



LOCAL REDEVELOPMENT
AUTHORITY FOR

ROOSEVELT ROADS

GOVERNMENT OF PUERTO RICO

ADDENDUM NO. 8

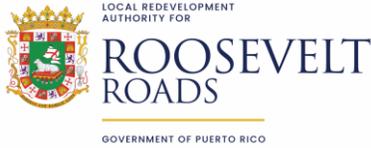
LOCAL REDEVELOPMENT AUTHORITY FOR ROOSEVELT ROADS REQUEST FOR PROPOSAL RFP 2025-002 NEW APRODEC & EQUINOTERAPIA FACILITIES

Addendum No. 8, dated February 25, 2026, is hereby issued to distribute additional documentation for RFP# 2025-002.

Information included in this addendum:

1. Responses to questions and requests for clarifications.
2. Building Sketches.
3. Asbestos Report (Please note that this report does not cover all building elements or materials that may contain asbestos, and it does not include lead testing or analysis. Proposers are responsible for identifying and considering any additional studies necessary to comply with applicable health and environmental laws).

Important Notice: All updated documents are available on our website. Please visit:
www.rooseveltroads.pr.gov/rfp



RFP-2025-002
ARCHITECTURE AND ENGINEERING (A/E) SERVICES
FOR FEMA PA DR-4339-PR PROJECTS
NEW APRODEC & EQUINOTERAPIA FACILITIES
Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico

Date: 2/25/2026

| Answers to Questions and Requests for Clarifications | | | | |
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| No. | Question | Proposer | Submission Date | Answer |
| 1 | Cost Form 2 requests a quote for a feasibility study. We understand this isn't necessary; however, if you do require this study, please explain what type of feasibility study you need. (Section 3.6.1.1; RFP p. 13) | ROV Engineering Services, PSC | 1/26/2026 | Cost Form 2 lists "Feasibility studies" as part of Special A/E Services that may be required, not as mandatory scope items. Section 3.6.1.1 states that "the following special A/E services may be required," including "Feasibility studies" and "Others (as deemed required by the A/E Firm)," indicating these services depend on project conditions and the Proposer's technical judgment. |
| 2 | Cost Form 2 requests a quote for a Survey, Topographic and Bathymetry. We understand this isn't necessary because the scope is for building improvements. If you do require the survey and topography, please explain the project limit you need. (Section 3.6.1.1; RFP p. 13) | ROV Engineering Services, PSC | 1/26/2026 | Cost Form 2 lists "Survey, Topographic and Bathymetry" as part of Special A/E Services that may be required, not as mandatory scope items. Section 3.6.1.1 states that "the following special A/E services may be required," including "Feasibility studies" and "Others (as deemed required by the A/E Firm)," indicating these services depend on project conditions and the Proposer's technical judgment. |
| 3 | Cost Form 2 requests a quote for a Soil Study. We understand this isn't necessary because the scope is for building interior improvements. If you do require soil study/geotechnical investigations, please explain the necessity. (Section 3.6.1.1; RFP p. 13) | ROV Engineering Services, PSC | 1/26/2026 | Cost Form 2 lists "Soil Study" as part of Special A/E Services that may be required, not as mandatory scope items. Section 3.6.1.1 states that "the following special A/E services may be required," including "Feasibility studies" and "Others (as deemed required by the A/E Firm)," indicating these services depend on project conditions and the Proposer's technical judgment. |
| 4 | Cost Form 2 requests a quote for Environmental Study. We understand that Asbestos and Lead study is necessary and we will quote. Does LRA want other environmental study for other purpose? (Section 3.6.1.1; RFP p. 13) | ROV Engineering Services, PSC | 1/26/2026 | Cost Form 2 lists "Environmental Study" as part of Special A/E Services that may be required, not as mandatory scope items. Section 3.6.1.1 states that "the following special A/E services may be required," including "Feasibility studies" and "Others (as deemed required by the A/E Firm)," indicating these services depend on project conditions and the Proposer's technical judgment. |
| 5 | Cost Form 2 requests a quote for an Archaeological study, Underwater Study and project specific testing. We understand this isn't necessary; however, if you do require these studies, please explain what type of study you need and the project limit for these studies. (Section 3.6.1.1; RFP p. 13) | ROV Engineering Services, PSC | 1/26/2026 | Cost Form 2 lists "Archaeological Study" as part of Special A/E Services that may be required, not as mandatory scope items. Section 3.6.1.1 states that "the following special A/E services may be required," including "Feasibility studies" and "Others (as deemed required by the A/E Firm)," indicating these services depend on project conditions and the Proposer's technical judgment. |
| 6 | This RFP includes two projects. Does the client want to award both to a single firm, or can they award them to different firms? (Section 1.1 / 1.2; RFP p. 6-7) | ROV Engineering Services, PSC | 1/26/2026 | The RFP is structured as a single procurement covering two facilities/projects under the "New APRODEC & EQUINOTERAPIA Facilities" effort (Sections 1.1/1.2). However, the LRA expressly reserves discretion within the selection process to proceed with and negotiate with one or more proposers (Section 5.4), and also reserves the right to select one or multiple entities (Section 6.14). Accordingly, while the LRA anticipates securing one firm to deliver the required A/E services for the overall effort, the LRA may, at its sole discretion, make awards and/or conduct negotiations in a manner that results in one firm or multiple firms being selected to support the work. |

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| 7 | What is the estimated budget or construction cost for this project? (Section 3.1; RFP p. 11) | ROV Engineering Services, PSC | 1/26/2026 | Please refer to Addendum No. 3, dated January 26, 2026, which provides the comprehensive financial breakdown and updated total project cost expectations for this project. Proposers are advised to review this addendum thoroughly to ensure their financial proposals are consistent with the LRA's current budgetary parameters. |
| 8 | Please clarify whether or not the furniture selection is included in the design. (Section 3.6; RFP p. 12) | ROV Engineering Services, PSC | 1/26/2026 | No furniture selection required |
| 9 | The floor plans included in the RFP don't clearly show which parts of the building exist and which are proposed. We couldn't see the interior of the building during the site visit. Do you have any drawings comparing the existing building space distribution with the proposed building distribution that you could provide? (Section 3.6.1.1.4; RFP p. 13) | ROV Engineering Services, PSC | 1/26/2026 | A second site visit was coordinated for this purposes. No drawings available |
| 10 | The RFP information doesn't clearly outline the facilities space program for the building interiors. Could you provide a program or more details about the type of interior spaces you require? (Section 3.4; RFP p. 11) | ROV Engineering Services, PSC | 1/26/2026 | Refer to EXHIBIT A-1_Scope alignment |
| 11 | Is the intent of this procurement limited exclusively to FEMA PA Section 406 mitigation under Section 428 Alternative Procedures, or may other eligible funding pathways (example: non-mitigation eligible repair, resilience upgrades triggered by codes and standards, or DRRR §1235(b) upgrades) be incorporated into the final Scope of Work? | Novus Architects | 1/28/2026 | <p>The intent of this procurement is not limited exclusively to Section 406 mitigation. Although the Projects are implemented under FEMA Public Assistance Alternative Procedures (Section 428), Section 3.6 states they are "mostly funded" by FEMA PA and may also receive other federal funding (e.g., HUD CDBG-DR/CDBG-MIT and FEMA HMGP Section 404). In addition, Section 3.6.1.1.3.3 requires the A/E Firm to recommend HMPs fundable under Section 406 and/or 404, confirming that mitigation beyond Section 406 may be considered.</p> <p>Accordingly, the final Scope of Work may include any elements eligible under applicable funding authorities—such as eligible repair, code/standards upgrades, and resilience measures—if properly justified and approved. However, under Section 428, each Project is governed by a Fixed Cost Offer (FCO) representing the Total Project Cost, which cannot be increased. The RFP does not commit LRA to covering cost overruns; therefore, the A/E Firm must design and manage the Project within the fixed budget, applying value engineering and cost control.</p> |
| 12 | Does LRA have additional funds to supplement cost overruns? | Novus Architects | 1/28/2026 | The RFP does not commit LRA to covering cost overruns; therefore, the A/E Firm must design and manage the Project within the fixed budget, applying value engineering and cost control. |
| 13 | Under Section 428, will the Subrecipient allow scope refinements or scope modifications during design development if those changes remain FEMA-eligible, cost-neutral, and improve constructability or lifecycle resilience? | Novus Architects | 1/28/2026 | Refer to Section 3.6.1.1.3, which states that the Selected Respondent shall: "Develop detailed Scopes of Work (SOW) for each Project, including any requested changes (amendments) to the final SOW for each Project, in order to repair, restore, or replace the eligible facility." Accordingly, the RFP contemplates that the Selected Respondent may develop and recommend scope refinements and/or amendments during design development, provided they are necessary to support the eligible restoration work and are processed in accordance with the applicable review and approval requirements. |
| 14 | Has FEMA already approved any 406 Hazard Mitigation Proposals (HMPs) for Buildings 1211, 2296, or 2371, or is the A/E team expected to identify, justify, and develop new 406 opportunities as part of this effort? | Novus Architects | 1/28/2026 | Refer to the Addendum 3 which provides the FEMA Damage Descriptions, Dimensions, and Diagrams (DDD), scopes, and cost information for Buildings 1211, 2296, and 2371, which reflect the FEMA-validated Improved Project documentation and include hazard mitigation measures incorporated into the project baseline. The selected A/E team is still expected to verify, justify, and further develop those mitigation measures and, where appropriate, identify additional Section 406 mitigation opportunities for FEMA review and approval, consistent with the requirements to recommend HMPs and support associated documentation under Sections 3.6.1.1.3.3 and 3.7.2.1. |

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| 15 | What specific Puerto Rico building codes and standards are FEMA recognizing as formally adopted, implemented, and uniformly enforced at the time of the disaster for purposes of code-triggered upgrades under PA? | Novus Architects | 1/28/2026 | The RFP does not pre-identify specific codes or standards as automatically eligible. Instead, eligibility of code- and standard-triggered upgrades will be determined in accordance with FEMA Public Assistance policy requirements. Refer to Section 3.6.1.1.3.1 that states that the A/E firm shall: "Provide any documentation as required by the FEMA's Public Assistance Program and Policy Guide (PAPPG), to support the eligibility of code or standard upgrades, including, but not limited to, the requirement to apply the codes or standards and to support they were formally adopted, implemented, and uniformly applied.". Accordingly, the Selected Respondent is responsible for identifying applicable Puerto Rico building codes, life safety codes, floodplain management requirements, and other relevant standards, and for compiling the supporting documentation necessary for FEMA eligibility review. Final determination of eligibility for code-triggered upgrades rests with FEMA through the established PA review and validation process. |
| 16 | Should Code and other technical requirements cause required scope that FEMA will not fund, will funding be made available outside of the limits of FEMA Grants? | Novus Architects | 1/28/2026 | The RFP does not guarantee the availability of non-FEMA funding to cover work determined to be ineligible under FEMA Public Assistance requirements. The Selected Respondent shall develop the Scope of Work and associated cost estimates in accordance with FEMA eligibility criteria and applicable funding program requirements. Where code- or standards-driven upgrades or technical requirements exceed FEMA eligibility, such elements shall be clearly identified and documented as part of the design development and cost estimating process for LRA's review. Any determination regarding alternative funding sources, scope adjustments, or implementation of non-FEMA-funded work will be at the discretion of the LRA and subject to available funding, program constraints, and applicable approvals. The inclusion of such work in the design does not constitute authorization or commitment of funding beyond FEMA grant limits. |
| 17 | Based on site observations indicating potential IEBC Alteration Level 3 triggers, significant MEP system deficiencies, and observed structural failures at Equinoterapia, has the Applicant or Funding Specialist evaluated whether the cost to repair and bring these facilities into full code compliance may approach or exceed the cost of a functionally equivalent replacement? If so, has a prudent replacement cost comparison been considered or documented as part of the FEMA PA review? | Novus Architects | 1/28/2026 | If site conditions (e.g., IEBC Alteration Level 3 implications, MEP system deficiencies, structural failures) indicate that achieving full code compliance through repair could approach or exceed the cost of a functionally equivalent replacement, the RFP's Phase 1 requirements anticipate that the Selected Respondent will evaluate and document this through (1) SOW confirmation/amendment aligned to applicable codes, (2) value engineering/MOR development, and (3) FEMA-compliant cost estimates prepared for each feasible option/alternative, with supporting technical documentation suitable for FEMA PA review. |
| 18 | What is the current status of each building within FEMA's workflow (e.g., PW obligated, PW in development, PW under RFI, PW pending COR3 or FEMA concurrence)?+[Updated_RFP-2025-001_QA_v1.xlsx]Sheet1'!\$14:\$22 | Novus Architects | 1/28/2026 | For Buildings 1211, 2296, 2371 – New APRODEC & Equinoterapia Facilities (FEMA Project 102776), the current FEMA workflow status for each building (1211, 2371, 2296) is: PW obligated; EHP review in progress; pending FEMA EHP completion and concurrence/final approval prior to construction readiness, and the Selected Respondent will be expected to support the LRA by producing the A/E design documentation needed to address EHP RFIs and support the remaining FEMA/Recipient review actions. |
| 19 | Will proposers be granted access to existing FEMA documentation, including: Damage Description & Dimensions (DDD), Draft or approved Scopes of Work (SOW) Cost Estimates (CEF or otherwise), Prior RFIs and FEMA determinations, Environmental & Historic Preservation (EHP) correspondence (RFP Section: N/A; RFP p.: N/A) | Novus Architects | 1/28/2026 | Yes. Addendum No. 3, dated January 26, 2026, was issued to provide proposers access to existing FEMA documentation, including Damage Description & Dimensions (DDD), draft/approved Scopes of Work (SOW), cost estimates (CEF or other), and supporting photos for the project. |

