

**SCOPE ALIGNMENT  
102776**

# **NEW APRODEC & EQUINOTERAPIA DE PUERTO RICO FACILITIES** at Roosevelt Roads, Ceiba, Puerto Rico

## **Category E - Buildings & Equipment**

Project Title - MLRA 13 - Building 1211, 2296, 2371



EVENT: 4339DR-PR (Hurricane María)

APPLICANT NAME: LOCAL REDEVELOPMENT AUTHORITY FOR ROOSEVELT ROADS

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



December 8<sup>th</sup> , 2022

Manuel A. Laboy, PE, MBA

Executive Director

Central Office of Recovery, Reconstruction and Resiliency (COR3)

(via email) [mlaboy@cor3.pr.gov](mailto:mlaboy@cor3.pr.gov)

**RE: Project #102776 Project Category: E-Buildings and Equipment**  
**Project Title: MLRA013 - Buildings 1211, 2296, 2371**  
**Event: 4339DR-PR (4339DR)**

Dear Eng. Laboy:

On September 2017, Puerto Rico was hit by Hurricane Maria with category 4 winds. This had unprecedented catastrophic effects on our island, specifically in Roosevelt Roads. Many of the facilities suffered severe damages. Immediately after the event, the Local Redevelopment Authority for Roosevelt Roads (LRA) initiated the corresponding due diligence claims to the Federal Emergency Management Agency (FEMA) under the Public Assistance Program.

On December 14, 2020, FEMA obligated the Project 102776 (GM reference number) through the Public Assistance Alternative Procedures (Section 428), with this alternative the LRA could evaluate the best alternative and course of action for the existing facilities. With the approval of this project, the LRA began a comprehensive evaluation and analysis to determine future uses of the facilities set forth. Part of the evaluation factors were how the actual use is synergic with the actual master plan (2014), the socioeconomical benefit of the proposed use, the actual tenant needs, among other factors. Based on that evaluation, the LRA understands and agrees to use the obligated funds as a Scope Aligned Project proposal.

The following proposal involves two of our tenants. Both are non-profit organizations that dedicate their work to the community. Equinoterapia PR offers equine therapeutic services to children in need as well as veterans. the Alianza Pro-Desarrollo Económico de Ceiba, Inc. (APRODEC) promotes the sustainable development of Ceiba and the eastern region of the island, offering capacity building to the residents of the region, among other services. Project 102776 consists of three (3) damage inventories, two of which are in the facilities leased to Equinoterapia Puerto Rico, DI#152174 and DI#152365, corresponding to facilities 1211 & 2371 respectively. The third damage inventory, DI#152336, belongs to building 2296 and is in the space leased to APRODEC.

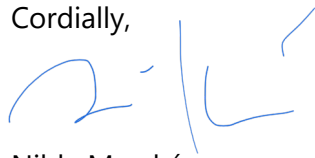


For this proposal, we took into consideration the needs of our tenants to ensure that the rehabilitation of the structures meets their needs. In both instances, the collaboration with all the stakeholders, their input into the program development and design process will result in projects that will better serve and attract the community and provide them with the necessary tools for their development and growth.

For the reasons set forth above, the LRA respectfully requests approval of this Improved Project as presented herein.

Do not hesitate to contact us if you need additional information.

Cordially,



Nilda Marchán

Executive Director

**Local Redevelopment Authority for Roosevelt Roads**

Edificio de Comercio & Exportación

159 Ave. Carlos Chardón, Piso 3

Hato Rey, Puerto Rico 00918

e: [nilda.marchan@lra.pr.gov](mailto:nilda.marchan@lra.pr.gov)





## TABLE OF CONTENTS

I.	PROJECT INFORMATION .....	5
1.1	PROJECT WORKSHEET INFORMATION.....	5
1.2	PROJECT DESCRIPTION.....	5
1.3	PROJECT LOCATION.....	8
1.3.1.	PROJECT CORNER COORDINATES .....	9
II.	SCOPE OF WORK (SOW).....	12
2.1	REASONS FOR SCOPE OF WORK PROPOSED CHANGES .....	12
2.2	NEW SCOPE OF WORK .....	13
III.	SUPPORTING DOCUMENTATION .....	21
3.1	COST ESTIMATE OF NEW SOW .....	21
3.2	COPY OF PW .....	21
IV.	EXHIBITS .....	22
	EXHIBIT A: SPECIAL PROJECT CHECKLIST.....	23
	EXHIBIT B: SPECIAL CONSIDERATION QUESTIONS.....	26
	EXHIBIT C: VICINITY MAP SHOWING PROPOSED LOCATION, AERIAL PHOTO, FEMA FLOOD MAPS, DISTURBED AREAS, WATERWAYS, WETLANDS.....	27
	EXHIBIT D: DRAWING SHOWING PROPOSED BUILDING’S USE - EQUINOTERAPIA PR.....	33
	EXHIBIT E: PROPOSED PROJECT - COST ESTIMATE - EQUINOTERAPIA PR .....	34
	EXHIBIT F: CONSTRUCTION SCHEDULE - EQUINOTERAPIA PR.....	35
	EXHIBIT G: DRAWING SHOWING proposed first floor - APRODEC .....	40
	EXHIBIT H: DRAWING SHOWING proposed SECOND floor - APRODEC .....	41
	EXHIBIT I: DRAWING SHOWING proposed THIRD floor – APRODEC.....	42
	EXHIBIT J: DRAWING SHOWING proposed CONFERENCE ROOM – APRODEC .....	43
	EXHIBIT K: DRAWING SHOWING proposed AUDIO-VISUAL ROOM – APRODEC.....	44
	EXHIBIT L: DRAWING SHOWING proposed INTERIOR DISTRIBUTION – APRODEC.....	45
	EXHIBIT M: PROPOSED PROJECT - COST ESTIMATE - APRODEC .....	46
	EXHIBIT N: CONSTRUCTION SCHEDULE – APRODEC.....	48
	.....	49
V.	Appendices.....	53
	APPENDIX A: COPY OF PW .....	53



## I. PROJECT INFORMATION

### 1.1 PROJECT WORKSHEET INFORMATION

The proposed project was obligated and approved through the PW# 6977 and is part of the FEMA Grants Portal Number 102776. It is comprised of the following facilities or DI's:

- DI #152174: Building - 1211 - Golf Club House – (In use by Equinoterapia PR)
- DI #152365: Building - 2371 - Golf Cart Storage – (In use by Equinoterapia PR)
- DI #152336: Building - 2296 - Administrative Bldg Afwtf– (In use by APRODEC, Inc.)

### 1.2 PROJECT DESCRIPTION

As is known, prior to the disaster, the facilities were already rented to both, Equinoterapia and APRODEC and their needs had been accommodated to the existing spaces within the structures. Given the opportunity we have to rehabilitate the buildings, it is in the LRA's interest, along with the tenants, to accommodate and fit their programmatic needs into the existing structures, while also addressing necessary building improvements.

