



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

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 |
|--------|------------|-------|-----------|------------|
| 152473 | 56 | A | 18.223170 | -65.606873 |
| | | B | 18.223217 | -65.606755 |
| | | C | 18.223134 | -65.606846 |
| | | D | 18.223180 | -65.606730 |
| 152301 | 2205 | A | 18.223088 | -65.606824 |
| | | B | 18.223143 | -65.606689 |
| | | C | 18.223061 | -65.606796 |
| | | D | 18.223102 | -65.606693 |
| 152107 | 375 | A | 18.223415 | -65.606359 |
| | | B | 18.223465 | -65.606238 |
| | | C | 18.223368 | -65.606329 |
| | | D | 18.223422 | -65.606222 |

| | | | | |
|---------------|------------|---|-----------|------------|
| 152106 | 374 | 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.

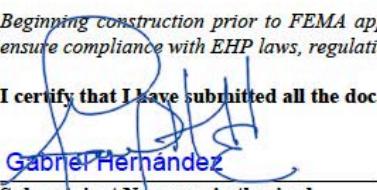
B. Alternate Projects

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 Hernandez

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 _____

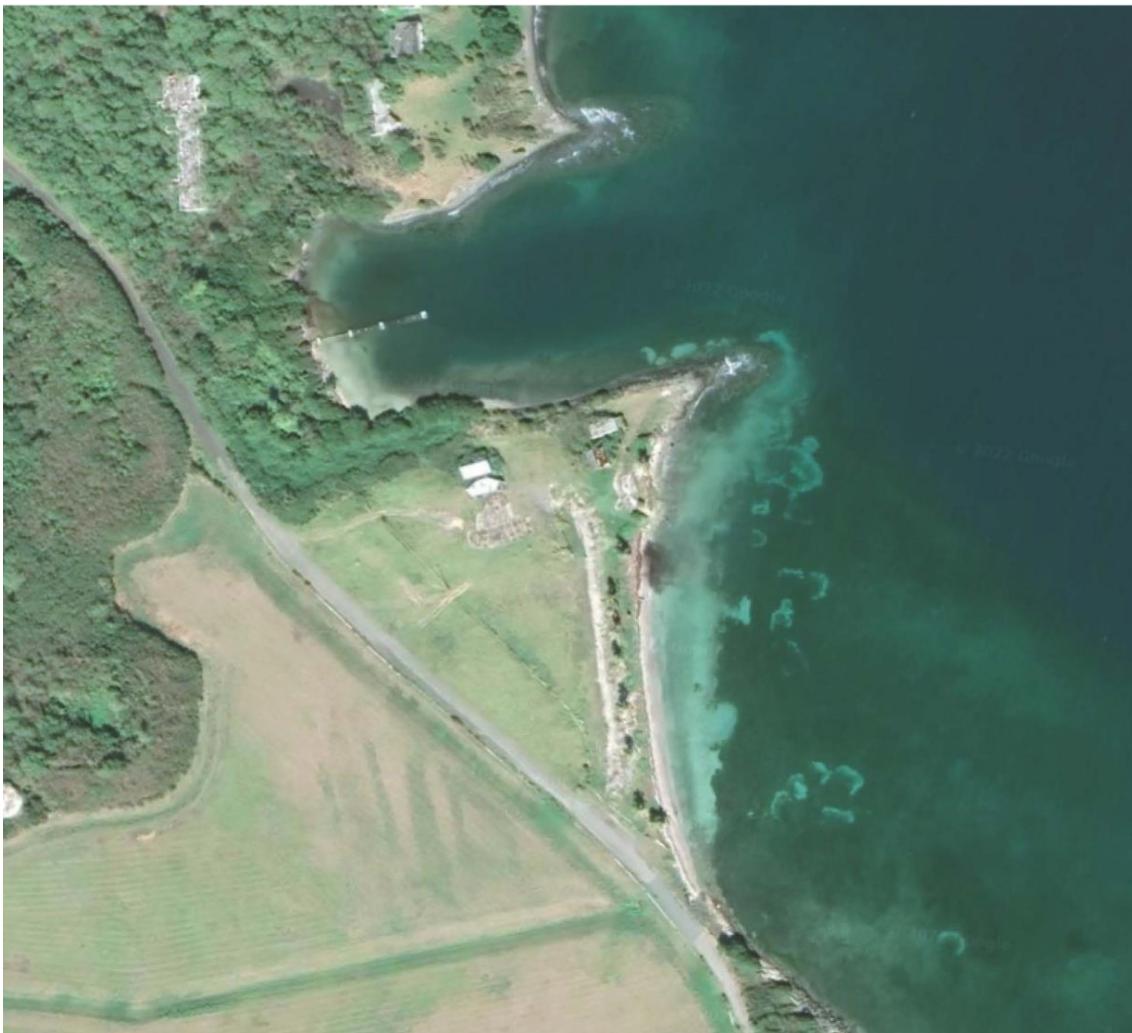
EXHIBIT B: SPECIAL CONSIDERATION QUESTIONS