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| 20 | Has FEMA established a final validated SOW and cost ceiling for any of the facilities, or will the selected team participate in defining the final FEMA-validated SOW and estimate prior to obligation? | Novus Architects | 1/28/2026 | Per Section 3.1 (Project Description), the projects are being processed under FEMA PA Alternative Procedures (Stafford Act Section 428), which relies on a fixed-cost estimate once the project is validated and obligated. In Section 3.6.1.1 (Phase 1 – Preliminary Engineering), the Selected Respondent is expected to review the alternate project documentation, perform site visits/inspections to confirm and/or amend the SOW, develop the detailed SOW and Cost Estimate, and support FEMA/COR3 RFIs; the RFP also states that at the end of Phase 1 the A/E-prepared final SOW and CE will be submitted to LRA/COR3/FEMA for validation and acceptance and used as the basis for funding obligation. Related Phase 1 deliverables are further defined in Section 3.7.2 (Phase 1 Deliverables) (SOW document and CE). |
| 21 | Will there be Programming meeting with the tenants to determine programmatic requirements and/or layout? | Novus Architects | 1/28/2026 | Refer to EXHIBIT A-1_Scope alignment |
| 22 | What is the Period of Performance for funding? | Novus Architects | 1/28/2026 | <p>The current Periods of Performance (PoP) deadlines for the Projects included in this RFP are as follows:</p> <p>Project 102776 (Buildings 1211, 2296, 2371 (New APRODEC & EQUINOTERAPIA Facilities): May 14, 2028</p> <p>Please note that POP deadlines under the FEMA Public Assistance (PA) Program for DR-4339 are established by FEMA based on each project’s nature and scope and may be subject to extensions, as applicable.</p> <p>If a POP extension is required, the LRA will submit a formal request through the Central Office for Recovery, Reconstruction and Resiliency (COR3) at least sixty (60) days prior to the applicable deadline, in coordination with FEMA and in accordance with established procedures. Extension requests typically require: (i) documented justification for the delay; (ii) evidence of substantial progress; and (iii) compliance with applicable administrative and regulatory requirements.</p> |
| 23 | Are there any Architecture, Structural, & MEP, or Site/Utility as-built documents available? | Novus Architects | 1/28/2026 | The information available at this time is partial, and all documentation found has been provided as part of this addendum |
| 24 | Will Hazardous Materials Surveys and Reports be provided to A&E firm by the Client? | Novus Architects | 1/28/2026 | The information available at this time is partial, and all documentation found has been provided as part of this addendum |
| 25 | What is the scope of the anticipated site development scope for each property? | Novus Architects | 1/28/2026 | For Buildings 1211, 2296, 2371 – New APRODEC & Equinoterapia Facilities (FEMA Project 102776), the project consists of the restoration, adaptation, and improvement of administrative facilities at Buildings 1211, 2371, and 2296 to align with current operational requirements and support the programmatic needs of new tenants. The scope includes upgrades to existing building systems and physical infrastructure to enhance overall functionality, usability, and long-term performance. |
| 26 | What are the sustainable design criteria &/or goals? | Novus Architects | 1/28/2026 | The goal is to ensure that the project is environmentally responsible, resource-efficient and resilient |
| 27 | Exhibit D is in Spanish. | Novus Architects | 1/28/2026 | Please refer to the latest RFP documents/addenda, as the Exhibit List has been updated and the current Exhibits supersede prior versions. Regarding Exhibit F-1, LRA acknowledges the discrepancy. Exhibit F-1 will be provided through an Addendum to the RFP and posted to the LRA portal as part of the official solicitation documents. Proposers should monitor the LRA portal for the issuance of the Addendum and updated exhibit list. |

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| 28 | Exhibit B-4 - B-6, and Exhibit F is not found on the www.rooseveltroads.pr.gov website. | Novus Architects | 1/28/2026 | Please refer to the latest RFP documents/addenda, as the Exhibit List has been updated and the current Exhibits supersede prior versions. |
| 29 | Exhibits E-1 - E-3: Seem to be deed/titles; not Environmental Information. | Novus Architects | 1/28/2026 | Please refer to the latest RFP documents/addenda, as the Exhibit List has been updated and the current Exhibits supersede prior versions. |
| 30 | Exhibits H-2 – H-6 are missing. | Novus Architects | 1/28/2026 | Please refer to the latest RFP documents/addenda, as the Exhibit List has been updated and the current Exhibits supersede prior versions. |
| 31 | Exhibits G-4 - G-6 are missing. | Novus Architects | 1/28/2026 | Please refer to the latest RFP documents/addenda, as the Exhibit List has been updated and the current Exhibits supersede prior versions. |
| 32 | Attachment 3 & 7 cannot be downloaded. | Novus Architects | 1/28/2026 | LRA has verified that Attachment 3 (Cost Form) and Attachment 7 (List of Comparable Projects) are available for download on the LRA portal. Proposers experiencing technical issues should attempt to re-access the files or use an alternate browser or network. If difficulties persist, they may contact the LRA using the communication procedures outlined in the RFP. |
| 33 | Is the A/E team expected to prepare FEMA CEF-based cost estimates using Puerto Rico CCI and RSMMeans, or will an alternative FEMA-approved estimating methodology be required? | Novus Architects | 1/28/2026 | The RFP specifies the required cost estimating methodology. Refer to Section 3.6.1.1.5, which requires the A/E Firm to develop construction Cost Estimates using RSMMeans, applying the appropriate City Cost Index (CCI) factor, and to format estimates in accordance with the FEMA Cost Estimating Format (CEF). Accordingly, the A/E team is expected to prepare CEF-based cost estimates utilizing RSMMeans with the applicable Puerto Rico CCI, consistent with FEMA Public Assistance estimating requirements. Any deviation from this methodology would be subject to LRA direction and FEMA acceptance, if applicable. |
| 34 | Will the Subrecipient pursue Requests for Advances (RFA) under FEMA PA to support cash flow during design and construction, and if so, what role is the selected team expected to play in supporting RFA documentation and justification? | Novus Architects | 1/28/2026 | The RFP does not commit the LRA to pursuing Requests for Advances (RFA); however, funding management actions such as RFAs may be undertaken by the Subrecipient in accordance with FEMA PA program procedures. Consistent with the responsibilities described in Section 3.6 and related subsections, the Selected Respondent is expected to support the LRA by providing technical documentation necessary to substantiate project scope, cost estimates, schedules, and progress information that may be required for funding administration purposes. This may include preparation or validation of cost data, schedules, design status information, and other technical materials used to support funding requests, as directed by the LRA. Final responsibility for submission of RFAs and coordination with FEMA and the Recipient rests with the LRA. The Selected Respondent's role is supportive and technical in nature, as requested. |
| 35 | What level of design development is anticipated under this contract (e.g., 30%, 60%, 90%, Issued for Construction), and how will FEMA compliance reviews be integrated at each stage? | Novus Architects | 1/28/2026 | The RFP establishes the following design milestones: a 30% Preliminary Design Set (Section 3.7.2.2), followed by 50% Construction Documents (Section 3.7.3.1), 100% Construction Documents (Section 3.7.3.2), and Construction Bid Documents (Section 3.7.3.3). FEMA compliance is integrated through Phase 1 documentation and coordination requirements, including RFI responses as a deliverable (Section 3.7.2.5) and the obligation to support FEMA/COR3 RFIs by providing the necessary technical documentation (Section 3.6.1.1.7). |

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| 36 | Is the A/E team expected to perform formal constructability and value-engineering reviews to mitigate change order risk under the fixed FEMA cost ceiling? | Novus Architects | 1/28/2026 | <p>Yes. The RFP recognizes the projects are being delivered under FEMA Section 428 (fixed-cost), where the Subrecipient is responsible for cost overruns, which increases the importance of minimizing change orders through strong preconstruction review and cost control.</p> <p>Refer to Section 3.6.1.1.3.2 where it states that the Selected Respondent shall "Recommend a final restoration Scope of Work (SOW) for Work to be Completed (WTBC) including the proposed Method of Repair (MOR), based on the site visits, detailed inspections, and value engineering analysis."</p> <p>Refer to Section 3.6.1.2.1 where it states that "Construction Documents will undergo constructability and bid packaging review at the 50% and 100% Construction Documents Phases".</p> <p>Accordingly, the A/E team is expected to perform these reviews to support cost control and minimize change-order risk within the fixed-cost framework.</p> |
| 37 | Are there FEMA, COR3, or LRA-imposed schedule milestones tied to obligation deadlines, period of performance, or liquidation requirements? | Novus Architects | 1/28/2026 | <p>Yes—there are LRA-imposed schedule milestones and enforceable timetable requirements, and there is also a FEMA/COR3-facing milestone tied to validation/acceptance of the final scope of work and cost estimate that supports federal funding obligation; however, specific FEMA/COR3 obligation-deadline dates and grant liquidation/closeout deadlines are not identified here. The detailed project schedule milestones and the timetable for deliverables will be discussed and established with the selected proponent during/after the project kick-off meeting.</p> |
| 38 | Independent Inspectors are required per code; will they be required to be on our team or will the client cover those cost? | Novus Architects | 1/28/2026 | <p>For purposes of this procurement, the A/E Firm's Phase 3 role is limited to construction-phase professional support (e.g., design clarifications, submittal reviews, periodic site visits, and construction oversight reporting) and does not include serving as an independent code inspector.</p> <p>Independent inspection services required by applicable codes—commonly referred to as a Project Inspector (Inspector de Obra)—are not part of the A/E scope under this RFP and are typically procured separately by the Client to maintain independence from the design professional.</p> <p>Accordingly, independent inspection services are not required to be included on the A/E team and will be covered by the Client through a separate mechanism, as applicable. The Selected Respondent will coordinate with the independent inspector as needed during construction but is not responsible for providing or funding those services.</p> |
| 39 | Construction Management Platform required? | Novus Architects | 1/28/2026 | <p>The RFP does not require the use of a specific construction management platform. However, the A/E Firm is required to enter requisite information into systems of record in accordance with established policies and procedures. Any required platform or system, if applicable, will be identified by the LRA during project implementation.</p> <p>Proposers may propose the use of a construction management platform or equivalent tools if it supports effective project controls, documentation, scheduling, reporting, and overall contract performance.</p> |

