



Tuesday, August 4, 2026

ADDENDUM 03

RFP-PS-2025-2026-039-PMO-CDBG

A/E DESIGN & ENVIRONMENTAL PROFESSIONAL SERVICES FOR DSPR'S FACILITY REHABILITATION,
RESILIENCE, AND MITIGATION PROJECT UNDER THE COMMUNITY DEVELOPMENT
BLOCK GRANT-MITIGATION INFRASTRUCTURE MITIGATION PROGRAM

Purpose:

The purpose of this addendum is to answer all questions submitted by potential proponent's.

PREDEFINED GROUP A

1. Are the building's construction plans available? And will they be provided by the owner so it may be used as a guide for evaluation and design?
 - DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4.**
2. Are the following studies and/or reports be available and will they be provided by the owner? a) Survey and Topography; b) Studies of hazardous materials (lead, asbestos, etc.); c) Hydrologic and Hydraulic (stormwater system)
 - DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Attachment B.**

3. Are code evaluation and compliance required for the stormwater system?

- Yes. Proponents shall include the evaluation of the existing stormwater system and determine the improvements necessary to comply with all applicable federal, state, and local codes, standards, and regulations as part of their technical and cost proposals, in accordance with **Article 10, Sections 1.3 and 1.4.**

4. Can the owner limit the evaluation areas for the stormwater system on site?

- DSPR will not establish or limit the stormwater evaluation areas for purposes of proposal preparation. Proponents shall determine the limits of the stormwater system and site areas to be evaluated as part of their required field investigations, assessment, and professional evaluation in preparing their technical and cost proposals, in accordance with **Article 10, Sections 1.3 and 1.4.**

5. Can the owner clarify and define the limits for evaluation and design for the following items: a) Sanitary facilities; b) Building doors and their hardware; c) Parking; d) Stormwater system

- The limits of the evaluation and design for sanitary facilities, building doors and hardware, parking areas, and the stormwater system shall be as identified in the mitigation needs and the Scope of Work for each facility. Proponents shall evaluate existing conditions and develop the engineering and architectural design necessary to complete the required mitigation measures, in accordance with **Article 10 – Scope of Work.**

6. Is there anything protected by the State Historic Preservation Office? If not, should it still be included in the proposal as stated by the RFP?

- DSPR's preliminary assessments did not identify any of the facilities included in this RFP as historic properties or as requiring Historic Preservation review. Proponents shall consider the requirements of the Environmental Review, including the evaluation of the applicability of Section 106 and other historic preservation requirements, and shall include the services necessary to comply with such requirements in their proposals, in accordance with **Article 10, Section 1.3.11.**

PREDEFINED GROUP B

7. Are the building's construction plans available, and will they be provided by the owner?

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4.**

8. Will the assessment report be for all design disciplines (architecture, structure, electricity, mechanic, etc.)?

- Yes. Proponents shall perform all evaluations, investigations, and assessments necessary to develop the required engineering and architectural deliverables for all applicable design disciplines, including architecture, structural, mechanical, electrical, plumbing, and other specialized services required by the Scope of Work for each facility, in accordance with **Article 10, Sections 1.3 and 1.4.**

9. What year was the building built?

- DSPR does not have the year of construction for the facilities included in this procurement. Proponents shall perform the necessary site investigations and records research required to complete the Scope of Work and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Refer to **Addenda 12: DSPR's Healthcare Facilities Locations.**

10. What is the building's square area?

- DSPR does not have the existing gross square footage for the facilities included in this procurement. Proponents shall determine the existing building areas as part of their required field investigations and professional evaluation in developing their technical and cost proposals, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Refer to Addenda 12: DSPR's Healthcare Facilities Locations.

11. Is there anything protected by the State Historic Preservation Office?

- DSPR's preliminary assessments did not identify any of the facilities included in

this RFP as historic properties or as requiring Historic Preservation review. However, Proponents shall be responsible for conducting the required Environmental Review, evaluating the applicability of Section 106 and other historic preservation requirements, and coordinating with SHPO, when applicable, in accordance with **Article 10, Section 1.3.11.**

12. Will the construction plans have the space distribution, ceiling plans (acoustical, lighting, alarms, and a/c ventilation placement), location of utilities room (mechanical, electrical and communications), elevations and sections?

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4.**

13. If the owner does not have the original plans, will it be necessary to perform an asbuilt structural analysis of the reinforced steel in the main structural elements? Will this analysis be included in the proposal or will it be provided by the owner

- Yes. If existing structural drawings are not available, Proponents shall perform the required field investigations and evaluations necessary to develop the existing conditions documentation and prepare the engineering analyses and deliverables required under the Scope of Work, including those based on field verification, in accordance with **Article 10, Sections 1.3 and 1.4.**

PREDEFINED GROUP C

14. ¿Estarán disponibles los planos de construcción del edificio? De ser así, ¿serán provistos a la compañía que se le adjudique el proyecto como parte de los documentos del mismo?