Based on this, the LRA, together with the tenants of each facility, conducted an exhaustive analysis to determine the best and most appropriate uses for the facilities mentioned herein in terms of community benefit and best management practices, among other parameters. After said analysis, the LRA determined that it would be beneficial to improve the project proposals as follows:

#### DI CARD #1-Building 1211 - Golf Club House



#### DI# 152174

#### Facility Information

Former Use:

Golf Club House

Area SQFT:

7,787

Year built:

1950

Proposed Use:

Administration

Figure 1: DI CARD #1-Building 1211 - Golf Club House



This DI is located at the building number 1211; it was used as a Golf Club House when the US Navy was in operation. The building has 7,787 square feet and it was built in structural steel with galvanized siding (galvalume) and metal deck roof.

**Course of Action:**

The Roosevelt Roads' redevelopment plan is to reuse, repurpose, and restore structures and facilities. With this in mind, and in consultation with the Equinoterapia PR team, it is proposed to use the structure that houses the administration facilities.



*Figure 2: DI CARD #2-Building 2371 – Former Golf Cart Storage.*

This DI is located at the building number 2371. It was used as a Golf Cart Storage when the US Navy was in operation. The building has 5,408 (approximate) square feet and it was built in structural steel with galvanized siding (galvalume) in a concrete slab superstructure.

**Course of Action:**

The Roosevelt Roads' redevelopment plan is to reuse, repurpose, and restore structures and facilities. With this in mind, and in consultation with the Equine Therapy PR team we propose to use this structure as a multipurpose facility, so that it is adaptable to the needs of the tenant.



### DI CARD #3-Building 2296 – Administrative Bldg AFWTF



**DI# 152336**

#### **Facility Information**

Former Use:

Building 2296 –  
Administrative Bldg  
AFWTF

Area SQFT:

31,368

Year built:

1950

Proposed Use:

New “Centro  
Ecoturístico del Este”

*Figure 3: DI CARD #3- Building 2296 – Administrative Bldg AFWTF*

This DI is located at the building number 2296. It was used as Administration and part of the Advanced Weapons Training Facility when the US Navy was in operation. The building has 31,368 (approximate) square feet and it was built in concrete and CMU.

#### **Course of Action:**

The LRA and APRODEC redevelopment plan is to reuse, reassign and restore the structures and facilities. For this reason, we support the tenant’s proposal to enable the structure according to their needs and adjust the facilities to house the Centro Ecoturístico del Este.



### 1.3 PROJECT LOCATION

The proposed project is located at Bennington Road at the Formal Naval Base of Roosevelt Road, Municipality of Ceiba Puerto Rico. The same has three (3) DI's with the following GPS coordinates (Latitude, Longitude):



Figure 4: Project Location Map

Table 1: DI #152174, #152365 and #152336 coordinates.

	DI	Bldg.	Latitude	Longitude
<b>A</b>	152174	1211	18.22256	-65.67021
<b>B</b>	152365	2371	18.21717	-65.65659
<b>C</b>	152336	2296	18.228416	-65.616932



### 1.3.1. PROJECT CORNER COORDINATES

The following figures and tables show the requested coordinates demarking the project boundary for each DI.



Figure 5: DI #152174, Former Building 1211 Golf Club House Aerial Photo

Table 2: DI #152174, Former Building 1211 Golf Club House

Point	Latitude	Longitude
A	18.222876	-65.670112
B	18.222514	-65.669988
C	18.222364	-65.670279
D	18.222658	-65.670416





Figure 6: DI #152365: Building - 2371 - Golf Cart Storage

Table 3: DI #152365: Building - 2371 - Golf Cart Storage

Point	Latitude	Longitude
<b>A</b>	18.222275	-65.669905
<b>B</b>	18.222024	-65.669768
<b>C</b>	18.221960	-65.669898
<b>D</b>	18.222217	-65.670035





Figure 7: DI # 152336: Former Building 2296 Administrative Bldg AFWTF

Table 4: DI # 152336: Former Building 2296 Administrative Bldg AFWTF

Point	Latitude	Longitude
<b>A</b>	18.217475	-65.656947
<b>B</b>	18.217497	-65.656237
<b>C</b>	18.216951	-65.656960
<b>D</b>	18.216957	-65.656261



## II. SCOPE OF WORK (SOW)

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### 2.1 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 workforce.
- Revitalization urban centers to increase the economic recovery initiative.
- Remodeling 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.
- Creation of entrepreneurship incubators.
- Generation of economic growth, stabilization, and expansion of the surrounding communities
- Provide the municipality with technical assistance and support for best practices in public management and operations.
- 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 what has been described, said plan wishes to achieve a capital investment with the recovery funds such as: in such a way, that the facilities can be repaired, rebuilt, and adapted to guarantee that they meet current standards, mitigate future disasters, and meet community needs.

With that said, the LRA together with both tenants, conducted a thorough evaluation and analysis of this project to ensure that the recovery funds mandated are aligned with the Strategic Economic Plan and maximize the benefit to the community.



In general terms, this project consists of two scope aligned projects proposals, APRODEC which is focused on community service and development, and Equinoterapia Puerto Rico whose main goal is the physical and emotional rehabilitation through interaction with equines. Here are the scope goals for the scope aligned proposals:

#### **Equinoterapia Puerto Rico:**

- Recognizing the importance and contribution given by the team of Equinoterapia Puerto Rico in the different components that are part of the community with functional, physical, emotional, and mental diversity, we propose to rehabilitate and adapt the facilities to the new program and needs of the tenant. The intervention in the facilities will lead to improvements that meet the needs of both the tenant and the visitor. This will facilitate administrative, programmatic, and operational capacities, while generating multiple job opportunities for the area.

#### **APRODEC:**

- As a community-based organization, APRODEC is committed to the social, community, cultural, tourist and economic development of the eastern region of Puerto Rico. Their team achieves this through cultural, ecological, agroecological tourism activities, and in the recovery and revaluation of its historical and anthropological resources as well as natural resources, improving its environmental surroundings. With this concept, new jobs are created in micro-businesses, thus contributing to the prosperity of Puerto Rico. The structure currently occupied by APRODEC is proposed to be revitalized and adjusted to current building codes and standards. The community group has an intervention proposal carried out by professionals who make up the group. It includes adjacent structures, updating and adapting them to their needs in a way that provides necessary spaces for the different community services they offer.

## **2.2 NEW SCOPE OF WORK**

### **Equinoterapia**

The existing structure for DI 152174 has approximately 7,787 square feet and was used as a Golf Club House, while the structure of DI 152365 has 5,408 square feet and was formerly used as Golf Cart Storage. During Hurricane Maria - FEMA #4339DR - the facilities were affected by high winds and water intrusion which caused damages to its interior and exterior conditions.

