the cost proposal all cost forms required in the Section 9-Attachments. If any of the costs do not apply, this must be indicated accordingly.

**3.9. PROOF OF LIABILITY INSURANCE AND WORK COMPENSATION**

3.9.1. Proof of liability insurance and work compensation will be required of the selected Proposer as specified under the General Terms and Conditions Section.

**3.10. GENERAL TERMS AND CONDITIONS:**

3.10.1. This is a request for proposals (RFP) and not a call for bids. Accordingly, participation in this process, including the submission of a Proposal, shall not give rise to any liability, contractual or otherwise, on the part of PRIDCO. Similarly, the submission of a Proposal shall not create any obligation on the part of a Proposer to enter into an Agreement.

3.10.2. Proposals received later than the specified closing time will be rejected.

3.10.3. PRIDCO shall not be liable for any costs incurred by Proposers in the preparation of their proposals. Furthermore, PRIDCO shall not be responsible for any liabilities, cost, loss or damage incurred by any interested party, prior or subsequent to, or by reason of the acceptance, or non-acceptance of the Proposal.

- 3.10.4. PRIDCO reserves the right to accept or reject any or all Proposals.
- 3.10.5. PRIDCO reserves the right to negotiate price and terms with one or more Consultants and no legal obligations will be established until the parties have executed a binding written agreement on mutually agreeable terms and conditions.
- 3.10.6. Consultants shall be registered with the General Services Administration of the Commonwealth of Puerto Rico.

**3.11. CONFLICT OF INTEREST**

- 3.11.1. By submitting a proposal, the Proposer certifies that:
  - 3.11.1.1. No person either natural or corporate, other than the Proposer, has or will have any interest or share in this Proposal or in the proposed Agreement.
  - 3.11.1.2. There is no collusion or arrangement between the Proposer and any other Proposer (s) in connection with this project.
  - 3.11.1.3. The Proposer has no knowledge of the contents of the other Proposals and has made no comparison with any other party in connection with the making of the Proposal.

**3.12. PROPOSER**

- 3.12.1. The Proposer is Not an Employee of PRIDCO. It is understood that the selected Proposer will not be considered in any manner as an employee of PRIDCO, but solely as an independent Consultant. PRIDCO will not, under any circumstances, be liable to the Proposers or consultants(s) or any person or persons acting for or under it for any death, injury, or property damage received or claimed, unless such liability arises by virtue of negligence by PRIDCO, their respective officers, agents, or employees.

**3.13. INDEMNIFICATION AND HOLD HARMLESS**

- 3.13.1. Proposer shall relieve PRIDCO and other related agencies and public corporations, its directors, officers, employees, agents, representatives, assignees, and the Government of Puerto Rico, from any responsibility and for all loses, causes of action, claims, property and personal damages, liabilities and expenses (including attorney's fees) arising as a consequence of, or related to negligent actions or fault of the Proposer or consultant in the performance of its obligations under this RFP.

- 3.13.2. Staff hired by the Proposer to carry out their obligations under the resulting Agreement for the services requested by this RFP shall be under the jurisdiction and legal responsibility of the Proposer, who shall assume all of the risks, costs and responsibilities for their actions, supervision, compensation and discounts required by law. If any acts or situation of harm to third parties arise, Proposer expressly relieves PRIDCO and the Government of Puerto Rico from any claim, lawsuit, suit, or proceedings that arise or may arise in relation thereto.
- 3.13.3. If the Proposer should subcontract all or any portion of the work to be performed under the resultant agreement, the Proposer shall require each Sub-Consultant to indemnify, hold harmless and defend PRIDCO, its Board, officers, officials, employees and agents in accordance with the terms of the preceding paragraphs.

**3.14. ASSIGNMENT AND SUB-CONTRACTING**

- 3.14.1. It is prohibited to assign or sub-contract the whole or any portion of the Work without PRIDCO's prior consent in writing. This requirement will be strictly applied and any disregard of it by the Proposer will be treated as ground for immediate termination of the contract without prejudice against any other remedies and/or indemnifications.

**3.15. NON-DISCLOSURE AGREEMENT:**

- 3.15.1. PRIDCO shall provide the selected Proposer all documents, reports or materials that Proposer may need and are necessary to render the services object of the resulting Agreement for the services of this RFP, except those in Proposer possession due to its profession.
- 3.15.2. All the work produced as part of the contracted services, compelled in writing or any other method of conservation by the Proposer shall be privileged and confidential, and may not be reported or revealed to any third party unless previous written consent is released by PRIDCO; neither said work or information must be included as part of the Proposer's credentials, unless previous written consent is given by the PRIDCO.
- 3.15.3. All documents, reports, or materials that PRIDCO delivers, or information given to Proposer is strictly confidential, except for documents, reports, material or information that:
  - 3.15.3.1. Is of public domain, or that PRIDCO has authorized its publication or disclosure in writing.
  - 3.15.3.2. Where in legitimate possession of Proposer before PRIDCO disclosed the same and which has no restriction of disclosure.
  - 3.15.3.3. Be legitimately reported to the Proposer by a third party, and does not have any restriction on its disclosure; and
  - 3.15.3.4. Have to be reported upon request of law, order or other legal requirements issued by competent authority.

