ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES
REQUEST FOR PROPOSAL ("RFP")

PROJECT #87972 / PW03929
FORTÍN CONDE DE MIRASOL MUSEUM BUILDING
(A/E-2022-001)

DISTRIBUTED BY
THE INSTITUTE OF PUERTO RICAN CULTURE
(ICP, SPANISH ACRONYM)

DATE OF SITE VISIT: MAY 31, 2022, AT 8:30AM
OFFER DELIVERY DATE: June 16, 2022, ON OR BEFORE 6:00PM
The Institute of Puerto Rican Culture (ICP, for its Spanish Acronym) is an official, corporative and autonomous entity created by virtue of Act No. 89 from June 21, 1955, as amended, for the conservation, promotion, enrichment and dissemination of the cultural values of Puerto Rico. This includes the conservation and restauration of buildings and property that are part of the historical and cultural patrimony of the Island. Among the historical properties under the realm of ICP is the Fortín Conde de Mirasol (hereinafter, the “Fortín” or the “Project”), located in the municipal island of Vieques, PR. The Fortín was the last small fort built by the Spaniards in America and now serves as a museum.

I. General Description of professional services needed

The ICP requests proposals for disaster recovery design services for the Museo Fortín Conde de Mirasol Building and Building Components damaged due to the impacts of Hurricane Irma and María. The Fortín is a fort built in 1854, located in the town of Isabel II in Vieques, an island municipality of Puerto Rico. The structure houses the Vieques Museum of Art and the Vieques Historic Archives, an extensive collection of documents related to the history of Vieques. The Museo was listed on the National Register of Historic Places in 1977. ICP is requesting proposals for Architectural and Engineering Service (hereinafter, A/E Services).

II. Detailed Description of the scope of work

ICP is requesting proposals for the following A/E Services:

Phase I – Preliminary Engineering Analysis

1. Perform site visits and detailed inspection.
2. Historical diagnosis for the conservation of cultural heritage.
3. Validate the damages described in the FEMA Damage Description & Dimensions Report (DDD) included in Appendix A. In case of discrepancies in any damage description, the Consultant will revise the quantities and dimensions to reflect the actual damages related to the disaster. This validation shall include electrical, plumbing, structural evaluations. Each damage shall be described and validated individually in the same order shown in the FEMA DDD Report, see e.g., on Appendix B.
4. Prepare as-built drawings (as constructed, representing the facility without damages) and as-found drawings (identifying the damages caused by Hurricane María). The Consultant shall provide a floor plan indicating the location of the damages and any drawings necessary or required to propose the construction details to repair it.
5. Perform a survey to determine the presence of Asbestos and Lead Based Paint. The number of tests required shall be determined in accordance with the criteria, protocols, and regulations established by the Department of Environmental and Natural Resources (DRNA, for its Spanish Acronym), US Environmental Protection Agency (EPA), and US Department of Housing and Urban Development (HUD) (if applicable).
Phase II – Preliminary Design

6. Analyze the validated project, develop the Scope of Work (SOW) per each item, and establish the Method of Repair (MOR) in conformity with current applicable codes, as required by Section 1235(b) of the Disaster Recovery Reform Act of 2018 (DRRA), specifications, and standards, including the Secretary of Interior's Standards for Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (if applicable). Include the references to the applicable code and standard for each damaged item and develop a Preliminary A&E Assessment Report based on all findings, validation, DDD analysis, and recommendations.

7. Prepare Cost Estimates in RS Means with the corresponding City Cost Index (CCI) factor. All items shall be described in the same order of the validated DDD and according to FEMA Cost Estimate format, see Appendix C.

Phase III – Final Design

8. Upon ICP’s approval of the A&E Assessment Report, the Consultant shall prepare final Design Drawings and deliver Construction Documents with a suggested construction schedule (Gantt chart).

9. Identify additional hazard mitigation opportunities to be considered. Consider that the facilities may be located in Flood Zones.

10. Refer to Appendix D, for the FEMA Environmental and Historic Preservation (EHP) checklist to help identify SOW elements.