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) NOTE: Do not send your completed form to this address. | | |
| 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 |
| Form must be filled out - for each project. | | |
| 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 registered 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 | | |

**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

1:2,257

0 0.02 0.04 0.06 0.07 mi
0 0.03 0.06 0.11 km

- 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

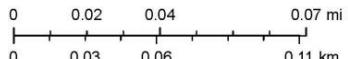
Cristina Núñez / LRA

Roosevelt Roads Redevelopment



12/5/2022, 17:20:18

1:2,257



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

Cristina Núñez / LRA

Roosevelt Roads Redevelopment



12/5/2022, 17:20:52

1:2,257

0 0.02 0.04 0.06 0.07 mi
0 0.03 0.06 0.07 km

- █ Buildings (Identified)
- █ Developable Area (ROTFU)
- █ Developable Area
- █ Developable Area (E2)

Roads Network

- Drives
- Others

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

Cristina Núñez / LRA

Roosevelt Roads Redevelopment



12/5/2022, 17:29:21

1:2,257

0 0.02 0.04 0.06 0.07 mi
0 0.03 0.06 0.09 0.11 km

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

1:2,257

0 0.02 0.04 0.06 0.07 mi
0 0.03 0.06 0.07 km

Flood Hazard - Flood Zones

Override 1

Override 2

Override 4

Buildings (Identified)

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

— Flood Hazard - Limit to Moderate Wave Action (LiMWA)

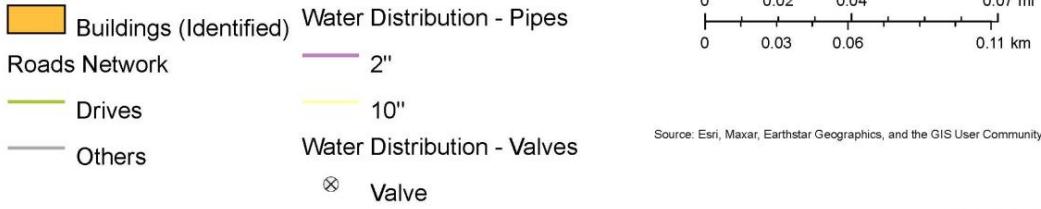
Cristina Núñez / LRA

Roosevelt Roads Redevelopment



12/5/2022, 17:19:13

1:2,257



Roosevelt Roads Redevelopment



12/5/2022, 17:22:48

1:2,257

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

- 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

5. APPENDICES

APPENDIX B: PHOTOS

Category**FIPS #****GPS**

| | | | |
|----------------------------|---------------|---------------------------|---------------|
| Damage Description: | Photo# | Damage Description | Photo# |
| | | | |
| Damage Description: | Photo# | Damage Description | Photo# |
| | | | |

Category

FIPS #

GPS

Photo#

Damage Description

Photo#

Damage Description:

Photo#

Damage Description

Photo#

Category**FIPS #****GPS****Photo#****Damage Description****Photo#**

| | |
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| Damage Description: | Photo# | Damage Description | Photo# |
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Category

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Category**FIPS #****GPS**

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5. APPENDICES

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/PuertoRicoABFEs/ 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*** - |

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

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

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 (Epicrates 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)

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

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 | 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*** 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 |
| Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA) | Completed | Review concluded | 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 |

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

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

| 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 #: 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

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

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

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.