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4.**

15. ¿Existen estudios estructurales, geotécnicos o evaluaciones previas disponibles para estas facilidades?

- DSPR does not have existing structural studies, geotechnical investigations, or previous evaluations for the facilities included in this procurement. Proponents shall perform or procure all investigations, studies, and evaluations necessary to complete the Scope of Work and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

16. ¿En qué año fueron construidos los edificios?

- DSPR does not have the year of construction for the facilities included in this procurement. Proponents shall perform the necessary site investigations and records research required to complete the Scope of Work and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Refer to **Addenda 12: DSPR's Healthcare Facilities Locations.**

17. ¿Existen estudios de asbesto, pintura con plomo u otros materiales peligrosos de cada edificio?

- DSPR does not have existing asbestos surveys, lead-based paint studies, or other hazardous materials assessments for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, and testing necessary to complete the Scope of Work and comply with applicable federal, state, and local requirements, in accordance with **Article 10, Sections 1.3 and 1.4.**

18. ¿El Environmental Review requerido comprende la preparación completa de la documentación conforme a HUD (24 CFR Part 58)?

- Yes. Proponents shall prepare the Environmental Review in full compliance with the requirements of **24 CFR Part 58**, including all analyses, documentation, consultations, notices, specialized studies, responses, revisions, and other deliverables required under the applicable Level of Environmental Review Determination, in accordance with **Article 10, Section 1.3.**

19. ¿Cuál es el área total de construcción de cada edificio (pies cuadrados) y cuantos niveles tiene cada uno?

- DSPR does not have the existing gross square footage for the facilities included in this procurement. Proponents shall determine the existing building areas as part of their required field investigations and professional evaluation in

developing their technical and cost proposals, in accordance with **Article 10, Sections 1.3 and 1.4.**

- Refer to **Addenda 12: DSPR's Healthcare Facilities Locations.**

20. Considerando que varios de los edificios albergan diferentes usos, ¿los trabajos descritos en el RFP aplican a la totalidad del edificio?

- The Proposal shall include the evaluation and development of the required engineering and architectural services for the entire building to support the mitigation scope contemplated under this procurement. Proponents shall determine the specific improvements and mitigation measures based on the required field investigations and professional evaluation, in accordance with **Article 10, Sections 1.3 and 1.4.**

21. ¿Podrían aclararse y definirse los límites de las áreas exteriores (site) (estacionamientos, iluminación, verjas entre otras) que deberán ser evaluadas e impactadas como parte del alcance de los proyectos?

- Proponents shall evaluate all exterior site areas and improvements necessary to support the proposed mitigation measures and complete the Scope of Work. The specific limits of the site work shall be determined based on the required field investigations and professional evaluation, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Please review **Addenda #11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility.**

22. ¿Existe algún elemento o componente del proyecto que esté protegido o sujeto a regulaciones de la Oficina Estatal de Conservación Histórica (State Historic Preservation Office – SHPO)?

- DSPR's preliminary assessments did not identify any of the facilities included in this RFP as historic properties or as requiring Historic Preservation review. However, Proponents shall consider the requirements of the Environmental Review, evaluate the applicability of Section 106 and other historic preservation requirements, and coordinate with SHPO, when applicable, in accordance with **Article 10, Section 1.3.11.**

23. ¿La evaluación (assessment) requerida para todos los proyectos que comprende todas las disciplinas de diseño, incluyendo arquitectura, ingeniería civil, ingeniería estructural, ingeniería mecánica e ingeniería eléctrica?

- Yes. Proponents shall perform all evaluations, investigations, and assessments necessary to develop the required engineering and architectural deliverables for all applicable design disciplines, including architecture, structural, mechanical, electrical, plumbing, and other specialized services required by the Scope of Work for each facility, in accordance with **Article 10, Sections 1.3 and 1.4.**

24. ¿Se tiene conocimiento de deficiencias o problemas existentes en los sistemas de los edificios y/o de los sitios (sites), tales como sistemas de agua potable y sanitaria, aire acondicionado, comunicaciones, sistema eléctrico u otros servicios?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

25. ¿Existe un presupuesto de construcción asignado individualmente para cada una de las tres facilidades del Grupo C? ¿de ser positivo, se podrá notificar?

- DSPR will not disclose or establish an estimated construction budget for the individual facilities included in this procurement. Proponents shall develop their technical and cost proposals based on the requirements of the RFP, site visits, and their professional evaluation, in accordance with **Article 6 and Article 10.**

26. ¿Puede el DSPR confirmar si las tres facilidades serán diseñadas simultáneamente bajo un mismo Notice to Proceed?

- DSPR will issue the Notice(s) to Proceed in accordance with the terms and conditions of the resulting contract and the RFP. Proponents shall prepare their technical and cost proposals based on the requirements established in the RFP and shall not assume that all facilities within a predefined group will be authorized under a single Notice to Proceed, in accordance with **Article 11.**

27. ¿El DSPR podrá modificar el alcance de trabajo luego de completarse la fase de evaluación inicial?