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| 40 | Will LRA be open to signing the release waiver for electronic files? | Novus Architects | 1/28/2026 | The RFP states that all deliverables and resulting work products, including electronic files in native formats, become the property of the LRA. The RFP does not pre-approve execution of release or liability waiver agreements related to the use of electronic files. Any request for a release waiver or limitation of liability related to electronic files would be subject to LRA legal review and approval and cannot be assumed as a condition of the proposal or contract. |
| 41 | Are we required to have a Construction Manager on the Team? | Novus Architects | 1/28/2026 | The RFP identifies the Construction Manager (CM) as a key personnel role associated with Phase 3 – A/E Services during Construction. Refer to Section 3.8.2, which describes the Construction Manager position, its responsibilities, and minimum qualification requirements. Accordingly, Proposers should include a Construction Manager within their proposed team structure to fulfill the construction-phase oversight, coordination, and compliance responsibilities defined in the RFP. |
| 42 | Which entity is responsible for securing local and Commonwealth permits, and how will permitting timelines be reconciled with FEMA eligibility requirements? | Novus Architects | 1/28/2026 | The Selected Respondent is responsible for securing required local and Commonwealth permits. Refer to Section 3.6.1.2.2 which states that the A/E Firm shall “identify, procure, manage, and secure all necessary permits and approvals required for the construction of each of Projects,” including coordination with regulatory agencies. |
| 43 | Who has final authority on FEMA scope, cost, and eligibility decisions: LRA, COR3, FEMA, or a combination thereof? | Novus Architects | 1/28/2026 | Final determinations regarding Public Assistance scope, cost reasonableness, and eligibility are made by FEMA in accordance with program policy and review procedures. The LRA, as Subrecipient, develops project scopes, documentation, and technical submissions, while the Recipient (COR3) performs oversight and coordination functions within the FEMA review process. The A/E Firm supports the LRA by preparing technical documentation, cost estimates, hazard mitigation proposals, and RFI response materials as required (Sections 3.6.1.1.7 and 3.7.2.5). |
| 44 | Is the selected team expected to lead FEMA RFI coordination and responses, including technical narratives, cost clarifications, and eligibility justifications? | Novus Architects | 1/28/2026 | The Selected Respondent is expected to prepare and support the technical content of RFI responses, while the LRA retains responsibility for official coordination and submission to FEMA and the Recipient (COR3). Refer to Section 3.6.1.1.7, which states the A/E Firm shall: “Support the LRA’s staff and consultants during collaboration meetings and/or requests for information (RFIs) with FEMA and/or COR3 (Recipient) for each of the Projects. The selected A/E firm shall review and provide the necessary support and documentation to respond to RFIs, including gathering and submitting all technical and supporting materials required to address FEMA inquiries...” |
| 45 | How will coordination between architecture, engineering, and FEMA program management be structured to ensure scope discipline and eligibility defensibility throughout the project lifecycle? | Novus Architects | 1/28/2026 | Coordination is structured through the RFP’s phased design process, defined deliverables, and reporting framework. The A/E Firm is responsible for multidisciplinary coordination in developing and validating the Scope of Work (SOW), cost estimates, hazard mitigation proposals, and related compliance documentation (Section 3.6.1.1). Ongoing alignment across architecture, engineering, and program requirements is maintained through weekly status reports, needs lists, and meeting minutes (Section 3.7.1), as well as through the required Preliminary Design and Final Design submittals and reviews (Sections 3.7.2 and 3.7.3). |
| 46 | How does the LRA define “success” for this procurement: speed to obligation, cost certainty, long-term resilience, community functionality, or a combination of all four? | Novus Architects | 1/28/2026 | All four |
| 47 | What involvement other than just permitting with the PR government and/or US government have on this project? | Novus Architects | 1/28/2026 | Consider any environmental and historic consultation with state and federal agencies necessary for final permits approval. It is the responsibility of the designer and their consultants to determine the consultations the project will require, depending on the scope of work. |

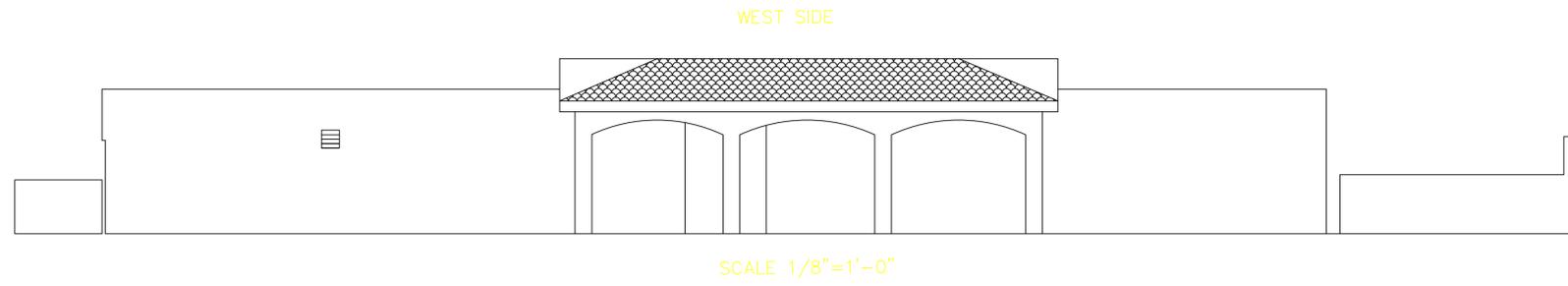
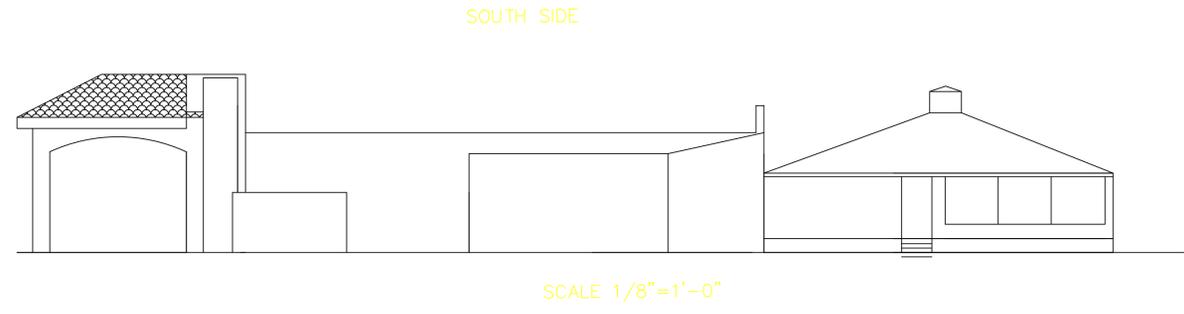
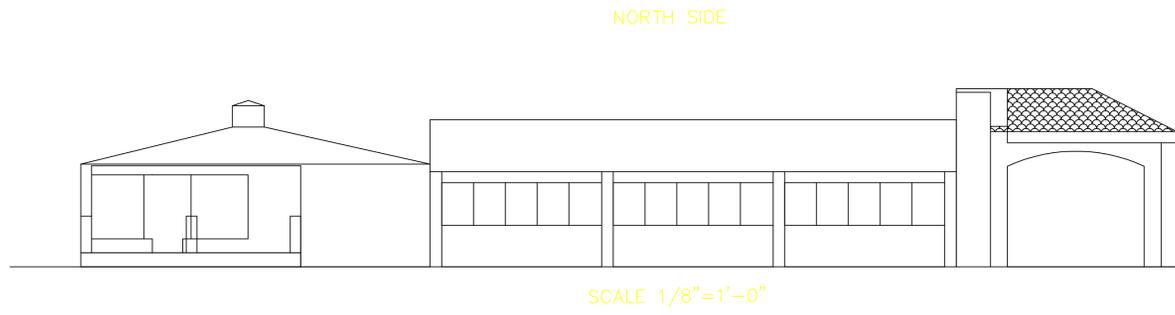
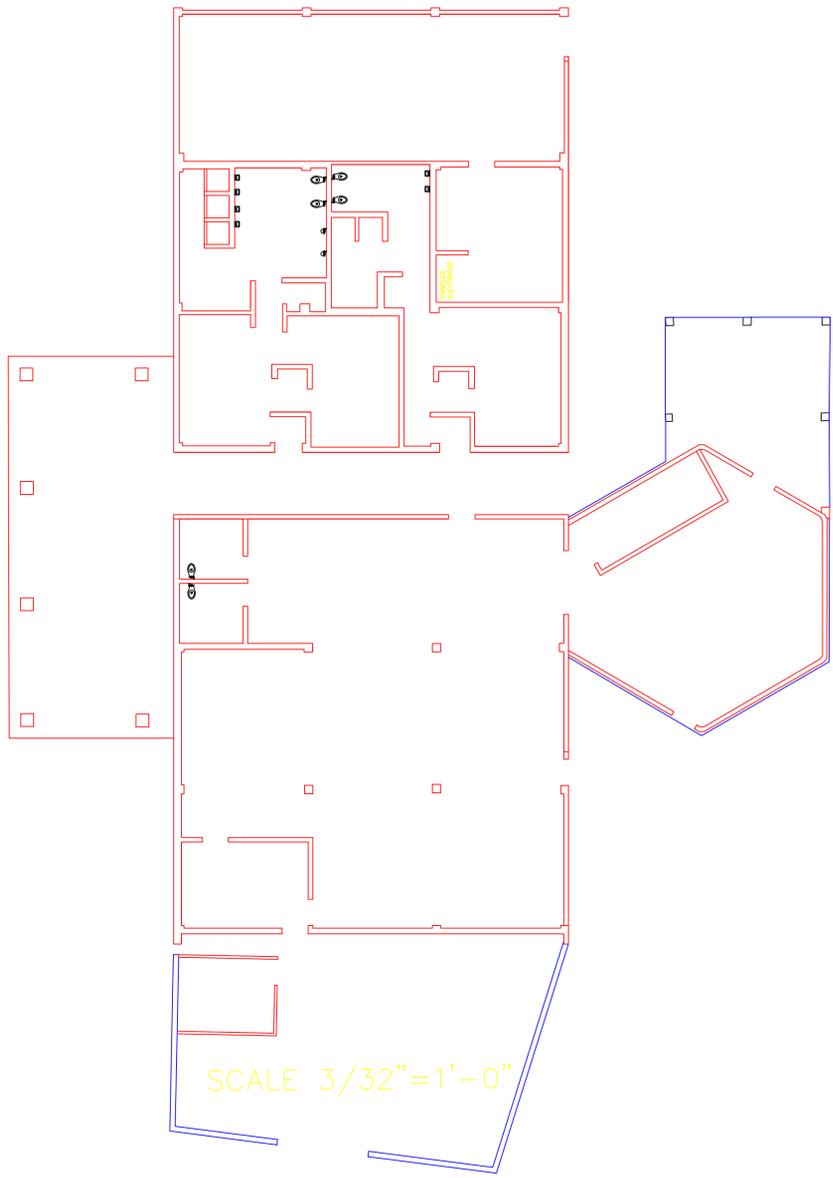
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| 48 | Who are the key stakeholders and decision makers from client side for this project? Org chart, etc.? | Novus Architects | 1/28/2026 | The RFP identifies the Local Redevelopment Authority for Naval Station Roosevelt Roads (LRA) as the contracting entity and project owner responsible for administration and oversight of the Projects. The LRA will serve as the primary point of contact and coordinating authority for the Selected Respondent. |
| 49 | Are there lessons learned from prior Section 428 projects under DR-4339-PR that the LRA wishes proposers to incorporate into their technical approach? | Novus Architects | 1/28/2026 | A detailed engineering report is important, where the scope clearly identifies the work to be performed in order to avoid questions from the federal agency. |
| 50 | The submission of the proposal package is to contain one 91) signed original, Seven (7) copies, and one (1) electronic copy on USB Drive. Is there a requirement to submit a digital proposal package outside of what is outlined directly above? | Novus Architects | 1/28/2026 | As clarified in Addendum No. 1, Proposers are required to submit one (1) signed original printed proposal, seven (7) printed copies, and one (1) electronic copy in PDF format saved to a USB drive. The RFP and Addendum No. 1 do not establish any additional requirement for electronic submission by email, file transfer, or online portal. Proposers should comply strictly with the submission format and delivery instructions as issued. |
| 51 | Can LRA please provide a model contract? (Section 3.12; RFP p. 23 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | Once a proposer has been selected, the LRA will provide all necessary documentation |
| 52 | Please provide the construction budget (Section 3.8.2; RFP p. 21 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | The RFP does not state a specific construction budget in Section 3.8.2; that section describes the Construction Manager role and notes that CM responsibilities include "budgeting, organization, implementation, and scheduling" for construction oversight (Section 3.8.2). The construction budget information is provided in Addendum 3; refer to the attached report in Addendum 3 for the cost breakdown by building and the CRC Gross Cost. |
| 53 | Will LRA provide any existing as-built drawings for Buildings 1211, 2296, and 2371 (Section 3.6; RFP p. 13 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | No detailed as-builts available. Please refer to the attachments in this addendum No. 8 |
| 54 | Does FEMA's approved Work To Be Completed (WTBC) include specific hazard mitigation measures, or should the proposer recommend them entirely? (Section 3.4; RFP p. 11 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | Refer to the Addendum 3 which provides the FEMA Damage Descriptions, Dimensions, and Diagrams (DDD), scopes, and cost information for project, which reflect the FEMA-validated Improved Project documentation and include hazard mitigation measures incorporated into the project baseline. The selected A/E team is still expected to verify, justify, and further develop those mitigation measures and, where appropriate, identify additional Section 406 mitigation opportunities for FEMA review and approval, consistent with the requirements to recommend HMPs and support associated documentation under Sections 3.6.1.1.3.3 and 3.7.2.1. |
| 55 | Will coordination with existing tenants (Equinoterapia Puerto Rico and APRODEC) be facilitated by LRA, or must the proposer schedule and manage all consultations directly? (Section 3.1; RFP p. 11 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | Coordination must be by an LRA authorized representative |
| 56 | Does the LRA anticipate any Environmental and Historic Preservation (EHP) constraints that would materially affect the design schedule? (Section 3.7; RFP p. 15 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | At this time, the LRA is unable to determine the specific environmental or cultural requirements that may apply to each building. It is the responsibility of the designer and their consultants to determine the consultations the project will require, depending on the scope of work. |
| 57 | Are there any anticipated Navy access restrictions during site inspections related to environmental remediation activities? (Section 4; RFP p. 25 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | The buildings are the property of the LRA. Navy access restrictions during site inspections are not expected. |