- 3.15.4. **CONSULTANT** may not disclose confidential information to third parties and shall only discuss it with PRIDCO's directors, officers, employees or authorized agents. The services provided under this Agreement are provided so that PRIDCO can exercise the functions and powers assigned to it by its enabling legislation as part of the Executive Branch and, accordingly, management and work by the Proposer under the resulting Agreement, are granted the same privileges, protections and immunities that cover PRIDCO's efforts, including and without limitations, the Executive Privilege, the Privilege of Deliberative Process and the Attorney-Client Privilege, as they are applicable.
- 3.15.5. Information concerning the business of PRIDCO which becomes accessible, or known, to the Contractor, its employees or sub-contractors including, but not limited to, financial information, customers, customer lists, business plans, operational plans, data and computer programs, manufacturing processes, engineering/technical data, design process, pricing, research and development, strategic plans, and operating data shall be considered Confidential and Proprietary information of PRIDCO and must not be disclosed to individuals outside of your organization without the prior written approval from PRIDCO.

### 3.16. INSURANCE REQUIREMENTS

- 3.16.1. Throughout the life of this resulting Agreement, Proposer acknowledges it shall pay for and maintain in full force and effect, with an insurance company(s) (Company) admitted by the Puerto Rico Insurance Commissioner to do business in the Commonwealth of Puerto Rico, the following policies of insurance:
- 3.16.1.1. **PROFESSIONAL ERRORS AND OMISSIONS**, not less than \$500,000 per Occurrence. / \$2,000,000 Aggregate. (2 yr. discovery and reporting tail period coverage). Certificate of insurance only required.
  - 3.16.1.2. **COMMERCIAL (BUSINESS) AUTOMOBILE LIABILITY** insurance, endorsed for "any auto" with combined single limits of liability of not less than \$1,000,000 per occurrence.
  - 3.16.1.3. **WORKERS' COMPENSATION** Insurance as required under the Puerto Rico Labor Code, and Employers Liability Insurance with limits not less than \$1,000,000 per accident/injury/disease.
  - 3.16.1.4. **COMPREHENSIVE GENERAL LIABILITY** insurance, \$1,000,000 combined single limit. (Including Contractor All Risk Insurance and Third-Party Liability Insurance).

### 3.17. ADDITIONAL CONDITIONS:

- 3.17.1. Any Advisor, Consultant or Professional who drafted, or assisted PRIDCO in the preparation, identification or provided assessment related to the specification for the Project object of this RFP; will be excluded from participation in the Construction Phase as bidders or related personnel.

- 3.17.2. Specifications on this RFP do not describe a specific brand or firm that will be part of the design and specifications in the Project. No specific product by brand is requested though the life of the services herein requested. Nonetheless, materials shall comply with all federal and industry requirements. When during the process, it is not possible to create specifications that adequately describe the product, "similar to" or "equivalent to" shall be used. None of our specifications for services limit the open competition.
- 3.17.3. The Proposer shall be registered in the System for Award Management (SAM) as required to receive funds from the US federal government. The Proposer shall provide evidence of compliance with this Federal requirement and be in good standing (no active exclusions and debts).

#### **SECTION 4 – SUBMISSION REQUIREMENTS:**

##### **4.1 SUBMISSION DEADLINE**

- 4.1.1. Consultants are to prepare and submit their Proposal in response to this RFP in 2 parts identified as:
- Part 1 – Technical Requirements
- Part 2 – Consultant Cost Proposal
- Each of two parts of the Proposal requires a separate sealed envelope, clearly identifying one envelope as “Part 1 – Technical Requirements” and the other envelope as “Part 2 - Consultant Cost Proposal”.
- 4.1.2. The two envelopes are to be submitted at the same time. Proposals that are faxed or e-mailed will be rejected.
- 4.1.3. Proposals shall be submitted before: **2:00 PM local time, Wednesday, April 2, 2025** to:

**Mrs. Carelis Valentín Santiago**  
Main Office Suite 303  
355 F.D.Roosevelt Ave.  
Hato Rey, Puerto Rico

##### **4.2. MODIFICATION OR WITHDRAWAL OF PROPOSAL**

- 4.2.1. A proposal that is in possession of PRIDCO may be withdrawn or altered by letter with the signature and name of the person authorized for submitting if it is received prior to the time and date of opening.

##### **4.3. ERRORS IN PROPOSALS**

- 4.3.1. The Consultants are responsible for errors and omissions in their proposals and any such errors and omissions will not reduce their obligation to PRIDCO.



**4.4. RIGHT OF REJECTION**

4.4.1. PRIDCO and the Government of Puerto Rico reserves the right to cancel the RFP process at any moment for local or federal government convenience or due to funds availability.

**4.5. PRODUCT OWNERSHIP**

4.5.1. Any documents, drawings or reports as well as the intellectual services resulting from any contract will be property of PRIDCO. All drawings documents, all construction specifications, and any other documents shall be delivered in hard copy, USB or cloud access. According to the documents in questions the documents shall be editable AutoCAD format (.dwg) or editable MS Word format (.doc).

**4.6. LICENSING REQUIREMENTS**

4.6.1. Any professional or business licenses required to render the requested services, if selected, will be at the sole cost and responsibility of the Proposer. The Proposer shall include all professional licenses, Board memberships and any other required by its profession for the required services under this RFP.

**4.7. PROPOSAL DEVELOPMENT COSTS**

4.7.1. The cost of preparing and submitting a proposal is the sole responsibility of the Proposer and shall not be chargeable in any manner to the PRIDCO.