- Yes. DSPR reserves the right to modify the Scope of Work in accordance with the terms and conditions of the RFP and the resulting contract. Proponents shall prepare their technical and cost proposals based on the requirements established in the RFP. Any changes to the **Scope of Work**, if applicable, shall be managed in accordance with the contract provisions.

28. ¿Se permitirá recomendar medidas adicionales de mitigación que no estén expresamente incluidas en el RFP, siempre que mejoren la resiliencia de las facilidades?

- Yes. Proponents may recommend additional mitigation measures, provided such recommendations are consistent with the objectives, requirements, and funding eligibility of the RFP and the Community Development Block Grant-Mitigation (CDBG-MIT) Program. Any such recommendations shall be supported by the required technical evaluation and professional judgment and shall comply with the applicable requirements of **Article 10**.

29. ¿Se requiere levantamiento topográfico en las tres facilidades?

- Proponents shall perform or procure the geotechnical investigations, topographic surveys, and any other studies required to complete the Scope of Work, based on their professional evaluation and the mitigation needs identified for each facility, in accordance with **Article 10, Sections 1.3 and 1.4**.

30. De no existir planos estructurales del diseño original de los edificios que requieren evaluación sísmica, pues es necesario hacer un estudio de identificación (LiDAR) de acero de refuerzo de los elementos principales estructurales. ¿Ese estudio tiene que ser incluido en la propuesta o será provisto por el dueño?

- DSPR will not provide specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem necessary to complete the required engineering analyses and develop the required deliverables, in accordance with **Article 10, Sections 1.3 and 1.4**.

31. ¿Podrá confirmar que los as-built requeridos para los edificios serán uno de tipo arquitectónico donde ilustre plantas de piso con distribución de espacio, plantas de plafones acústicos, identificando equipos instalados, plantas de piso con área de cuarto, mecánicos, eléctricos y comunicaciones con fachadas y elevaciones
- Proponents shall prepare the existing conditions documentation and as-built drawings required to support the engineering and architectural deliverables identified in the Scope of Work. The content and level of detail of the as-built drawings shall be sufficient to develop the required design documents and shall be consistent with the requirements of **Article 10, Sections 1.3 and 1.4.**

PREDEFINED GROUP D

32. ¿Estarán disponibles los planos de construcción del edificio? De ser así, ¿serán provistos a la compañía que se le adjudique el proyecto como parte de los documentos del mismo?
- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4.**
33. ¿Existen estudios estructurales, geotécnicos o evaluaciones previas disponibles para estas facilidades?
- DSPR does not have existing structural studies, geotechnical investigations, or previous evaluations for the facilities included in this procurement. Proponents shall perform or procure all investigations, studies, and evaluations necessary to complete the Scope of Work and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**
34. ¿En qué año fueron construidos los edificios?
- DSPR does not have the year of construction for the facilities included in this procurement. Proponents shall perform the necessary site investigations and records research required to complete the Scope of Work and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**
 - Refer to **Addenda 12: DSPR's Healthcare Facilities Locations.**

35. ¿Existen estudios de asbesto, pintura con plomo u otros materiales peligrosos de cada edificio?

- DSPR does not have existing asbestos surveys, lead-based paint studies, or other hazardous materials assessments for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, and testing necessary to complete the Scope of Work and comply with applicable federal, state, and local requirements, in accordance with **Article 10, Sections 1.3 and 1.4.**

36. ¿El Environmental Review requerido comprende la preparación completa de la documentación conforme a HUD (24 CFR Part 58)?

- Yes. Proponents shall prepare the Environmental Review in full compliance with the requirements of **24 CFR Part 58**, including all analyses, documentation, consultations, notices, specialized studies, responses, revisions, and other deliverables required under the applicable Level of Environmental Review Determination, in accordance with **Article 10, Section 1.3.**

37. ¿Cuál es el área total de construcción de cada edificio (pies cuadrados) y cuantos niveles tiene cada uno?

- DSPR does not have the existing gross square footage for the facilities included in this procurement. Proponents shall determine the existing building areas as part of their required field investigations and professional evaluation in developing their technical and cost proposals, in accordance with **Article 10, Sections 1.3 and 1.4.**
- **Refer to Addenda 12: DSPR's Healthcare Facilities Locations.**

38. Considerando que varios de los edificios albergan diferentes usos, ¿los trabajos descritos en el RFP aplican a la totalidad del edificio?

- The Proposal shall include the evaluation and development of the required engineering and architectural services for the entire building to support the mitigation scope contemplated under this procurement. Proponents shall determine the specific improvements and mitigation measures based on the required field investigations and professional evaluation, in accordance with **Article 10, Sections 1.3 and 1.4.**

39. ¿Podrían aclararse y definirse los límites de las áreas exteriores (site) (estacionamientos, iluminación, verjas entre otras) que deberán ser evaluadas e impactadas como parte del alcance de los proyectos?