Both structures have been partially adapted to the needs of the tenant, even so, it is necessary to make improvements and updates to the existing structures and add necessary and required spaces for the type of activity that is currently carried out. As part of the LRA philosophy of providing the necessary tools for the management of the Equinoterapia team and taking into consideration their needs and suggestions, we welcome the proposal for the reuse and rehabilitation of existing structures submitted by the entity. The Equinoterapia PR team developed a master plan for the space they occupy, divided into three phases, which would solve the current limitations and incorporate new elements necessary for its operation.



The first phase, which LRA plans to develop, involves the affected and inspected structures, rehabilitating them and bringing them up to date with current construction codes and standards. The proposed program consists of the following:

- a. New Access Road: This segment of road will serve Buildings 1 and 2 and consists of 1,130 SM. Typically the road construction consists of preparing, compacting and leveling the soil, and applying 3 layers of material, sub-base, (Typ. 6 IN depth), Base (Typ. 4 IN depth) and the Surface layer (Typ. 2 IN depth of Asphalt).
- b. Parking Spaces: These spaces will be 12 ea. and will be marked with Thermoplastic paint and have 12 ea. wheel stops. Qty. and marking of ADA required parking will be determine in the following Design Phase.
- c. Multipurpose Building: This is an existing building (DI 152365). It has an area of 3,873 SF of footprint. It is proposed to be reconditioned to accommodate and respond to the necessities of the tenant.
- d. Administration Building: This existing building (DI 152174) has a footprint area of 8,140 SF, and will be prepared to hold the Reception, Restaurant, Bathrooms, Administrative offices and Therapy space.
- e. Septic System: A 2-chamber septic system is proposed to be designed.
- f. Site Illumination: Proposed site illumination will consist of solar powered luminaires with battery backups and installed in poles. Preliminary It is proposed 30 luminaires.

Survey to determine presence of lead paint and asbestos, its remediation, handling, temporary storage and further disposal, will be performed following the protocols and methodology approved by the Environmental Quality Board (EQB), the Environmental Protection Agency (EPA) and any other regulatory agency if applicable.



## DI# 152174 - 406 HMP Scope

The mitigation to be performed includes the following:

1. Ceiling, Door, Floor, Light Fixture, Restroom, Roof, and Wall:  
To protect from hurricane force winds, airborne debris and wind driven rain, the 4,922 sft. of 24-gauge steel roofing panels, and the 2,400 sft. of section 07510 - built-up bituminous roofing, along with all the following interior items which are going to be protected from water percolation through the roof:
  - 1,024 SF of wood beam
  - 4,259 SF of 2FT x 4FT panel with noise reduction, water-repellent membrane acoustic ceiling tiles
  - 2 each of 40 IN x 86 IN solid core, mahogany, flush wood door, smooth (1-3/4" thick)
  - 1,054 SF of area carpet
  - 6,001 SF of floor tile
  - 60 each of 2 FT X 4 FT T12, medium bi-pi (G13), 1450 lumens, 6500k bulb color temp fluorescent, c.w. lamps
  - 5 each of 2 FT x 2 FT wide beam square light
  - 2 each of 1 FT w x 4 FT T12, medium bi-pin (G13), 1450 lumens, 6500k bulb color temp fluorescent, c.w. lamps
  - 24 each of high-pressure sodium 150 - 400 watts, pulse start metal halide 150 watts, high bay acrylic 22" - enclosed conical lens circular halide, 150-watt light.
  - 100 SF of solid plastic bathroom partition
  - 4 each of 30-3/16" x 18" x 32-13/16", high efficiency toilet (HET)
  - 6 each of bowl sizes: 15" (381mm) wide, 10" (254mm) front-to-back, 6-3/4" (171mm) deep, ADA compliant, bathroom lavatory
  - 2 each of water urinal. Water intrusion through roof damaged the urinal. 0% work completed.
  - 758 SF of 29-gauge metal siding
  - 5,320 SF of wall paint

It is recommended to implement the following measures:

- 1.1. Substitution of the 4,922.00 sft. of 24-gauge steel roofing panels, with 4,922.00 sft. of .050" thick aluminum roof panels.
- 1.2. Addition of an anchoring system consisting of seventeen (17) cable tensors, eleven (11) in the longitudinal direction and six (6) in the transversal direction. Each tensor should include the following components:
  - a. Chemical Anchoring, for fastener 3/4" diam x 6" embedment (Qty: 2 ea.)
  - b. Stainless-Steel Anchor bolts, hooked type, single, 3/4" diameter x 8" long (Qty: 2 ea.)



- c. Stainless-Steel Wire rope turnbuckle, jaw & jaw, 1/4 inches x 4 inches (Qty: 1 ea.)
- d. Stainless-Steel Wire rope clip 1/4 inches diameter (Qty: 4 ea.)
- e. Stainless-Steel Wire rope thimble, heavy duty, 1/4 inches (Qty: 2 ea.)
- f. Stainless-Steel wire rope, fiber core, 1/4 inches diameter (Qty: variable according with the direction in which is going to be installed)

1.3. Substitution of the 2,400 sft. of 4-ply #15 asphalt felt built-up roofing system, with 2,400 sft. of 4-ply glass (type IV) built-up roofing system.

1.4. Substitution of the 179 ft. .032 in. aluminum or galvanized steel flashing, with 179 ft. x 1 ft. of .050 in. aluminum flashing, as well as the addition of the same material to the remaining 245 ft. to cover the entire perimeter of the building. Also, it is recommended to decrease the spacing between fastening, from 1 ft. to 6 in, to better secure such aluminum flashing.

## 2. Door, Wall, and Window:

To protect from the high winds and wind driven rain, the 4 ea. of 40 in. x 86 in. glass w/ alum frame door, 4 ea. of 40 in. x 86 in. UL listed marine frameless metal fire rated doors, 1 ea. of 10 ft. x 7 ft. solid core mahogany flush wood door, 1 ea. of 13 ft. x 7 ft. solid core mahogany flush wood door, the 8,040 sft. of water based interior paint first coat interior paintwork, the 1,600 sft. of 0.25 in. thickness cement plaster, 6 ea. of 4 ft. x 4 ft. insulated glass, 15 ea. of 3 ft. x 4 ft. insulated glass, 3 ea. of 16 ft. x 16 ft. insulated glass; it is recommended to implement the following measures:

2.1. Substitution of the .03" vinyl, 1/4" thick laminated glass, with a .06" vinyl, 5/8" thick laminated glass, on each of the 4 ea. of 40in. x 86 in. glass w/ alum frame door (21 sft. per door approx.).

2.2. Addition of 4 mil. safety film to the glass, on each side of the 4 ea. of 40 in. x 86 in. glass w/ alum frame door (42 sft. Per door approx.).

2.3. Substitution of the 4 ea. of 40 in. x 86 in. UL listed marine frameless 20-gauge metal fire rated door, with 4 ea. of 40 in. x 86

in. UL listed marine frameless 16-gauge metal fire rated door.