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|----|---|------------------------------|------------|---|
| 58 | Should cost estimates include potential Section 428 flexibilities, or strictly adhere to FEMA's CEF without alternates? (Section 3; RFP p. 16 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | Cost estimates should strictly adhere to FEMA's applicant-submitted cost estimate requirements using the FEMA Cost Estimating Format (CEF), with an appropriate level of detail for each cost item. If the selected proponent develops or evaluates multiple options/alternatives, phases, or project components, then a separate CEF-compliant cost estimate should be provided for each. Any Section 428 flexibilities (e.g., fixed-cost structure and limited post-obligation scope/funding flexibility) should be addressed through the defined eligible scope, assumptions, and supporting technical justification—not by submitting non-CEF "alternate" estimates—unless specifically directed otherwise by LRA/COR3/FEMA. |
| 59 | For FEMA compliance, will LRA or COR3 provide the Damage Description & Dimensions (DDD) validation, or must the A/E team prepare a new DDD package? (Section 3; RFP p. 13 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | Refer to the Addendum 3 which provides the FEMA Damage Descriptions, Dimensions, and Diagrams (DDD), scopes, and cost information for project, which reflect the FEMA-validated Improved Project documentation and include hazard mitigation measures incorporated into the project baseline. The selected A/E team is still expected to verify, justify, and further develop those mitigation measures and, where appropriate, identify additional Section 406 mitigation opportunities for FEMA review and approval, consistent with the requirements to recommend HMPs and support associated documentation under Sections 3.6.1.1.3.3 and 3.7.2.1. |
| 60 | Will the A/E firm be required to maintain a full-time site representative, or are bi-weekly inspections sufficient as stated? (Section 3; RFP p. 12 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | If the question refers for services during construction, a weekly site visit is sufficient. The A/E firm will not be required to maintain a full-time site representative unless conditions in the field, regulatory requirements, or specific project phases warrant additional presence. Should circumstances change, the LRA will coordinate with the A/E firm to determine if increased site representation is necessary. |
| 61 | Will the LRA require a Benefit-Cost Analysis (BCA) for proposed Hazard Mitigation Proposals (HMPs), and if so, what software version is required? (Section 3.1; RFP p. 11 of 33) | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | A Benefit-Cost Analysis (BCA) will be required only when FEMA determines it is required for the proposed Hazard Mitigation Proposal(s) (HMPs) under applicable Stafford Act mitigation pathways (e.g., Sections 406 and/or 404). In those cases, the selected proponent will be responsible for preparing the BCA as part of the HMP development and submittal package consistent with FEMA Public Assistance requirements. A specific BCA software/version is not prescribed; therefore, the proponent should use the FEMA-approved BCA toolkit/software version in effect at the time of submittal and confirm the applicable version and documentation standards with the LRA/COR3/FEMA team during the project kick-off/initial coordination meeting. |
| 62 | Does the LRA require 3D BIM modeling for all facilities or is 2D AutoCAD acceptable unless otherwise needed? | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | 2D AutoCAD |
| 63 | Is there a required software platform (e.g., Procore, eBuilder, BIM 360) for document control and RFI tracking? | Kimley-Horn Puerto Rico, LLC | 1/30/2026 | The RFP does not require the use of a specific platform. However, the A/E Firm is required to enter requisite information into systems of record in accordance with established policies and procedures. Any required platform or system, if applicable, will be identified by the LRA during project implementation. Proposers may propose the use of a construction management platform or equivalent tools if it supports effective project controls, documentation, scheduling, reporting, and overall contract performance. |
| 64 | The document EXHIBIT "A-1_Scope Alignment 102776" refers to additional exhibits that contain important information about the APRODEC facilities project such as proposed drawings, cost estimate, and project schedule. However, there are no Exhibits available past "Exhibit H" at the website, nor have we received them via Addendum. Could you share Exhibits "I" through "N". | ARQUITEG LLC | 02/11/2026 | Please refer to the latest RFP documents/addenda, as the Exhibit List has been updated and the current Exhibits supersede prior versions. Regarding Exhibit A-1 Scope Alignment 102776, LRA acknowledges that additional referenced exhibits may not have been available at the time of the original posting. Proposers should monitor the LRA portal for any additional addenda that may include supplemental exhibits. (See also Questions 27–31) |

| | | | | |
|----|--|--------------|------------|---|
| 65 | Does the work currently being done at the APRODEC have an architect of record, and are there any construction documents that have been developed for said works? | ARQUITEG LLC | 02/11/2026 | All services contracted to the A/E firm will be carried out independently |
| 66 | Is FEMA aware of the work that is currently being done by APRODEC? | ARQUITEG LLC | 02/11/2026 | The intent of this question is unclear |
| 67 | During the 2nd mandatory meeting at the APRODEC facilities on February 11th it was mentioned that the expectation is for FEMA to cover specific repairs that will include the lobby, ceilings, and roof works, and that APRODEC would like to continue with the development of the facilities themselves. Is the expectation that the awarded proponent will serve as the architect / engineer of record exclusively for the works covered by FEMA, or for the project in its entirety; meaning both FEMA works, and any work done by APRODEC? | ARQUITEG LLC | 02/11/2026 | <p>The selected Respondent's professional scope of services as Architect/Engineer of Record is limited exclusively to the FEMA Public Assistance (PA)-approved Work to be Completed (WTBC) as defined under the Alternate Project Scope of Work (SOW) submitted to FEMA (Section 3.1 and Section 3.4). The Projects are being processed under Section 428 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Alternative Procedures), and the contracted A/E services shall be performed solely within the boundaries of the FEMA-eligible and FEMA-validated scope (Section 3.6).</p> <p>Any construction activities, improvements, or renovations being carried out independently by APRODEC outside of the FEMA-approved WTBC are not part of this procurement and fall outside the scope of professional responsibility of the selected A/E firm. The Selected Respondent shall not be expected to certify, seal, or assume Architect/Engineer of Record liability over work performed by APRODEC or any third party that has not been included within the FEMA-validated Scope of Work.</p> <p>Notwithstanding the above, as noted in Section 3.11, the Selected Respondent will be required to coordinate with the LRA, APRODEC, and all relevant stakeholders to ensure that the FEMA-funded rehabilitation design meets the programmatic needs of the existing community programs. This coordination obligation does not constitute design or professional responsibility for any work outside the FEMA-approved scope.</p> <p>Proposers should structure their technical approach and fee proposals to reflect A/E professional services limited to the FEMA PA-eligible and approved scope only.</p> |
| 68 | There is a Hazard Mitigation DDD from FEMA that includes the replacement of affected windows and certain roof works, does APRODEC intend on replacing the windows themselves, or will they be kept under FEMA's scope of work? | ARQUITEG LLC | 02/11/2026 | <p>The FEMA Damage Descriptions, Dimensions, and Diagrams (DDD) provided in Addendum No. 3 define the validated Work to be Completed (WTBC) scope, which includes hazard mitigation measures incorporated into the project baseline (Section 3.4). The replacement of affected windows and roof work items included in the FEMA DDD remain part of the FEMA PA-approved scope .</p> <p>Per Section 3.6.1.1 (Phase 1 – Preliminary Engineering), the Selected Respondent is expected to review the alternate project documentation, perform detailed site inspections (Section 3.6.1.1.2), and confirm and/or amend the Scope of Work accordingly. Per Section 3.6.1.1.3.3, the A/E firm shall also recommend Hazard Mitigation Proposals (HMPs) fundable under Section 406 and/or 404.</p> |
| 69 | Is the intention of APRODEC to use FEMA funds exclusively for the above-mentioned works (ceilings, lobby, roof), or do the FEMA designated funds account for all works necessary to complete the project, and therefor include the work that is currently being done by APRODEC? | ARQUITEG LLC | 02/11/2026 | The services contracted to the A/E firm shall be performed independently and in coordination with the LRA's authorized representative. The design must include all repairs necessary for the building in accordance with FEMA's approved WTBC and must comply with all current codes and standards. |

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|----|---|-------------------------------|------------|--|
| 70 | During the 2nd mandatory meeting at the APRODEC facilities on February 11th it was observed that some of the work currently being done may not be fully code compliant. Since this is being classified as an Alternate Public Assistance project that involves the APRODEC facilities in their entirety, it will be required that the buildings comply with the necessary codes and regulations. Would the proponent be responsible for bringing the project up to code for any work that may have been done previous to the signing of the contract? | ARQUITEG LLC | 02/11/2026 | The services contracted to the A/E firm shall be performed independently and in coordination with the LRA's authorized representative. The design must include all repairs necessary for the building in accordance with FEMA's approved WTBC and must comply with all current codes and standards. |
| 71 | What is the designated budget for the project? | ARQUITEG LLC | 02/11/2026 | Please refer to Addendum No. 3, dated January 26, 2026, which provides the comprehensive financial breakdown and updated total project cost expectations for this project. Proposers are advised to review this addendum thoroughly to ensure their financial proposals are consistent with the LRA's current budgetary parameters. The construction budget information is provided in Addendum 3; refer to the attached report in Addendum 3 for the cost breakdown by building and the CRC Gross Cost. (See also Questions 7 and 52) |
| 72 | On the second site visit, the APRODEC representative showed us the facilities and informed us of several electrical and plumbing improvements the community is making. We are concerned that these recent improvements by the community do not meet current building code requirements. Therefore, we would like to know what plans the LRA has to work with the community. Will the community be allowed to continue these improvements, or does this RFP project require a completely new electrical and plumbing system design that can be certified by the professional architecture and engineering firm? (Section 3.6.1.1.2; RFP p. 12) | ROV Engineering Services, PSC | 02/11/2026 | The services contracted to the A/E firm shall be performed independently and in coordination with the LRA's authorized representative. The design must include all repairs necessary for the building in accordance with FEMA's approved WTBC and must comply with all current codes and standards. |

| | | | | |
|----|---|-------------------------------|------------|--|
| 73 | <p>On the second visit, we observed that the building has three distinct conditions: areas that are in use, areas in poor condition that should not be usable, and areas currently under construction by the community. Puerto Rico regulations do not permit these three conditions in a building at the same time unless they are temporary and completely segregated. Ideally, we would develop a design to repair the entire building and bring it into compliance with codes. However, this will likely require more funding than is currently allocated or available. Given this potential scenario, what plan does the LRA have in conjunction with the community? Should we develop a comprehensive improvement design for the entire building and have it constructed in stages (example., Stage 1 - first floor, Stage 2 - second floor, Stage 3 - third floor), or design and construct a first stage according to the available budget (example, design, construct, and obtain an occupancy permit for only the first floor)? This assumes that the OGPe can grant an occupancy permit for individual floors or segregated areas. If the OGPe requires a single occupancy certificate for the entire building, what plan do the LRA, and the community have to obtain this certificate if the construction budget does not allow for the repair of the entire building? (Section 3.6.1.1.3; RFP p. 12-16)</p> | ROV Engineering Services, PSC | 02/11/2026 | <p>The RFP anticipates that the Selected Respondent will evaluate and address project delivery strategy as part of Phase 1 – Preliminary Engineering. Per Section 3.6.1.1.3.2, the A/E firm shall 'Recommend a final restoration Scope of Work (SOW) for Work to be Completed (WTBC) including the proposed Method of Repair (MOR), based on the site visits, detailed inspections, and value engineering analysis.' This includes evaluating the most effective approach to restoration within the FEMA-validated Fixed Cost Offer (FCO) under Section 428.</p> <p>If site conditions — including the coexistence of occupied areas, areas in poor condition, and areas under independent construction by the community — indicate that a phased approach is necessary to achieve code compliance and constructability within the available budget, the Selected Respondent is expected to document such conditions and recommend feasible alternatives (e.g., phased construction, segregated occupancy strategies) as part of the SOW development and value engineering process (Section 3.6.1.1.3.2).</p> <p>Per Section 3.6.1.1.5, each feasible option or alternative shall be supported by a separate FEMA CEF-compliant cost estimate. The final determination on phasing strategy, occupancy permit approach, and coordination with OGPe and the community will be subject to LRA direction and FEMA/COR3 review and concurrence.</p> <p>LRA TO ADVISE on the preferred project delivery strategy (comprehensive design with phased construction vs. budget-constrained single-phase design) and on coordination plans with the community and OGPe regarding occupancy certification requirements. (See also Questions 67 and 70)</p> |
|----|---|-------------------------------|------------|--|



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 GUAYAMA PR 00785
 TEL. (787) 383-5419
 e-mail: j.a.m.s.lss@hotmail.com