- Proponents shall evaluate all exterior site areas and improvements necessary to support the proposed mitigation measures and complete the Scope of Work. The specific limits of the site work shall be determined based on the required field investigations and professional evaluation, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Refer to **Addenda 11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility.**

40. ¿Existe algún elemento o componente del proyecto que esté protegido o sujeto a regulaciones de la Oficina Estatal de Conservación Histórica (State Historic Preservation Office – SHPO)?

- DSPR's preliminary assessments did not identify any of the facilities included in this RFP as historic properties or as requiring Historic Preservation review. However, Proponents shall consider the requirements of the Environmental Review, evaluate the applicability of Section 106 and other historic preservation requirements, and coordinate with SHPO, when applicable, in accordance with **Article 10, Section 1.3.11.**

41. ¿La evaluación (assessment) requerida para todos los proyectos que comprende todas las disciplinas de diseño, incluyendo arquitectura, ingeniería civil, ingeniería estructural, ingeniería mecánica e ingeniería eléctrica

- Yes. Proponents shall perform all evaluations, investigations, and assessments necessary to develop the required engineering and architectural deliverables for all applicable design disciplines, including architecture, structural, mechanical, electrical, plumbing, and other specialized services required by the Scope of Work for each facility, in accordance with **Article 10, Sections 1.3 and 1.4.**

42. ¿Se tiene conocimiento de deficiencias o problemas existentes en los sistemas de los edificios y/o de los sitios (sites), tales como sistemas de agua potable y sanitaria, aire acondicionado, comunicaciones, sistema eléctrico u otros servicios?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and

evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

43. ¿Existe un presupuesto de construcción asignado individualmente para cada una de las tres facilidades del Grupo C? ¿de ser positivo, se podrá notificar?

- DSPR will not disclose or establish an estimated construction budget for the individual facilities included in this procurement. Proponents shall develop their technical and cost proposals based on the requirements of the RFP, site visits, and their professional evaluation, in accordance with **Article 6** and **Article 10.**

44. ¿Puede el DSPR confirmar si las tres facilidades serán diseñadas simultáneamente bajo un mismo Notice to Proceed?

- DSPR will issue the Notice(s) to Proceed in accordance with the terms and conditions of the resulting contract and the RFP. Proponents shall prepare their technical and cost proposals based on the requirements established in the RFP and shall not assume that all facilities within a predefined group will be authorized under a single Notice to Proceed, in accordance with **Article 11.**

45. ¿El DSPR podrá modificar el alcance de trabajo luego de completarse la fase de evaluación inicial?

- Yes. DSPR reserves the right to modify the Scope of Work in accordance with the terms and conditions of the RFP and the resulting contract. Proponents shall prepare their technical and cost proposals based on the requirements established in the RFP. Any changes to the Scope of Work, if applicable, shall be managed in accordance with the contract provisions

46. ¿Se permitirá recomendar medidas adicionales de mitigación que no estén expresamente incluidas en el RFP, siempre que mejoren la resiliencia de las facilidades?

- Yes. Proponents may recommend additional mitigation measures, provided such recommendations are consistent with the objectives, requirements, and funding eligibility of the RFP and the Community Development Block Grant-Mitigation (CDBG-MIT) Program. Any such recommendations shall be supported by the required technical evaluation and professional judgment and shall comply with the applicable requirements of **Article 10.**

47. ¿Se requiere levantamiento topográfico en las tres facilidades?

- Proponents shall perform or procure the geotechnical investigations, topographic surveys, and any other studies required to complete the Scope of Work, based on their professional evaluation and the mitigation needs identified for each facility, in accordance with **Article 10, Sections 1.3 and 1.4.**

48. De no existir planos estructurales del diseño original de los edificios que requieren evaluación sísmica, pues es necesario hacer un estudio de identificación (LiDAR) de acero de refuerzo de los elementos principales estructurales. ¿Ese estudio tiene que ser incluido en la propuesta o será provisto por el dueño?

- DSPR does not have specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem necessary to complete the required engineering analyses and develop the required deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

49. ¿Podrá confirmar que los as-built requeridos para los edificios serán uno de tipo arquitectónico donde ilustre plantas de piso con distribución de espacio, plantas de plafones acústicos, identificando equipos instalados, plantas de piso con área de cuarto, mecánicos, eléctricos y comunicaciones con fachadas y elevaciones?

- Proponents shall prepare the existing conditions documentation and as-built drawings required to support the engineering and architectural deliverables identified in the Scope of Work. The content and level of detail of the as-built drawings shall be sufficient to develop the required design documents and shall be consistent with the requirements of **Article 10, Sections 1.3 and 1.4.**

50. ¿Existen estudios estructurales o de vulnerabilidad que sustenten los alcances de mitigación propuestos? De ser positivo ¿los mismos serán provistos a la compañía que se le adjudique la subasta?