2.4. Substitution of the .03" vinyl, 1/4" thick laminated glass, with a .06" vinyl, 5/8" thick laminated glass, on each of the 6 ea. of 4 ft. x 4 ft. window.

2.5. Addition of 4 mil. safety film to the glass, on each side of the 6 ea. of 4 ft. x 4 ft. window.

2.6. Substitution of the .03" vinyl, 1/4" thick laminated glass, with a .06" vinyl, 5/8" thick laminated glass, on each of the 15 ea. of 3 ft. x 4 ft. window.



2.7. Addition of 4 mil. safety film to the glass, on each side of the 15 ea. of 3 ft. x 4 ft. window.

2.8. Substitution of the .03" vinyl, 1/4" thick laminated glass, with a .06" vinyl, 5/8" thick laminated glass, on each of the 3 ea. of 16 ft. x 16 ft. window.

2.9. Addition of 4 mil. safety film to the glass, on each side of the 3 ea. of 16 ft. x 16 ft. window.

### **DI# 152365 - 406 HMP Scope**

The mitigation to be performed includes the following:

#### **1. Ceiling, Floor, and Roof:**

To protect, from hurricane winds and windblown debris, the 900 SF of 24-gauge steel roofing panels and to protect, from water percolation through the roof, the 12 each of 1 FT X 8 FT ANSI ballast for standard 40-watt F40T12 lamps, and the 4,500 SF of stained cement floor; it is recommended to implement the following measures:

1.1. Substitution of the 900.00 sft. of 24-gauge steel roofing panels, with 900.00 sft. of .050" thick aluminum roof panels.

1.2. Addition of 312 ft. of .050 in. aluminum flashing around the perimeter of the building. Also, it is recommended to decrease the spacing between fastening, from 1 ft. to 6 in, to better secure such aluminum flashing.

1.3. Addition of an anchoring system consisting of eight (8) cable tensors, in the transversal direction. Each tensor should include the following components:

- a. Chemical Anchoring, for fastener 3/4" diam x 6" embedment (Qty: 2 ea.)
- b. Stainless-Steel Anchor bolts, hooked type, single, 3/4" diameter x 8" long (Qty: 2 ea.)
- c. Stainless-Steel Wire rope turnbuckle, jaw & jaw, 1/4 inches x 4 inches (Qty: 1 ea.)
- d. Stainless-Steel Wire rope clip 1/4 inches diameter (Qty: 4 ea.)
- e. Stainless-Steel Wire rope thimble, heavy duty, 1/4 inches (Qty: 2 ea.)
- f. Stainless-Steel wire rope, fiber core, 1/4 inches diameter (Qty: 64 ft.)

#### **2. Site:**

To protect, from high wind and airborne debris, the 520 ft. of 9-gauge galvanized chain link fence, it is recommended to implement the following measures:

2.1 Addition of fourteen (14) 2.5-in. OD posts, which is going to reduce the distance between posts from 10 ft. to 8 ft. Those posts must be located at corners, ends and every 24 ft. where possible.

2.2 Install all the fence posts at a depth of 3 ft. instead of 1 ft.



2.3 Increase the amount of tying points in a 50% of the in comparison with the pre-existing fences.

### 3. Window:

To protect from strong winds and wind driven rain, the 3 each of 3 FT W X 5 FT jalousie utility louver aluminum window, it is recommended to implement the following measure:

3.1. Substitution of the 3 each of 3 FT W X 5 FT jalousie utility louver aluminum window, with 3 ea. 3 ft. x 5 ft. security aluminum window.

## **APRODEC**

The existing structure has approximately 31,368 square feet and was used as an Administration building by the Navy. Currently, APRODEC facilities are located there. During Hurricane Maria - FEMA #4339DR - the facility was affected by high winds and water intrusion which caused damages to its interior and exterior conditions.

Being APRODEC a non-profit organization that offers the community business growth and sustainable entrepreneurship workshops, they took on the task of rehabilitating the building, taking into consideration the different needs they had. Today, the structure is partially remodeled with the help of the community, professionals and support groups that constantly visit and create brigades with specific tasks of rehabilitation of selected areas.

APRODEC's proposal for the existing building has two components. Community development and Ecotourism. For community development, APRODEC proposes business incubation centers, idea and project laboratories, a neuroscience laboratory, and their respective administrative offices and conference rooms. As for ecotourism, they plan to offer lodging spaces at affordable prices. Each room will have its bathroom and kitchen.

LRA has carefully examined requests from APRODEC in areas where there is room to grow and improve the experience of those who visit its facilities. APRODEC has carried out a Development Plan for the existing building, which includes other neighboring ones, to create a rich and interesting experience for its visitors.

The Proposed program includes the following:

#### First Floor

- a. Intervention in First floor will consist in the use of existing space planning to accommodate the new proposed uses and program which includes:
  1. Offices
  2. Conference room
  3. Bathrooms
  4. Kitchen



5. Hostel
6. Elevator repair
7. Laundry
8. Electrical room
9. Bedrooms
10. Exterior Gazebo

## Second Floor

- a. The proposed program includes:
  1. Audiovisual room
  2. Conference room
  3. Control Room
  4. Office space
  5. Bathrooms
  6. Kitchen space
  7. Bedrooms

## Third floor

- a. The proposed program includes:
  1. Neuroscience Laboratory
  2. Administration Offices
  3. Bathrooms
  4. Bedrooms

## Notes:

1. Refer to conceptual drawings in Exhibits G - L for details.
2. Survey to determine presence of lead paint and asbestos, its remediation, handling, temporary storage and further disposal, will be performed following the protocols and methodology approved by the Environmental Quality Board (EQB), the Environmental Protection Agency (EPA) and any other regulatory agency if applicable.

## **DI# 152336 - 406 HMP Scope**

### 1. Ceiling, Floor, and Window:

It is recommended to implement the following measures:

- 1.1. Substitution of the 33 ea. 3 ft. x5 ft. single-hung window, with 33 ea. 3 ft. x 5 ft. impact resistant single-hung window.



1.2. Substitution of the 81 ea. 6 ft. x 5 ft. jalousie utility louver aluminum window, with 81 ea. 6 ft. x 5 ft. security aluminum window.

1.3. Substitution of the .03" vinyl, 1/4" thick laminated glass, with a .06" vinyl, 5/8" thick laminated glass, on each of the 2 ea. of 3 ft. x 8 ft. window.

1.4. Addition of 4 mil. safety film to the glass, on each side of the 2 ea. of 3 ft. x 8 ft. window.

1.5. Substitution of the .03" vinyl, 1/4" thick laminated glass, with a .06" vinyl, 5/8" thick laminated glass, on each of the 3 ea. of 12 ft. x 9 ft. window.

1.6. Addition of 4 mil. safety film to the glass, on each side of the 3 ea. of 12 ft. x 9 ft. window.

1.7. Substitution of the .03" vinyl, 1/4" thick laminated glass, with a .06" vinyl, 5/8" thick laminated glass, on each of the 2 ea. of 8 ft. x 9 ft. window.