CERTIFY CORRECT

JOSE A. MUÑOZ, P.L.S.
 LIC. NO. 19059

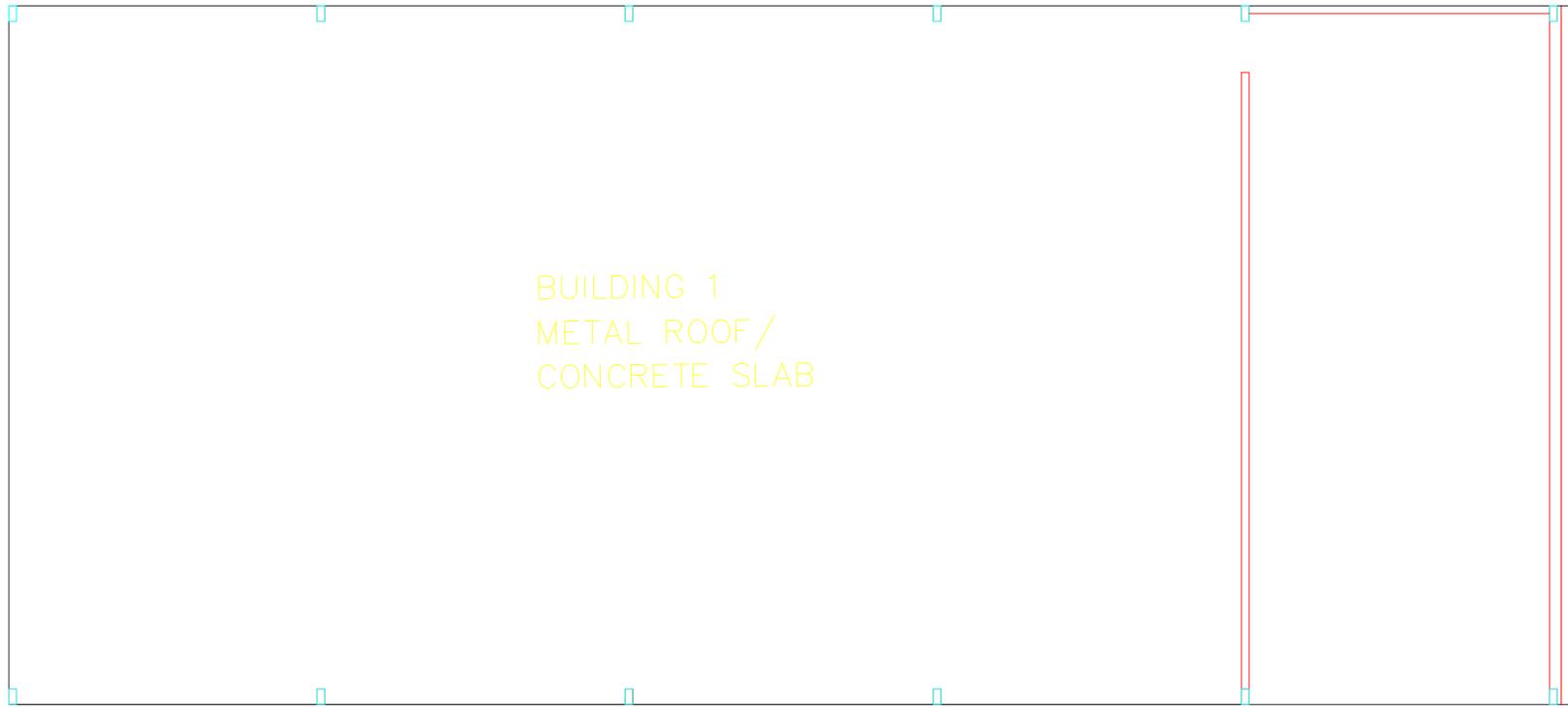
**PLANTA Y FACHADAS EDIFICIO
 HORMIGON**

PROJECT:

REVISIONS:

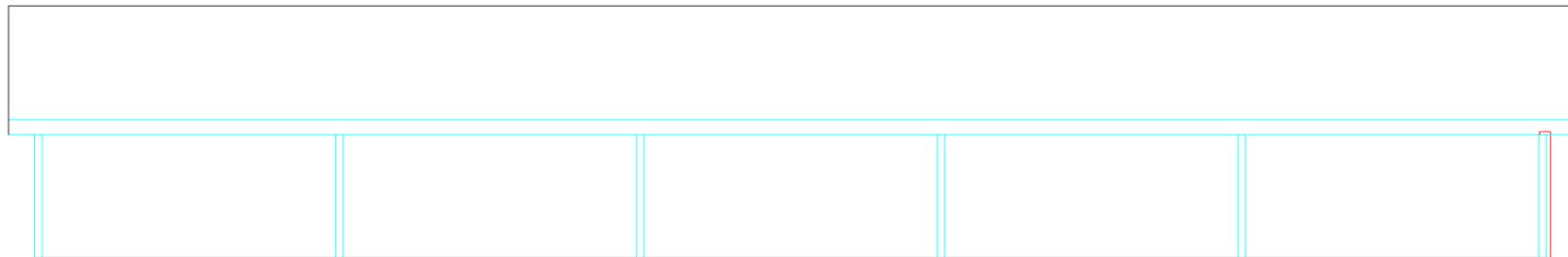
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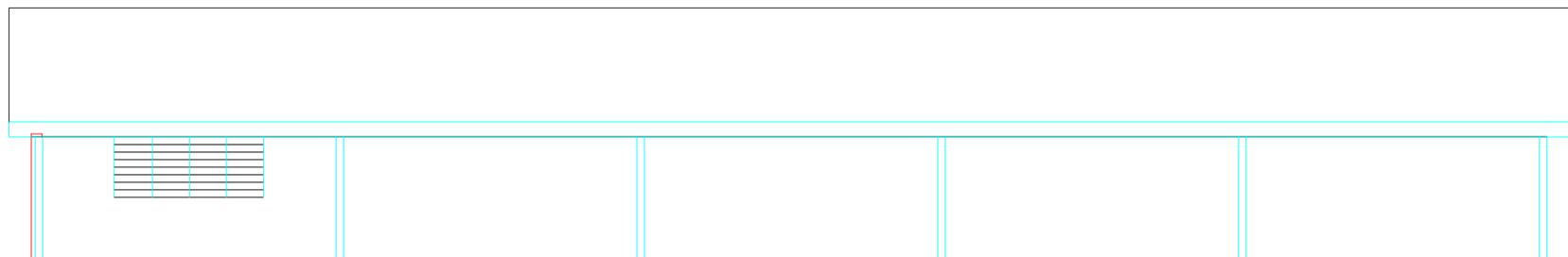


BUILDING 1
METAL ROOF/
CONCRETE SLAB

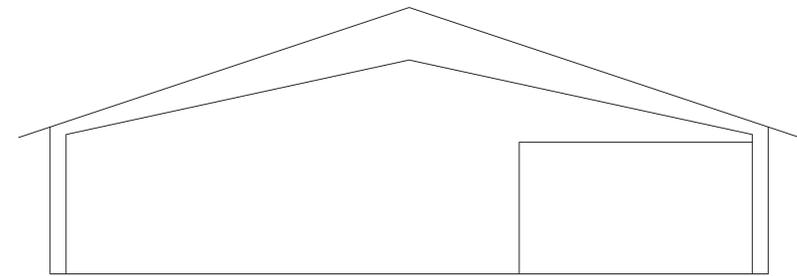
WEST SIDE



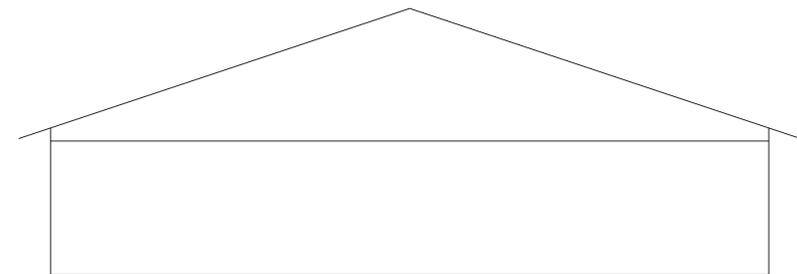
EAST SIDE



NORTH SIDE



SOUTH SIDE



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GUAYAMA PR 00785
TEL: (787) 383-5419
e-mail: j.a.m.s.lss@hotmail.com

CERTIFY CORRECT

JOSE A. MUÑOZ, P.L.S.
LIC. NO. 19059

PROJECT:

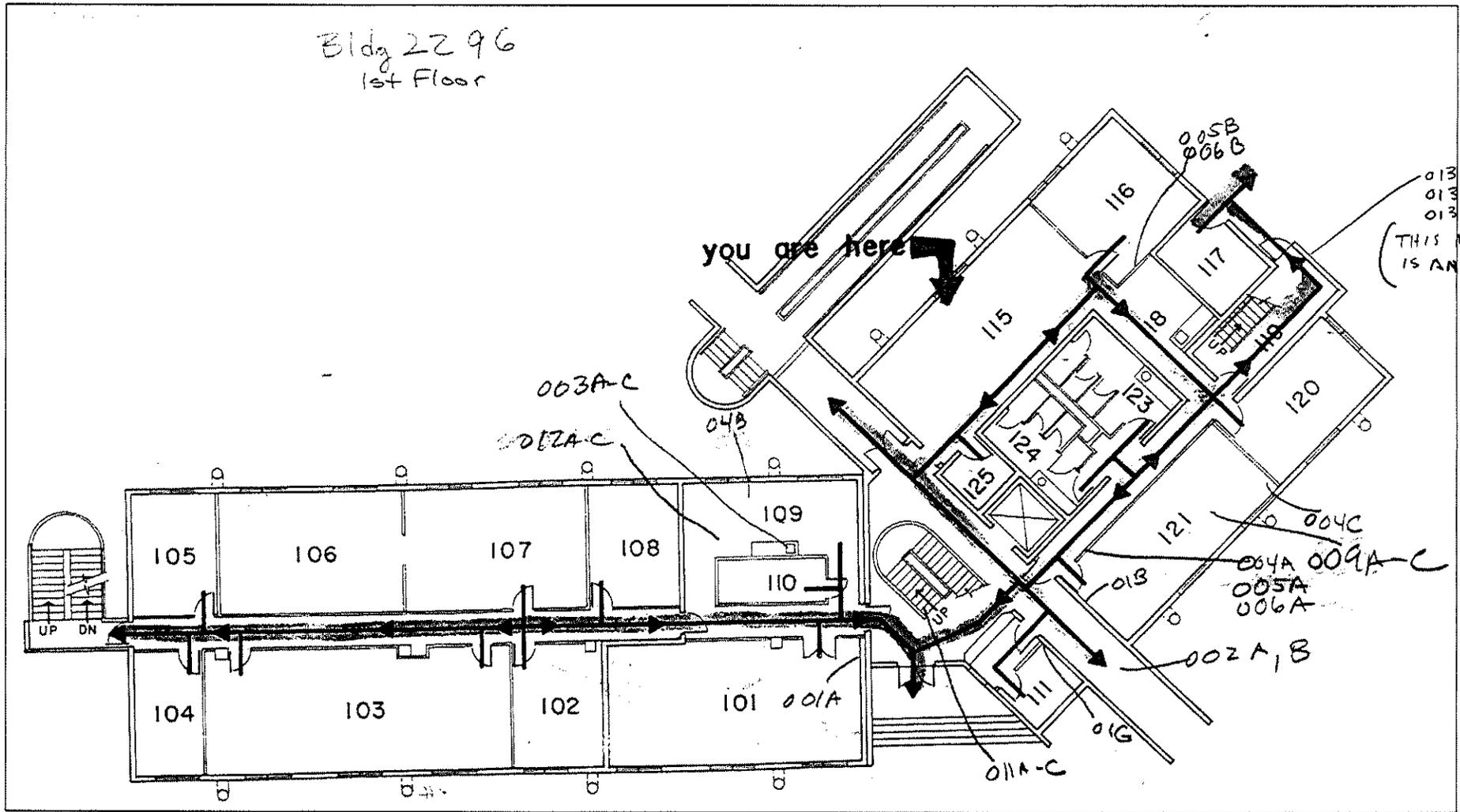
**PLANTA Y FACHADAS EDIFICIO
ACERO (TALLER)**

REVISIONS:

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| Drawn by: | Revised by: |
| Date: | Scale: |
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Bldg 2296
1st Floor