- DSPR does not have existing structural studies, geotechnical investigations, topographic surveys, hydraulic and hydrologic studies, or previous evaluations available for the facilities included in this procurement. Proponents shall perform or procure all investigations, studies, and evaluations they deem necessary to develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

51. ¿Existen limitaciones relacionadas con la topografía, acceso o permisos que deban ser consideradas durante el diseño?

- DSPR does not have information regarding site-specific topographic, access, or permitting limitations available for the facilities included in this procurement. Proponents shall perform the necessary field investigations and professional evaluations to identify any conditions that may affect the design and shall develop their proposals in accordance with the requirements of **Article 10, Sections 1.3 and 1.4**

52. ¿Se permitirá desarrollar las tres facilidades del Grupo D por fases independientes para agilizar las entregas y el proceso de revisión

- DSPR will determine the sequencing of the services and the issuance of any Notice(s) to Proceed in accordance with the requirements of the RFP and the resulting contract. Proponents shall prepare their technical and cost proposals based on the Scope of Work and shall not assume that the facilities will be authorized or performed in independent phases unless otherwise directed by the DSPR.

PREDEFINED GROUP E

53. Are the building's construction plans available, and will they be provided?

- DSPR does not have existing construction plans or as-built drawings available for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4**.

54. Will the construction plans have the space distribution, ceiling plans (acoustical, lighting, alarms, and a/c ventilation placement), location of utilities room (mechanical, electrical and communications), elevations and sections?

- DSPR does not have existing construction plans available for the facilities included in this procurement. Proponents shall perform all required field investigations and prepare the existing conditions documentation and as-built drawings necessary to support the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4**.

55. What year was the building built?

- DSPR does not have information regarding the construction year available for the facilities included in this procurement. Proponents shall perform the necessary field investigations and records research required to develop the engineering and architectural deliverables in accordance with **Article 10, Sections 1.3 and 1.4.**

56. What is the building's square area?

- DSPR does not have the gross building area available for the facilities included in this procurement. Proponents shall determine the building area through the required field investigations as necessary to develop the engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**

57. Are the works detailed in the RFP for the whole building even if the uses are different?

- The Proposal shall include the evaluation and development of the required engineering and architectural services for the entire building to support the mitigation scope contemplated under this procurement. The Selected Proponent shall determine the specific improvements and mitigation measures based on the required field investigations and professional evaluation, in accordance with **Article 10, Sections 1.3 and 1.4.**

58. Can the limits for the site areas (parking, lighting, etc.) to be evaluated and impacted be clarified and defined?

- **Proponents shall** determine the limits of the exterior site areas to be evaluated, including parking areas, site lighting, fencing, and other site improvements, as part of their required field investigations and professional evaluation in preparing their technical and cost proposals. The extent of the site work shall be based on the mitigation needs identified for each facility, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Refer to **Addenda 11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility.**
- Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**

59. Is there anything protected by the State Historic Preservation Office?

- DSPR's preliminary assessments did not identify any of the facilities included in this RFP as historic properties or as requiring Historic Preservation review.

However, Proponents shall consider the requirements of the Environmental Review, evaluate the applicability of Section 106 and other historic preservation requirements, and coordinate with SHPO, when applicable, in accordance with **Article 10, Section 1.3.11.**

60. Is the required assessment for all the design disciplines (architecture, civil, structure, mechanic, electric)?

- Yes. Proponents shall perform all evaluations, investigations, and assessments necessary to develop the required engineering and architectural deliverables for all applicable design disciplines, including architecture, structural, mechanical, electrical, plumbing, and other specialized services required by the Scope of Work for each facility, in accordance with **Article 10, Sections 1.3 and 1.4.**

61. Are there any utility problems in the building and/or site (potable and sanitary water systems, air conditioning system, communication systems, electrical system, etc.)

- DSPR does not have information regarding existing deficiencies in the building or site systems available for the facilities included in this procurement. Proponents shall perform all required field investigations and professional evaluations to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

62. Does the work of the RFP include the roofed court on the site of the Vega Baja CTS?

- No. The roofed court at the Vega Baja CTS is not included within the scope of work of this procurement and shall not be evaluated as part of the required engineering and architectural services. The Proposal shall be prepared in accordance with the Scope of Work established in **Article 10, Sections 1.3 and 1.4.**

63. How many levels does the pediatric building in Arecibo have?

- The Arecibo Pediatric Center consists of one (1) level for purposes of this procurement.

64. Whose responsibility will the radiographic study of steel in structural elements be if there are no construction plans of the pediatric building in Arecibo?

- DSPR does not have specialized studies available for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem necessary to complete the required engineering analyses and develop the required deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

65. If the owner does not have the original plans, will it be necessary to perform an as-built structural analysis of the reinforced steel in the main structural elements? Will this analysis be included in the proposal or will it be provided by the owner

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4**

66. El alcance de trabajo (Scope of Work) incluido bajo el "Artículo 10" en el documento de la subasta muestra una descripción general de los trabajos a realizarse. Solicitamos respetuosamente que se comparta el alcance detallado por grupo de proyecto y presupuesto asignado a cada grupo para poder determinar los honorarios de servicio de diseño.