Phase IV – Construction Inspection and Supervision

11. Support ICP during the construction procurement/bidding process.

12. Obtain all applicable endorsements and permits for the works described in the DDD to restore the facilities to pre-disaster conditions in compliance with the most recent codes and industry standards. Including the following Permit Management Office (OGPe, Spanish Acronym) state permits or endorsements:

   a. Environmental compliance
   b. State and federal agency recommendations
   c. Construction Permits

III. Main Deliverables per Phase

Without constituting an exclusive list, ICP will require, at minimum, compliance with the following deliverables:

- Deliverables for Phase I, Preliminary Engineering Analysis shall include:
  - As-built drawings of the pre-disaster condition.
  - As-found drawings, identifying the damages from Hurricane María.
  - Asbestos and Lead Paint Survey.
  - In addition to the basic engineering services described above, the following Special Services may be required and are not usually included in the fee for basic preliminary engineering services. These include, but shall not be limited to:
    o Engineering surveys
- Deliverables for Phase II, Preliminary Design, will start after ICP’s notification of compliance with Phase I, and will include:

  - Scope of Work of the Project (SOW) – The SOW shall include all Project’s requirements, Methods of Repair, recommended HMPs, EHP Considerations, and required permits in accordance with all applicable laws, regulations, policy, and guidance. This includes the identification and mitigation of potential obstacles to Project implementation prior to moving forward with the final design.

  - Cost Estimate (CE) – The A&E firm shall provide a CE in RS Means for each option, alternative, phase, or component of the Project in accordance with FEMA requirements for Applicant-submitted cost estimates, including the use of FEMA Cost Estimating Format (CEF). CE should reflect an appropriate level of detail for each cost item. The CE shall be in accordance with all applicable requirements.

  - Schematic Design, Preliminary Assessment and A&E Report – All drawing submissions, including the work of all required disciplines, shall represent a minimum of 50% completion of the final Construction Documents set. Construction drawings shall be stamped by a licensed professional engineer (PE) or architect, accordingly to each professional discipline, in compliance with Puerto Rico’s Law 173 of August 12, 1988, as amended, and including any necessary revisions thereof. The drawing set shall be coordinated with no room for unreasonable additional interpretation. Drawings shall use appropriate drafting scales and include symbols, legends, dimensions, drafting conventions and abbreviations following industry standards.

  - Preliminary Architectural and Engineering Design Set – This shall include preliminary architectural and engineering drawings stamped by a licensed architect or professional engineer (PE), as applicable, in compliance with Puerto Rico’s regulations.

- Deliverables for Phase III, Final Design, upon ICP’s approval of the A&E Assessment Report / Construction Drawings, shall include:

  - Regulatory Approvals – All correspondence, applications, objections, approvals, findings, test results, etc. received to date shall be submitted with the documents for review. The A&E firm shall submit a status report on all required submittals to the ICP showing actual submittal dates, approvals received, and any unresolved issues including any objection issued by the regulatory agency.

  - Construction Drawings – This includes all drawing submissions, including all required disciplines, shall show a minimum of one hundred (100%) percent completion. All drawing submissions, including all required disciplines, shall show a minimum of one hundred (100%) percent completion and shall include at a minimum: cross sections, elevations.
• Project layout and staging areas, general notes, special notes, design details, calculations and analysis, narratives, specifications, renderings or perspectives. The examples provided herein do not constitute any limitation on the documentation required to properly contract for the construction of the Project or limit the A&E firm’s liability for errors and omissions.
• FEMA Environmental and Historic Preservation (EHP) checklist.
• Technical Specifications – Technical Specifications shall be prepared and coordinated with the drawings in accordance with the Building Design and Construction sections of the latest AIA Handbook of Professional Practice. The A&E firm shall proofread and coordinate the entire specifications with all trades prior to submission for review. All specifications shall be edited for project specific scope of work. Generic specification is not acceptable. The specifications shall reflect any changes, revisions, clarifications, or additional information as a result of ICP review comments and recommendations, and all regulatory agency approvals
• Construction Documents – The Construction Documents shall be completed to 100%. Documents shall reflect any changes, revisions, clarifications, or additional information and/or details as a result of ICP review, comments and recommendations, and all regulatory agency approvals. If the 100% Construction Documents submitted are deemed to be unacceptable for bidding procedures, the A&E firm will revise the documents as necessary and resubmit. Construction Documents shall include all necessary design information for the Project construction, and sufficient to achieve the 100% Construction Document phase milestone.
• Final Cost Estimate – The final CE shall be in accordance with RS Means and any and all applicable requirements. It will also include any modification, comment or review stated by ICP. The CE shall be updated as needed, and in the same CE format as earlier estimates with the exception that design contingency is no longer included. The CE shall be reconciled with all specifications. It shall include every specification number and title from the Project specifications in numerical order.
• Construction Schedule – The A&E firm shall present a final schedule for approval by ICP for the entire Project duration. This includes, but is not limited to, a complete activities checklist with milestones, due dates for all submittals, and the construction duration in Gantt chart format. The A&E firm shall also provide a narrative description and diagrams for proposed phasing and staging of the Project construction.
• Approvals – Submit original of all drawings or documents bearing stamps of approval by each regulatory agency, as applicable to the Project.