**4.8. ADDITIONAL INFORMATION**

4.8.1. PRIDCO's contact person will be:

**Carelis Valentin Santiago** PRIDCO's  
Project Manager  
Property Management Office  
[fema.admin.4473@pridco.pr.gov](mailto:fema.admin.4473@pridco.pr.gov)

**SECTION 5 – SELECTION OF CONSULTANT**

**5.1 Proposal Evaluation Criteria and Procedures**

**5.1.1 Evaluation Criteria**

The proposal will be received by Mrs. Carelis Valentin Santiago from PRIDCO's Properties Management Office, Room 303, March 12, 2025, no later than 2:00 pm.

An evaluation committee, comprised of PRIDCO's members, will review and evaluate technical proposals against the following criteria:

5.1.1.1 **Understanding of PRIDCO's Goals:** Does the understand the Project parameters?

- 5.1.1.2 **Staff:** Do qualifications of key personnel assigned to the Project coincide with Project's requirements? Do assigned personnel have all required education, experience, and professional qualifications? Do assigned personnel have relevant experience complying with Public Policy for Federal and State projects?
- 5.1.1.3 **Project Approach:** How does the Proposer intend to achieve the PRIDCO's budget and time goals for the Project? How will the Proposer apply its management techniques and resources? Discuss such factors as:
- Project management and team organization
  - Quality control
  - Schedule control
  - Budget control (experience of cost estimator)
  - Relations with sub-consultants
- 5.1.1.4 **Experience:** Proposers demonstrated the ability to successfully provide services for projects of a similar complexity and size. Does the Proposer have experience with public services projects?
- 5.1.1.5 **Organization:** Are the qualifications of the Proposer's personnel suitable for the Project; and does the Proposer's organizational structure show sufficient depth for its present workload?
- 5.1.1.6 **Reputation:** Are the Proposer's references from past clients and associates favorable; and does the Proposer show financial and operational stability?
- 5.1.1.7 **Services Offered:** Does Proposer offer the breadth and quality of services required for the Project?
- 5.1.1.8 **Pre-Construction Bid Services:** Does Proposer have the ability to provide pre-construction bidding services, including estimating, scheduling, constructability review, bidding strategies, and value engineering?
- 5.1.1.9 Relevant Design & Permitting Experience
- 5.1.1.10 Financial capability to guarantee negotiated cost and bear expenses above that cost.

## 5.1.2 Consultant Selection Procedures

- 5.1.2.1 At completion of the proposal review process, Proposers will be ranked, and the three (3) most highly qualified Proposers will conform a "short list". The short list will be integrated by the best qualified Proposers. Price will be considered but will not constitute the sole item to be considered nor will it grant automatic selection of a Proposer.
- 5.1.2.2 Proposers on the short list will be asked to formally present their proposal to PRIDCO, and respond to interviewer questions. Following presentation/interviews, the evaluation committee will complete its ranking. Final selection will be made based on a combination

of qualifications and cost, with the emphasis on qualifications. PRIDCO is not looking for the lowest bidder, rather a business partner. The evaluation committee will make a recommendation to PRIDCO’s Board for final decision. The presentation and interview session will not exceed one hour per Proposer.

5.1.2.3 After thorough evaluation by the Committee, all Proposers that submitted proposals will be notified of the awarded Proposers, according to the schedule below.

5.1.2.4 Following successful negotiations with the selected Proposer, a contract will be drafted and then referred to by the PRIDCO’s Board for final approval.

## SECTION 6 – SCHEDULE

The Schedule for this RFP will be as follows:

	<b>Milestone</b>	<b>Date</b>
6.1	<b>RFP Issued</b>	March 4, 2025
6.2	<b>Virtual Project Scope Presentation (Mandatory):</b> Wednesday, February 12, 2025 at 10:00am. The Project Scope Presentation will be held virtually via <b>Microsoft on TEAMS</b> . To joint the meeting, please access the following link: <a href="https://pridco-fema-rfp-2025-002.teams.microsoft.com">PRIDCO-FEMA-RFP-2025-002</a>	March 7, 2025
6.3	<b>Site Inspection for Alternate Scope-Structural Assessment (mandatory)</b> <b>Day 1</b> – 8:00am to 4:45pm (Ponce)	March 10, 2025
	<b>Day 2</b> – 8:00am to 3:30pm (Ponce)	March 11, 2025
	<b>Day 3</b> – 8:00am to 1:00pm	March 12, 2025
6.4	<b>Deadline to Submit Questions:</b>	March 14, 2025
6.5	<b>Response to Questions/Answers</b>	March 19, 2025
6.6	<b>Proposal Due</b>	April 2, 2025
6.7	<b>Selection/Short List</b>	April 11, 2025
6.8	<b>Consultant Shortlist Interviews</b>	April 22 and 23, 2025
6.9	<b>Revised Proposals</b>	April 25, 2025
6.10	<b>Recommendation to Award</b>	May 6, 2025

**SECTION 7 – QUESTIONS:**

- 7.1 Questions must be delivered by electronic mail. All requests for interpretation shall be brought to the attention of PRIDCO in writing no later than Question Due date, indicated above. Questions should be addressed to:

Carelis Valentin Santiago  
Project Manager  
Property Management Office  
[fema.admin.4473@pridco.pr.gov](mailto:fema.admin.4473@pridco.pr.gov)

- 7.2 No clarifications requests will be accepted by telephone. Responses to clarifications requests and changes to the RFP required before the submission closing will be issued in the form of a written Addendum and sent by email. PRIDCO will assume no responsibility for oral instructions or suggestions.