- The Scope of Work for each project predefined group is established in **Article 10** of the RFP. The DSPR does not have additional detailed scopes of work available beyond those included in the solicitation documents. In accordance with **Article 3** of the RFP, each Proponent is responsible for visiting the project site and becoming fully informed of the existing conditions and constraints that may affect the execution of the work. For preparing the proposals, the DSPR will provide the approximate parking area square footage, water tank/cistern and/or power generator minimum requirements for each applicable facility. DSPR will not disclose the estimated construction budget or any budget allocation by facility or project pre-defined group.
- Refer to **Addenda 11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility.**
- Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**

67. Según se da a entender en el RFP, se puede someter propuesta por grupo de proyecto. En cuanto a formato de entrega si se decidiera someter propuesta para múltiples grupos, ¿se requiere entregar un documento individual por grupo o solo un documento con la propuesta de todos los grupos?

- Proponents submitting proposals for multiple project pre-defined groups shall submit a separate proposal for each project pre-defined group. Each proposal shall be complete and include all information required by the RFP for the applicable project pre-defined group.

68. Para mantener uniformidad al momento de someter las propuestas solicitamos los estudios mínimos a ser incluidos en cada grupo según aplicable (estudio de asbesto y plomo, mensura, etc.)

- Proponents shall identify and include in their technical and cost proposals the investigations, testing, studies, surveys, and evaluations necessary based on the conditions and characteristics of each facility to complete the required engineering and architectural services and deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

PREDEFINED GROUP C

69. ¿Cuál es el límite de los perímetros que se van a asfaltar?

- The approximate asphalt square footage for each facility is provided in Addenda 11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility. Proponents shall review the information provided and verify the limits and dimensions of the asphalt areas as part of the Existing Conditions Assessment.
- Refer to **Addenda 11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility.**
- Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**

70. ¿Cuántos días se requiere que los edificios mantengan agua potable para la operación?

- For design purposes, Proponents shall assume that the potable water storage system shall provide a minimum of ten (10) days of operational capacity for the facility. Proponents shall verify the required storage capacity based on the

facility's operational demand and develop the appropriate engineering design in accordance with the Scope of Work and applicable codes and standards.

71. ¿Cuáles son los edificios que se consideran la prioridad (deben estar operando en todo momento) carga crítica?
- All facilities included in this procurement shall be considered critical facilities and shall be designed to support continuity of operations following a hazard event, in accordance with the **Scope of Work**. Proponents shall evaluate the critical loads required to maintain essential operations as part of the Existing Conditions Assessment and develop the appropriate engineering design.
72. Agradecemos si se nos puede proveer las facturas de electricidad de estos sites.
- DSPR will not provide utility bills as part of this procurement. Proponents shall perform the required Existing Conditions Assessment and collect the information necessary to support their engineering and architectural evaluation, in accordance with **Article 10**.

PREDEFINED GROUP A

73. (Art. 9, Sec. 9) Article 9, Section 9 states awards will be given "by predefined groups" but contracts "will be made by facility." If a firm is awarded a group, is it contractually obligated to design and administer all facilities in that group, or may DSPR execute contracts for a subset of facilities within a group at its discretion?
- Contracts will be granted for each facility within a predefined group.
 - Refer to RFP **Article 10- Scope of Work / Mitigation Needs, Special Considerations that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are- Subsection 1**.
74. (Art. 10, Special Consideration 5) Design activities beyond 30% and environmental review will pause pending DSPR's Notice to Proceed (NTP). What is the anticipated maximum waiting period between the 30% deliverable submission and DSPR issuance of the continuation NTP? Does the contract execution clock suspend during this pause?
- Pause time should be considered during the execution period. Regulatory delays are not considered non-compliance per **Article 12**.
75. (Art. 10, Sec. 1 – Multiple Facilities) Multiple facilities list "Internal Infrastructure Improvements to Address Wear-Related Deficiencies and Ensure Regulatory Compliance" without specifying the nature or extent of those deficiencies. Will DSPR provide existing facility condition assessments, deficiency reports, or asset condition

data prior to proposal submission, or will the Initial Assessment Report (Task 1) be the sole source of this information?

- DSPR does not have information regarding existing deficiencies in the building or site systems available for the facilities included in this procurement. Proponents shall perform all required field investigations and professional evaluations to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Please also refer to RFP **Article 13- A&E Design Work by Phases, 13.1 General, 13.2 Phase I- Existing Conditions Assessment and Project Initiation.**

76. (Art. 10, Sec. 4) Article 10, Section 4 references a "project budget" DSPR has established for additional special services. What is the total dollar value of this special task allowance per facility or per group, and how should this budget be reflected in the Cost Schedule Form?