1.8. Addition of 4 mil. safety film to the glass, on each side of the 2 ea. of 8 ft. x 9 ft. window.

1.9. Substitution of the .03" vinyl, 1/4" thick laminated glass, with a .06" vinyl, 5/8" thick laminated glass, on each of the 2 ea. of 10 ft. x 9 ft. window.

1.10. Addition of 4 mil. safety film to the glass, on each side of the 2 ea. of 10 ft. x 9 ft. window.

## 2. Ceiling, Floor, Restrooms, Roof, and Wall:

2.1. Substitution of the 3,857 sft. of 4-ply #15 asphalt felt built-up roofing system, with 3,857 sft. of 4-ply glass (type IV) built-up roofing system.

2.2. Substitution of the 450 ft. .032 in. aluminum or galvanized steel flashing, with 450 ft. x 1 ft. of .050 in. aluminum flashing of .050 in. flashing, as well as the addition of the same material to the remaining 34 ft. to cover the entire perimeter of the building. Also, it is recommended to decrease the spacing between fastening, from 1 ft. to 6 in, to better secure such aluminum flashing.



## EXHIBIT A: SPECIAL PROJECT CHECKLIST

### SPECIAL PROJECTS CHECK LIST

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

#### Project Type:

Disaster: 4339

☒ Alternate Project ☐ Improved Project

#### PROJECT/CONSTRUCTION DATA:

☒ Applicant Name LOCAL REDEVELOPMENT AUTHORITY FOR ROOSEVELT ROADS

☒ FEMA PA CODE (FIPS) No. 000-LVI93-

☒ Proposed Project Address Marina by Pass Rd. at the formal Naval Base of Roosevelt Roads, Municipality of Ceiba, Puerto Rico. Please refer to page xx for more details.

☒ 4 Corner Coordinates of the Proposed Project: Please refer to pages XX-XX for this item

☒ Applicant Request Letter to COR3 Please refer to pages XX-XX for this item

☒ List of related Project Worksheet Number(s) and Grants Portal reference number: Please refer to pages XX-XX for

☒ \*Vicinity map showing proposed location, disturbed areas, waterways & wetlands Please refer to pages XX-XX for

☒ \*Map or drawing showing existing footprint and proposed footprint Please refer to Exhibit XX, on pages XX for

☒ Complete and include the New Special Consideration Form (9 Questions) for Imp/Alt Project Request (***see attached***) Please refer to Exhibit XX, on pages XX for

☒ 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]**
- ☒ Copies of PW's and applicable photos (clear pictures or digital format)
- ☐ 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)]

#### **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.

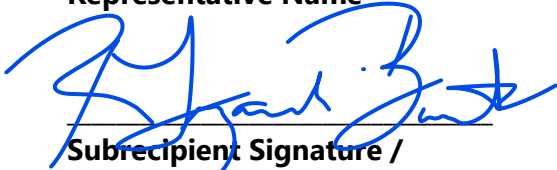
**For all Project Types**

*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.**

[Ramon Lizardi Barreto](#)

**Subrecipient Name or Authorized  
Representative Name**



**Subrecipient Signature /  
Authorized Representative**

**CONTACT (NAME/PHONE):**

☐ STATE PDMG Alejandro Arguelles / (787) 473 - 0350

☐ FEMA PDMG Rodolfo Rodriguez / (202) 486 - 2032

**FEMA/STATE USE ONLY**

☐ FEMA SECTOR LEAD SIGNATURE \_\_\_\_\_

☐ STATE SECTOR LEAD SIGNATURE \_\_\_\_\_

☐ STATE DIRECTOR SIGNATURE \_\_\_\_\_



## EXHIBIT B: SPECIAL CONSIDERATION QUESTIONS

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

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

PAPERWORK BURDEN DISCLOSURE NOTICE		
Public reporting burden for this data collection is estimated to average .5 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. This collection of information is not required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, SW., Washington, DC 20472, Paperwork Reduction Project (1660-0017) <b>NOTE: Do not send your completed form to this address.</b>		
APPLICANT Local Redevelopment Authority for Roosevelt Roads	PA ID # 000-UVI93-00	DATE
PROJECT NAME MLRA013 - Buildings 1211, 2296, 2371	PROJECT # 102776	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unsure Comments		
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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unsure Comments		
7. Are there any pristine or undisturbed areas on, or near, the project site? Are there large tracts of forestland? <input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unsure Comments		
9. Are there any other environmental or controversial issues associated with the damaged facility and/or item of work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unsure Comments		