Deliverables for Phase IV, Construction Inspection and Supervision, include, and A&E firm will provide as required:
• Regulatory Approvals – At this stage of the Project, all submissions to ICP and other regulatory agencies and utility companies, should be completed. All correspondence, approvals, findings, and test results shall be submitted with the documents for review and record. The A&E firm shall submit a final status report on all required submittals to the ICP, showing actual submittal dates, approvals received, and any unresolved issues, including any objections issued by the applicable regulatory agency.
• Addenda – Addenda drawing, and specifications shall be produced by the A&E firm as required in response to Contractor questions and requests for information arising during the Pre-Bid Meeting or as otherwise necessary for the clarification of the Bid Documents. The A&E firm shall submit all addenda, including drawings and specifications, to the ICP for review and approval.
The A&E firm shall attend the Bid Opening and review the Bid Tabulation available at the conclusion of the Bid Opening to assist in discovering any bid anomalies.

During the construction of the Project, the A&E firm shall perform the following basic construction oversight services:

- Monthly Site Visit and Field Inspection Reports – The A&E firm shall visit the project site monthly for the purpose of preparing a Field Inspection Report. The A&E firm shall report in writing all observations on issues to quality of ongoing inspected work or site conditions. The content of the Field Inspection Reports is essential to assuring the quality of the construction work being installed. Detailed observations on current work, field conditions, connections, clearances, and Contractor capability will assist the ICP and its consultants in quality control efforts. The Field Inspection Report is the vehicle by which the A&E firm is empowered to assure that ongoing construction work is in compliance with the design intent, details, and specifications, which form the basis of the Contract Documents. The Field Inspection Reports are to be prepared by members of the A&E firm team who are thoroughly familiar with the Project. The Field Inspection Reports are to be submitted in writing to the ICP within five (5) working days of the site visit. This will enable the ICP to address the issues identified in the reports at the next project site meeting. The Field Inspection Reports shall be signed and sealed by a licensed professional engineer (PE) or architect in compliance with Puerto Rico’s Law 173 of August 12, 1988, as amended.

- Weekly Job Site Meetings and Minutes – To facilitate completion of the work according to the standards of quality and the schedule set by the Construction Documents, the A&E firm is required to attend all project meetings. These include the Construction Kick-off (Pre-Construction) meeting, job site meetings held every week, and all meetings relating to the design. At the job site meetings, the progress of the work is reviewed, and the work coordinated between the various Prime Contractors. Attendees identify and confirm the next scheduled activities of work and eliminate, if possible, potential delays due to deliveries, field conditions, staffing or swing space conflicts. Also, review of the Shop Drawing Log, taking appropriate action to ensure that submittals deadlines and review turn-around periods are met.

- Review of Shop Drawings, Samples, Cuts and Mock-Ups – The A&E firm shall receive shop drawings, samples, cuts, and mock-ups directly from the Contractor for review and approval. The A&E firm shall review, approve, and distribute submittals per procedures described in the General Conditions. The Shop Drawing Log Form shall be presented to the Contractor at the Construction Kick-off (Pre-Construction) Meeting. Contractors shall be responsible for filling in the item submission dates and the delivery dates for approval by the ICP. The A&E firm shall receive copies of the Contractor prepared approved schedules for the submission of shop drawings, samples and catalogue cuts and shall review these lists every two weeks. The A&E firm shall review and direct modifications if required. The A&E firm shall act promptly and systematically to check all shop drawings, materials samples, catalogue cuts and items exhibited in mock-ups to determine if the submittals are in accordance with the Contract Documents and Specifications.
• Review of Schedules of Items and Costs – The A&E firm shall promptly examine, recommend adjustments to, or indicate approval of, the schedules of items and costs submitted by the Contractor. This will allow ICP to establish a reasonable basis for subsequent partial payments to Contractors.

• Recommendation of Subcontractor Qualifications – The A&E firm shall review the credentials of the proposed subcontractors for compliance with the special experience requirements.