- No construction budget or project allowance ceiling will be published. Proposers must develop their own construction cost projections and allowance assumptions. Proponents shall submit one Cost Schedule Form for each facility included in the selected predefined group. In addition, a summary Cost Schedule identifying the total proposed fee for the entire predefined group shall be included.
- Refer to: **Addenda #9: Revised Cost Schedule Forms**

77. (Att. B – Cost Schedule, Sec. VI) The Cost Schedule Form includes line items for a Hydrologic/Hydraulic (HH) Study and ACM/LBP Assessment/Certification as "Allowances" with no predetermined amounts. How should proponents establish and present these allowance estimates – as lump sums based on assumed scope, or as conditional amounts pending site-specific determination?

- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

78. (Art. 13.6; Art. 10, Secs. 1.1.15–1.1.16) Phase V final bid documents include "Davis-Bacon Requirements (if applicable)" as a deliverable. Do Davis-Bacon prevailing wage requirements apply to construction activities at any or all of the 12 facilities? If so, which facilities or groups are subject?

- Davis-Bacon Requirements does not apply for design services.
- Clarification: Davis-Bacon requirements will apply to all construction contracts associated with this program where federal labor standards are triggered, including those funded in whole or in part with CDBG-MIT funds. Applicability is determined at the individual project and contract level, once final scopes,

funding structures, and procurement packages are defined. At this stage, DSPR has not designated specific facilities or groups that are subject to Davis-Bacon, as this determination will be made during project development, environmental review, and construction procurement phases.

79. (Art. 9, Secs. 9–10) May a single proponent receive awards for more than one group simultaneously? If so, does DSPR intend to issue staggered NTPs, or will all group NTPs be issued concurrently?

- DSPR intention is to provide contract NTPs concurrently.

80. (Art. 10, Sec. 5 vs. Art. 10, Sec. 1) Article 10 states proposals shall include "all expenses" and that "DSPR will not cover any additional costs," yet Article 10, Section 5 simultaneously provides for reimbursable CIAPR/CAAPPR permit fees. Please clarify which of the following are reimbursable versus included in the lump sum fee: (a) permit application fees, (b) required environmental public notice publication costs, (c) OGPE pre-consultation fees, (d) HUD RROF processing fees.

- Permit application fees and OGPE pre-consultation fees: These costs are reimbursable.
- Required environmental public notice publication costs and HUD RROF processing fees: PRDOH will be covering these costs.

81. (Att. A, Item 10) Attachment A, Item 10 asks proponents to describe their understanding of "the CTS Río Grande design assignment." The RFP scope includes facilities across five groups and twelve sites. Is this reference a typographical error, or is Attachment A specifically scoped to CTS Río Grande only?

- This reference was a typographical error, please, refer to **Addenda 8: Attachment A: Statement of Proponent's Qualifications.**

82. (Art. 5, Bid Schedule) The Bid Schedule states the Proposal Submission Deadline as August 4, 2026 at "12:00 a.m." Please confirm: is the deadline 12:00 a.m. (midnight, start of August 4) or 12:00 p.m. (noon) AST?

- DSPR has clarified the correct submission time through **Addenda 2**. Proposers must follow the revised deadline listed therein.

83. (Art. 11, Execution Time) The execution time schedule defines design phase durations for each group (26–36 weeks) but does not define the anticipated duration of the construction administration phase (Task 5 – Design Services During Construction). What is DSPR's expected construction duration per facility or group?
- The Proposer is responsible for establishing anticipated construction duration as part of its proposal, based on project complexity and mitigation scope.
84. (Art. 9, Sec. 6; Art. 14) What is the estimated timeline from award notification to NTP issuance, inclusive of OGP Contract Processing Platform (PCo) approvals? Is this administrative period excluded from the 36/30/26-week design execution clock?
- Administrative processing through OGP's PCo platform may impact NTP release. This period is not counted against the design execution schedule defined in **Article 11**. The period between award notification and contract execution, including PCo approvals, is administrative in nature. The design schedule begins upon issuance of the NTP.
85. (Art. 11) For proponents awarded multiple groups, will DSPR issue simultaneous or staggered NTPs? What is the maximum number of groups for which a single proponent may receive simultaneous NTPs?
- Typical design process: Every time designers submit a deliverable, DSPR shall review it for completeness acceptance, if accepted designer may invoice the deliverable.
 - The typical time to review design deliverables is 10 labor days.
86. (Art. 12) Article 12 states delays due to regulatory reviews or agency permitting shall not be considered non-compliance. What written notification process and timeframe is required from the A/E firm to formally invoke this schedule protection?
- The Proposer must submit written notice to DSPR documenting schedule impacts. Regulatory delays are not considered non-compliance per **Article 12**.
 - The RFP does **not define a specific written notification procedure or fixed timeframe** for the A/E firm to formally invoke the schedule protection related to delays caused by regulatory reviews or permitting. Based on the available documents, this protection is acknowledged, but the **mechanism for invoking it is not explicitly prescribed**.
 - Under INFRASTRUCTURE MITIGATION PROGRAM (IMP) – PROGRAM GUIDELINES (V.7).pdf, compliance with federal, state, and local regulatory processes—including environmental review and permitting—is mandatory and may involve external agency timelines that are outside the control of the A/E firm.