**SECTION 8 – APPENDIXES**

**8.1 - List of Facilities Ordered by Group and Area (Stage 3)**

Damage #	Project #	Building ID	Municipality	Latitude	Longitude	Bid Package #	Area Sq. Ft.	Group	Type of Fund
374746	134120	T-0575-0-62-00	Guánica	17.978012	-66.905548	SW3-3	11504.08	A	428
374744	134119	T-0460-0-58-00	Guánica	17.977813	-66.904683	SW3-4	11524.65	A	406 - CAPPED
374739	134116	T-0770-0-66-00	Guánica	17.977448	-66.906424	SW3-2	11594.49	A	428
374741	134118	T-0705-0-65-00	Guánica	17.977785	-66.905899	SW3-4	11720.71	A	406
374740	134121	T-0878-0-67-00	Guánica	17.978458	-66.90506	SW3-4	11792.39	A	428
374851	135982	T-0089-0-52-00	Ponce	18.012524	-66.63808	SW3-1	16740.75	A	406
374839	135983	M-0978-0-70-00	Ponce	17.991247	-66.651208	SW3-1	21874.45	A	406 - CAPPED
374870	184328	T-0491-0-58-00	Ponce	17.98778	-66.652626	SW3-1	22514.3	B	406 - CAPPED
374876	186752	T-0713-0-65-00	Ponce	17.990051	-66.652912	SW3-1	22636.89	B	406 - CAPPED

**8.2 - Summary of Facilities by Group -Square Footage Ranges**

**STAGE 3**

Group	Square Footage Ranges	Total Number of Locations (Red) <sup>1</sup>
A	< 22,000	7
B	22,001 to 24,000	2
C	24,001 to 50,000	4
D	50,001 to 80,000	0
E	100,001 to 250,000	0
<b>Total</b>		13

**8.3 - List of Facilities by Bid Packages**

Damage #	Project #	Building ID	Municipality	Latitude	Longitude	Bid Package #	Area Sq. Ft.	Group	Type of Fund
374851	135982	T-0089-0-52-00	Ponce	18.012524	-66.63808	SW3-1	16740.75	A	406
374839	135983	M-0978-0-70-00	Ponce	17.991247	-66.651208	SW3-1	21874.45	A	406 - CAPPED
374870	184328	T-0491-0-58-00	Ponce	17.98778	-66.652626	SW3-1	22514.3	B	406 - CAPPED
374876	186752	T-0713-0-65-00	Ponce	17.990051	-66.652912	SW3-1	22636.89	B	406 - CAPPED
374916	186003	T-0356-0-56-00	Yauco	18.030031	-66.846899	SW3-1	28111.84	C	406
374841	138534	S-0843-1-72-00	Ponce	17.988694	-66.64956	SW3-1	33202.49	C	406 - CAPPED
374739	134116	T-0770-0-66-00	Guánica	17.977448	-66.906424	SW3-2	11594.49	A	428
374746	134120	T-0575-0-62-00	Guánica	17.978012	-66.905548	SW3-3	11504.08	A	428
374744	134119	T-0460-0-58-00	Guánica	17.977813	-66.904683	SW3-4	11524.65	A	406 - CAPPED
374741	134118	T-0705-0-65-00	Guánica	17.977785	-66.905899	SW3-4	11720.71	A	406
374740	134121	T-0878-0-67-00	Guánica	17.978458	-66.90506	SW3-4	11792.39	A	428
374844	185483	T-0857-1-70-00	Ponce	17.990758	-66.652225	SW3-5	33667.00	C	406
374868	185850	S-0983-1-72-00	Ponce	17.989167	-66.648832	SW3-6	34576.93	C	406

**Total** **13**

**8.4 – Facility with Lead and Asbestos Survey and Positive Reports**

Damage #	Project #	Building ID	Municipality	Latitude	Longitude	Asbestos and Lead Assessment Available	ACM	LBP
374851	135982	T-0089-0-52-00	Ponce	18.012524	-66.63808	SW3-1	YES	YES

**8.5 Facilities with Demolition Approval by FEMA**

Damage #	Project #	Building ID	Municipality	Latitude	Longitude	Bid Package #	Area Sq. Ft.	Group
374739	134116	T-0770-0-66-00	Guánica	17.977448	-66.906424	SW3-2	11594.49	A
374746	134120	T-0575-0-62-00	Guánica	17.978012	-66.905548	SW3-3	11504.08	A
374740	134121	T-0878-0-67-00	Guánica	17.978458	-66.90506	SW3-4	11792.39	A
<b>Total</b>							<b>3</b>	

**SECTION 9 – EXHIBITS**



**1-A Costs A&E Services By Phases**

Damage #	Project #	Building ID	Municipality	Bid Package #	Group	Phase One					Phase Two	Phase Three	Total Amount per DI (\$)
						ALTERNATE STRUCTURAL ASSESSMENT	Assessment/ Re-Assessment Costs <sup>1</sup> (\$)	Construction / Structural Design (If apply) Cost (\$)	Asbestos / Lead Assessment Cost (If needed) (\$)	Permitting Cost (\$)	Bid and Award Support Cost (\$)	Construction Oversight Cost (\$/Month)	
374839	135983	M-0978-0-70-00	Ponce	SW3-1	A								
374851	135982	T-0089-0-52-00	Ponce	SW3-1	A								
374870	184328	T-0491-0-58-00	Ponce	SW3-1	B								
374876	186752	T-0713-0-65-00	Ponce	SW3-1	B								
374841	138534	S-0843-1-72-00	Ponce	SW3-1	C								
374916	186003	T-0356-0-56-00	Yauco	SW3-1	C								
BP Sub Total						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
												BP Total	\$ -
374739	134116	T-0770-0-66-00	Guánica	SW3-2	A	N/A							
BP Sub Total						N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
												BP Total	\$ -
374746	134120	T-0575-0-62-00	Guánica	SW3-3	A	N/A							
BP Sub Total						N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
												BP Total	\$ -
374740	134121	T-0878-0-67-00	Guánica	SW3-4	A	N/A							
374741	134118	T-0705-0-65-00	Guánica	SW3-4	A								
374744	134119	T-0460-0-58-00	Guánica	SW3-4	A								
BP Sub Total						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
												BP Total	\$ -