• Interpretation of Contract Documents – The A&E firm shall interpret Contract Documents, provide clarifications, and make recommendations, by drawing and in writing, as required by the ICP. The A&E firm shall promptly prepare any supplementary drawings that may be necessary for clarifying the Contract Documents. Supplementary drawings are to be sealed and signed by the A&E firm. The A&E firm shall obtain any approvals for supplementary drawings as necessary from applicable regulatory agencies and utilities.

• Review of Contractor Coordination Documents – The A&E firm shall review the Contractor’s coordination documents and promptly report in writing to the ICP on issues relating to meeting the project schedule and achieving the quality of work specified in the Contract Documents. The A&E firm shall systematically monitor the progress of all construction work scheduled and promptly report to the ICP any conditions that may cause delays in the completion of the work.

• Resolution of Design Errors or Omissions – The A&E firm shall promptly submit to the ICP any necessary correspondence, supplementary or revised drawings, specifications, negotiated cost estimates and any other documentation or coordination material to resolve design errors or omissions. Upon approval of the required changes in the contract documents by the ICP, the A&E firm shall promptly provide to the Contractors all the documentation necessary to execute the work as revised.

• Construction Punch List – At Substantial Completion the A&E firm shall participate in the preparation of Construction Punch Lists. The Consultant shall submit a list of items for the Punch List to the ICP within ten (10) working days of the request of such a list. This list of items shall be based on a final site visit and Field Inspection Report, and on any unresolved problems that have been the subject of earlier reports or job site meetings. The Construction Punch Lists, prepared by the A&E firm, the Contractor, and the ICP, will be compiled at a job site meeting and shall be part of the minutes of that meeting.

The A&E firm shall provide a hard copy, if necessary, of all deliverables stated in this Section III, including but not limited to construction drawings and bid documents, in addition to electronic copies to the ICP, and as requested by the ICP during the performance of the Services. Electronic copies should be in the native format (AutoCAD DWG) along with PDF packages and should contain all corresponding references, databases, or files associated with the completed design documents. All deliverables and resulting work products will become property of ICP.

This is not meant to be an exclusive list of all tasks required under the future Services Agreement.
IV. Point of Contact in ICP

Wanda I. Barbosa Nevárez
Puerto Rico Institute of Culture
Auxiliary Executive Director for Administration
wbarbosa@icp.pr.gov

V. Proposal submission instructions and deadlines

Participants shall submit their proposal for the professional services needed as described in Section II on or before June 16, 2022, at 6:00pm electronically to the email: procurement@icp.pr.gov with the subject line: A/E Proposal for Museo Fortín de Conde Marisol (A/E-2022-001).

Proposals must include:

a. Individual unit costs for each phase described in Section II;
b. Upon notification of award, and execution of contract, time needed to commence work;
c. Breakdown of resources available to perform the work;
d. Participant’s general experience;
e. Participant’s specific experience in disaster recovery projects and FEMA funds and processes, as well as historic properties;
f. Proposals shall not exceed the following timeline:

<table>
<thead>
<tr>
<th>Delivery Phases</th>
<th>Deliverable</th>
<th>Duration (days)</th>
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<tbody>
<tr>
<td>Pre-Design</td>
<td>Site Visit, DDD validation, As-built drawings of the pre-disaster condition.</td>
<td>30</td>
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<tr>
<td>Schematic Design</td>
<td>Preliminary Assessment Report (DDD Validation, SOW w/ applicable codes and standards, MOR and Schematic Drawings).</td>
<td>30</td>
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<tr>
<td>Design Development Phase</td>
<td>Drawing Set and Outline Specifications</td>
<td>60</td>
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<tr>
<td>Construction Documents</td>
<td>Detailed set of drawings with construction specifications, schedule, cost estimate, required endorsements and permits</td>
<td>45</td>
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ICP will specially consider proposals with a shorter timeline or streamlined process.

Questions may be submitted to procurement@icp.pr.gov.

No proposal submitted after the specified date and hour will be accepted or considered. The proponent may be disqualified for not attaching the required documents to his proposal.

Please provide as part of the Proposal the attached table (Table 1) indicating whether or not the offer includes the requested services.
VI. Additional mandatory documentation

Participants must submit with their proposal:

   a. Eligibility Certificate issued by the State General Administration Services (ASG, for its Spanish acronym) stating compliance with the Professional Services Provider Single Registry (Registro Único de Proveedores de Servicios Profesionales – RUP)
   b. Corporate Resolution for authorize representative
   c. Anti-Lobbying Certification (Appendix E)
   d. Certification of Debarment, Suspension and Other Responsibilities (Appendix F)
   e. Non-conflict of interest Certification (Appendix G)

If additional time is needed to provide the documents required in this Section VI, Proponent must request an extension of time within the period provided to present its proposal stating the reasons.