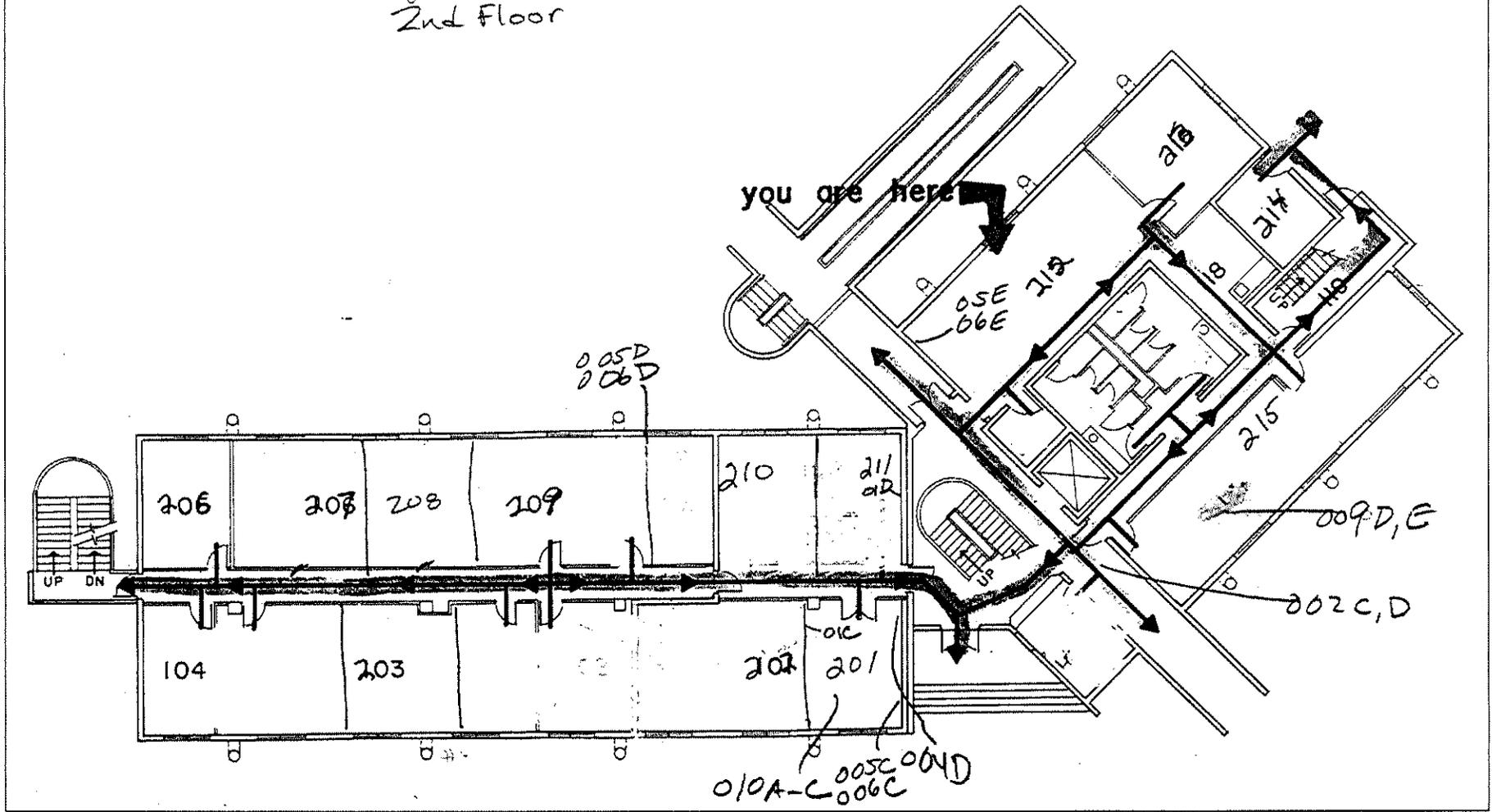
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Baker

MICHAEL BAKER JR., INC.
MOON TOWNSHIP, PENNSYLVANIA

BUILDING #2296 First Floor
NAVAL ACTIVITY PUERTO RICO

Bldg 2296
2nd Floor



NOTE: NOT TO SCALE

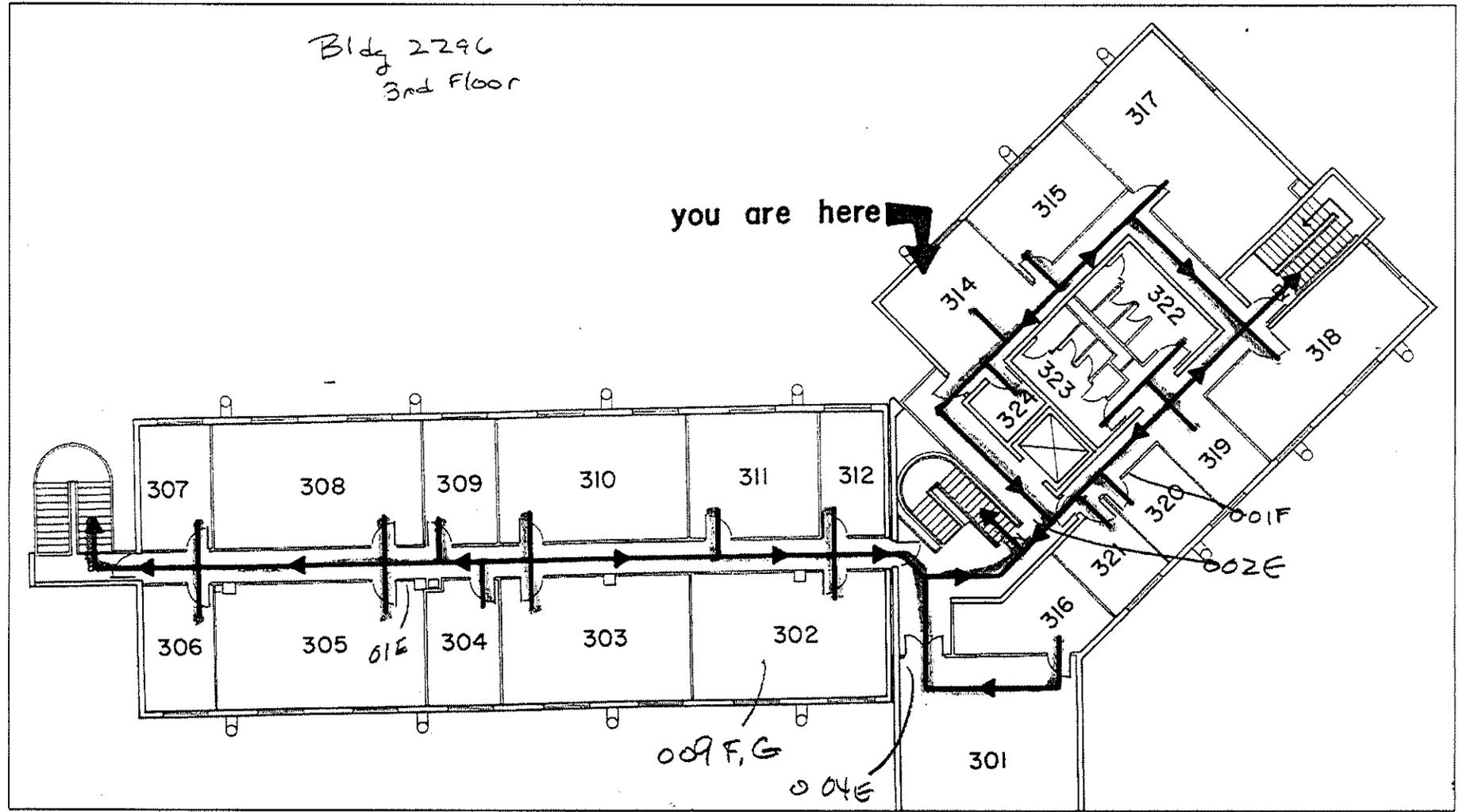
Baker

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BUILDING #2296 Second Floor
NAVAL ACTIVITY PUERTO RICO

Bldg 2296
3rd Floor

you are here



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BUILDING #2296 Third Floor
NAVAL ACTIVITY PUERTO RICO

BUILDING 2296



Building 2296 is identified as “Administrative Building AFWTF” and is approximately 22,011 square feet in size. Thirteen suspect homogeneous materials were identified and sampled. One material, cementitious blocks (Material #013), was found to be an ACM. No friable, damaged, and accessible ACM was identified.

Descriptions of each of the identified homogeneous materials are presented in Table 1. Table 2 provides additional details on the identified ACM. An ACM location / sample location drawing, photographs of the ACM, and analytical laboratory reports are presented following the tables.

TABLE 1

SUMMARY OF HOMOGENEOUS MATERIALS FOR NAVAL ACTIVITY PUERTO RICO, CEIBA, PUERTO RICO

2296

Inspection Dates: 01 Dec 2004 - 17 Dec 2004

| MATERIAL NUMBER | MATERIAL TYPE | MATERIAL DESCRIPTION | ANALYTICAL RESULTS |
|-----------------|------------------------|---|-----------------------|
| 001 | WALL AND CEILING BOARD | WHITE/BROWN PAPER WITH JOINT COMPOUND | Negative for Asbestos |
| 002 | VINYL FLOOR SHEETING | LIGHT GREY, THIN CREAM ADHESIVE | Negative for Asbestos |
| 003 | SINK COATING | WHITE SPRAY ON | Negative for Asbestos |
| 004 | FLOOR ADHESIVE | CREAM, UNDER VARIOUS COLORS OF CARPETS | Negative for Asbestos |
| 005 | COVE BASE | 4' TAUPE | Negative for Asbestos |
| 006 | COVE BASE ADHESIVE | TAN, UNDER TAUPE COVE BASE | Negative for Asbestos |
| 007 | COVE BASE | 4' BLACK | Negative for Asbestos |
| 008 | COVE BASE ADHESIVE | BLACK, UNDER BLACK COVE BASE | Negative for Asbestos |
| 009 | CEILING TILES | 2' X 4' WHITE PINHOLED | Negative for Asbestos |
| 010 | CEILING TILES | 2' X 4' WHITE FISSURED, REPLACEMENT TILES | Negative for Asbestos |
| 011 | OTHER MACM | BLACK NON SKID STAIR TREADS, BLACK ADHESIVE | Negative for Asbestos |
| 012 | VINYL FLOOR TILE | 1' X 1' WHITE WITH THIN TAN ADHESIVE | Negative for Asbestos |
| 013 | CEMENT WALL | CEMENTITIOUS BLOCKS | Positive for Asbestos |

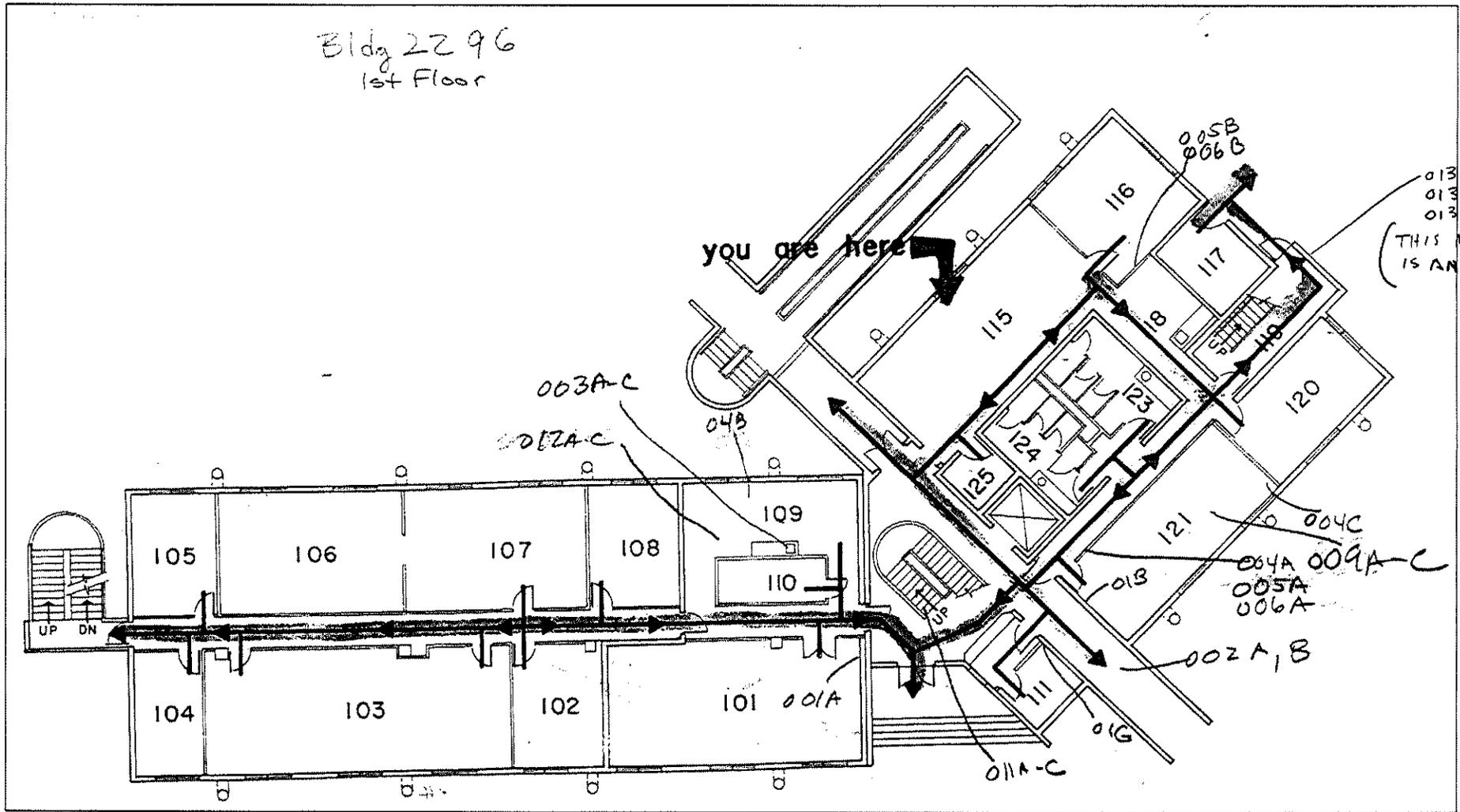
SUMMARY OF IDENTIFIED ACM FOR NAVAL ACTIVITY PUERTO RICO, CEIBA, PUERTO RICO

2296

Inspection Dates: 05 Jan 2005 - 11 Feb 2005

| MATERIAL NUMBER | MATERIAL TYPE (MATERIAL DESCRIPTION) | ASBESTOS CONTENT | MATERIAL LOCATION(S) | FRIABLE | CONDITION | QUANTITY | COMMENTS |
|-----------------|--------------------------------------|------------------|----------------------|---------|-----------|----------|----------|
| 013 | CEMENT WALL (CEMENTITIOUS BLOCKS) | 12 % CH | EXTERIOR | No | UNDAMAGED | 1,034 SF | |