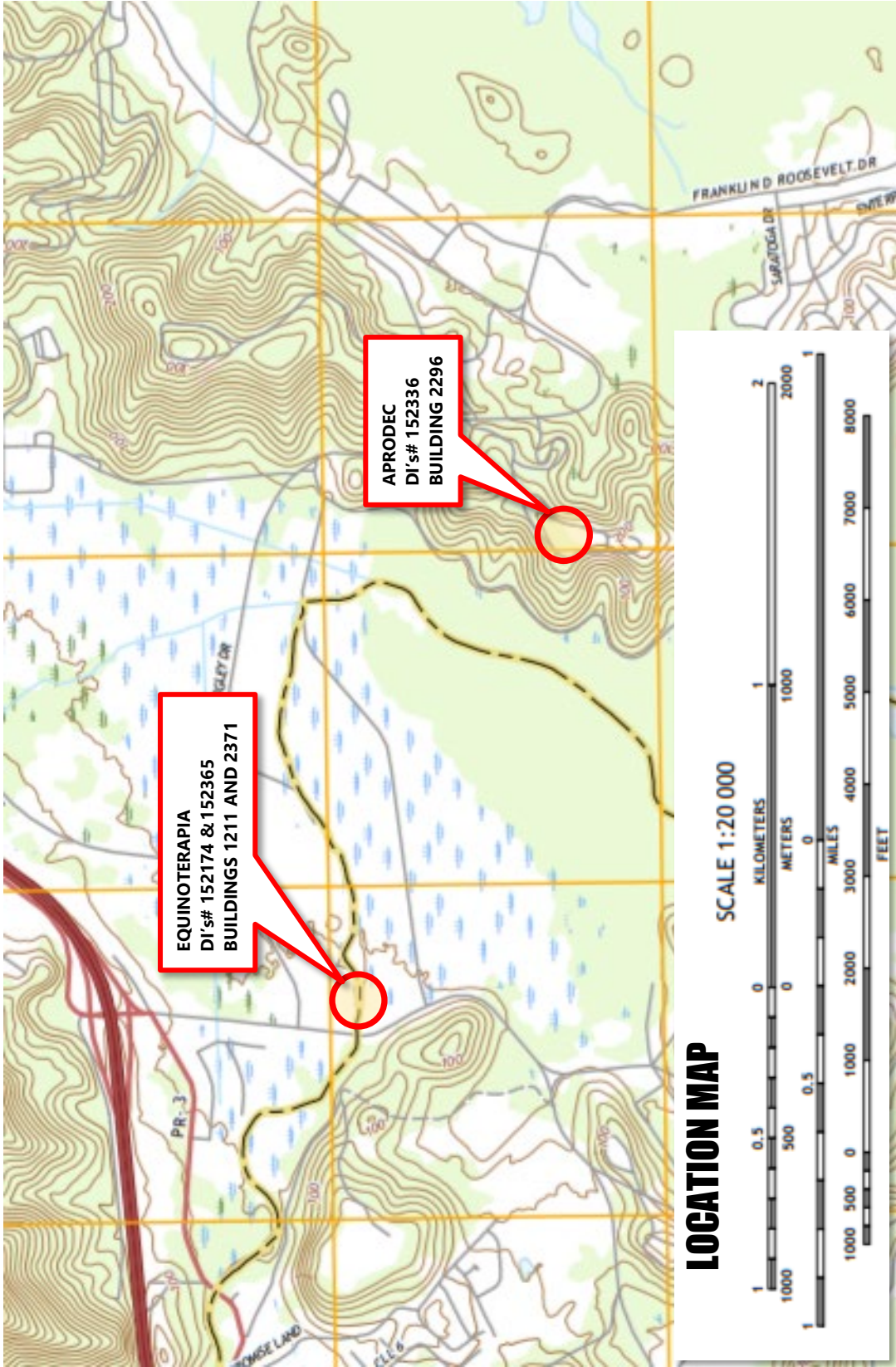
FEMA FORM 009-0-120

PREVIOUS EDITION OBSOLETE



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





LOCAL DEVELOPMENT  
AUTHORITY FOR  
**ROOSEVELT  
ROADS**

**PROJECT 102776: NEW APRODEC & EQUINOTERAPIA  
DE PUERTO RICO FACILITIES | DI'S # 152174 & 152365  
BENNINGTON RD., ROOSEVELT ROADS, CEIBA PR**



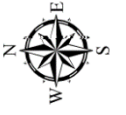


**AERIAL PHOTO**

**PROJECT 102776: NEW APRODEC & EQUINOTERAPIA  
DE PUERTO RICO FACILITIES | DI'S # 152174 & 152365  
BENNINGTON RD., ROOSEVELT ROADS, CEIBA PR**







LOCAL REDEVELOPMENT  
AUTHORITY FOR  
**ROOSEVELT  
ROADS**

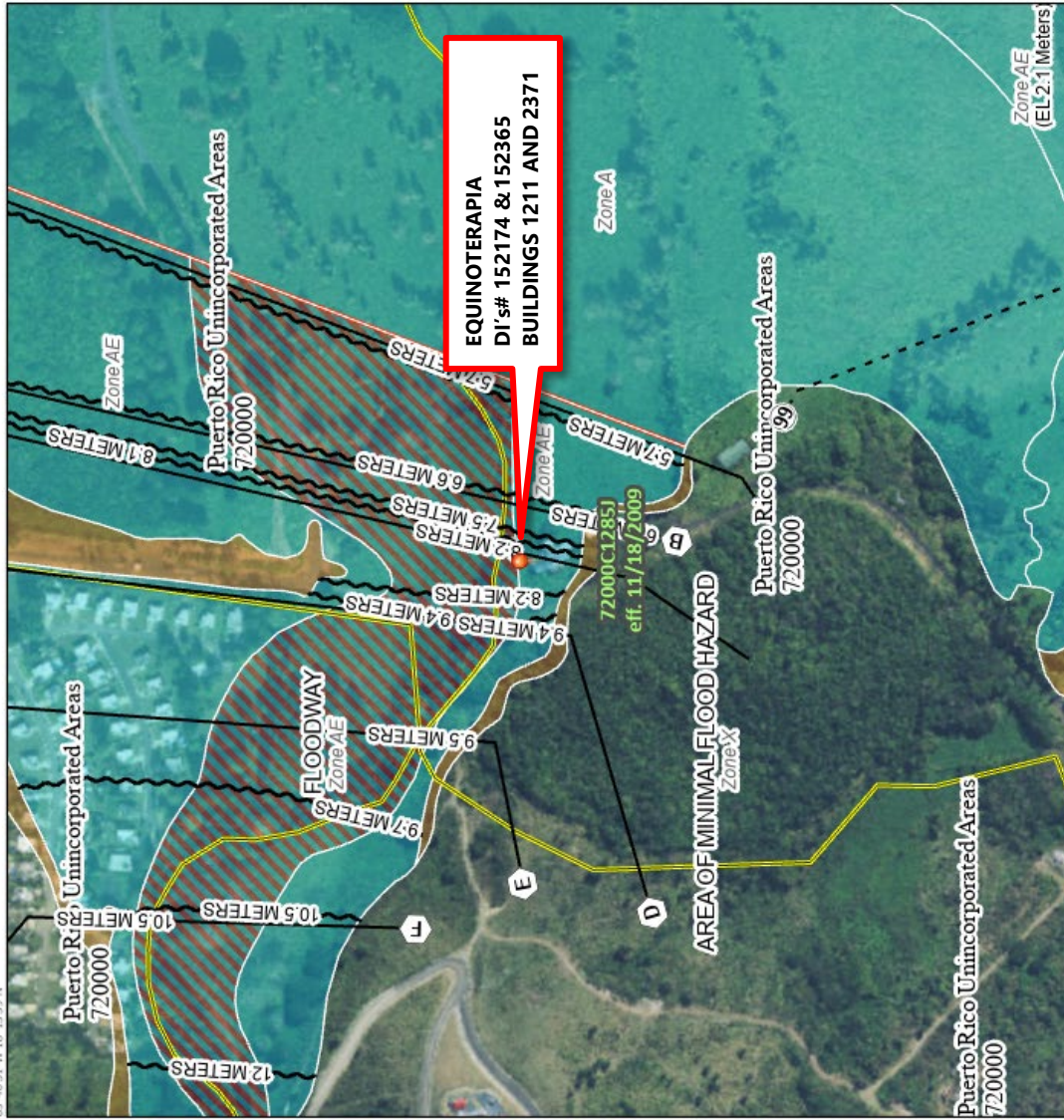
**PROJECT 102776: NEW APRODEC & EQUINOTERAPIA  
DE PUERTO RICO FACILITIES | DI'S # 152174 & 152365  
BENNINGTON RD., ROOSEVELT ROADS, CEIBA PR**



# National Flood Hazard Layer FIRMette



65°40'31"W 18°13'39"N



Feet 1:6,000



**PROJECT 102776: NEW APRODEC & EQUINOTERAPIA**  
 DE PUERTO RICO FACILITIES | DI's # 152174 & 152365  
 BENNINGTON RD., ROOSEVELT ROADS, CEIBA PR

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, AE, AH, VE, AR Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Future Conditions 1% Annual Chance Flood Hazard Area with Reduced Flood Risk due to Levee. See Notes. Area with Flood Risk due to Levee Area of Minimal Flood Hazard Effective LOMRs Area of Undetermined Flood Hazard Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transient Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transient Baseline Profile Baseline Hydrographic Feature
<b>MAP PANELS</b>	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/17/2022 at 4:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers.