VII. Site Inspection

Participants will be invited to attend a site inspection on May 31, 2022, at 8:30am. If the Participant wants to be present at the site inspection, they must confirm their attendance on or before May 29, 2022. The confirmation must be sent electronically to the email: procurement@icp.pr.gov

VIII. Federal provisions

When applicable, the Proponents and the contract will comply with the following federal provisions:

   a. Contracts exceeding the amount of $250,000.00 will include penalties and sanctions for violation and/or breach of its terms.
   b. Contracts exceeding $10,000.00 will include termination for cause and convenience clauses.
   c. Compliance with the Equal Opportunity Employment will be mandatory for all Proponents.
   d. A&E firm shall comply with the Davis Bacon Act and Copeland “Anti-Kickback” Act.
   e. A&E firm must comply with the Work Hours and Safety Standards.

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<table>
<thead>
<tr>
<th>Procurement Process Step</th>
<th>Deadline Date</th>
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<tbody>
<tr>
<td>Site Inspection</td>
<td>May 31, 2022</td>
</tr>
<tr>
<td>Participants’ questions directed to ICP regarding the Project</td>
<td>June 1, 2022</td>
</tr>
<tr>
<td>ICP response to questions submitted by participants</td>
<td>June 8, 2022</td>
</tr>
<tr>
<td>Proposal submission</td>
<td>June 16, 2022</td>
</tr>
</tbody>
</table>
f. Contract will include, and A&E firm shall comply with, the Rights to Inventions Mandate Under a Contract clause in compliance with 37 CFR §401.2(a) and 37 CFR Part 401.

g. Contracts exceeding $150,000.00 will require compliance with the Clean Air Act and the Federal Water Pollution Control Act.

h. Certification that A&E firm, its principals or affiliates are not debarred nor suspended or placed in ineligibility status under the provisions of 2 CFR pt. 180 and 2 CFR pt. 3000 (government debarment and suspension regulations) will be required.

i. Contracts shall include the Byrd Anti-Lobbying clause. When exceeding $100,000.00, a Byrd Anti-Lobbying Certification, included as an Exhibit, will be required.

j. A&E firm will be required to maximize the use of recovered/recycle materials in compliance with 2 CFR 200.322.

k. The A&E firm also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

l. A&E firm will be required to comply with the Energy Policy and Conservation Act, 42 USC 6201.

m. A&E firm agrees to comply with HUD's regulations in 24 CFR Part 135, which implement Section 3. The Parties certify that they are not under any contractual or other impediments that prevent them from complying with the regulations of Part 135.

n. This procurement process and A&E firm shall comply with the Small and Minority Enterprises, Women's Commercial Enterprises and Labor Surplus Area Enterprises policy, giving sufficient opportunity to participate.

**IX. Reserved Rights**

The ICP reserves its unrestricted right to accept or reject any or all of the proposals that are submitted as part of this procurement process. The acceptance of a proposal will not obligate ICP to reach an agreement with the Participant.

The ICP has no legal or regulatory requirement to issue an RFP for professional services, therefore, this RFP is governed strictly by the conditions herein established or stated in any Addenda or official notification issued by the agency during this procurement process. Any applicable local, federal laws and regulations will govern this RFP and all agreements entered in connection with it.
APPENDIX A – DDD