Bldg 2296
1st Floor



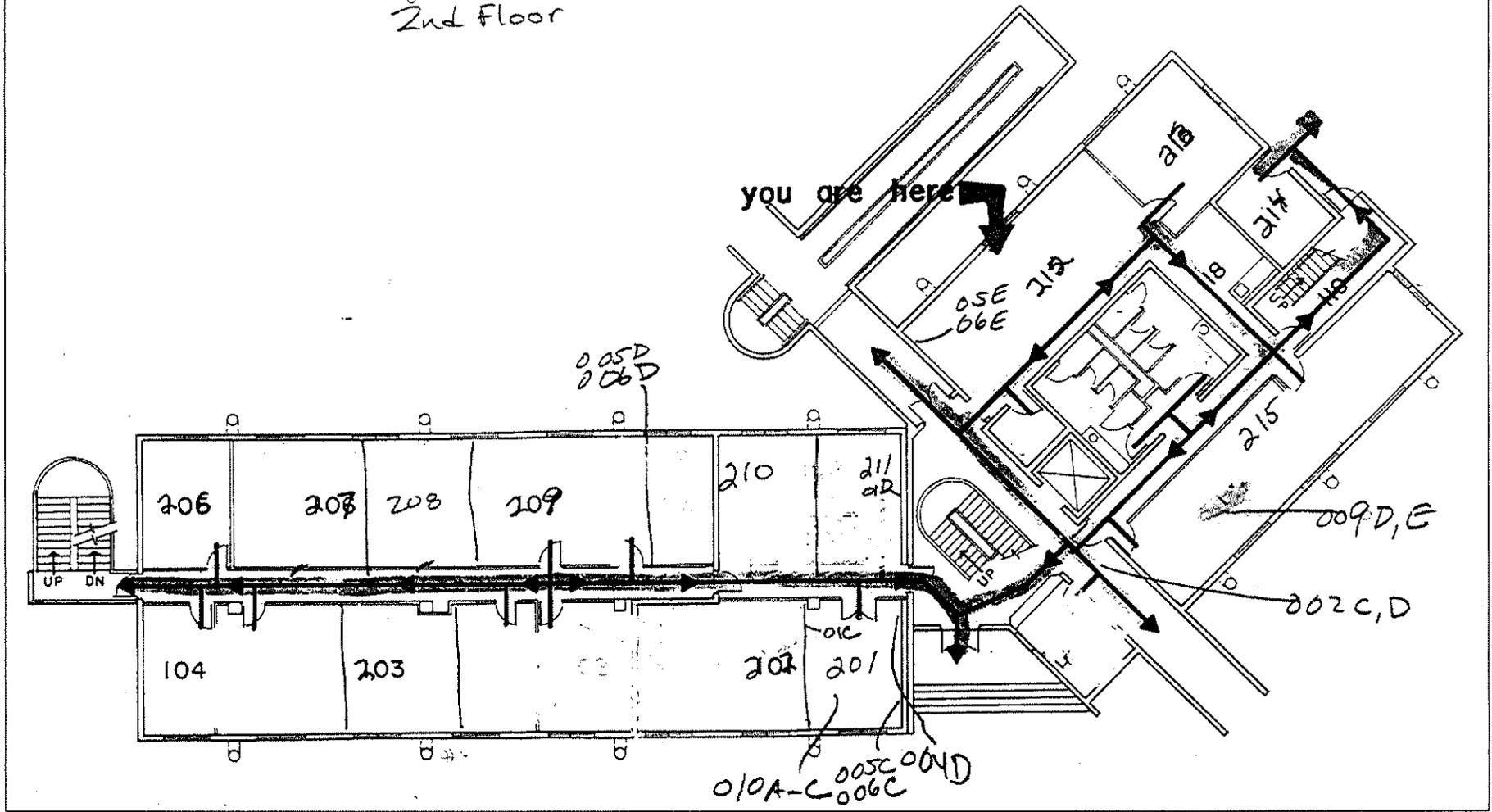
NOTE: NOT TO SCALE

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MICHAEL BAKER JR., INC.
MOON TOWNSHIP, PENNSYLVANIA

BUILDING #2296 First Floor
NAVAL ACTIVITY PUERTO RICO

Bldg 2296
2nd Floor



NOTE: NOT TO SCALE

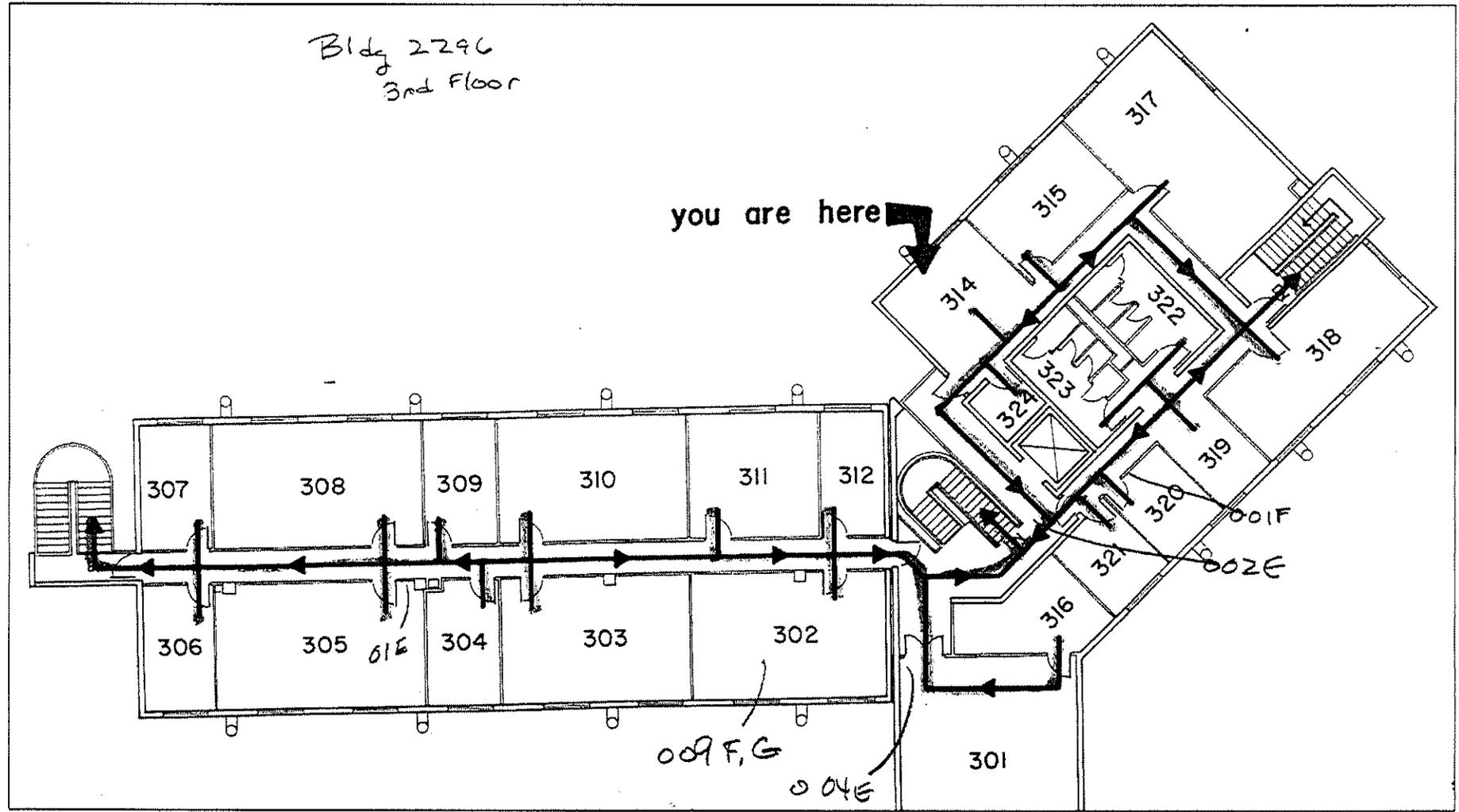
Baker

MICHAEL BAKER JR., INC.
MOON TOWNSHIP, PENNSYLVANIA

BUILDING #2296 Second Floor
NAVAL ACTIVITY PUERTO RICO

Bldg 2296
3rd Floor

you are here



NOTE: NOT TO SCALE

Baker

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BUILDING #2296 Third Floor
NAVAL ACTIVITY PUERTO RICO

ACM PHOTOGRAPHS



Cementitious Blocks (Material #013)

SCHNEIDER LABORATORIES

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LABORATORY ANALYSIS REPORT

Asbestos Identification by EPA Method 600/R-93/116

ACCOUNT: 1929-04-603
CLIENT: Baker Enviro - Michael Baker Jr, Inc.
ADDRESS: 100 Airside Dr Airside Business Park
Moon Township, PA 15108

DATE COLLECTED: 12/10/2004
DATE RECEIVED: 12/21/2004
DATE ANALYZED: 12/30/2004
DATE REPORTED: 12/30/2004

PO NO.:
PROJECT NAME: 2296 Non-Housing
PROJECT NO.: 2296
JOB LOCATION:

| Client Sample No. | SLI Sample/ Layer ID | Sample Identification/ Layer Name | Asbestos Detected (Yes/No) | Sample Description |
|-------------------|----------------------|---|----------------------------|---|
| 1204-2296-001A | 28301123 | Layer 1: Drywall 100% Non-Asbestos <i>No Joint Compound found.</i> | No | White, Powdery CELLULOSE FIBER 10%, NON FIBROUS MATERIAL 90% |
| 1204-2296-001B | 28301124 | Layer 1: Drywall 100% Non-Asbestos Layer 2: Joint Compound 100% Non-Asbestos Layer 3: Drywall/Joint Cmpd 100% Non-Asbestos | No | White, Powdery CELLULOSE FIBER 10%, NON FIBROUS MATERIAL 90% White, Granular NON FIBROUS MATERIAL 100% White, Powdery, Granular CELLULOSE FIBER 6%, NON FIBROUS MATERIAL 94% |
| 1204-2296-001C | 28301125 | Layer 1: Drywall 100% Non-Asbestos <i>No Joint Compound found.</i> | No | White, Powdery CELLULOSE FIBER 10%, NON FIBROUS MATERIAL 90% |
| 1204-2296-001D | 28301126 | Layer 1: Drywall 100% Non-Asbestos Layer 2: Joint Compound 100% Non-Asbestos | No | White, Powdery CELLULOSE FIBER 10%, NON FIBROUS MATERIAL 90% White, Granular NON FIBROUS MATERIAL 100% |

Imples analyzed by the EPA Test Method are subject to the inherent limitations of light microscopy including interference by matrix components. Gravimetric reduction and correlative analyses are recommended for all non-friable, organically bound materials. For calibrated visual estimate, 1% is the concentration at which there is a quantitative uncertainty. This report relates only to the items tested, must not be reproduced except in full with the approval of the lab, and must not be used to claim NVLAP or other government agency endorsement.

