



Edificio de Comercio & Exportación  
159 Ave. Carlos Chardón, Piso 3  
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January 25, 2024

BY EMAIL ([mlaboy@cor3.pr.gov](mailto:mlaboy@cor3.pr.gov))

**Mr. Manuel Laboy, PE**

Executive Director

Central Office for Recovery, Reconstruction, and Resiliency (COR3)

Governor's Authorized Representative

Government of Puerto Rico

PO Box 195014

San Juan, PR 00918-5014

**Re: Request for Alternate Project (Revision #2)**

Project #95208 MLRA006 - Buildings 56, 374, 375, 2205 (PW 02554)

FEMA PA Program DR-4339-PR

Dear Mr. Laboy,

The Federal Emergency Management Agency (FEMA) obligated the amount of \$555,727.17 for **Project #95208 (PW 02554)** corresponding to the **Buildings 56, 374, 375, 2205** that includes a total HMP 406 cost for \$37,801.00. This was a Fixed Cost Offer under Alternative Procedures (Section 428) of FEMA Project Assistance Program.

**The purpose of this letter here in is to re-submit for FEMA's evaluation, review, and approval a request for an Alternate Project (All Hands Beach) under Section 428 of the Public Assistance (PA) Program.** Once the Fixed Cost Offer was approved by FEMA, the LRA initiated a thorough evaluation, analysis, and assessment to determine the future uses for the claimed facilities. Based on that evaluation, the LRA understands and agrees to use the obligated funds as an Alternate Project pursuant to 44 CFR § 206.203(d)(2). This change will benefit the LRA, the communities of the Municipality of Ceiba and Naguabo, among other related stakeholders.

The proposed Alternate Project is located at Forrestal Drive at the Formal Naval Base of Roosevelt Road, in the Municipality of Ceiba Puerto Rico. In general, Project #95208 (PW





02554) is comprised of the following Damages Inventories (DI's): DI-152106, DI-152107, DI-152301, DI-152473, corresponding to buildings number 374, 375, 2205 and 56, respectively. All buildings detailed in the DI's are located on All Hands Beach.

Instead, the LRA proposes to demolish buildings number 374 and 375, but conserve, rehabilitate and reuse buildings number 2205 and 56. Buildings 374 and 375 are considered to be in advance deteriorated conditions. However, buildings 2205 and 56, can be repaired and rehabilitated to comply with the programmatic functions expressed by the communities of Ceiba and Naguabo (hereinafter, the community). As part of the proposed scope for the alternate project, cleaning of scattered remnants of concrete slabs and debris of the local beach adjacent to the buildings will be required. The cleanup would enable the coastal area to be accessed by the community and to be used for different activities of interest for the general public and the community. This action will allow a more strategic and integrated operation plan between the LRA, the community and the general public.

For the reasons stated above, the LRA respectfully requests the approval of this Alternate Project as submitted herein. Please refer to attached Report document included with this letter.

Should you need more information, please contact Mr. Gabriel Hernández, Development and Project Management Director, by email at [gabriel.hernandez@lra.pr.gov](mailto:gabriel.hernandez@lra.pr.gov). Thank you for your prompt attention to this matter.

Cordially,



Joel A. Piza Batiz, Esq.  
Executive Director  
Local Redevelopment Authority for Roosevelt Roads (LRA)

Attachments:

Alternate Project Report, including Exhibits and Appendices

Cc:

Noel Pérez  
Deputy Executive Director, LRA





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# ALTERNATE CONSOLIDATED PROJECT: 95208 ALL HANDS BEACH

Category E – Building and Equipment

Project Title – MLRA006 - Buildings 56,374,375,2205



**EVENT:** 4339DR-PR (Hurricane María)

**APPLICANT NAME:**

LOCAL REDEVELOPMENT AUTHORITY FOR ROOSEVELT ROADS

**FEMA PA CODE (FIPS) No. 000-UV193-00**

**PW:** 2554



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## 1. OVERVIEW

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### 1.1 ROOSEVELT ROADS NAVAL STATION CLOSURE BACKGROUND

In September 2003, Congress passed the Department of Defense Appropriations Act of Fiscal Year 2004 (Public Law No. 108-87) (the "Appropriations Act"). Section 8132 of the Appropriations Act directed the Secretary of the Navy to close Naval Station Roosevelt Roads, Puerto Rico no later than six (6) months after the enactment of the Appropriations Act and to do so pursuant to the procedures and authorities contained in the Defense Base Closure and Realignment Act of 1990 (title XXIX of Public Law 101-510; 10 U.S.C. 2687 note) (the "Base Closure Act"). NSRR was closed on March 31, 2004.

The Appropriations Act required the closing of NSRR to proceed in accordance with the procedures and authorities contained in the Base Closure Act that authorized local redevelopment authorities to receive real property and personal property located at a closing military installation. The Base Closure Act defines a redevelopment authority as, "any entity (including an entity established by a State or local government) recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan with respect to the installation or for directing the implementation of such plan." The primary Federal responsibility of a local redevelopment authority under the Base Closure Act is to prepare a redevelopment plan ("Reuse Plan") for the surplus property at the closed military installation.

Accordingly, on October 24, 2003, Governor Sila María Calderón signed an Executive Order appointing the Puerto Rico Department of Economic Development and Commerce as the Federal local redevelopment authority responsible for planning the redevelopment and reuse of NSRR. The Puerto Rico Department of Economic Development and Commerce was recognized as the "planning" Local Redevelopment Authority (Herein LRA) by the Office of Economic Adjustment of the Department of Defense on November 20, 2003.

### 1.2 CREATION OF THE LOCAL REDEVELOPMENT AUTHORITY

In September 2004 by means of the Senate Bill #2378, the Law 508 of 2004 was approved thus creating the Local Redevelopment Authority for Roosevelt Roads. The LRA stands for the Commonwealth of Puerto Rico as the government instrumentality with the responsibility to manage, develop and maintain the FNSRR. This represents an unprecedented opportunity to establish a Reuse Plan that responds to the needs of Puerto Rico's East region, in particular the Municipalities of Ceiba and Naguabo, through the implementation of sustained economic development strategies in harmony with the environment protection.

**(END OF SECTION 1)**

## 2. PROJECT INFORMATION

### 2.1 PROJECT WORKSHEET INFORMATION

The proposed project was obligated and approved through the PW#2554 and is part of the FEMA Grants Portal Number 95208. It is comprised of the following facilities or DI's:

- DI #152106: Building 374
- DI #152107: Building 375
- DI #152301: Building 2205
- DI #152473: Building BU 056

### 2.2 BUILDINGS AND COURSE OF ACTION: ALTERNATE PROJECT DESCRIPTION

The buildings to be mentioned and described are part of the area referred to as All Hands Beach in the former Naval Base Roosevelt Roads. As previously stated, the LRA is the entity responsible for redeveloping the Roosevelt Roads Land and Existing Facilities. To continue with its vision, the LRA conducted a thorough analysis to determine the best and proper uses for the facilities herein, focusing on the more valuable outcome for the communities and the best land management practices, among other considerations. After such analysis, the LRA concluded that it would be beneficial to create an alternated project for the following areas of FNSRR:

Buildings number 374 (fig.1) and 375 (fig.2); were used as part of a series of basic facilities for the beachgoing public of All Hands Beach in Roosevelt Roads Naval Base when the US Navy was in operation. The buildings have an area of 797 and 969, respectively and are built in structural reinforced concrete slabs. Both structures are ruins.

Building number 2205 (fig.3) was used as dressing rooms, restrooms and ancillary uses to building BU 056 (fig.4); an amphitheater structure. Both structures are built in structural reinforced concrete slabs and are approximately 60 inches above ground.





Building 374		Facility Information:	
		Former Use:	Food sale and storage facilities
		Square footage:	797 approx.
		Year Built:	1960
		Proposed Use:	To be demolished


Figure 1: DI #152106 -Building 374



Building 375		Facility Information:	
		Former Use:	Men and women restrooms
		Square footage:	969 approx.
		Year Built:	1950
		Proposed Use:	To be demolished
Figure 2: DI #152107 -Building 375			

Building 2205		Facility Information:	
		Former Use:	Dressing rooms and restrooms facilities
		Square footage:	1000 approx.
		Year Built:	1960
		Proposed Use:	Restored and reuse
Figure 3: DI #152301 -Building 2205			

Building BU 056		Facility Information:	
		Former Use:	Performance acoustic shell
		Square footage:	873 approx.
		Year Built:	1958
		Proposed Use:	Restored and reuse
Figure 4: DI CARD #152473 -Building BU 056			

Beach Concrete Debris	Facility Information:	
	Former Use:	Unknown
	Square footage:	9,000 approx.
	Year Built:	Unknown
	Proposed Use:	To be demolished
Figure 5: Beach Concrete Debris		

#### Course of Action:

The Roosevelt Roads Redevelopment Master Plan considers the reuse and the restore of structures and facilities within the FNSRR. The Roosevelt Roads redevelopment plan is to reuse, reassign and restore the structures and facilities. Nonetheless, for buildings 374 and 375, the LRA understand that the best course of action will be to demolish both buildings. Both buildings are in very poor condition and will become a public nuisance on the coast, due to its location proximity to the sea. This move will prevent these structures from affecting the aesthetics, safety, public health and access of citizens and surrounding communities.

For buildings 2205 and BU056, the LRA understand that the best course of action will be to restore and reuse both buildings. Both buildings are in relatively good conditions to restore, and their former uses can be enabled to comply with the programmatic wishes expressed by the community, general public and in accordance with the LRA master plan. It will also be necessary to clean 9,000 square feet approximately of scattered remnants of concrete and debris located in the sand of the local beach adjacent to the buildings. The cleanup would enable the coastal area to be used as a public beach for the general public and the community.

(END OF SECTION 2.2)



## 2.3 PROJECT LOCATION

The proposed project is located at Forrestal Drive at the Formal Naval Base of Roosevelt Road, Municipality of Ceiba Puerto Rico. The same has four (4) DI's and one (1) additional area proposed for cleanup.



Figure 6: All hands beach – Existing Site Plan

### 2.3.1. PROJECT CORNER COORDINATES

The following figures and tables show the requested coordinates demarking the project boundary for each segment of facility damage:



Figure 7: All hands beach – Existing buildings with reference coordinates points

DI#	Building #	Point	Latitude	Longitude
<b>152473</b>	<b>56</b>	A	18.223170	-65.606873
		B	18.223217	-65.606755
		C	18.223134	-65.606846
		D	18.223180	-65.606730
<b>152301</b>	<b>2205</b>	A	18.223088	-65.606824
		B	18.223143	-65.606689
		C	18.223061	-65.606796
		D	18.223102	-65.606693
<b>152107</b>	<b>375</b>	A	18.223415	-65.606359
		B	18.223465	-65.606238
		C	18.223368	-65.606329
		D	18.223422	-65.606222



<b>152106</b>	<b>374</b>	A	18.223305	-65.606346
		B	18.223336	-65.606278
		C	18.223251	-65.606312
		D	18.223279	-65.606249

*Table 1: Existing buildings coordinates*

**(END OF SECTION 2)**

### 3. SCOPE OF WORK (SOW)

---

#### 3.1 REASONS FOR SCOPE OF WORK PROPOSED CHANGES

The Strategic Economic Plan for the Recovery of the Government of Puerto Rico proposes that the vision and objectives should be focused on the following: creation of immediate jobs, community benefit, accessibility of government services, education to the community, promotion of sustainable economic growth, social transformation that will contribute to the creation of a more dynamic and competitive economy for the growth of employment and business offers.