1-A Costs A&E Services By Phases (Cont)

Damage #	Project #	Building ID	Municipality	Bid Package #	Group	Phase One					Phase Two	Phase Three	Total Amount per DI (\$)
						ALTERNATE STRUCTURAL ASSESSMENT	Assessment/ Re-Assessment Costs <sup>1</sup> (\$)	Construction / Structural Design (If apply) Cost (\$)	Asbestos / Lead Assessment Cost (If needed) (\$)	Permitting Cost (\$)	Bid and Award Support Cost (\$)	Construction Oversight Cost (\$/Month)	
374844	185483	T-0857-1-70-00	Ponce	SW3-5	C								
BP Sub Total						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
												BP Total	\$ -
374868	185850	S-0983-1-72-00	Ponce	SW3-6	C								
BP Sub Total						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
												BP Total	\$ -
<b>Total</b>												<b>\$ -</b>	

**1-B Asbestos Material and Lead Based Paint Survey -Cost Detail Form**

Bid Package Number	SW3-1						SW3-2
Building ID	M-0978-0-70-00	T-0089-0-52-00	T-0491-0-58-00	T-0713-0-65-00	S-0843-1-72-00	T-0356-0-56-00	T-0770-0-66-00
DI Number	374839	374851	374870	374876	374841	374916	374739
Mobilization							
Lead Survey per Test XRF							
Asbestos Survey per Sample							
Laboratory Cost per Building							
Equipment Cost							
Report Cost (LBP)							
Report Cost (ACM)							
Negative Certification LBP							
Negative Certification ACM							
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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**1-B Asbestos Material and Lead Based Paint Survey -Cost Detail Form (Cont)**

Bid Package Number	SW3-3	SW3-4			SW3-5	SW3-6
Building ID	T-0575-0-62-00	T-0878-0-67-00	T-0705-0-65-00	T-0460-0-58-00	T-0857-1-70-00	S-0983-1-72-00
DI Number	374746	374740	374741	374744	374844	374868
Mobilization						
Lead Survey per Test XRF						
Asbestos Survey per Sample						
Laboratory Cost per Building						
Equipment Cost						
Report Cost (LBP)						
Report Cost (ACM)						
Negative Certification LBP						
Negative Certification ACM						
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**1-C Alternate – Structural Assessments -should be complete one for each building**

A&E Firm: \_\_\_\_\_ Municipality: \_\_\_\_\_ Building: \_\_\_\_\_ Area (ft<sup>2</sup>): \_\_\_\_\_

ITEM	WORK	DESCRIPTION	PHASE I TASK IN ALL BUILDINGS	PHASE II.A BUILDING WITH SUBSTANTIAL STRUCTUTURAL DAMAGES	FASE II.B BUILDING WITHOUT SUBSTANTIAL STRUCTUTURAL DAMAGES	COST ESTIMATES	TIME ESTIMATE (DAYS)
1	Visit for Initial Recognition	General visual inspection in which the Engineer, based on his judgment and experience, will determine the risk of entering the property to perform the tasks under the scope of work in the structural evaluation of the building.	X			Not applicable. Task prior to sending the proposal	Not applicable. Task prior to sending the proposal
2	Release of Liability	Document in which a licensed engineer certifies the feasibility of entering the building to develop the studies required in the scope of the work. In addition, you must certify or commit to taking appropriate precautions to guarantee the safety of your personnel, complying with what is required by law.	X			Not applicable. Task prior to sending the proposal	Not applicable. Task prior to sending the proposal
3	"As Built"	Develop an "As-Built" plan of the building. This must indicate the location of the damage, including a description of the damage and a photo of the damage. If PRIDCO has building drawings available, they can use the same to develop the "As-Built". Consider this in costs	X				
4	Geotechnical Inspection	Prepare an inspection and evaluation report of geotechnical aspects of the land where each building is located by a Geotechnical Engineer.	X				
5	Rapid Visual Screening of Building for Potential Seismic Hazards (FEMA P-154)	Complete the FEMA P-154 document for each building. In the case of buildings that have extensions, one will be made to each building.	X				
6	Classify buildings with or without Substantial Structural Damage	Determine, based on a visual inspection, whether the building has substantial structural damage as defined by the PREBC 2018 and supported in point 3.	X				

A&E Firm: \_\_\_\_\_ Municipality: \_\_\_\_\_ Building: \_\_\_\_\_ Area (ft<sup>2</sup>): \_\_\_\_\_