- Building Damage:
  - 1st Floor:
    - 1. Cistern Room:
      - Building Interior, 1,141 SF of lime base plaster and lime base paint on walls and ceiling, 26 FT long x 13.5 FT wide x 10 FT high, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 36 and 37 on photo template), 0% work completed.
    - 2. Handicap Access Bathroom:
      - Building Interior, 354.21 SF of lime base plaster and lime base paint on walls and ceiling, 9.1667 FT long x 9.75 FT wide x 7 FT high, (height above wall tiles), Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 38 on photo template), 0% work completed.
    - 3. Historical Archives:
      - Building Interior, 16 SF of lime base plaster and lime base paint on ceiling, (height above wall tiles), Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 39 on photo template), 0% work completed.
  - 2nd Floor:
    - 1. Sala De Arte:
      - Building Interior, 18 each of hardwood beams at approximately 3' spaced, 16.5 FT long x 8 IN high x 4 IN thick, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 1 and 2 on photo template), 0% work completed.
      - Building Interior, 8 each of hardwood slats ("alfajía") at approximately 2' spaced, above the hardwood beams, 43 FT long x 1 IN high x 4 IN thick, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 1 and 2 on photo template), 0% work completed.
      - Building Interior, 709.5 SF of 1" thick ceiling lime base plaster and 2 coats of lime base paint, 43 FT long x 16.5 FT wide, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 1 and 2 on photo template), 0% work completed.
      - Building Interior, 1 each of missing hardwood casement window, including inner frame and outer 4" x 4" hardwood frame, including 2 coats of oil base paint, 44 IN wide x 81 IN high, (dimension is for opening), Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 3 and 4 on photo template), 0% work completed.
      - Building Interior, 4 each of resetting for hardwood casement window, including inner frame and outer 4" x 4" hardwood frame, including 2 coats of oil base paint, 44 IN wide x 81 IN high, (dimension is for opening), Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 3 and 4 on photo template), 0% work completed.
      - Building Interior, 709.5 SF of deep cleaning and sealant for 4" x 8" clay bricks based floor, 43 FT long x 16.5 FT wide, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No. 5 on photo template), 0% work completed.
• Building Interior, 320 SF of wall lime base plaster, 20% of surface area, 43 FT long x 16.5 FT wide x 13.5 FT high, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 6 and 7 on photo template), 0% work completed.

• Building Interior, 1,606.5 SF of wall lime base paint, 100% of surface, 43 FT long x 16.5 FT wide x 13.5 FT high, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 6 and 7 on photo template), 0% work completed.

• Building Interior, 20 each of track lights, 100 Watt, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No. 8 on photo template), 0% work completed.

• Building Interior, 3 each of ceiling fan, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No. 9 on photo template), 0% work completed.

• 2. Salón de Historia:
  • Building Interior, 12 each of hardwood beams at approximately 4’ spaced, 16.5 FT long x 8 IN high x 4 IN thick, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 10 and 11 on photo template), 0% work completed.
  • Building Interior, 8 each of hardwood wood slats ("alfajía") at approximately 2’ spaced, above the hardwood beams, 46 FT long x 1 IN high x 4 IN thick, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 10 and 11 on photo template), 0% work completed.
  • Building Interior, 759 SF of 1” thick ceiling lime base plaster and 2 coats of lime base paint, 46 FT long x 16.5 FT wide, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 10 and 11 on photo template), 0% work completed.
  • Building Interior, 6 each of resetting for hardwood casement window, including inner frame and outer 4” x 4” hardwood frame, including 2 coats of oil base paint, 44 IN wide x 81 IN high, (dimension is for opening), Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No. 12 on photo template), 0% work completed.
  • Building Interior, 1,350 SF of wall lime base paint, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 13 and 14 on photo template), 0% work completed.
  • Building Interior, 22 each of track lights, 100 Watt, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No. 16 on photo template), 0% work completed.
- Building Interior, 1 each of hardwood door, including frame, including 2 coats of oil base paint, 43 IN wide x 92 IN high, (dimension is for opening), Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No. 17 on photo template), 0% work completed.

3. Interior Patio:
- Building Exterior, 2 each of hardwood door, including frame, including 2 coats of oil base paint, 43 IN wide x 92 IN high, (dimension is for opening), Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 18 and 19 on photo template), 0% work completed.
- Building Exterior, 1,547.75 SF of exterior wall lime base paint, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 20 and 21 on photo template), 0% work completed.
- Building Exterior, 386.94 SF of exterior wall lime base plaster, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 20 and 21 on photo template), 0% work completed.

4. Hallways:
- Building Interior, 12.5 SF of lime base plaster and lime base paint between ceiling beams, 6.25 FT long x 2 FT wide, Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 24 on photo template), 0% work completed.
- Building Interior, 2 SF of lime base plaster and lime base paint above door, Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 25 on photo template), 0% work completed.

5. Kitchen:
- Building Interior, 2 SF of lime base plaster and lime base paint in corner of ceiling, Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 26 on photo template), 0% work completed.
- Building Interior, 1 each of hardwood beam, 7 FT long x 8 IN high x 4 IN thick, Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 27 on photo template), 0% work completed.