To carry out said plan it is necessary to achieve and develop the following goals and objectives:

- Stop the immigration from the island and promote economic growth by facilitating commercial activity by encouraging the formal participation of the local workforce.
- Rehabilitation of government property through appropriate structural strengthening, as well as compliance with current codes to assure the safety of employees and the public.
- Improvement of energy and water efficiency and reduce operating costs.
- Increase in municipal revenues through construction taxes.
- Rebuild, repair, and adjust the size of the inventory of public facilities.
- Reduces costs of operation and maintenance of government buildings, improves the effectiveness of government operations, provision of services, eliminates the creation of public nuisances destroyed and abandoned because of the event. the effectiveness and accessibility to the public.
- Improvement of the infrastructure to make it more modern, sustainable, and resilient.

In addition to the goal and objectives, the aforementioned plan wishes to achieve a capital investment with the recovery funds. This way, the facilities can be repaired, rebuilt, and adapted to guarantee that they meet current standards, mitigate future disasters, and meet community needs. Based on the previous statement, the LRA initiated a thorough evaluation, analysis and assessment for this project to make sure that the obligated recovery funds are aligned with the Economic Strategic Plan, the LRA Master Plan, the organic law of the LRA and the community.

In general terms the proposed change in scope will allow significant benefits to the LRA and the surrounding community. With this alternate project the LRA envision to:

- Demolished two facilities located at All Hands Beach in Former Naval Base Roosevelt Roads with a significant negative impact on the redevelopment efforts for Roosevelt Roads. This will allow a more integrated relationship between the LRA, the community and the general public and will prevent these facilities to become public nuisance affecting the aesthetics, safety and public health of citizens and surrounding communities.
- Restore and reuse two existing buildings to comply with the programmatic requests expressed by the community, general public and in accordance with the LRA master plan.
- Clean All Hands Beach of any debris and concrete remnants left in the sand. It represents a danger for beach users and a liability for the LRA. This action will allow the public use and enjoyment of All Hands Beach.
- Create a beach forest with salt-tolerant vegetation between the structures and the beach. This will protect the structures and can help prevent sand from being carried off by waves. Also, it will protect the coastlines from erosion while creating a landscape with shade for the enjoyment of the community and general public.



### 3.2 NEW SCOPE OF WORK

The existing structures located at All Hands Beach have approximately a total of 3,639 square feet. They used to be part of a group of structures that comprise a public recreational space on the beach. These structures provided a space for the community and the general public to do outdoor activities that included concerts, beach tournaments, fairs, food and merchandise sales. At the moment, the structures are in disuse due to the current poor state in which they are found. Additionally, there are approximately 9,000 square feet of concrete remnants scattered on the beach that need to be removed.

The project consists of reactivating this space for the community and general public, by demolishing two structures that are not viable for reconstruction and restore and reuse the other two structures. Through meetings with the community, the community has expressed an interest in bringing outdoor activities back to this place and thus bringing economic growth to the area.

The proposed program for the structures consists of a performance acoustic shell with dressing rooms and restrooms, food sale and storage facilities and public restrooms. In addition, it includes the habilitation of the public beach with the cleanup and the beach forest landscape.

#### 3.2.1. COMPLETE SOW DEVELOPMENT AND CHANGE INFORMATION SUPPORT AS LISTED IN PERMANENT WORK SECTION OF TABLE 9 OF THE PAPPG

The LRA understands that the proposed scope of work defined at the beginning of this Section and the demolition of two facilities as stated previously, will be in tune with LRA's vision for Roosevelt Roads for resiliency and will benefit the surrounding communities. Refer to Section 3.1 for more in-depth information.

#### 3.2.2. COMPARISONS BETWEEN DAMAGED FACILITY AND PROPOSED PROJECT

- **Cost Estimates**  
Please refer to Exhibit E, the cost estimate for the proposed new scope of work and the remaining funds available for this PW.
- **Plans**  
At this stage, the proposed project has not begun the design phase.
- **Specifications**  
At this stage, the design of the proposed project has not begun, therefore no technical specifications are yet produced. However, they will be part of the RFP scope of work once a qualified proponent is selected.

#### 3.2.3. DETERMINE WORK TO BE PERFORMED

Please refer to pages 7-14 for more details.

#### 3.2.4. APPROVED INDUSTRY STANDARDS

Proposed project will be constructed by current codes and standards required by local and federal regulations.

### **3.2.5. PROJECT ENVIRONMENTAL AND HISTORIC PRESERVATION (EHP) CONSIDERATIONS**

Please refer to Appendix C for Project Environmental Considerations.

**(END OF SECTION 3)**

## 4. EXHIBITS

### EXHIBIT A: SPECIAL PROJECT CHECKLIST

#### SPECIAL PROJECTS CHECK LIST

(ITEMS IN THE PACKAGE SHOULD FOLLOW THE ORDER OF CHECKLIST)

Project Type:

☒ Alternate Project ☐ Improved Project

Disaster: 4339

#### PROJECT/CONSTRUCTION DATA:

- ☒ Applicant Name Local Redevelopment Authority (000-UVI93-00)
- ☒ FEMA PA CODE (FIPS) No. 72037
- ☒ Proposed Project Address Formal Naval Base of Roosevelt Roads, Ceiba, PR. See Report (page 8-9) for more details.
- ☒ 4 Corner Coordinates of the Proposed Project: See Report (page 9) for coordinates.
- ☒ Applicant Request Letter to COR3 See attached.
- ☒ List of related Project Worksheet Number(s) and Grants Portal reference number: (PW 02554) Project #95208
- ☒ \*Vicinity map showing proposed location, disturbed areas, waterways & wetlands Refer to Exhibit C of the Report
- ☒ \*Map or drawing showing existing footprint and proposed footprint See Report (page 8-9) for more details.
- ☒ Complete and include the New Special Consideration Form (9 Questions) for Imp/Alt Project Request (*see attached*) Refer to Exhibit B of the Report
- ☒ New Scope of Work (SOW) for Proposed Project shall include:
  - ☒ Complete SOW development and change information support as listed in permanent work section of Table 9 of the PAPPG
  - ☒ Any available costs, plans, spec's, contracts, functional area square footage comparisons between damaged facility and proposed, additional information as requested by COR3/FEMA.
  - ☒ Determine work to be performed; identify location of work, capacity, footprint, alignment, and size of proposed facility; specific improvements or changes beyond disaster-damage restoration (for Improved Project); and disposition of disaster-damaged facility (for Alternate Project, Public Assistance Program and Policy Guide (PAPPG) Chapter 2: VII.G.6., page 1152)
  - ☒ Ensure work follows the uses allowed per PAPPG Chapter 2: VII.G.3. (pages 110-112)
  - ☒ Confirm (for Alternate Project with Bipartisan Budget Act (BBA) funding approved) that new SOW will be constructed to an approved industry standard. Cite industry standard(s) applied to new SOW
  - ☒ Review project for compliance with appropriate Environmental and Historic Preservation (EHP) laws, regulations, and Executive Orders (EOs). Include information such as ground disturbance, facility age, floodplain/wetland impacts, anticipated permits, etc. (See FEMA Environmental Considerations Green sheets for FEMA DR-4339-PR attached)
  - ☒ Review Hazard Mitigation Proposal (HMP) for damaged components of the facility only (for Improved Project). HMPs are not eligible for a 406 Alternate Project. For 428 Alternative Procedures Projects, HMPs will only be considered based on the actual recovery solution to be implemented. If the recovery solution results in reduction of risk to the function of a damaged facility, 406 mitigation costs may be eligible and included in the fixed-cost subaward. Request HMP assistance as necessary
- ☒ \*Explanation of all ground disturbing activities (digging, excavation, structure removal, soil replacement, site work, access roads, staging areas; including maximum depth) [If applicable]



**SUPPORTING DOCUMENTATION:**

- ☐ \*Copies of all Federal and State environmental and regulatory permits and approvals, and/or other relevant documentation (e.g., environmental site assessments or Phase I's environmental baseline surveys, or other environmental reports) [IF APPLICABLE AND AVAILABLE]
- ☐ \*Documentation of consultation with the State Historic Preservation Officer (SHPO) and/or other relevant State and local agencies by Applicant, State or FEMA personnel [IF APPLICABLE AND AVAILABLE]
- ☒ \*Projected construction project schedule (timeline) from Approval to Completion [IF APPLICABLE] [Refer to Exhibit F of the Report](#)
- ☒ Copies of PW's and applicable photos (clear pictures or digital format) [Refer to Appendix A & B of the Report](#)
- ☐ Copies of insurance settlement documents (particularly Statements of Loss), including Adjuster estimate of damages.
- \*Information not required for equipment or contents projects
- ☐ Cost Estimate of new SOW; reason for change (see PAPPG, Table 9, page 138)
- ☒ Cost estimate of new SOW; for improve projects: construction timeline/project schedule. For Alternate projects: community benefitted and construction timeline/project schedule. [Time extension request if new project schedule exceeds the previously approved period of performance (POP)] [Refer to Exhibit E of the Report](#)

**Approvals**

**A. Improved Projects**

1. The Subrecipient must obtain approval from the Recipient. If the projects significantly change the pre-disaster configuration of the facility (for example, location, footprint or size) the Recipient must forward the request to FEMA prior to the start of construction to ensure that the Improved Project complies with appropriate EHP laws, regulations and Executive Orders.

**B. Alternate Projects**

1. The Subrecipient, through the Recipient, must obtain approval from FEMA. If the project involves construction, the Subrecipient must obtain FEMA approval prior to start the construction.

