



**Request for Proposal
Contracting of Professional Services
March 13, 2024
RFP-SP-2023-2024-015-DS**

Description	Design and Construction Management Services for Wind Retrofit Elements (Windows, Exterior Doors, and Roof Impermeabilization System)
Deadline	April 12, 2024, until 12:00 PM

In compliance with the principles of sound administration and transparency in the process of selecting and awarding Professional Services contracts, the Department of Health requests Design and Construction Management Services for Wind Retrofit Elements (Windows, Exterior Doors, and Roof Impermeabilization System). Any proposal submitted must meet at least the following parameters:

PROJECT OVERVIEW

This RFP seeks a Proponent that will conduct an architectural study of the exterior windows, doors, and roof impermeabilization membrane and provide a Method of Repair and Cost Estimate report that includes a window, door, and roof impermeabilization membrane design and submittal for replacements that comply with all applicable building codes.

This facility was built in 1959. It is a 6-story, 450,000 SF building description reinforced concrete building with flat reinforced concrete roof slab and bituminous roof waterproofing membrane. The facility has 1,589 windows and 42 exterior doors, all of which must be replaced according to the Scope of Work herein.

The Selected Proponent will also develop an Implementation Logistics Plan in collaboration with the UDH Administration that enables construction implementation to take place alongside ongoing hospital operations, with minimal disruption of hospital services. Finally, the Selected Proponent will be available during project construction to ensure design implementation.

SCOPE OF WORK

1.1. Scope of Work

1.1.1. Vulnerability Analysis

The purpose of this RFP is to hire the services of a firm to carry out a vulnerability analysis of the structure, in terms of risks due to wind and rain in the event of an atmospheric disaster similar to Hurricane María. The vulnerability study must be validated, approved, and signed by a licensed professional according to the PR Law (licensed engineer or architect). The study includes but are not limited to identify possible risks, sensitive areas, elements that do not comply with current codes, etc., so that the envelope of the structure resist the loads caused by water and rain forces. As a result, reducing the potential for similar damage to these replaced/repaired items (this is the general purpose of FEMA



approved mitigation). This vulnerability analysis includes, but is not limited to, recommendations regarding type, material, dimensions, installation methods, cost estimates, design of wind and rain resistant windows, doors, and roof impermeabilization system according to the design parameters indicated in the codes (PRIBC 2018).

1.1.2. Doors, Windows, and Roof Impermeabilization System Design

1. Analysis of exterior windows and options for replacement, both in the current market or an original design to meet specific needs. The number of windows is 1,589 Ea. Openings Mitigation: Windows and Doors aluminum, commercial grade, stock units, awning type, standard glass, with wind and impact resistant units.
2. Provide a Method of Repair report with recommendations and cost estimate for window solutions that comply with building code, historical preservation requirements, and to address any vulnerabilities identified.
3. Analysis of exterior doors and options for replacement, both in the current market or an original design to meet specific needs. The number of doors is 42 ea., glass, sliding, aluminum, 5/8" tempered insulated glass, with wind and impact resistant units.
4. Provide a Method of Repair report with recommendations and cost estimate for door solutions that comply with building code and to address any vulnerabilities identified.
5. Design of roof impermeabilization system and all its elements (insulation, slope, etc.).
6. Provide a Method of Repair report with recommendations and cost estimate for roof impermeabilization system that complies with building code and to address any vulnerabilities identified.
7. Participate in construction phase to certify design implementations.
8. Coordination and procurement of all pertinent and needed permits.

1.1.3. Implementation Logistics Plan

1. This detailed logistics plan will be developed in conjunction with UDH Administration and will outline how designs and construction will be implemented in order to minimize hospital operations disruption.



GOVERNMENT OF PUERTO RICO
Department of Health
Auction Office

2. This plan is part of the Construction Management services. However, it is outlined here as a separate deliverable due to its role and due date in the project process.
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To clarify any doubts or questions about this, you can send an email to: subastas@salud.pr.gov no later than **April 1, 2024, until 4:00 PM**. The Department will have until **April 5, 2024, until 4:00 PM** to answer any doubts or questions. Site Walkthrough (compulsory): **March 21, 2024, 9:30a.m. (see note)**. Those interested in participating in the site visit (compulsory) please RSVP to subastas@salud.pr.gov on or before **Wednesday, March 20, 2024, by 3:00pm**.

The PRDOHe, through its Secretary or through the personnel designated by him, will review the applications received and determine if any of them is capable of signing a professional services contract with the concerned agency of the Government of Puerto Rico.

Any proposal will be accompanied by the Certificate of Eligibility of the Sole Registre of Bidders (RUL/RUP) issued by the General Services Administration of the Government of Puerto Rico (ASG), through which it accredits its inclusion in the Single Registry of Professional Service Providers, as provided in Law No. 73-2019, as amended, known as the "General Services Administration Act for the Centralization of Government Purchases of Puerto Rico of 2019".

The Proponent must submit the proposal accompanied by all the required documentation at the Auction Office located in Building H, Second floor, Office 223. **You must deliver one (1) original, two (2) hard copies and one (1) digital copy on a USB (PDF format), on or before April 12, 2024, until 12:00 PM.**

The selection of the potential contractor will be notified by email.

By submitting a solution pursuant to this notice, the proposer acknowledges that:

1. All information submitted is true and verification may be requested.
2. The proposal containing any false or incorrect information shall be immediately discarded.
3. At its sole discretion, the PRDOHe or its designee may communicate with individuals and / or companies that submit solutions to clarify any doubt or coordinate an interview and presentation in person or virtually, without requiring the presence of the other proposers.
4. The purpose of this notice is to disseminate that the Government of Puerto Rico has a need for service that will potentially result in the contracting of professional services.
5. As a result of this process, no type of right is generated that would oblige the Government of Puerto Rico to sign a professional services contract.
6. It has the power to bind and comply with all parameters and requirements applicable to government contracting of professional services.
7. As part of the consideration of the request for proposal, the signing of a non-disclosure agreement may be required.



Calendar and Information

Applicant Unit:	Department of Health (PRDOHe)
Contact Information:	Denise Marrero Santana 787-765-2929, ext. 4475
Application Number:	RFP-SP-2023-2024-015-DS
Application Name:	Design and Construction Management Services for Wind Retrofit Elements (Windows, Exterior Doors, and Roof Impermeabilization System)
Service Category (Technology, Management Consulting, Etc.):	Request for Professional Services
Date of Publication of the Application:	March 13, 2024
Compulsory Virtual Discussion Meeting:	March 21, 2024, 9:30 a.m. (see note)
Deadline for submitting questions:	April 1, 2024, until 4:00 PM
Deadline to answer questions:	April 5, 2024, until 4:00 PM
Submit Proposal at the Auction Office:	Department of Health Auction Office, Building H, Office 223, Second floor.
Deadline for Submission of Proposals:	April 12, 2024, until 12:00 PM
Form Request and Related Documentation request it to:	subastas@salud.pr.gov

Those interested in participating in the site vist (compulsory) please RSVP to subastas@salud.pr.gov on or before **Wednesday. March 20, 2024, by 3:00pm.**