6. Sala de Arqueología:
- Building Interior, 261.2495 SF of lime base plaster and lime base paint on ceiling, on south side of room, 15.8333 FT long x 16.5 FT wide, Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 28 on photo template), 0% work completed.
- Building Interior, segment of hardwood slat ("alfajía") above the hardwood beams, south side of the room, 4 FT long x 1 IN high x 4 IN thick, Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 29 on photo template), 0% work completed.
- Building Interior, 151.2506 SF of lime base plaster and lime base paint on ceiling, on north side of room, 9.1667 FT long x 16.5 FT wide, Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 30 on photo template), 0% work completed.

7. Sala de Arquitectura:
- Building Interior, 1,687.5 SF of lime base paint on walls, Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 31 on photo template), 0% work completed.
- Building Interior, 337.5 SF of lime base plaster on walls, Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 32 on photo template), 0% work completed.
- Building Interior, 759 SF of lime base plaster and lime base paint on ceiling, 46 FT long x 16.5 FT wide, Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 33 on photo template), 0% work completed.
- Building Interior, 759 SF of deep cleaning and sealant for 4" x 8" clay bricks based floor, 46 FT long x 16.5 FT wide, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No. 34 on photo template), 0% work completed.
- 8. Stairs Room:
  - Building Interior, 1 each of hardwood double door with frame, including 2 coats of oil base paint, (door is currently sealed shut because it was severely damaged during the hurricane), 51 IN wide x 96 IN high, (dimension is for opening), Damaged by high winds, wind driven rain and wind blown debris (damage on picture No. 35 on photo template), 0% work completed.
- 9. South Courtyard:
  - Building Exterior, 960 SF of deep cleaning and sealant for exterior 4" x 8" clay bricks based floor, Damaged by high winds, wind driven rain and wind blown debris (pictures on pages 13 and 14 of NPS report), 0% work completed.
  - Building Exterior, 1,200 SF of exterior wall lime base plaster, damaged by high winds, wind driven rain and wind blown debris (pictures on pages 4 and 20 of NPS report), 0% work completed.
  - Building Exterior, 12,000 SF of exterior wall lime base paint, damaged by high winds, wind driven rain and wind blown debris (pictures on pages 4 and 20 of NPS report), 0% work completed.
- Roof Area:
  - Built-up Roofing:
    - Building Exterior, 5,812.75 SF of 3-ply bituminous asphalt membrane roofing, covered with elastomeric coating, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 22 and 23 on photo template, see sketch for diagram and quantities), 0% work completed.
    - Building Exterior, 1,638 SF of terracotta roofing brick below roofing membrane on southeast area of roof (zone E on diagram), 8 IN long x 4 IN wide x 1.5 IN thick, Damaged by high winds, wind driven rain and wind blown debris (pictures on pages 7, 8, 10 and 11 of NPS report, see sketch for diagram and quantities), 0% work completed.
  - Cant Strips:
    - Building Exterior, plastic trapezoidal cant strips, 513.75 FT long, Damaged by high winds, wind driven rain and wind blown debris (damage on pictures No's 22 and 23 on photo template, see sketch for diagram and quantities), 0% work completed.
template, see sketch for diagram and quantities), 0% work completed.

○ Site Work:
  ▪ Chain Link Fence:
    ▪ Exterior Site, chain link fence, 750 FT long x 6 FT high, Damaged by high winds, wind driven rain and wind blown debris (picture on page 21 of NPS report), 0% work completed.

  ▪ Flood Lights:
    ▪ Exterior Site, 9 each of metal halide flood lights, 1,500 Watt, Damaged by high winds, wind driven rain and wind blown debris (damage on picture 40 on photo template), 0% work completed.

  ▪ Metal Gate:
    ▪ Exterior Site, 160 SF of cleaning and applying of primer and 2 coats of oil based paint to galvanized metal front gate (1" sq. tubular elements), 8 FT long x 20 FT high, Damaged by high winds, wind driven rain and wind blown debris (picture on page 21 of NPS report), 0% work completed.

Eligible Damages to be Mitigated

The eligible damages included in the Public Assistance Project Damage Description and Dimensions are:

Doors and Windows: remove and repair all damaged doors and windows.

D. Replace 1 ea. 44 in x 81 in wood casement window, including inner frame and outer 4 in x 4 in hardwood frame, 2 coats of oil base paint finish. (damage on pictures No's 3 and 4 on photo template). Replace only windows and doors elements that are not repairable. The first course of action will always be repairing all existing building elements, when possible.