**For all Project Types**

*Beginning construction prior to FEMA approval in Grants portal may jeopardize project funding as FEMA must ensure compliance with EHP laws, regulations, and Executive Orders.*

**I certify that I have submitted all the documentation required for this project review.**

  
**Gabriel Hernández**

\_\_\_\_\_  
Subrecipient Name or Authorized  
Representative Name

\_\_\_\_\_  
Subrecipient Signature /  
Authorized Representative

**CONTACT (NAME/PHONE):**

- ☐ STATE PDMG \_\_\_\_\_ / (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_
- ☐ FEMA PDMG \_\_\_\_\_ / (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

**FEMA/STATE USE ONLY**

- ☐ FEMA SECTOR LEAD SIGNATURE \_\_\_\_\_
- ☐ STATE SECTOR LEAD SIGNATURE \_\_\_\_\_
- ☐ STATE DIRECTOR SIGNATURE \_\_\_\_\_

## EXHIBIT B: SPECIAL CONSIDERATION QUESTIONS

DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
**SPECIAL CONSIDERATION QUESTIONS**

O.M.B. Control Number: 1660-0017  
Expires: June 30, 2020

PAPERWORK BURDEN DISCLOSURE NOTICE		
Public reporting burden for this data collection is estimated to average .5 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. This collection of information is not required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, SW., Washington, DC 20472, Paperwork Reduction Project (1660-0017) <b>NOTE: Do not send your completed form to this address.</b>		
APPLICANT Local Redevelopment Authority For Roosevelt Roads	PA ID # 000-UV193-00	DATE 8/11/22
PROJECT NAME MLRA006 - Buildings 56,374,375,2205	PROJECT #. 95208	LOCATION
<b>Form must be filled out - for each project.</b>		
1. Does the damaged facility or item of work have insurance and/or is it an insurable risk? (e.g., buildings, equipment, vehicles, etc.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unsure Comments		
2. Is the damaged facility located within a floodplain or coastal high hazard area/or does it have an impact on a floodplain or wetland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure Comments Most of the areas to be impacted in the facilities are located in a AE Zone, while minor areas (beach concrete debris) lie in VE Zone according to the FEMA National Flood Hazard layer FIRMette and the ABFE Map		
3. Is the damaged facility or item of work located within or adjacent to a Coastal Barrier Resource System Unit or an Otherwise Protected area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure Comments		
4. Will the proposed facility repairs/reconstruction change the pre-disaster condition? (e.g., footprint, material, location, capacity, use or function) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure Comments		
5. Does the applicant have a hazard mitigation proposal or would the applicant like technical assistance for a hazard mitigation proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure Comments		
6. Is the damaged facility on the National Register of Historic Places or the state historic listing? Is it older than 50 years? Are there other, similar buildings near the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure Comments The facilities are older than 50 years, but are not register in the National Register of Historic Places or in the state historic listing.		
7. Are there any pristine or undisturbed areas on, or near, the project site? Are there large tracts of forestland? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure Comments		
8. Are there any hazardous materials at or adjacent to the damaged facility and/or item of work? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure Comments SWMU 45 and SWMU 3 are near the damaged facilities but they are not part of the area to be developed		
9. Are there any other environmental or controversial issues associated with the damaged facility and/or item of work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unsure Comments		

FEMA FORM 009-0-120

PREVIOUS EDITION OBSOLETE

**EXHIBIT C: VICINITY MAP SHOWING PROPOSED LOCATION, AERIAL PHOTO,  
FEMA FLOOD MAPS, DISTURBED AREAS, WATERWAYS, WETLANDS.**



*All hands beach aerial photo*

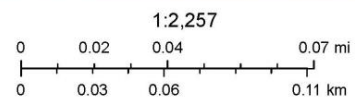


## Roosevelt Roads Redevelopment



12/5/2022, 17:21:58

- Buildings (Identified)
- Classification Zoning (ROTFU)
- E1 - Special District - Conservation
- E2 - Special District - Rural
- E3 - Special District - Beach



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Cristina Núñez / LRA

## Roosevelt Roads Redevelopment



12/5/2022, 17:20:18

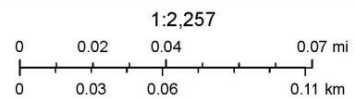
Development Subzones - Master Plan

- A1
- A2
- B1

Buildings (Identified)

Roads Network

- Drives
- Others



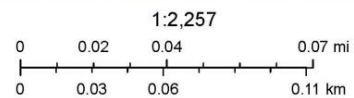
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Cristina Núñez / LRA

## Roosevelt Roads Redevelopment



12/5/2022, 17:20:52



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community





Cristina Núñez / LRA

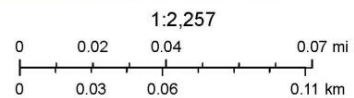


## Roosevelt Roads Redevelopment



12/5/2022, 17:29:21

-  Buildings (Identified)
-  NAPR US Navy- Solid Waste Management Units (SWMU)
- Roads Network
  -  Drives
  -  Others



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Cristina Núñez / LRA

## Roosevelt Roads Redevelopment



12/5/2022, 17:27:41

Flood Hazard - Flood Zones

Override 1

Override 2

Override 4

Buildings (Identified)

Flood Hazard - Limit to Moderate Wave Action (LiMWA)

1:2,257  
0 0.02 0.04 0.07 mi  
0 0.03 0.06 0.11 km

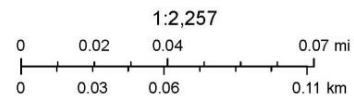
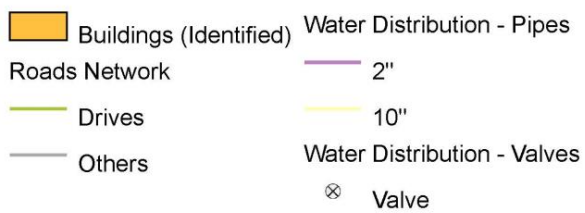
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Cristina Núñez / LRA

## Roosevelt Roads Redevelopment



12/5/2022, 17:19:13








Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

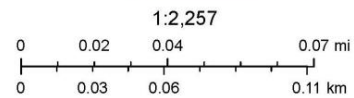
Cristina Núñez / LRA

## Roosevelt Roads Redevelopment



12/5/2022, 17:22:48

- |  |  |
|--|--|
|  Buildings (Identified) | Roads Network  |
| Electric - Primary Lines (Aerial)  |  Drives |
|  13.2 KV                |  Others |
|  Electric - Poles       |  |



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Cristina Núñez / LRA



## EXHIBIT F: PRELIMINARY STAGING LOCATION

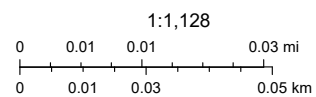
### Preliminary Staging Location



1/23/2024, 2:30:33 PM

PWs

 95208



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

GPS Coordinates are: 18.222978919028343, -65.60668816985479.

Integra Design Group / LRA

## 5. APPENDICES

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### APPENDIX A: COPIES OF PW'S

## Department of Homeland Security Federal Emergency Management Agency

### General Info

<b>Project #</b>	95208	<b>PW #</b>	2554	<b>Project Type</b>	Standard
<b>Project Category</b>	E - Buildings and Equipment			<b>Applicant</b>	Local Redevelopment Authority For Roosevelt Roads (000-UVI93-00)
<b>Project Title</b>	MLRA006 - Buildings 56, 374, 375, 2205			<b>Event</b>	4339DR-PR (4339DR)
<b>Project Size</b>	Large			<b>Declaration Date</b>	9/20/2017
<b>Activity Completion Date</b>	9/20/2024			<b>Incident Start Date</b>	9/17/2017
<b>Process Step</b>	Obligated			<b>Incident End Date</b>	11/15/2017

### Damage Description and Dimensions

The Disaster # 4339DR, which occurred between **09/17/2017** and **11/15/2017**, caused:

#### Damage #152106; Building - 374 - No name 3

This Project/PW is a PA Alternative Procedures Project and funding is capped based on the fixed-cost estimate agreements for each project, in accordance with the Public Assistance Alternative Procedures (Section 428) Guide for Permanent Work, FEMA-4339-DR-PR.

#### General Facility Information:

- **Facility Type:** Building
- **Building Type:** Recreational Facility
- **Facility:** Food sale and storage facilities
- **Facility Description:** A one-level reinforced concrete structure with a total area of 427 SF
- **Approx. Year Built:** 1960
- **Location Description:** Former Naval Station Roosevelt Roads, Ceiba & Naguabo, Puerto Rico
- **GPS Latitude/Longitude:** 18.22330, -65.60630
- **Number of Stories:** 1

#### General Damage Information:

- **Date Damaged:** 5/21/2019
- **Cause of Damage:** During the incident period of September 17, 2017 until November 15, 2017, wind driven rain and major hurricane force winds from hurricane Maria (DR 4339-PR) affected the Former Naval Station Roosevelt Roads located in the Municipalities of Ceiba and Naguabo. The subject property was damages by the weather phenomenal, such as: the building exteriors and interiors, waterproofing system, mechanical equipment, illumination, windows, doors.

#### Building Damage:

##### BLDG #374 Beach Kiosk:

- Building Exterior, 711 SF of Built-up roof waterproofing membrane granulated surface, Roof waterproofing uplifted and torn, damaged beyond repair by force winds, wind driven rain, 0% work completed.
- Building Exterior, 711 SF of Thermal roof insulation board 2 IN., Roof waterproofing

damaged beyond repair by force winds, wind driven rain, 0% work completed.

- Building Exterior, 1 each of Sheet Metal Flashing cap, 107 LF long, Uplifted, Damaged beyond repair by force winds, wind driven rain, 0% work completed.
- Building Exterior, 214 SF of Roof flashing base, uplifted, detached, Damaged beyond repair by force winds, wind driven rain, 0% work completed.
- Building Exterior, 2 each of Roof drains (8 IN), Domes blown off by force winds, 0% work completed.
- Building Exterior, 1,146 SF of Exterior Paint Walls, Paint scarified, damaged by force winds, wind driven debris, 0% work completed.
- Building Exterior, 4 each of Flood high pressure sodium 70 W Light Fixtures, Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Interior, 4 each of Light Fixtures, acrylic lens with hinges, Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Exterior, 1 each of Fire Rated, Heavy duty 18-gauge steel Commercial Steel, Hollow Metal Door, 37 IN wide x 84 IN high, Door deformed, detached from frame, damaged beyond repair, 0% work completed.
- Building Exterior, 1 each of Fire Rated, Heavy duty 18-gauge steel Commercial Steel, Hollow Metal Door, 34 IN wide x 84 IN high, Door deformed, detached from frame, damaged beyond repair, 0% work completed.
- Building Exterior, 2 each of Roll-Up Door, Overhead Commercial Door, 5 FT wide x 9.58 FT high, Door deformed, detached from frame, damaged beyond repair, 0% work completed.
- Building Interior, 1,356 SF of Interior Paint Walls, Paint scarified, damaged by force winds, wind driven debris, 0% work completed.
- Building Interior, 1 each of Double bowl Sink, Faucet and Drain, Damaged by force winds, wind driven debris, 0% work completed.
- Building Interior, 1 each of Grease Interceptor, Damaged by force winds, wind driven debris, 0% work completed.
- Building Interior, 42 SF of Ceiling mold, Mold contamination damages by standing water and humidity, 0% work completed.

## **Damage #152107; Building - 375 - No name 4**

This Project/PW is a PA Alternative Procedures Project and funding is capped based on the fixed-cost estimate agreements for each project, in accordance with the Public Assistance Alternative Procedures (Section 428) Guide for Permanent Work, FEMA-4339-DR-PR.