ITEM	WORK	DESCRIPTION	PHASE I TASK IN ALL BUILDINGS	PHASE II.A BUILDING WITH SUBSTANTIAL STRUCTUTURAL DAMAGES	FASE II.B BUILDING WITHOUT SUBSTANTIAL STRUCTUTURAL DAMAGES	COST ESTIMATES	TIME ESTIMATE (DAYS)
7	Concrete Study	Determine the capacity of concrete in structural elements. Note: Destructive testing will be performed for the purpose of calibrating non-destructive testing. They will be carried out at the points that least affect the structural element.		X			
8	Steel Studies	In this study you must: -Locate reinforcing steel, depth and diameter in structural elements using "Ground Penetrating Radar" (GPR). -Study the beam-column joints in detail. To do this, it is necessary to obtain data from two end frames, two interior frames in both directions. -Determine the necessary reinforcement in the elements and their joints, and compare it with the existing one, based on the structural study. - Determine how to solve the steel deficiency, if it exists. -Provide cost estimates related to the required tasks.		X			
9	Roof Covering Evaluation	The evaluation must include: - "As-Built" roof deck - Identification of damage to the roof of the building - Comments on roof condition - The conceptual repair scope -Estimated cost of the tasks required for the repair		X	X		
10	Evaluation of Perimeter Masonry Walls	In the evaluation you must: - Show the sections of the perimeter walls on a plan and mark the damage to the perimeter walls. - Locate reinforcing steel, depth and diameter using "Ground Penetrating Radar (GPR)" -Determine the steel and how the masonry walls are anchored to the main structure. - Determine if the walls are damaged. Determine if your repair requires partial or total reconstruction of the wall. -Provide comments about their conditions, findings and associated risks. - Provide an estimate of the cost of repair and/or reconstruction of the required tasks.		X	X		

A&E Firm: \_\_\_\_\_ Municipality: \_\_\_\_\_ Building: \_\_\_\_\_ Area (ft<sup>2</sup>): \_\_\_\_\_

ITEM	WORK	DESCRIPTION	PHASE I TASK IN ALL BUILDINGS	PHASE II.A BUILDING WITH SUBSTANTIAL STRUCTUTURAL DAMAGES	FASE II.B BUILDING WITHOUT SUBSTANTIAL STRUCTUTURAL DAMAGES	COST ESTIMATES	TIME ESTIMATE (DAYS)
11	Floor Slab Evaluation	In the evaluation you must: - Mark on the “as-built” plan damages to the floor slab. - Provide comments on existing conditions, settlements and required repairs. - Provide an estimate of the cost of repair and/or reconstruction of the required tasks.		X	X		
12	Evaluation of perimeter wall below interior floor level	In the evaluation you must: - Provide feedback on condition, side shifting or other damage. - Provide comments on the foundation of these walls, taking as reference the original PRIDCO plans. - Provide an estimate of the cost of repair and/or reconstruction of the required tasks.		X	X		
13	Technical Repair Report	Develop a report that includes: -Description of the elements that require repair. -Description of the method of repair in a conceptual way. -Estimated cost of repair of these elements, in order to restore them to their state prior to the seismic event			X		

**EXHIBIT 1-D  
 CERTIFICATE OF COMPLIANCE  
 Request for Proposal (RFP) 2025-002**

I, \_\_\_\_\_, \_\_\_\_\_ (Title) and as authorized representative of \_\_\_\_\_ (Proponent name) acknowledge that I have read, understood and accept the scope of work, terms and requirements outlined in RFP2025-001 to provide Architectural & Engineering Services as well as the following addenda:

Addenda	Date	Description (if need more space please include as exhibit)
No. 1		
No. 2		
No. 3		

I certify that the proposal submitted to the **Puerto Rico Industrial Development Company** fully considers and complies with all aspects and requirements established in the aforementioned documents.

Signed this in \_\_\_\_\_, Puerto Rico, today \_\_\_\_\_.

Participant name:

\_\_\_\_\_

Authorized participant representative name:

\_\_\_\_\_

Authorized participant representative Signature:

\_\_\_\_\_

Position / Title:

\_\_\_\_\_

\_\_\_\_\_  
Participant Seal



**EXHIBIT 1-E**  
**NON-CONFLICT OF INTEREST CERTIFICATION**  
**Request for Proposal (RFP) 2025-002**

I, \_\_\_\_\_, of legal age, of marital status (married/single), and a resident of \_\_\_\_\_, have been designated as the authorized representative of \_\_\_\_\_ (“the Proposer”) for the RFP No. \_\_\_\_\_. In such regard, I hereby certify that:

1. No public official or employee of the Procuring Entity possesses any financial interest with any Proposer participating in this Procurement Process, and that likewise, has had no direct or indirect financial interest with these for the past four (4) years.
2. No public official or employee of the Procuring Entity has solicited or accepted, directly or indirectly, by means of any person or entity with interest in this Procurement Process, including the Proposer, any goods of any value -including, gifts, gratuities, contributions, services, donations, loans, and/or any other item of monetary value- for themselves and/or for any member of their immediate family, and/or relatives, and/or for any person, as a form of compensation for performing the duties and responsibilities of their position in connection with this Procurement Process.
3. No public official or employee of the Procuring Entity has solicited or accepted, directly or indirectly, by means of any person or entity with interest in this Procurement Process, including the Proposer, any goods of any value -including, gifts, gratuities, contributions, services, donations, loans, and/or any other item of monetary value- for themselves and/or for any member of their immediate family, and/or relatives, and/or for any person, in exchange for their actions being an influence in the end result of this Procurement Process.
4. I do not have a kindred relationship within the fourth (4<sup>th</sup>) degree of consanguinity and/or second (2<sup>nd</sup>) degree of affinity with public official or employee of the Procuring Entity that participates or influences -or has the capacity to do so- in the institutional decisions of the Procuring Entity.