# Roosevelt Roads Redevelopment



3/17/2022, 4:38:57 PM

Webcam

**PROJECT 102776: NEW APRODEC & EQUINOTERAPIA  
DE PUERTO RICO FACILITIES | DI'S # 152174 & 152365  
BENNINGTON RD., ROOSEVELT ROADS, CEIBA PR**

LOCAL REDEVELOPMENT  
PROGRAM FOR  
**ROOSEVELT  
ROADS**



1:9,028



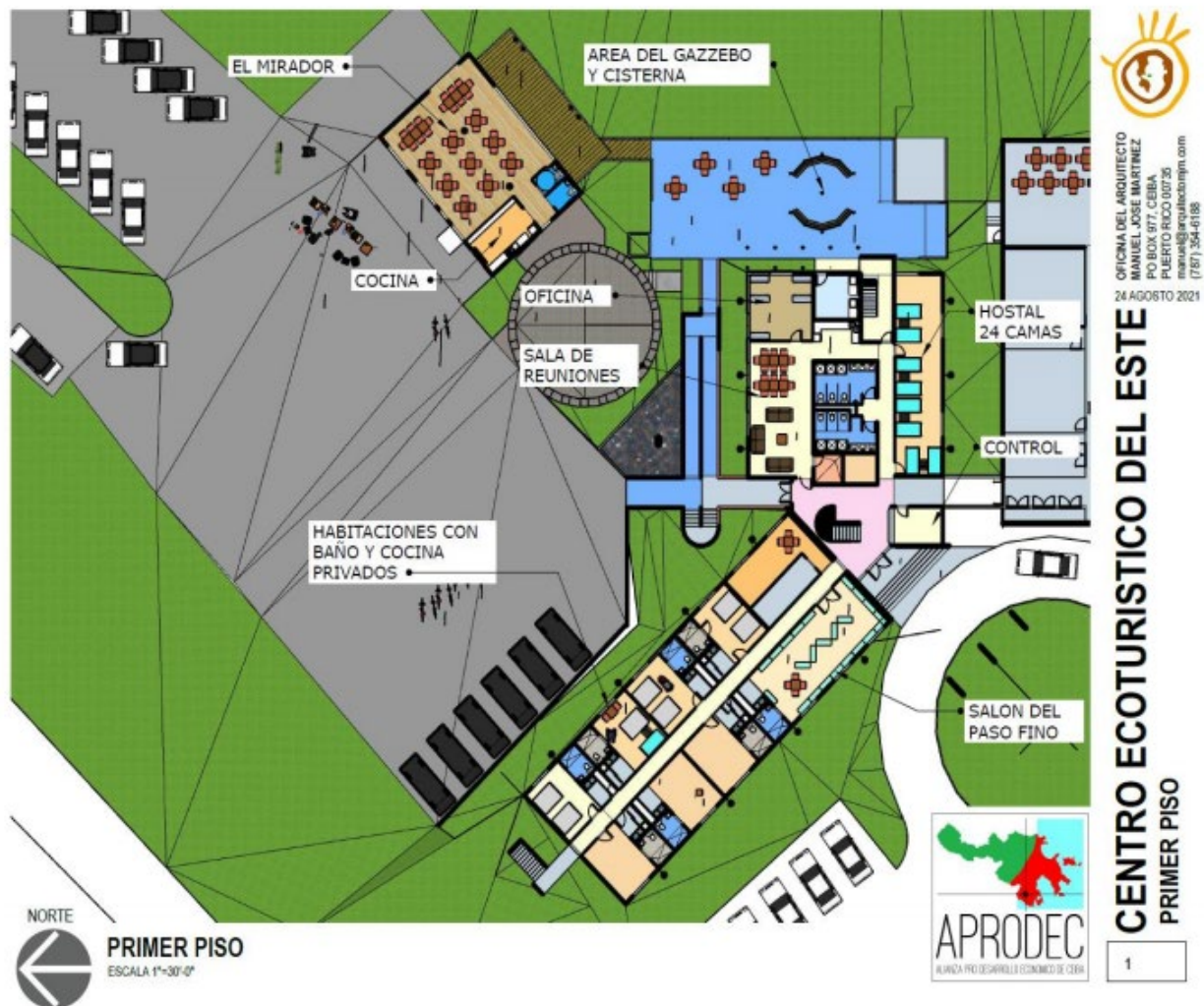


## EXHIBIT D: DRAWING SHOWING PROPOSED BUILDING'S USE - EQUINOTERAPIA PR



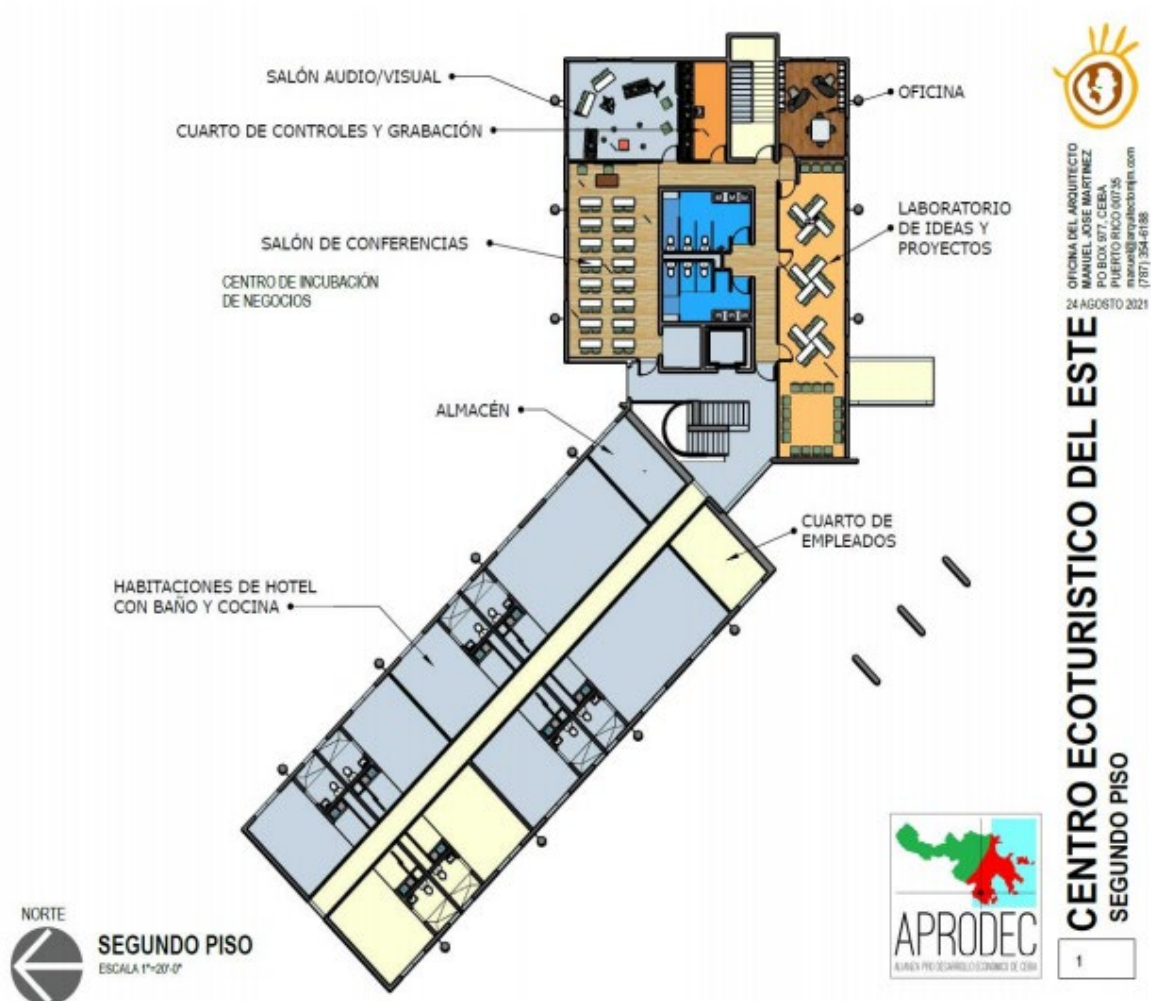


## EXHIBIT G: DRAWING SHOWING PROPOSED FIRST FLOOR - APRODEC



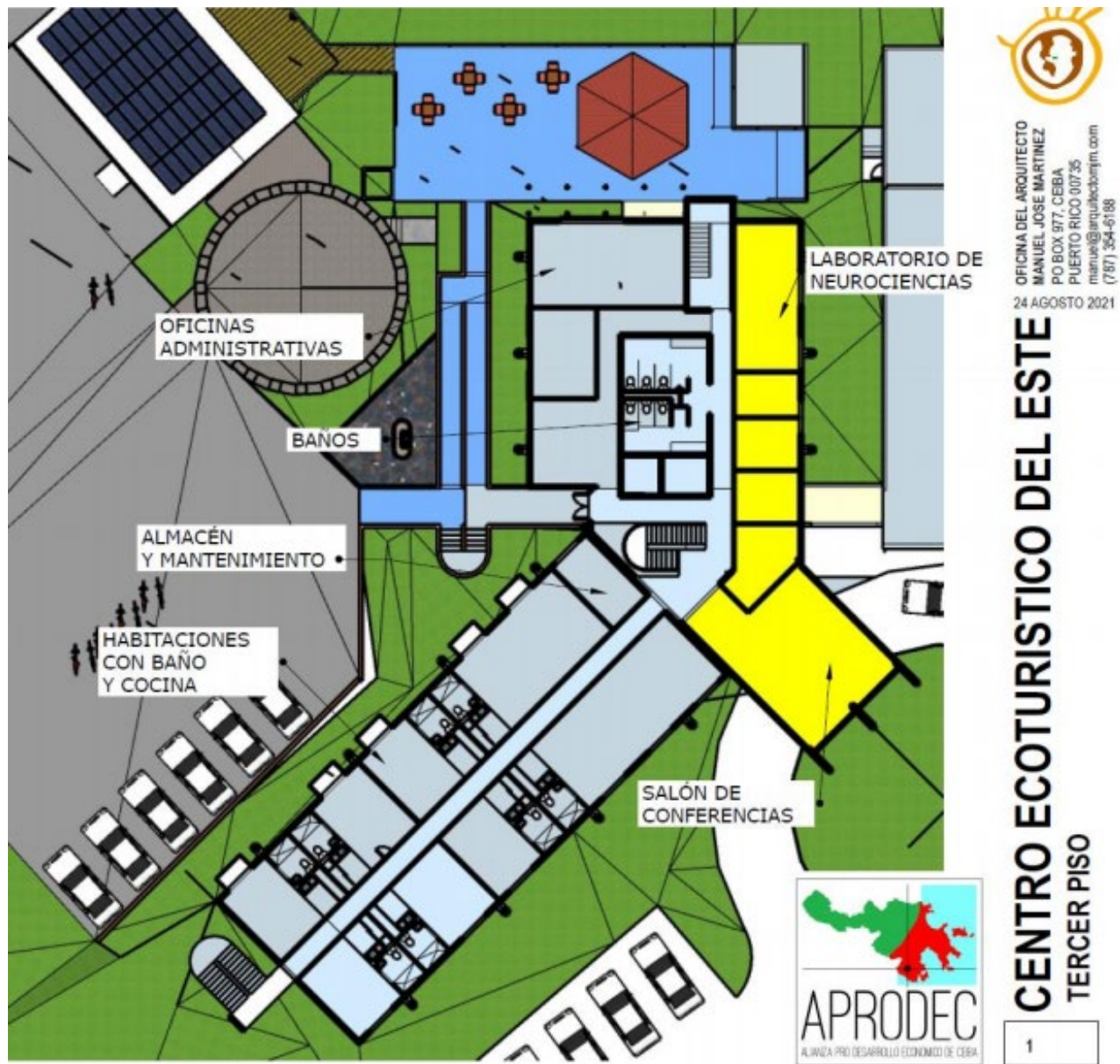


## EXHIBIT H: DRAWING SHOWING PROPOSED SECOND FLOOR - APRODEC





## EXHIBIT I: DRAWING SHOWING PROPOSED THIRD FLOOR – APRODEC





## EXHIBIT J: DRAWING SHOWING PROPOSED CONFERENCE ROOM – APRODEC



PROGRAMA DE **INCUBADORAS Y ACELERADORAS** DE  
PEQUEÑAS EMPRESAS EN EL CENTRO ECOTURISTICO  
DEL ESTE ISABEL ROSADO MORALES - 12/mayo/2020 - 2





## EXHIBIT K: DRAWING SHOWING PROPOSED AUDIO-VISUAL ROOM – APRODEC



PROGRAMA DE **INCUBADORAS Y ACELERADORAS** DE PEQUEÑAS EMPRESAS EN EL CENTRO ECOTURISTICO DEL ESTE ISABEL ROSADO MORALES - 12/mayo/2020 - 4





## EXHIBIT L: DRAWING SHOWING PROPOSED INTERIOR DISTRIBUTION – APRODEC

PERSPECTIVA



PROGRAMA DE INCUBADORAS Y ACELERADORAS DE  
PEQUEÑAS EMPRESAS EN EL CENTRO ECOTURISTICO  
DEL ESTE ISABEL ROSADO MORALES - 12/mayo/2020 - 8