### **General Facility Information:**

- **Facility Type:** Building
- **Building Type:** Other: Not Listed
- **Facility:** Men and women restrooms
- **Facility Description:** Building (375) A one-level concrete structure with a total area of 842 square feet to be used as restrooms facilities with 755 square feet and 87 square feet for showers. 375 Beach Restrooms Building Description: One level concrete framing and concrete masonry unit dedicated to restrooms and shower purposes.
- **Approx. Year Built:** 1950
- **Location Description:** Former Naval Station Roosevelt Roads, Ceiba & Naguabo, Puerto Rico
- **GPS Latitude/Longitude:** 18.22340, -65.60630
- **Number of Stories:** 1

### **General Damage Information:**

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** During the incident period of September 17, 2017 until November 15, 2017, wind driven rain and major hurricane force winds from hurricane Maria (DR 4339-PR) affected the Former Naval Station Roosevelt Roads located in the Municipalities of Ceiba and Naguabo. The hurricane caused mayor damages to the mentioned facility such as: the building exteriors and interiors, waterproofing system, illumination, windows, doors and restroom equipment.



## Building Damage:

### Building #375 Restrooms:

- Building Exterior, 590 SF of Built-up bituminous roof waterproofing membrane, Membrane granulated surface scarified, roof membrane torn by force winds, wind driven rain, 0% work completed.
- Building Exterior, 590 SF of Thermal roof insulation foam board, Water infiltration, torn by force winds and wind driven rain, 0% work completed.
- Building Exterior, 1 each of Roof perimeter aluminum cap flashing, 116 LF long, Uplifted and torn caused by force winds, 0% work completed.
- Building Exterior, 2 each of Roof drains (8 IN), Blocked and broken by debris and standing water, protective dome missing, 0% work completed.
- Building Interior, 45 SF of Concrete plaster base coat and finish coat, Detached by force winds, wind driven rain and wind driven debris, 0% work completed.
- Building Exterior, 1,960 SF of Exterior Paint Walls, Scarified by force winds and wind driven rain., 0% work completed.
- Building Exterior, 3 each of Fire Rated, Heavy duty 18-gauge steel Commercial Steel, Hollow Metal Door including locks and hinges, Frame is no longer plumb, level or square Bent by force winds, wind driven debris, 0% work completed.
- Building Exterior, 30 each of Aluminum operable jalousie windows, Bent, dented by force winds, wind driven debris, 0% work completed.
- Building Exterior, 3 each of wall pack, low pressure sodium 35 watts Exterior wall mounted light fixtures, bulb base Inoperable due to force winds and wind driven debris, 0% work completed.
- Building Interior, 2,816 SF of Interior water based paint walls, Blistered and scarified by force driven winds, wind driven rain, 0% work completed.
- Building Interior, 9 each of Light fixtures acrylic lens with hinges, bulb base Inoperable and broken by force driven winds, 0% work completed.
- Building Interior, 6 each of Stainless steel frame mirror, Detached from wall destroyed by force driven winds, 0% work completed.
- Building Interior, 3 each of Stainless-steel toilet paper dispenser, Detached from wall destroyed by force driven winds, 0% work completed.
- Building Interior, 4 each of Soap dispenser, Detached from wall destroyed by force driven winds, 0% work completed.
- Building Interior, 3 each of Paper towel dispenser, Detached from wall destroyed by force driven winds, 0% work completed.
- Building Interior, 6 each of Vitreous china Lavatories 20 IN x 18 IN, Detached from wall destroyed by force driven winds, 0% work completed.
- Building Interior, 8 each of Floor mounted Water closets, Destroyed by force winds, wind driven debris, 0% work completed.
- Building Interior, 3 each of Shower system (shower heads and controls), Detached, destroyed by force winds, wind driven debris, 0% work completed.
- Building Interior, 1 each of Trench (8 IN ID) drain, 15 LF long, Destroyed by force winds, wind driven debris, 0% work completed.
- Building Interior, 56.3 SF of GWB ceilings, Mold contaminated GWB due to water infiltration and humidity, 0% work completed.

## Damage #152301; Building - 2205 - Band Stand Bldg @ Em Beach

### General Facility Information:

- **Facility Type:** Building
- **Building Type:** Other: Not Listed
- **Facility:** Dressing rooms and restrooms ancillary to Amphitheater Building (Band Stand)
- **Facility Description:** The 1,000 SF, one level (48 IN above ground level approximately) reinforced concrete structure, 50 FT x 20 FT and 10 FT high, serves as the amphitheater's dressing rooms and restrooms facilities, was damaged by hurricane force winds and wind driven debris.
- **Approx. Year Built:** 1958
- **Location Description:** Former Naval Station Roosevelt Roads, Ceiba & Naguabo, Puerto Rico
- **GPS Latitude/Longitude:** 18.22310, -65.60670
- **Number of Stories:** 1

## General Damage Information:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** During the incident period of September 17, 2017 until November 15, 2017, wind driven rain and major hurricane force winds from hurricane Maria (DR 4339-PR) affected the Former Naval Station Roosevelt Roads located in the Municipalities of Ceiba and Naguabo. The hurricane caused mayor damages to the mentioned facility such as: the building exteriors and interiors, waterproofing system, mechanical equipment, illumination, windows, doors and restroom equipment.

## Building Damage:

### Building - 2205 - Band Stand Ancillary Building:

- Building Exterior, 738 SF of Silicone based water repellent roof waterproofing, Waterproofing damaged beyond repair by force winds, wind driven rain, 0% work completed.
- Building Exterior, 738 SF of 2" R18 Thermal roof insulation foam board, Waterproofing damaged beyond repair by force winds, wind driven rain, 0% work completed.
- Building Exterior, 1,355 SF of Exterior Paint Walls (two coats), Paint scarified, damaged by force winds, wind driven debris, 0% work completed.
- Building Exterior, 4 each of 40 IN x 84 IN Commercial Steel, Hollow Metal Door, Door deformed, detached from frame, damaged beyond repair, 0% work completed.
- Building Exterior, 2 each of 33 IN x 84 IN Commercial Steel, Hollow Metal Door, Door deformed, detached from frame, damaged beyond repair, 0% work completed.
- Building Exterior, 6 each of Door Hardware (Locks), Locks damaged beyond repair by force winds, impact, 0% work completed.
- Building Exterior, 12 each of Door Hardware (Hinges), Hinges damaged beyond repair by force winds, 0% work completed.
- Building Interior, 3,076 SF of Water Based Interior Paint, Paint scarified, damaged by force winds, wind driven debris, 0% work completed.
- Building Interior, 8 each of Interior Lighting Fixtures (1' x 4') Lights, Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Interior, 2 each of (24 IN x 36 IN) stainless steel frame mirror, Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Interior, 2 each of Stainless-steel Toilet Tissue dispenser, Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Interior, 2 each of Soap dispenser, Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Interior, 2 each of Towel dispenser, Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Interior, 2 each of Lavatories, Vitreous china, 20 IN x 18 IN, Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Interior, 2 each of Water Closet, floor mounted, Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Interior, 1 each of Service sink (24 IN x 20 IN), Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Interior, 1 each of 20 gallons electric water heater, Damaged by force winds, wind driven debris, water infiltration, 0% work completed.
- Building Interior, 599 SF of Mold ceilings, Contamination Damages by standing water and humidity, 0% work completed.
- Building Interior, 5,838 SF of Mold walls, Contamination Damages by standing water and humidity, 0% work completed.
- Building Interior, 599 SF of Mold floor, Contamination Damages by standing water and humidity, 0% work completed.

## Damage #152473; Building - BU 056

This Project/PW is a PA Alternative Procedures Project and funding is capped based on the fixed-cost estimate agreements for each project, in accordance with the Public Assistance Alternative Procedures (Section 428) Guide for Permanent Work, FEMA-4339-DR-PR."

### General Facility Information:

- **Facility Type:** Building
- **Building Type:** Theater
- **Facility:** Performance Acoustic Shell
- **Facility Description:** One story, reinforced concrete, open structure. Stage 60 IN above ground.
- **Approx. Year Built:** 1958
- **Location Description:** Former Naval Station Roosevelt Roads, Ceiba & Naguabo, Puerto
- **GPS Latitude/Longitude:** 18.22311, -65.60674
- **Number of Stories:** 1

### General Damage Information:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** During the incident period of September 17, 2017 until November 15, 2017, wind driven rain and major hurricane force winds from hurricane Maria (DR 4339-PR) affected the Former Naval Station Roosevelt Roads located in the Municipalities of Ceiba and Naguabo. The hurricane caused mayor damages to the mentioned facility such as: the building exteriors and interiors, waterproofing system, mechanical equipment, illumination, windows, doors and restroom equipment.

### Building Damage:

#### BLDG. #56 Amphitheater Building Band Stand:

- Building Exterior, 873 SF of Silicone based water repellent waterproofing, Waterproofing damaged tear and detachment caused by force winds, wind driven rain, 0% work completed.
- Building Exterior, 873 SF of Thermal Roof Insulation Foam Board 2" R18, Waterproofing damaged water infiltration by force winds, wind driven rain, 0% work completed.
- Building Exterior, 2,054 SF of Exterior Paint Walls (two coats), Paint scarified, blistered by force winds, wind driven debris, 0% work completed.

## Final Scope

### 152106 Building - 374 - No name 3

#### Work to be completed

The applicant will utilize contracts and (or) force accounts for repairs to Building - 374 to restore facilities back to pre-disaster design, function and capacity (in-kind) within the existing footprint.

#### BLDG #374 Beach Kiosk:

- Remove and replace 711 SF of built-up roof waterproofing membrane.
- Remove and replace 711 SF of thermal roof insulation board.
- Remove and replace 1 each of sheet metal flashing cap, 107 LF long.
- Remove and replace 214 SF of roof flashing base.

- E. Remove and replace 2 each of roof drains (8 IN).
- F. Prep and paint 1,146 SF of exterior walls.
- G. Remove and replace 4 each of flood high pressure sodium 70 W light fixtures.
- H. Remove and replace 1 each of 18-gauge metal door, 37 IN x 84 IN.
- I. Remove and replace 1 each of 18-gauge metal door, 34 IN x 84 IN.
- J. Remove and replace 2 each of roll-up door, 5 FT x 9.58 FT.
- K. Remove and replace 4 each of light fixtures.
- L. Prep and paint 1,356 SF of interior walls.
- M. Remove and replace 1 each of double bowl sink.
- N. Remove and replace 1 each of grease interceptor.
- O. Remove and replace 42 SF of ceiling mold.

**Work to be Completed Total: \$87,539.91**

**Lead & Asbestos Remediation Cost: \$43,468.70**

**CEF Total: \$63,165.02**

**Total Damage Inventory: \$121,971.15**

**Project Notes:**

1. All site estimates for work to be completed were generated using RS means. See attachment labeled *ST95208-DR4339PR-CEF*.
2. GPS coordinates have been checked for accuracy.
3. Applicant will comply with local, commonwealth, federal procurement laws, regulations and procedures
4. For work to be completed, when disposing of debris including, but not limited to (fencing, retention walls, concrete, asphalt, AC units, light poles, demolition [case by case], new construction [case by case], among other activities) the following should be included in the project documents: a. Staging area (coordinates); b. Type of material; c. Quantity by type; d. Final Disposal site (coordinates); e. the permit for the Final Disposal site.
5. To qualify as in-kind repair/replacement, work must be done to match all physical and visual aspects of the original elements, including design, color, texture, hardware, profile, and workmanship. Should the Applicant decide not to repair/replace in-kind, then a revised scope of work must be submitted for additional EHP review.