| Client Sample No. | SLI Sample/ Layer ID | Sample Identification/ Layer Name | Asbestos Detected (Yes/No) | Sample Description |
|-------------------|---------------------------------|-----------------------------------|----------------------------|--------------------------|
| | Layer 3: | Drywall/Joint Cmpd | No | White, Powdery, Granular |
| | 100% Non-Asbestos | CELLULOSE FIBER | 6% | NON FIBROUS MATERIAL 94% |
| 1204-2296-001E | 28301127 | Layer 1: Drywall | No | White, Powdery |
| | 100% Non-Asbestos | CELLULOSE FIBER | 10% | NON FIBROUS MATERIAL 90% |
| | <i>No Joint Compound found.</i> | | | |
| 1204-2296-001F | 28301128 | Layer 1: Drywall | No | White, Powdery |
| | 100% Non-Asbestos | CELLULOSE FIBER | 10% | NON FIBROUS MATERIAL 90% |
| | <i>No Joint Compound found.</i> | | | |
| 1204-2296-001G | 28301129 | Layer 1: Drywall | No | White, Powdery |
| | 100% Non-Asbestos | CELLULOSE FIBER | 10% | NON FIBROUS MATERIAL 90% |
| | <i>No Joint Compound found.</i> | | | |
| 1204-2296-002A | 28301130 | Layer 1: Flooring | No | Gray, Organically Bound |
| | 100% Non-Asbestos | NON FIBROUS MATERIAL | 100% | |
| 1204-2296-002B | 28301131 | Layer 1: Flooring | No | Gray, Organically Bound |
| | 100% Non-Asbestos | NON FIBROUS MATERIAL | 100% | |
| 1204-2296-002C | 28301132 | Layer 1: Flooring | No | Gray, Organically Bound |
| | 100% Non-Asbestos | NON FIBROUS MATERIAL | 100% | |
| 1204-2296-002D | 28301133 | Layer 1: Flooring | No | Gray, Organically Bound |
| | 100% Non-Asbestos | NON FIBROUS MATERIAL | 100% | |
| 1204-2296-002E | 28301134 | Layer 1: Flooring | No | Gray, Organically Bound |
| | 100% Non-Asbestos | NON FIBROUS MATERIAL | 100% | |
| 1204-2296-003A | 28301135 | Layer 1: Sink Coating | No | White, Granular |
| | 100% Non-Asbestos | CELLULOSE FIBER | 10% | NON FIBROUS MATERIAL 90% |

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| Client Sample No. | SLI Sample/ Layer ID | Sample Identification/ Layer Name | Asbestos Detected (Yes/No) | Sample Description |
|-------------------|---|-----------------------------------|----------------------------|--|
| 1204-2296-003B | 28301136 Layer 1: 100% Non-Asbestos | Sink Coating | No | White, Granular CELLULOSE FIBER 10%, NON FIBROUS MATERIAL 90% |
| 1204-2296-003C | 28301137 Layer 1: 100% Non-Asbestos | Sink Coating | No | White, Granular CELLULOSE FIBER 10%, NON FIBROUS MATERIAL 90% |
| 1204-2296-004A | 28301138 Layer 1: 100% Non-Asbestos | Mastic | No | Yellow, Brittle NON FIBROUS MATERIAL 100% |
| 1204-2296-004B | 28301139 Layer 1: 100% Non-Asbestos | Mastic | No | Yellow, Brittle NON FIBROUS MATERIAL 100% |
| 1204-2296-004C | 28301140 Layer 1: 100% Non-Asbestos | Mastic | No | Yellow, Brittle NON FIBROUS MATERIAL 100% |
| 1204-2296-004D | 28301141 Layer 1: 100% Non-Asbestos | Mastic | No | Yellow, Brittle NON FIBROUS MATERIAL 100% |
| 1204-2296-004E | 28301142 Layer 1: 100% Non-Asbestos | Mastic | No | Yellow, Brittle NON FIBROUS MATERIAL 100% |
| 1204-2296-005A | 28301143 Layer 1: 100% Non-Asbestos | Cove Base | No | Gray, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-005B | 28301144 Layer 1: 100% Non-Asbestos | Cove Base | No | Gray, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-005C | 28301145 Layer 1: 100% Non-Asbestos | Cove Base | No | Gray, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-005D | 28301146 Layer 1: 100% Non-Asbestos | Cove Base | No | Gray, Rubbery NON FIBROUS MATERIAL 100% |

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| Client Sample No. | SLI Sample/ Layer ID | Sample Identification/ Layer Name | Asbestos Detected (Yes/No) | Sample Description |
|-------------------|----------------------|--|----------------------------|--|
| 1204-2296-005E | 28301147 | Layer 1: Cove Base 100% Non-Asbestos | No | Gray, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-006A | 28301148 | Layer 1: Mastic 100% Non-Asbestos | No | Yellow, Soft NON FIBROUS MATERIAL 100% |
| | | Layer 2: Underlayment 100% Non-Asbestos | No | White, Granular NON FIBROUS MATERIAL 100% |
| 1204-2296-006B | 28301149 | Layer 1: Mastic 100% Non-Asbestos | No | Yellow, Soft NON FIBROUS MATERIAL 100% |
| | | Layer 2: Underlayment 100% Non-Asbestos | No | White, Granular NON FIBROUS MATERIAL 100% |
| 1204-2296-006C | 28301150 | Layer 1: Mastic 100% Non-Asbestos | No | Yellow, Soft NON FIBROUS MATERIAL 100% |
| | | Layer 2: Underlayment 100% Non-Asbestos | No | White, Granular NON FIBROUS MATERIAL 100% |
| 1204-2296-006D | 28301151 | Layer 1: Mastic 100% Non-Asbestos | No | Yellow, Soft NON FIBROUS MATERIAL 100% |
| | | Layer 2: Underlayment 100% Non-Asbestos | No | White, Granular NON FIBROUS MATERIAL 100% |
| 1204-2296-006E | 28301152 | Layer 1: Mastic 100% Non-Asbestos | No | Yellow, Soft NON FIBROUS MATERIAL 100% |
| | | Layer 2: Underlayment 100% Non-Asbestos | No | White, Granular NON FIBROUS MATERIAL 100% |
| 1204-2296-007A | 28301153 | Layer 1: Cove Base 100% Non-Asbestos | No | Black, Rubbery NON FIBROUS MATERIAL 100% |

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| Client Sample No. | SLI Sample/ Layer ID | Sample Identification/ Layer Name | Asbestos Detected (Yes/No) | Sample Description |
|-------------------|--|-----------------------------------|----------------------------|---|
| 1204-2296-007B | 28301154 Layer 1: Cove Base 100% Non-Asbestos | | No | Black, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-007C | 28301155 Layer 1: Cove Base 100% Non-Asbestos | | No | Black, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-007D | 28301156 Layer 1: Cove Base 100% Non-Asbestos | | No | Black, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-007E | 28301157 Layer 1: Cove Base 100% Non-Asbestos | | No | Black, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-008A | 28301158 Layer 1: Mastic 100% Non-Asbestos | | No | Brown, Soft NON FIBROUS MATERIAL 100% |
| 1204-2296-008B | 28301159 Layer 1: Mastic 100% Non-Asbestos | | No | Brown, Soft NON FIBROUS MATERIAL 100% |
| 1204-2296-008C | 28301160 Layer 1: Mastic 100% Non-Asbestos | | No | Brown, Soft NON FIBROUS MATERIAL 100% |
| 1204-2296-008D | 28301161 Layer 1: Mastic 100% Non-Asbestos | | No | Brown, Soft NON FIBROUS MATERIAL 100% |
| 1204-2296-008E | 28301162 Layer 1: Mastic 100% Non-Asbestos | | No | Brown, Soft NON FIBROUS MATERIAL 100% |
| 1204-2296-009A | 28301163 Layer 1: Ceiling Tile 100% Non-Asbestos | | No | White, Fibrous CELLULOSE FIBER 40%, FOAMED GLASS 20%, MINERAL/GLASS WOOL 30%, NON FIBROUS MATERIAL 10% |

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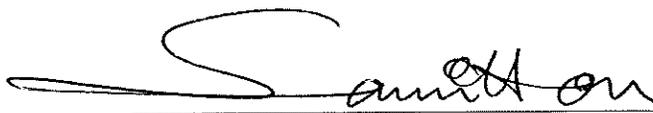
| Client Sample No. | SLI Sample/ Layer ID | Sample Identification/ Layer Name | Asbestos Detected (Yes/No) | Sample Description |
|-------------------|---|-----------------------------------|----------------------------|---|
| 1204-2296-009B | 28301164 Layer 1: 100% Non-Asbestos | Ceiling Tile | No | White, Fibrous CELLULOSE FIBER 40%, FOAMED GLASS 20%, MINERAL/GLASS WOOL 30%, NON FIBROUS MATERIAL 10% |
| 1204-2296-009C | 28301165 Layer 1: 100% Non-Asbestos | Ceiling Tile | No | White, Fibrous CELLULOSE FIBER 40%, FOAMED GLASS 20%, MINERAL/GLASS WOOL 30%, NON FIBROUS MATERIAL 10% |
| 1204-2296-009D | 28301166 Layer 1: 100% Non-Asbestos | Ceiling Tile | No | White, Fibrous CELLULOSE FIBER 40%, FOAMED GLASS 20%, MINERAL/GLASS WOOL 30%, NON FIBROUS MATERIAL 10% |
| 1204-2296-009E | 28301167 Layer 1: 100% Non-Asbestos | Ceiling Tile | No | White, Fibrous CELLULOSE FIBER 40%, FOAMED GLASS 20%, MINERAL/GLASS WOOL 30%, NON FIBROUS MATERIAL 10% |
| 1204-2296-009F | 28301168 Layer 1: 100% Non-Asbestos | Ceiling Tile | No | White, Fibrous CELLULOSE FIBER 40%, FOAMED GLASS 20%, MINERAL/GLASS WOOL 30%, NON FIBROUS MATERIAL 10% |
| 1204-2296-009G | 28301169 Layer 1: 100% Non-Asbestos | Ceiling Tile | No | White, Fibrous CELLULOSE FIBER 40%, FOAMED GLASS 20%, MINERAL/GLASS WOOL 30%, NON FIBROUS MATERIAL 10% |
| 1204-2296-010A | 28301170 Layer 1: 100% Non-Asbestos | Ceiling Tile | No | White, Fibrous CELLULOSE FIBER 40%, FOAMED GLASS 20%, MINERAL/GLASS WOOL 30%, NON FIBROUS MATERIAL 10% |
| 1204-2296-010B | 28301171 Layer 1: 100% Non-Asbestos | Ceiling Tile | No | White, Fibrous CELLULOSE FIBER 40%, FOAMED GLASS 20%, MINERAL/GLASS WOOL 30%, NON FIBROUS MATERIAL 10% |
| 1204-2296-010C | 28301172 Layer 1: 100% Non-Asbestos | Ceiling Tile | No | White, Fibrous CELLULOSE FIBER 40%, FOAMED GLASS 20%, MINERAL/GLASS WOOL 30%, NON FIBROUS MATERIAL 10% |

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| Client Sample No. | SLI Sample/ Layer ID | Sample Identification/ Layer Name | Asbestos Detected (Yes/No) | Sample Description |
|-------------------|----------------------|---------------------------------------|----------------------------|---|
| 1204-2296-011A | 28301173 | | | |
| | Layer 1: | Rubbery Material 100% Non-Asbestos | No | Black, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-011B | 28301174 | | | |
| | Layer 1: | Rubbery Material 100% Non-Asbestos | No | Black, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-011C | 28301175 | | | |
| | Layer 1: | Rubbery Material 100% Non-Asbestos | No | Black, Rubbery NON FIBROUS MATERIAL 100% |
| 1204-2296-012A | 28301176 | | | |
| | Layer 1: | Flooring 100% Non-Asbestos | No | Beige, Organically Bound NON FIBROUS MATERIAL 100% |
| 1204-2296-012B | 28301177 | | | |
| | Layer 1: | Flooring 100% Non-Asbestos | No | Beige, Organically Bound NON FIBROUS MATERIAL 100% |
| 1204-2296-012C | 28301178 | | | |
| | Layer 1: | Flooring 100% Non-Asbestos | No | Beige, Organically Bound NON FIBROUS MATERIAL 100% |

ANALYST: OMAR ABOUZAKI

Total no. of pages in report = 7



REVIEWED BY Sami A. Hosn, Asst. Lab Director

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AIHA/ELLAP 100527, NVLAP 101150-0, NYELAP/NELAC 11413, CAELAP 2078, NC 593

LABORATORY ANALYSIS REPORT

Asbestos Identification by EPA Method 600/R-93/116

ACCOUNT: 1929-05-1010
CLIENT: Baker Enviro - Michael Baker Jr, Inc.
ADDRESS: 100 Airside Dr Airside Business Park
Moon Township, PA 15108

DATE COLLECTED: 2/ 8/2005
DATE RECEIVED: 2/15/2005
DATE ANALYZED: 2/28/2005
DATE REPORTED: 3/ 1/2005

PO NO.:
PROJECT NAME: 2296 Non Housing
PROJECT NO.: 104579
JOB LOCATION:

| Client Sample No. | SLI Sample/ Layer ID | Sample Identification/ Layer Name | Asbestos Detected (Yes/No) | Sample Description |
|-------------------|----------------------|-----------------------------------|----------------------------|--------------------------|
| 0205-2296-0013A | 28372541 | Layer 1: Cementitious Mtrl | Yes | Gray, Cementitious |
| | | 12% Asbestos | | CHRYSOTILE 12% |
| | | 88% Non-Asbestos | | NON FIBROUS MATERIAL 88% |

0205-2296-0013B 28372542
Layer 1: Cementitious Mtrl
Not analyzed due to positive stop instructions.

0205-2296-0013C 28372543
Layer 1: Cementitious Mtrl
Not analyzed due to positive stop instructions.

ANALYST: OMAR ABOUZAKI

Total no. of pages in report =)



REVIEWED BY Sami A. Hosn, Asst. Lab Director

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