The Procuring Entity is highly committed to management excellence and promotes the effective use of government resources to benefit the people of Puerto Rico. Thus, the Procuring Entity will support and comply with the provisions of Act 2-2018, known as the Anti-Corruption Code for the New Puerto Rico, as amended, including Title III, Code of Ethics for Contractors, Suppliers and Applicants for Economic Incentives of the Government of Puerto Rico.

In light of the above, I, the Proposer’s Authorized Representative, also certify that:

1. I agree to comply with the applicable provisions of Act 2-2018, known as the Anti-Corruption Code for the New Puerto Rico, as amended, including Title III, Code of Ethics for Contractors, Suppliers and Applicants for Economic Incentives of the Government of Puerto Rico and recognize that this is an essential requirement in order to execute transactions or to set up agreements with the Procuring Entity.

\_\_\_\_\_  
Signature of Proposers’s Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Proposer’s Authorized Representative

**EXHIBIT 1-F**  
**NON-CONFLICT OF INTEREST CERTIFICATION**  
**ON EXISTING OR PENDING CONTRACTS**  
Request for Proposal (RFP)  
RFP2025-002

I, \_\_\_\_\_ of legal age, of marital status (married/single), and a resident of \_\_\_\_\_ have been designated as the authorized representative of \_\_\_\_\_ (“the Proposer”) for the RFP No. \_\_\_\_\_. In such regard, I hereby certify that:

1. There are no relevant facts or circumstances that could give rise to an organizational or personal conflict of interest for the Proposer or its staff with respect to the Procurement Process with the Procuring Entity. Nonetheless, the Proposer recognizes that situations may arise that may appear to be, or are, conflicts -or potential conflicts- of interest. The term “potential conflict” means reasonably foreseeable conflict of interest.
2. The Proposer will disclose to the Procuring Entity any relevant information of an apparent, potential, or actual conflict of interest that may appear to exist regardless of their opinion that such information would not impair their objectivity.
3. As per 2 C.F.R. § 200.318(c)(1), a conflict of interest would arise when “the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract”. Therefore, I understand that conflicts of interest may arise in, but not limited to, the following situations:
  - a) **Unequal access to information.** A potential contractor, subcontractor, employee, or consultant has access to non-public information through its performance on a government contract for disaster recovery services in Puerto Rico.
  - b) **Biased ground rules.** A potential contractor, subcontractor, employee, or consultant has worked with a government contract or program with the basic structure or ground rules of another government contract for disaster recovery services in Puerto Rico.
  - c) **Impaired objectivity.** A potential contractor, subcontractor, employee, or consultant, or member of their immediate family (spouse, parent, or child) has financial interests, or others, that would impair, or give the appearance of impairing, impartial judgment in the evaluation of government programs in offering advice or recommendations to the government, or in providing technical assistance or other services to recipients of Federal funds as part of its contractual responsibility.
4. In the case in which the Proposer discloses to the Procuring Entity an apparent, potential, or actual conflict of interest, the Procuring Entity will take the appropriate measures to address the disclosure by taking the following actions, which include but are not limited to, eliminating, mitigating or neutralizing the apparent, potential or actual conflict, when appropriate, through such means as ensuring a balance of views, disclosure with the appropriate disclaimers, or by restricting or modifying the work to be performed to avoid or reduce the apparent, potential, or actual conflict.
5. If an apparent, potential, or actual conflict of interest is discovered by the Proposer after the Procurement Process concludes, it will make a full disclosure in writing to the contracting officer. This disclosure shall include a description of actions that the Proposer has taken or proposes to take to avoid, mitigate, or neutralize the apparent, potential, or actual conflict of interest.
6. The Proposer has no present or currently planned interests (financial, contractual, organizational, or otherwise) relating to the contract or task order that may result from this Procurement Process that would create any apparent, actual, or potential conflict of interest (including conflicts of interest for immediate family members: spouses, parents, children) that would impinge on its ability to render impartial,

technically sound, and objective assistance or advice or result in it being given an unfair competitive advantage.

7. The Proposer has exercised, and will continue to exercise, due diligence in avoiding, identifying, removing or mitigating any apparent, potential or actual conflicts of interest to the Procuring Entity's satisfaction.

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Signature of Proposer's Authorized Representative

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Date

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Printed Name of Proposer's Authorized Representative

**EXHIBIT 1-G**  
**DECLARACIÓN JURADA**  
**(Ley Núm. 2 – 2018, según enmendada)**  
**REQUEST FOR PROPOSAL 2025-002**

Yo, \_\_\_\_\_, en mi carácter personal y en representación de \_\_\_\_\_, mayor de edad, \_\_\_\_\_, \_\_\_\_\_ y vecino(a) de \_\_\_\_\_, Puerto Rico, bajo el más solemne juramento declaro lo siguiente:

1. Que mis circunstancias personales son las anteriormente expresadas.
2. Que presto esta declaración jurada con el propósito de cumplir con las disposiciones de la Ley Número 2 de 4 de enero de 2018, según enmendada, conocida como “Código Anticorrupción para el nuevo Puerto Rico”, la cual impone la obligación a toda persona natural o jurídica que desee participar de la adjudicación de una subasta o del otorgamiento de un contrato con cualquier agencia o instrumentalidad, corporación pública o municipio, de someter una declaración jurada donde informe si ha sido convicto o declarado culpable de los delitos enumerados en la Sección 6.8 de la Ley 8-2017, según enmendada, conocida como “Ley para la Administración y Transformación de los Recursos Humanos en el Gobierno de Puerto Rico.
3. Por tal razón certifico que, con relación a lo dispuesto en la Ley Número 2-2018, según enmendada, ni el suscribiente, ni la persona jurídica, ni cualquier presidente, vicepresidente, director, director ejecutivo, socio o miembro de una junta de oficiales o junta de directores, o personas que desempeñen funciones equivalentes para la persona jurídica, ha sido convicto o declarado culpable de ninguno de los delitos enumerados en la Sección 6.8 de la Ley 8-2017, según enmendada.
4. Certifico, además, que el suscribiente, la persona jurídica o cualquier presidente, vicepresidente, director, director ejecutivo, socio o miembro de una junta de oficiales o junta de directores, o personas que desempeñen funciones equivalentes para la persona jurídica no ha sido convicto o declarado culpable de ninguno de los delitos enumerados en la Ley 2-2018, según enmendada.
5. Para fines de la jurisdicción federal, de los estados o territorios de los Estados Unidos de América, o de cualquier otro país, aplicará la prohibición contenida en la presente declaración jurada en casos de convicción por delitos cuyos elementos sean equivalentes a los referidos en los incisos anteriores.
6. Además, hago constar que, en este momento, ni el (la) suscribiente, ni la corporación o sociedad especial que represento, ni ninguno de los oficiales de la misma son objeto de investigación, ni procedimiento legislativo, judicial o administrativo alguno por hechos relacionados con los delitos enumerados anteriormente ya sea en Puerto Rico, Estados Unidos de América o cualquier otro país para poder participar en la adjudicación u otorgamiento de cualquier subasta o contrato, respectivamente. Me comprometo y obligo a informar de inmediato si alguna vez resultara objeto de investigación o procedimiento criminal por hechos relacionados con dichos delitos.
7. Esta Declaración Jurada será válida por seis (6) meses desde su otorgamiento.

Y para que así conste, suscribo la presente en \_\_\_\_\_, Puerto Rico, a \_\_\_ de \_\_\_\_\_ de 20\_\_.

TESTIMONIO NUM. \_\_\_\_\_

Jurado y suscrito ante mí por \_\_\_\_\_, de las circunstancias personales antes descritas y a quien doy fe de conocer personalmente o de haberlo(a) identificado mediante \_\_\_\_\_, expedida por el Estado Libre Asociado de Puerto Rico.

En \_\_\_\_\_, hoy a \_\_\_ de \_\_\_\_\_ de 20\_\_.

\_\_\_\_\_  
Notario (a) Público

**EXHIBIT 1-H**  
**CERTIFICACION SOBRE PERSONAS JURIDICAS**  
**REQUEST FOR PROPOSAL 2025-002**

Yo, \_\_\_\_\_ que ocupo el puesto de \_\_\_\_\_ en la entidad jurídica de nombre \_\_\_\_\_, certifico lo siguiente:

1. Que la entidad mencionada en esta certificación interesa proveer servicios profesionales a la **Compañía de Fomento Industrial de Puerto Rico** (nombre de la entidad de la Rama Ejecutiva);
2. Que la entidad contratante es una persona jurídica que no es una empresa pública cuyas acciones se intercambian en la bolsa de valores;
3. Que las siguientes personas son todos sus dueños, accionistas o socios cuya participación en la entidad jurídica es de 25% o más:

NOMBRE	% PARTICIPACION
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

4. Que las siguientes personas son todos los oficiales corporativos con responsabilidad significativa de controlar, administrar o dirigir en la toma de decisiones del negocio ordinaria de la entidad jurídica:

NOMBRE	TITULO/ ROL
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

5. Que toda la información incluida en la presente Certificación es correcta;
6. Que la veracidad de toda la información incluida en este documento y certificada mediante mi firma es una condición esencial para poder proveerle servicios a la mencionada entidad de la Rama Ejecutiva y que, de no ser correcta, en todo o en parte, tal circunstancia será suficiente para la rescisión del contrato de servicios profesionales firmado entre ambas partes.
7. Que entiendo cabalmente y reconozco las consecuencias jurídicas, éticas, penales o administrativas de esta Certificación en caso de que su contenido sea falso.

Y para que así conste firmo hoy \_\_\_\_\_ de \_\_\_\_\_ de **2025**.

\_\_\_\_\_  
 Firma de la Persona Representante de la Entidad Jurídica

**EXHIBIT 1-I**  
**COMPROMISO DE TRANSPARENCIA Y DIVULGACIÓN DE INFORMACIÓN**  
***Request for Proposal (RFP) 2025-002***

Yo, \_\_\_\_\_, \_\_\_\_\_ (*Posición*) y representante autorizado de \_\_\_\_\_ (*Nombre del Proponente*) me comprometo a divulgar toda la información que el Departamento de Desarrollo Económico y Comercio y/o Compañía de Fomento Industrial de Puerto Rico requiera para estar en posición de evaluar detalladamente las propuestas y efectuar determinaciones correctas e informadas.

Firmado hoy, \_\_\_ de \_\_\_\_\_ de \_\_\_ en \_\_\_\_\_, Puerto Rico.

Nombre del Proponente:

\_\_\_\_\_

Nombre del Representante Autorizado:

\_\_\_\_\_

Firma del Representante Autorizado:

\_\_\_\_\_

Posición o Título:

\_\_\_\_\_

\_\_\_\_\_

Sello del Proponente