**406 HMP Scope**

Eligible Damages to be Mitigated:

D# 152106 BLDG #374 Beach Kiosk:



- A. Remove and replace 711 SF of built-up roof waterproofing membrane.
- B. Remove and replace 711 SF of thermal roof insulation board.
- C. Remove and replace 1 each of sheet metal flashing cap, 107 LF long.
- D. Remove and replace 214 SF of roof flashing base.

Hazard Mitigation Proposal (HMP) Scope of Work:

D# 152106 BLDG #374 Beach Kiosk:

1) When "A. Remove and replace 711 SF of built-up roof waterproofing membrane; B. Remove and replace 711 SF of thermal roof insulation board; C. Remove and replace 1 each of sheet metal flashing cap, 107 LF long. & D. Remove and replace 214 SF of roof flashing base." "Install a secondary membrane.

Hazard Mitigation Proposal (HMP) Cost:

D# 152106 BLDG #374 Beach Kiosk:

(1) Secondary roofing Membrane:

Total Cost for Pre-disaster (PA) Repair/Replacement SOW for Eligible Damages to be Mitigated = \$3,405.42

Total Cost of Hazard Mitigation Proposal Scope of Work = \$1,343.79

Cost Effectiveness Calculation:

D# 152106 BLDG #374 Beach Kiosk:

(1) Secondary roofing Membrane:

HMP Cost/ Benefit = (Net Cost of Hazard Mitigation/ Cost for HM Eligible PA Repair SOW) x 100

Ratio of HMP C/B = \$1,343.79 / \$3,405.42 x 100 = 39 % (< 100 % Rule – Appendix J)

**Total Mitigation Cost After all Taxes, Factors, is: \$9,590.00**

## **152107 Building - 375 - No name 4**

### **Work to be completed**

The applicant will utilize contracts and (or) force accounts for repairs to Building - 375 to restore facilities back to pre-disaster design, function and capacity (in-kind) within the existing footprint.

Building #375 Restrooms:

- A. Remove and replace 590 SF of built-up roof waterproofing membrane.
- B. Remove and replace 590 SF of thermal roof insulation foam board.
- C. Remove and replace 1 each of roof perimeter aluminum cap flashing, 116 LF long.
- D. Remove and replace 2 each of roof drains (8 IN).
- E. Prep and paint 1,960 SF of exterior walls.
- F. Remove and replace 3 each of 18-gauge metal door
- G. Remove and replace 30 each of aluminum operable jalousie windows.
- H. Remove and replace 3 each of wall pack, 35 watts.

- I. Remove and replace 45 SF of concrete plaster base coat.
- J. Prep and paint 2,816 SF of interior walls.
- K. Remove and replace 9 each of light fixtures.
- L. Remove and replace 6 each of stainless-steel frame mirror.
- M. Remove and replace 3 each of stainless-steel toilet paper dispenser.
- N. Remove and replace 4 each of soap dispenser.
- O. Remove and replace 3 each of paper towel dispenser.
- P. Remove and replace 6 each of lavatories 20 IN x 18 IN.
- Q. Remove and replace 8 each of floor mounted water closets.
- R. Remove and replace 3 each of shower system.
- S. Remove and replace 1 each of trench (8 IN) drain, 15 LF long.
- T. Remove and replace 56.3 SF of GWB ceilings.

**Work to be Completed Total: \$134,691.11**

**Lead & Asbestos Remediation Cost: \$73,777.21**

**CEF Total \$99,272.61**

**Total Damage Inventory: \$188,387.25**

## **406 HMP Scope**

Eligible Damages to be Mitigated:

DI# 152107 Building #375 Restrooms:

- A. Remove and replace 590 SF of built-up roof waterproofing membrane.
- B. Remove and replace 590 SF of thermal roof insulation foam board.
- C. Remove and replace 1 each of roof perimeter aluminum cap flashing, 116 LF long.

Hazard Mitigation Proposal (HMP) Scope of Work:

DI# 152107 Building #375 Restrooms:

- 1) When A. Remove and replace 590 SF of built-up roof waterproofing membrane; B. Remove and replace 590 SF of thermal roof insulation foam board; & C. Remove and replace 1 each of roof perimeter aluminum cap flashing, 116 LF long." ." Install a secondary membrane.

Hazard Mitigation Proposal (HMP) Cost:

DI# 152107 Building #375 Restrooms:

(2) Secondary roofing Membrane:

Total Cost for Pre-disaster (PA) Repair/Replacement SOW for Eligible Damages to be Mitigated = \$3,094.08

Total Cost of Hazard Mitigation Proposal Scope of Work = \$1,115.10

Cost Effectiveness Calculation:

DI# 152107 Building #375 Restrooms:

(2) Secondary roofing Membrane:

HMP Cost/ Benefit = (Net Cost of Hazard Mitigation/ Cost for HM Eligible PA Repair SOW) x 100

Ratio of HMP C/B = \$1,115.10 / \$3,094.08 x 100 = 36 % (< 100 % Rule – Appendix J)

Total Mitigation Cost After all Taxes, Factors, is: \$ 9,231.00

## **152301 Building - 2205 - Band Stand Bldg @ Em Beach**

### **Work to be completed**

The applicant will utilize contracts and (or) force accounts for repairs to Building - 2205 - Band Stand Ancillary Building: to restore facilities back to pre-disaster design, function and capacity (in-kind) within the existing footprint.

Building - 2205 - Band Stand Ancillary Building:

- A. Remove and replace 738 SF of silicone roof waterproofing.
- B. Remove and replace 738 SF of 2" R18 Thermal roof insulation.
- C. Prep and paint 1,355 SF of exterior walls.
- D. Remove and replace 4 each of 40 IN x 84 IN hollow metal door.
- E. Remove and replace 2 each of 33 IN x 84 IN hollow metal door.
- F. Remove and replace 6 each of door hardware (Locks).
- G. Remove and replace 12 each of door hardware (Hinges).
- H. Prep and paint 3,076 SF of interior walls.
- I. Remove and replace 8 each of Interior lighting fixtures (1' x 4') Lights.
- J. Remove and replace 2 each of (24 IN x 36 IN) stainless steel frame mirror.
- K. Remove and replace 2 each of stainless-steel toilet paper dispenser.
- L. Remove and replace 2 each of soap dispenser.
- M. Remove and replace 2 each of towel dispenser.
- N. Remove and replace 2 each of lavatories, 20 IN x 18 IN.
- O. Remove and replace 2 each of water closet.
- P. Remove and replace 1 each of service sink (24 IN x 20 IN).

Q. Remove and replace 1 each of 20 gallons electric water heater.

R. Remove and replace 599 SF of mold ceilings.

S. Remove and replace 5,838 SF of mold walls.

T. Remove and replace 599 SF of mold floor.

**Work to be Completed Total: \$127,143.40**

**Lead & Asbestos Remediation Cost: \$64,897.50**

**CEF Total: \$94,787.76**

**Total Damage Inventory: \$175,022.69**

## **406 HMP Scope**

Eligible Damages to be Mitigated:

DI# 152301 Building - 2205 - Band Stand Ancillary Building:

B. Remove and replace 738 SF of 2" R18 Thermal roof insulation

Hazard Mitigation Proposal (HMP) Scope of Work:

DI# 152301 Building - 2205 - Band Stand Ancillary Building:

1) When " B. Remove and replace 738 SF of 2" R18 Thermal roof insulation" ." Install a secondary membrane.

Hazard Mitigation Proposal (HMP) Cost:

DI# 152301 Building - 2205 - Band Stand Ancillary Building

:

(3) Secondary roofing Membrane:

Total Cost for Pre-disaster (PA) Repair/Replacement SOW for Eligible Damages to be Mitigated = \$2,206.62

Total Cost of Hazard Mitigation Proposal Scope of Work = \$1,394.82

DI# 152301 Building - 2205 - Band Stand Ancillary Building:

(3) Secondary roofing Membrane:

HMP Cost/ Benefit = (Net Cost of Hazard Mitigation/ Cost for HM Eligible PA Repair SOW) x 100

Ratio of HMP C/B = \$1,394.82 / \$2,206.62 x 100 = 63 % (< 100 % Rule – Appendix J)

**Total Mitigation Cost After all Taxes, Factors, is: 8,932.00**

**152473 Building - BU 056**

**Work to be completed**



The applicant will utilize contracts and (or) force accounts for repairs to Building - BU 056 to restore facilities back to pre-disaster design, function and capacity (in-kind) within the existing footprint.

BLDG. #56 Amphitheater Building Band Stand:

- A. Remove and replace 873 SF of silicone roof waterproofing.
- B. Remove and replace 873 SF of 2" R18 Thermal roof insulation.
- C. Remove and replace 2,054 SF of Exterior Paint Walls (two coats), Paint scarified, blistered by force winds, wind driven debris, 0% work completed

**Work to be Completed Total: \$59,843.50**

**Lead & Asbestos Remediation Cost: \$39,304.03**

**CEF Total: \$15,704.61**

**Total Damage Inventory: \$70,346.08**

#### **406 HMP Scope**

Eligible Damages to be Mitigated:

D# 152473 BLDG. #56 Amphitheater Building Band Stand:

- B. Remove and replace 873 SF of 2" R18 Thermal roof insulation.

Hazard Mitigation Proposal (HMP) Scope of Work:

D# 152473 BLDG. #56 Amphitheater Building Band Stand:

- 1) When "B. Remove and replace 873 SF of 2" R18 Thermal roof insulation" ." Install a secondary membrane.