E. Reset in-kind 4 ea. 44 in x 81 in wood casement window, including inner frame and outer 4 in x 4 in hardwood frame, replace hardware in-kind and finish with 2 coats of oil base paint finish. (damage on pictures No's 3 and 4 on photo template, SIR)

D. Reset in-kind 6 ea. 44 in x 81 in wood casement window, including inner frame and outer 4 in x 4 in hardwood frame, replace hardware in-kind and finish with 2 coats of oil base paint finish. (damage on pictures No. 12 on photo template, SIR)

I. Repair in-kind 1 ea. 43 in x 92 in hardwood door including frame and hardware in-kind, 2 coats of oil base paint finish. (damage on pictures No. 17 on photo template, SIR)

Interior Patio:

A. Repair in-kind 2 ea. 43 in x 92 in hardwood door including frame and hardware in-kind, 2 coats of oil base paint finish. (damage on pictures No's 18 and 19 on photo template, SIR)

A. Remove and replace in-kind 1ea. 51 in x 96 in wooden double door including frame and hardware, 2 coats of oil base paint finish. (door is currently sealed shut because it was severely damaged during the hurricane) (damage on
picture No. 35 on photo template, SIR). Provide drawings/photos of the replacement doors for EHP evaluation.

Roof Area: Built-up Roofing

Remove 5,813 sf of 3-ply bituminous asphalt membrane roofing, covered with elastomeric coating, and replace with hydraulic lime-based mortar, which is the traditional waterproofing treatment for terracotta roof bricks and waterproofing cladding treatment. (Damage on pictures No's 22 and 23 on photo template, see sketch for diagram and quantities), See Scope note #1. The repairs for Fortin Conde de Mirasol should follow the guidance and recommendations stated in the “National Parks Service Evaluation of Projects and Damage Report for Conde de Mirasol”, 0% work completed.

Site Work

A. Remove and replace, in kind, chain link fence, 750 FT long x 6 FT high, damaged by high winds, wind driven rain and wind-blowed debris (picture on page 21 of NPS report), 0% work completed.

B. Remove and Replace 9 ea. metal halide flood lights fixtures, 1,500 Watt or equivalent output, 0% work completed.

Hazard Mitigation Proposal (HMP) Scope of Work

The mitigation to be performed includes:

Doors and Windows

NOTE: PA cost estimate to Remove and repair all damaged Doors and windows, was done by a Contractor who specializes in Restoring Historical properties, so the mitigation proposed is supplementary.

Doors and Windows. Applicant wants to include as mitigation measure, Install, new, “Kerf” cut type, silicone weather stripping around window frame, Color to match as best possible windows and doors color, in all 15, damaged Doors and windows in total, to further protect against water and wind intrusion to interior.

11 ea, 44 in x 81 in wood casement windows

2 ea, 43 in x 92 in hardwood double doors

1 ea, 51 in x 96 in wooden double door

Doors and windows. Applicant wants to add, additional, in kind to existing in size and appearance, wood security bars (removable) in all damaged doors and windows as a secondary security measure to reinforce the openings, against wind and impact, 2 bars in each opening in case of a next event. (70 LF 2x4 treated wood +60 galv. Steel “S” brackets). Paint in same manner as all doors and windows.

Roof Area: 5,812.75 SF. The Applicant wants to change the existing waterproofing system from asphalt 3 ply to a, Single ply, fiberglass reinforced fully adhered to newly restored lime-based mortar bed, PVC type waterproofing system, 60 mils.
As Mitigation measure, we are suggesting an upgrade in material to a thicker more resilient membrane, of 72 mils (resulting in a commercial roofing system with "high wind" performance and longer Warranty) mitigation cost will be the difference in upgrade cost from PA's eligible to repair amount. (example of Quality manufacturer and product:-Sika-Sarnafil or equal)

Note: Removal of existing 3 ply system, cleaning and repairing of surface, roof clay tiles, and restored, lime based, bed of hydraulic mortar will be covered by PA (Refer to PA SOW, cost estimate and NPS Report in GM).

Chain Link Fence: 750 FT long x 6 FT high

Strengthen the fence to prevent wind and flying debris damage.

Replace 2” chain-link fence post with 3-inch diameter galvanized steel posts 8 ft on center, 3 ft deep footing, instead of 10 ft O.C and 2 ft deep footings.

Recommended Mitigation: Replace 9 each metal Halide luminaries with more efficient and weather resistant, LED Units. PA awarded amount, appears to be enough to Replace the Metal Halide to Equals LED’s.