Hazard Mitigation Proposal (HMP) Cost:

D# 152473 BLDG. #56 Amphitheater Building Band Stand:

(4) Secondary roofing Membrane:

Total Cost for Pre-disaster (PA) Repair/Replacement SOW for Eligible Damages to be Mitigated = \$2,610.27

Total Cost of Hazard Mitigation Proposal Scope of Work = \$1,649.97

Cost Effectiveness Calculation:

D# 152473 BLDG. #56 Amphitheater Building Band Stand:

(4) Secondary roofing Membrane:

HMP Cost/ Benefit = (Net Cost of Hazard Mitigation/ Cost for HM Eligible PA Repair SOW) x 100

Ratio of HMP C/B = \$1,649.97 / \$2,610.27 x 100 = 63 % % (< 100 % Rule – Appendix J)

Total Mitigation Cost After all Taxes, Factors, is: \$10,048.00

Total for the whole project after CEF is =\$37,801.00

## Cost

Code	Quantity	Unit	Total Cost	Section
9201 (PAAP Fixed Estimate (No Value - Tracking Purposes Only))	1.00	Lump Sum	\$0.00	Completed
9000 (CEF Cost Estimate)	1.00	Lump Sum	\$121,971.15	Uncompleted
9201 (PAAP Fixed Estimate (No Value - Tracking Purposes Only))	1.00	Lump Sum	\$0.00	Completed
9000 (CEF Cost Estimate)	1.00	Lump Sum	\$188,387.25	Uncompleted
9201 (PAAP Fixed Estimate (No Value - Tracking Purposes Only))	1.00	Lump Sum	\$0.00	Completed
9001 (Contract)	1.00	Lump Sum	\$175,022.69	Uncompleted
9201 (PAAP Fixed Estimate (No Value - Tracking Purposes Only))	1.00	Lump Sum	\$0.00	Completed
9000 (CEF Cost Estimate)	1.00	Lump Sum	\$70,346.08	Uncompleted

CRC Gross Cost \$555,727.17

Total 406 HMP Cost \$37,801.00

Total Insurance Reductions \$0.00

CRC Net Cost \$593,528.17

Federal Share (90.00%) \$534,175.36

Non-Federal Share (10.00%) \$59,352.81

## Award Information

### Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Eligible	Awarded	PA-02-PR-4339-PW-02554(5653)	\$593,528.17	90 %	\$534,175.35	9/17/2020

### Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
8/23/2023	4339DRPRP00025541	2017254-08222023	8/21/2023	\$133,543.84

### Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #
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## Subgrant Conditions

- As described in 2 CFR, Part 200 § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a sub-recipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions, Part 200.333, (a) – (f), (1), (2). All records relative to this Project Worksheet are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Applicant has elected to participate in the Public Assistance Alternative Procedures for Direct Administrative Costs described in the FEMA Recovery Policy dated June 12, 2018. In accordance with the policy, all Direct Administrative Costs (DAC) for the sub-recipient will be awarded on a single consolidated DAC Project for that sub-recipient. The sub-recipient may not claim DAC on individual projects.
- The Recipient must submit its certification of the applicant's completion of this project, the final claim for payment, and supporting documentation within 180 days from the date that the applicant completes the scope of work. Project Worksheets written as large projects (costs above the large project threshold) are reimbursed based on the actual eligible final project costs. Therefore, during the final project reconciliation (closeout), the project may be amended to reflect the reconciliation of actual eligible costs.
- The terms of the FEMA-State Agreement are incorporated by reference into this project award under the Public Assistance grant and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Policy and Program Guide; and other FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the date of the declaration of this major disaster are incorporated by reference into this project award under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at 2 C.F.R. pt. 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. pt. 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The applicant must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the applicant commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.

## Insurance

### Additional Information

8/13/2020

#### GENERAL INFORMATION

Event: 4339 DR-PR

Project: ST 95208

Category of Work: Cat E - Buildings & Equipment

Applicant: LOCAL REDEVELOPMENT AUTHORITY FOR ROOSEVELT ROADS

Event Type: Hurricane / Maria

Cause of Loss: Hurricane

Incident Period: 9/17/2017 to 11/15/2017

Total Public Assistance Amount: \$593,528.17 (\$555,727.17 and HMP \$37,801.00)

**COMMERCIAL INSURANCE INFORMATION**

Does the Applicant have a Commercial Policy: No

-

**NUMBER OF DAMAGED INVENTORIES INCLUDED IN THIS PROJECT: (4)**

**Damaged Inventory (DI) #152106:**

Building - 374 - No name 3

Number of damaged locations included in this DI: (1)

Location Description: Former Naval Station Roosevelt Roads, Ceiba & Naguabo, Puerto Rico

GPS Coordinates: 18.22330, -65.60630

Cause of Loss: Wind / Wind Driven Rain

SOV / Schedule #: n/a

SOV / Schedule Amount: \$0.00

Applicable Deductible Amount: \$0.00

Damage Inventory Amount: \$131,561.15 (\$121,971.15 and HMP \$9,590.00)

**Prior Obtain and Maintain Requirement:**

No prior insurance requirements were found for this facility.

**Reduction(s):**

No Reduction is being made to this facility. Liability policy only.

**Obtain and Maintain Requirement:**

An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for Building - 374 - No name 3 in the amount of \$131,561.15.

**Damaged Inventory (DI) #152107:**

Building - 375 - No name 4

Number of damaged locations included in this DI: (1)

Location Description: Former Naval Station Roosevelt Roads, Ceiba & Naguabo, Puerto Rico

GPS Coordinates: 18.22340, -65.60630

Cause of Loss: Wind / Wind Driven Rain

SOV / Schedule #: n/a

SOV / Schedule Amount: \$0.00

Applicable Deductible Amount: \$0.00

Damage Inventory Amount: \$197,618.25 (\$188,387.25 and HMP \$9,231.00)

Prior Obtain and Maintain Requirement:

No prior insurance requirements were found for this facility.

Reduction(s):

No Reduction is being made to this facility. Liability policy only.

Obtain and Maintain Requirement:

An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for Building - 375 - No name 4 in the amount of \$197,618.25.

**Damaged Inventory (DI) #152301:**

***Building - 2205 - Band Stand Bldg @ Em Beach***

Number of damaged locations included in this DI: (1)

Location Description: Former Naval Station Roosevelt Roads, Ceiba & Naguabo, Puerto Rico

GPS Coordinates: 18.22310, -65.60670

Cause of Loss: Wind / Wind Driven Rain

SOV / Schedule #: n/a

SOV / Schedule Amount: \$0.00

Applicable Deductible Amount: \$0.00

Damage Inventory Amount: \$183,954.69 (\$175,022.69 and HMP \$8,932.00)

Prior Obtain and Maintain Requirement:

No prior insurance requirements were found for this facility.

Reduction(s):

No Reduction is being made to this facility. Liability policy only.

-

Obtain and Maintain Requirement:

Obtain and Maintain Requirement:

An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for Building - 2205 - Band Stand Bldg @ Em Beach in the amount of \$183,954.69.

**Damaged Inventory (DI) #152473:**

Building - BU 056

Number of damaged locations included in this DI: (1)

Location Description: Former Naval Station Roosevelt Roads, Ceiba & Naguabo, Puerto

GPS Coordinates: 18.22311, -65.60674

Cause of Loss: Wind / Wind Driven Rain

SOV / Schedule #: n/a

SOV / Schedule Amount: \$0.00

Applicable Deductible Amount: \$0.00

Damage Inventory Amount: \$80,394.08 (\$70,346.08 and HMP \$10,048.00)

Prior Obtain and Maintain Requirement:

No prior insurance requirements were found for this facility.

Reduction(s):

No Reduction is being made to this facility. Liability policy only.

Obtain and Maintain Requirement:

An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for Building - BU 056 in the amount of \$80,394.08.

**Standard Insurance Comments**

**FEMA Policy 206-086-1**

**PART 2: Other Insurance-Related Provisions. (Sections 312 and 406(d) of the Stafford Act)**

**A. Duplication of Benefits.** FEMA cannot provide assistance for disaster-related losses that duplicate benefits available to an applicant from another source, including insurance.

1. Before FEMA approves assistance for a property, an applicant must provide FEMA with information about any actual or anticipated insurance settlement or recovery it is entitled to for that property.
2. FEMA will reduce assistance to an applicant by the amount of its actual or anticipated insurance proceeds.
3. Applicants must take reasonable efforts to recover insurance proceeds that they are entitled to receive from their insurer(s).

**Obtain and Maintain Requirements:**

**44 CFR § 206.253 Insurance requirements for facilities damaged by disasters other than flood.**

(a) Prior to approval of a Federal grant for the restoration of a facility and its contents which were damaged by a disaster other than flood, the recipient shall notify the Regional Administrator of any entitlement to insurance settlement or recovery for such facility and its contents. The Regional Administrator shall reduce the eligible costs by the actual amount of insurance proceeds relating to the eligible costs.

(b)

(1) Assistance under section 406 of the Stafford Act will be approved only on the condition that the recipient obtain and maintain such types and amounts of insurance as are reasonable and necessary to protect against future loss to such property from the types of hazard which caused the major disaster. The extent of insurance to be required will be based on the eligible damage that was incurred to the damaged facility as a result of the major disaster. The Regional Administrator shall not require greater types and extent of insurance than are certified as reasonable by the State Insurance Commissioner.

(2) Due to the high cost of insurance, some applicants may request to insure the damaged facilities under a blanket insurance policy covering all their facilities, an insurance pool arrangement, or some combination of these options. Such an arrangement may be accepted for other than flood damages. However, if the same facility is damaged in a similar future disaster, eligible costs will be reduced by the amount of eligible damage sustained on the previous disaster.

(c) The Regional Administrator shall notify the recipient of the type and amount of insurance required. The recipient may request that the State Insurance Commissioner review the type and extent of insurance required to protect against future loss to a disaster-damaged facility, the Regional Administrator shall not require greater types and extent of insurance than are certified as reasonable by the State Insurance Commissioner.

(d) The requirements of section 311 of the Stafford Act are waived when eligible costs for an insurable facility do not exceed \$5,000. The Regional Administrator may establish a higher waiver amount based on hazard mitigation initiatives which reduce the risk of future damages by a disaster similar to the one which resulted in the major disaster declaration which is the basis for the application for disaster assistance.

(e) The recipient shall provide assurances that the required insurance coverage will be maintained for the anticipated life of the restorative work or the insured facility, whichever is the lesser.

(f) No assistance shall be provided under section 406 of the Stafford Act for any facility for which assistance was provided as a result of a previous major disaster unless all insurance required by FEMA as a condition of the previous assistance has been obtained and maintained.

Final Obtain and Maintain requirement amount will be determined during the closeout process after the final actual eligible costs to repair or replace the insurable facility have been determined.

#### **FEMA Policy 206-086-1**

**F. Timeframes for Obtaining Insurance.** FEMA will only approve assistance under the condition that an applicant obtains and maintains the required insurance.

The applicant must document its commitment to comply with the insurance requirement with proof of insurance.

If an applicant cannot insure a facility prior to grant approval (for example, if a building is being reconstructed), the applicant may provide a letter of commitment stating that they agree to the insurance requirement and will obtain the types and extent of insurance required, followed at a later date by proof of insurance once it is obtained. In these cases, the applicant should insure the property:

- a. When the applicant resumes use of or legal responsibility for the property (for example, per terms of construction contract or at beneficial use of the property); or
- b. When the scope of work is complete.

FEMA and the recipient will verify proof of insurance prior to grant closeout to ensure the applicant has complied with the insurance requirement.

An applicant should notify FEMA—in writing through the recipient—of changes to their insurance which impact their ability to satisfy the insurance requirement after it provides proof of insurance to FEMA. This includes changes related to self-insurance. If an applicant fails to do this, FEMA may de-obligate assistance and not provide assistance in a future disaster.

Momeshia Draughn, PA Insurance Specialist (CTR), CRC Atlantic, Guaynabo, PR

## **O&M Requirements**



Insured Peril	Item Type	Description	Required Coverage Amount
Wind	Building	An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for Building - 374 - No name 3 in the amount of \$131,561.15.	\$131,561.15
Wind	Building	An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for Building - 375 - No name 4 in the amount of \$197,618.25.	\$197,618.25
Wind	Building	An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for Building - 2205 - Band Stand Bldg @ Em Beach in the amount of \$183,954.69.	\$183,954.69
Wind	Building	An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for Building - BU 056 in the amount of \$80,394.08.	\$80,394.08

## 406 Mitigation

There is no additional mitigation information on **MLRA006 - Buildings 56, 374, 375, 2205**.

## Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders?

Yes

### EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.
- ESA 1. Inform all personnel about the potential presence of the PR boa and the VI boa in areas where the proposed work will be conducted. Photographs of the PR and VI Boa are to be prominently displayed at the site. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. 2. Train project personnel on the identification and handling of snakes so they can be available to respond to sightings and as necessary safely handle boas found at project sites. Verify with the Puerto Rico DNER if a permit is needed for snake handling and/or relocation activities. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task. 3. Prior to any construction activity, including removal of vegetation and earth movement, the contractor-delineated boundaries of the project area, the buffer zones, and areas to be excluded and protected should be clearly marked in the project plan and in the field to avoid further habitat degradation into forested areas. Once areas are clearly marked, and prior to any construction activity, including site preparation, personnel trained in boa identification must survey the areas to be cleared to ensure that no boas are present within the work area. Vehicle and equipment operation must remain on designated access roads/paths and within rights-of way. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task. 4. If boas are found within any of the working or construction areas, activities shall stop in the area where boas are found. Boas must be safely captured and relocated at least 1 km from project, within suitable forested habitat, and away from construction areas and roads.

Relocation of boas shall be done by trained and designated personnel, and shall not harm or injure captured boas. Activities at other work sites, where no boas have been found after surveying the area, may continue. If immediate relocation is not an option, project-related activities at this area must stop until the boa moves out of harm's way on its own. Another option is to call DNER Rangers for safe capture and relocation (DNER phone #'s: 787-724-5700, 787-230-5550, 787-771-1124). This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task.

- 5. Any heavy machinery left on site (in staging) within 50 meters of forest vegetation needs to be thoroughly inspected each morning before work starts to ensure that no boas are sheltered within engine compartments or other areas of the equipment. If boas are found within vehicles or equipment, boas need to be safely captured and relocated. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task.
- 6. Prior to moving, disposing or shredding, debris piles shall be carefully inspected for the presence of boas. If boas are found in debris piles, contractors shall wait for boas to move away on their own; if this does not occur, boas need to be safely captured and relocated. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task.
- 7. For all boa sightings (dead or alive), the Applicant must record the time and date of the sighting and the specific location where it was found. Boa data should also include a photo of the animal (dead or alive), relocation site GPS coordinates, and the time and date of the relocation. All boa sightings and relocation reports should be sent to the USFWS Caribbean Ecological Services Field Office, Marelisa Rivera - Deputy Field Supervisor, 787-851-7297 extension 206, 787-510-5207, marelisa\_rivera@fws.gov. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task. The Applicant must provide documentation at close-out that proves completion of required Conservation Measures.
- EO 11990 The Applicant shall ensure best management practices are implemented to prevent erosion and sedimentation to surrounding, nearby or adjacent wetlands. To ensure that wetlands are not adversely impacted, per the Clean Water Act and Executive Order 11990, equipment storage and staging of construction materials and machinery should be in a location that would prevent erosion and sedimentation.
- RCRA The Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the JCA/eqb guidelines at a permitted site or landfill. Unusable equipment, debris, white goods, scrap metal any other material shall be disposed in approved manner and location. In the event significant items are discovered during the implementation or development of the project the Applicant shall handle, manage and dispose petroleum products, hazardous materials and toxic waste in accordance to the requirements of the local and federal agencies. Noncompliance with these requirements may jeopardize receipt of federal funds. For asbestos containing material and lead base paint the Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the DNER/eqb guidelines at a permitted site or landfill or provide evidence of the close out permit from DNER/eqb for activities of remediation, abatement or removal of those materials.
- NEPA Staging and/or final disposition are not yet identified for work to be completed, at time of closeout, all staging/ and or final disposition areas must be identified and permit numbers must be provided.

## EHP Additional Info

There is no additional environmental historical preservation on **MLRA006 - Buildings 56, 374, 375, 2205.**

## Final Reviews

### Final Review

**Reviewed By** COLON, JAVIER

**Reviewed On** 08/24/2020 9:08 AM AST

#### Review Comments

To the best of my knowledge, this project is ready to continue the review process.

### Recipient Review

**Reviewed By** Diaz, Daphne

**Reviewed On** 09/11/2020 3:39 PM AST

#### Review Comments

Recipient review limited to; spot-checking the DDD, SOW, HMP, costs and factors, codes/standards; review for post-award or closeout challenges; review of concerns communicated by the Subrecipient. The Subrecipient is responsible to fully review the project to ensure all aspects of project formulation are accurate and properly captured, including but not limited to: DDD; SOW necessary for repair/replacement of the disaster-caused damages; proper application of codes and standards including the consensus-based codes and standards, if applicable; 406 mitigation and BCA; cost estimate, or actual costs for work completed, necessary to complete the eligible scope of work, including all necessary costs such as engineering design services when appropriate; 50% repair versus replacement calculation including necessary back up documentation; insurance reductions based on actual or anticipated insurance proceeds; insurance obtain and maintain requirements; EHP reviews and conditions.

## Fixed Cost Offer

As a Public Assistance (PA) Subrecipient Local Redevelopment Authority For Roosevelt Roads (000-UVI93-00), in accordance with Section 428 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, the Applicant agrees to accept a permanent work subaward based on a Fixed Cost Offer in the amount of \$593,528.17 for subaward number 2554 under Disaster # 4339. The Applicant accepts responsibility for all costs above the Fixed Cost Offer.

The Applicant understands that by participating in this pilot program they will be reimbursed for allowable costs in accordance with 2 CFR Part 200, and the reimbursement will not exceed the Fixed Cost Offer. The Applicant also understands that by agreeing to this Fixed Cost Offer, they will not receive additional funding related to the facilities or sites included in the subaward. The Applicant also acknowledges that failure to comply with the requirements of applicable laws and regulations governing assistance provided by FEMA and the PA Alternative Procedures Pilot Program Guidance (such as procurement and contracting; environmental and historic preservation compliance; and audit and financial accountability) may lead to loss of federal funding.

## Project Signatures

**Signed By** Carlo, Ian

**Signed On** 09/16/2020

## 5. APPENDICES

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### APPENDIX B: PHOTOS

Category

**FIPS #**

## GPS

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FIPS #

GPS

Category

	Photo#		Damage Description	Photo#	
Damage Description:	Photo#		Damage Description	Photo#	

FIPS #

GPS

Category

	Photo#		Damage Description	Photo#	
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FIPS #

GPS

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## 5. APPENDICES

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### APPENDIX C: FEMA RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

## RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project PA-02-PR-4339-PW-02554

Title: 95208 - MLRA006 - Buildings CPO Hut, 56, 374, 375, 2205

## NEPA DETERMINATION

Non Compliant Flag: No	EA Draft Date:	EA Final Date:
EA Public Notice Date:	EA Fonsi	Level: CATEx
EIS Notice of Intent	EIS ROD Date:	

**Comment** LOCAL REDEVELOPMENT AUTHORITY FOR ROOSEVELT ROADS, 95208 - MLRA006 - Buildings 56 (18.223146, -65.606755), 374 (18.223313, -65.606306), 375 (18.223442, -65.606283), 2205 (18.223210, -65.606791). Category E, 0% of work completed. The Applicant will utilize contracts to restore the facilities within the existing footprint. Repairs for Building 374 include the exterior and interior paint, mold remediation, the replacement of two roof drains, and the removal and replacement of the following components: waterproofing membrane, thermal roof insulation, flashing cap and base, lighting fixtures, two (2) metal doors, one (1) rolling-up door, and a grease interceptor and sink. Repairs in Building 375 include the exterior and interior paint, the concrete plaster, and the removal and replacement of the following components: waterproofing membrane, thermal roof insulation, cap flashing, two (2) roof drains, three (3) metal doors, aluminum jalousie windows, light fixtures, restroom contents, and the gypsum board ceiling. Repairs in Building 2205 include mold remediation, interior and exterior paint and the removal and replacement of the following: waterproofing membrane, thermal roof insulation, two (2) metal doors including the hardware, lighting fixtures, restroom contents, and the water heater. Repairs in Building 056 include the removal and replacement of the waterproofing system and the exterior and interior paint. MITIGATION: 406 Mitigation measures for this project involve the installation of a secondary membrane for the roof. - ncolonpe - 04/08/2020 22:50:25 GMT

\*\*\*No change in version number, second time reviewed; change to survey questions only, previous review applies\*\*\* - ncolonpe - 08/14/2020 17:51:54 GMT

## CATEx CATEGORIES

Catex Category Code	Description	Selected
*n5	(*n5) Federal Assistance for Actions in Coastal Areas Subject to Moderate Wave Action or V Zones. Assistance for repair, hazard mitigation, new construction, or restoration actions of less than one-half acre within the following areas: seaward of limit of moderate wave action (LiMWA) (line mapped to delineate inland extent of wave heights of 1.5 feet) during base flood (area with at least one-percent chance of flood in any year); or areas within V zone (coastal area with velocity hazard due to wave action) if LiMWA is not established. Actions must meet the following criteria: (a) Consistent with State or Tribe enforceable policies of approved coastal management programs, (b) Not within or affect a Coastal Barrier Resource System unit, (c) Do not result in man-made alterations of sand dunes, (d) Do not result in permanent removal of vegetation (including mangrove stands, wetlands, and dune vegetation), (e) Applicable Federal requirements and local codes and standards are followed, and (f) If actions involve substantial improvement or new construction of structures, the following criteria also apply: 1. structure must be elevated on open works (e.g. piles and columns), as opposed to fill, such that bottom lowest horizontal structural member is at or above base flood level, 2. foundation must be anchored to resist flotation, collapse, and lateral movement due to effects of wind and water loads, and 3. project siting must conform to applicable State, Tribe, or local setback requirements. Examples of activities covered by this CATEx include but are not limited to: repair and elevation of structures; repair and new construction of jetties and groins; repair, hazard mitigation, and new construction of functionally dependent facilities such as piers, marinas, boat ramps, bathrooms, and port facility structures; and beach restoration projects except projects that result in man-made alteration of dunes and wetlands such as beach nourishment projects.	Yes

## RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project PA-02-PR-4339-PW-02554

Title: 95208 - MLRA006 - Buildings CPO Hut, 56, 374, 375, 2205

## EXTRAORDINARY

## Extraordinary Circumstance Code

## Description

## Selected ?

No Extraordinary Circumstances were selected

## ENVIRONMENTAL LAW / EXECUTIVE ORDER

Environmental Law/  
Executive Order

## Status

## Description

## Comment

Clean Air Act (CAA)

Completed

Project will not result in permanent air emissions - Review concluded

Coastal Barrier Resources Act (CBRA)

Completed

Project is not on or connected to CBRA Unit or otherwise protected area - Review concluded

Clean Water Act (CWA)

Completed

Project would not affect any water of the U.S. - Review concluded

Coastal Zone Management Act (CZMA)

Completed

Project is located in a coastal zone area and/or affects the coastal zone

FEMA's financial assistance for the proposed action, as described in the scope of work, conforms with Resolution JP 2018-324, Federal Consistency Certification with the Puerto Rico Coastal Zone Management Program FEMA Puerto Rico DR-4336-PR and DR-4339-PR Permanent Work: Federal Assistance for Permanent Work through the Public Assistance (PA) Program and Hazard Mitigation Grant Program (HMGP), dated October 3, 2018. Recipients and Sub-recipients that receive FEMA financial assistance through these programs, as described in Appendix A of this Resolution, are not exempt from compliance with Federal Consistency Requirements (according to Subpart C of the 15 CFR Part 930) for certain projects and activities that may affect the Puerto Rico Coastal resources. - ncolonpe - 04/08/2020 22:41:59 GMT\*\*\*Previous comment applies\*\*\* - ncolonpe - 08/14/2020 17:52:36 GMT

Completed

State administering agency requires consistency review - Review concluded

Executive Order 11988 - Floodplains

Completed

Located in floodplain or effects on floodplain/flood levels

The project site is located in the regulated floodplain as mapped on the ABFE available at <https://gis.fema.gov/PuertoRicoABFE/> accessed on (4/8/2020). FEMA has applied the 8-step decision-making process per 44 CFR 9.6, and has determined that the project will not result in short or long-term adverse impacts to the floodplain. The Initial Disaster Public Notice was published in (El Vocero for DR-4339 on December 17, 2017). - ncolonpe - 04/08/2020 22:45:17 GMT\*\*\*Previous comment applies\*\*\* -

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Title: 95208 - MLRA006 - Buildings CPO Hut, 56, 374, 375, 2205

Environmental Law/ Executive Order	Status	Description	Comment
			ncolonpe - 08/14/2020 17:56:12 GMT
	Completed	Possible adverse effects associated with investment in floodplain, occupancy or modification of floodplain environment	
	Completed	8 Step Process Complete - documentation attached - Review concluded	
Executive Order 11990 - Wetlands	Completed	No effects on wetlands and project outside wetlands - Review concluded	Per the USFWS Wetlands Inventory Mapper, accessed on (4/8/2020), the proposed scope of work is located in a wetland. However, project is repair of facility to pre-disaster form, function, and footprint, which is not likely to affect wetlands. - ncolonpe - 04/08/2020 22:49:25 GMT***Previous comment applies*** - ncolonpe - 08/14/2020 18:26:26 GMT
Executive Order 12898 - Environmental Justice for Low Income and Minority Populations	Completed	Low income or minority population in or near project area	
	Completed	No disproportionately high and adverse impact on low income or minority population - Review concluded	
Endangered Species Act (ESA)	Completed	Listed species and/or designated critical habitat present in areas affected directly or indirectly by the federal action	Per review of U.S. Fish and Wildlife Service's Geospatial Data received on March 20, 2018 and the PR ESA Matrix, FEMA has determined that threatened/endangered species and/or critical habitat are present at the project site(s) (18.223146, -65.606755), (18.223313, -65.606306), (18.223442, -65.606283), and (18.223210, -65.606791). Based on the project location and the proposed scope of work, FEMA has determined that the Undertaking may affect, but not likely to adversely affect (NLAA) the (Puerto Rican Boa (Epricates inornatus)) and will have no effect (NE) on (Yellow Shouldered Blackbird (Agelaius xanthomus) and West Indian Manatee (Trichechus manatus)). - ncolonpe - 04/08/2020 22:21:27 GMT***Previous comment applies*** - ncolonpe - 08/14/2020 17:52:19 GMT
	Completed	May affect, but not likely to adversely affect species or designated critical habitat (FEMA determination/USFWS/NMFS concurrence attached) - Review concluded	



## RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

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Title: 95208 - MLRA006 - Buildings CPO Hut, 56, 374, 375, 2205

Environmental Law/ Executive Order	Status	Description	Comment
Farmland Protection Policy Act (FPPA)	Completed	Project does not affect designated prime or unique farmland - Review concluded	
Fish and Wildlife Coordination Act (FWCA)	Not Applicable	Project does not affect, control, or modify a waterway/body of water - Review concluded	
Migratory Bird Treaty Act (MBTA)	Completed	Project located within a flyway zone	
	Completed	Project does not have potential to take migratory birds - Review concluded	
Magnuson-Stevens Fishery Conservation and Management Act (MSA)	Completed	Project not located in or near Essential Fish Habitat - Review concluded	
National Historic Preservation Act (NHPA)	Completed	Applicable executed Programmatic Agreement. Activity meets Programmatic Allowance (enter date and # in comments) - Review concluded	<p>The proposed activity complies with programmatic allowances Tier II Allowances A.2.b., B.1.a., B.1.c., B.1.d., B.2.a., B.3.a., B.4.a., B.4.c., B.5.b., B.5.c., B.6.b., B.6.c.; and D.1.a. identified in the Programmatic Agreement as amended November 13, 2019, among the FEMA, the PRSHPO, and the COR3. This determination was made by Thelma Valenzuela who meets the applicable SOI qualifications, pursuant to Stipulation I.B.1.a of the Agreement. - tvalenz1 - 11/21/2019 18:46:57 GMT***DISREGARD PREVIOUS COMMENT***</p> <p>The proposed activity complies with programmatic allowance(s) Tier II, Allowance(s) B.1.a, B.1.c, B.2.a, B.3.a, B.4.a, B.4.c, B.4.d, B.5.a, B.5.b, B.6.b, B.6.c and B.7.b, as identified in Appendix B of the Puerto Rico Programmatic Agreement among FEMA, PRSHPO, and the COR3, as amended November 13, 2019. This determination was made by Elegna Rodriguez Sanabria (Historic architect) who meets the applicable SOI qualifications, pursuant to Stipulation I.B.1.a of the Agreement. - erodri90 - 04/08/2020 14:12:50 GMT***PREVIOUS COMMENT APPLIES*** ADD, By USGS Historical Topography Map Explorer the all DI's construction dates was verified. - gfelici2 - 08/17/2020 23:55:09 GMT</p>
Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA)	Completed	Review concluded	<p>The applicant is responsible to ensure potentially hazardous materials, if any, shall be removed and disposed of in accordance with all applicable federal and state laws and local compliance requirements. - ncolonpe - 08/14/2020 17:53:32 GMT</p>

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Environmental Law/ Executive Order	Status	Description	Comment
Wild and Scenic Rivers Act (WSR)	Completed	Project is not along and does not affect Wild and Scenic River - Review concluded	

## CONDITIONS

## Special Conditions required on implementation of Projects:

The Applicant shall ensure best management practices are implemented to prevent erosion and sedimentation to surrounding, nearby or adjacent wetlands. To ensure that wetlands are not adversely impacted, per the Clean Water Act and Executive Order 11990, equipment storage and staging of construction materials and machinery must be in a location that would prevent erosion and sedimentation.

Source of condition: Executive Order 11990 - Wetlands

Monitoring Required: No

## Puerto Rican Boa

1. Inform all personnel about the potential presence of the PR boa and the VI boa in areas where the proposed work will be conducted. Photographs of the PR and VI Boa are to be prominently displayed at the site. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation.
2. Train project personnel on the identification and handling of snakes so they can be available to respond to sightings and as necessary safely handle boas found at project sites. Verify with the Puerto Rico DNER if a permit is needed for snake handling and/or relocation activities. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task.
3. Prior to any construction activity, including removal of vegetation and earth movement, the contractor-delineated boundaries of the project area, the buffer zones, and areas to be excluded and protected should be clearly marked in the project plan and in the field to avoid further habitat degradation into forested areas. Once areas are clearly marked, and prior to any construction activity, including site preparation, personnel trained in boa identification must survey the areas to be cleared to ensure that no boas are present within the work area. Vehicle and equipment operation must remain on designated access roads/paths and within rights-of way. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task.
4. If boas are found within any of the working or construction areas, activities shall stop in the area where boas are found. Boas must be safely captured and relocated at least 1 km from project, within suitable forested habitat, and away from construction areas and roads. Relocation of boas shall be done by trained and designated personnel, and shall not harm or injure captured boas. Activities at other work sites, where no boas have been found after surveying the area, may continue. If immediate relocation is not an option, project-related activities at this area must stop until the boa moves out of harm's way on its own. Another option is to call DNER Rangers for safe capture and relocation (DNER phone #'s: 787-724-5700, 787-230-5550, 787-771-1124). This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task.

Source of condition: Endangered Species Act (ESA)

Monitoring Required: No

5. Any heavy machinery left on site (in staging) within 50 meters of forest vegetation needs to be thoroughly inspected each morning before work starts to ensure that no boas are sheltered within engine compartments or other areas of the equipment. If boas are found within vehicles or equipment, boas need to be safely captured and relocated. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task.

6. Prior to moving, disposing or shredding, debris piles shall be carefully inspected for the presence of boas. If boas are

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Title: 95208 - MLRA006 - Buildings CPO Hut, 56, 374, 375, 2205

found in debris piles, contractors shall wait for boas to move away on their own; if this does not occur, boas need to be safely captured and relocated. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task.

7. For all boa sightings (dead or alive), the Applicant must record the time and date of the sighting and the specific location where it was found. Boa data should also include a photo of the animal (dead or alive), relocation site GPS coordinates, and the time and date of the relocation. All boa sightings and relocation reports should be sent to the USFWS Caribbean Ecological Services Field Office, Marelisa Rivera - Deputy Field Supervisor, 787-851-7297 extension 206, 787-510-5207, marelisa\_rivera@fws.gov. This measure will be conducted in accordance with the FEMA/USFWS/DNER-approved SOP for employee boa awareness training and project site preparation. Alternatively, biological professionals can be hired for this task.

Source of condition: Endangered Species Act (ESA)

Monitoring Required: No

The Applicant must provide documentation at close-out that proves completion of required Conservation Measures.

Source of condition: Endangered Species Act (ESA)

Monitoring Required: No

The Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the PR DNER guidelines at a permitted site or landfill.

For asbestos containing material and lead base paint the Applicant shall handle, manage, and dispose of all solid and hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the DNER/EQB guidelines at a permitted site or landfill or provide evidence of the close out permit from DNER/EQB for activities of remediation, abatement or removal of those materials.

Unusable equipment, debris, white goods, scrap metal any other material shall be disposed in approved manner and location. In the event significant items are discovered during the implementation or development of the project the Applicant shall handle, manage and dispose petroleum products, hazardous materials and toxic waste in accordance to the requirements of the local and federal agencies. Noncompliance with these requirements may jeopardize receipt of federal funds.

Source of condition: Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA)

Monitoring Required: No

Staging and/or final disposition are not yet identified for work to be completed, at time of closeout, all staging/ and or final disposition areas must be identified and permit numbers must be provided.

Source of condition: NEPA Determination

Monitoring Required: No

**Standard Conditions:**

Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.