87. (Not specified in RFP) No construction budget is disclosed for any facility or group. Will DSPR provide anticipated construction cost budgets per facility prior to the proposal deadline so that A/E professional fees can be appropriately calibrated to program scale?

- The DSPR will not submit construction budget estimates. The Proposer will present the construction budget in the proposal.

88. (Att. B, Summary of Costs) The Summary of Costs table in Attachment B lists eight categories (I through VII) that do not precisely match the six Cost Schedule section headings above it. Please provide a corrected, definitive mapping of all cost line items to the Summary of Costs table.

- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

89. (Att. B, Sec. IV – Construction Bid Support) What is DSPR's anticipated duration of the construction bid process per facility so that total not-to-exceed costs for Construction Bid Support can be accurately estimated?

- This price shall be estimated by the proposer using typical reasonable time, based on their experience.

90. (Att. B, Sec. V – Design Services During Construction) The Cost Schedule requires a "Duration in Months (N)" for Design Services During Construction. What construction duration should proponents assume for each group in their cost proposals?

- This is not necessarily provided. The construction duration shall be estimated by the proposer using typical reasonable time, based on their experience and taking into consideration the scope of the project.

91. (Art. 10, Note after Sec. 1.1.17) Will the professional service fee allow partial payment upon completion of the 30% deliverable set, or will payment only commence upon full completion of all design phases?

- It will be paid per phase as provided in the RFP document **Article 13– A&E Design Work by Phases.**

92. (Art. 6, Sec. 4) Article 6, Section 4 lists a "Proposal Bond" –this is a design proposal-guarantees are not customary.

- Article 6, Section 4 references a "Proposal Bond"; however, DSPR acknowledges that **bonding requirements of this nature are not typical for Architectural/Engineering (A/E) professional services procurements.** Bonding requirements such as: Proposal Bond, Performance Bond and/or Payment Bond

are **typically associated with construction contracts**, not professional services agreements.

- Please refer to **Addenda #6 PROPOSAL PROCEDURES** where the "proposal bond" requirement was eliminated.

93. (Art. 6, Sec. 6) Article 6 prohibits proposals from joint ventures, consortia, syndicates, professional pools, or similar arrangements. Please confirm that a prime firm engaging licensed subcontractors for disciplines it cannot perform in-house constitutes a permissible prime-with-subcontractor structure and does not constitute a prohibited "professional pool."

- A prime firm utilizing qualified subcontractors constitutes an acceptable prime subconsultant arrangement provided the prime firm retains sole contractual responsibility. Engaging licensed subcontractors for disciplines it cannot perform in-house constitutes a permissible prime-with-subcontractor structure and does not constitute a prohibited "professional pool."
- The key distinction is that: The prime firm remains solely responsible for the proposal, contract execution, and deliverables while Subcontractors are supporting resources, not co-equal proposers.

94. (Art. 9, List B, Item 3) Post-award deliverables include a "Performance Guarantee (if applicable)." Under what specific circumstances will DSPR require a performance guarantee?

- Refer to **Article 7, Section 1 and Attachment A, Item 8.**
- A performance guarantee is not a standard requirement for A/E professional services contracts. The "if applicable" language indicates that: It is conditional, not automatic; It may only be required under specific circumstances determined by DSPR at or after award.

95. (Art. 8, Sec. 1(g)) Are audited financial statements required as part of the proposal submission?

- Refer to the RFP Article 6, subsection 9-Qualification Statement

96. (Art. 7, Sec. 9 – M/WBE) The M/WBE preference criterion does not assign a specific numerical point value. What is the specific scoring mechanism — additional points, a percentage multiplier, or a preference tier — applied to M/WBE participation in the technical evaluation?

- Refer to Article 7, Subsection 2- Proponent Qualifications (20%)

97. (Art. 9, Secs. 3–4) Administrative Order Number 2026–637 is referenced in the RFP but not included as an attachment. Where may proponents obtain a copy of AO 2026–637?

- Refer to Article 14.1 Appellate Remedies

98. (Art. 7, Sec. 1; Att. A, Item 8) How is "comparable" defined for the five required recent projects — by project type (healthcare), project dollar value, square footage, or scope of disciplines (structural, MEP, environmental)?

- The RFP does not provide a single, prescriptive definition of "comparable" projects based on a sole criterion (e.g., project type, cost, or size). Instead, based on the structure and intent of the procurement documents, "comparable" should be interpreted as a **multi-factor assessment of similarity in scope, complexity, and relevance** to the services required.
- The Scope of Services requires support across **multiple disciplines (design, environmental, permitting, and construction oversight)**, indicating that comparability extends beyond a single attribute and must reflect the **integrated nature of the services**.
- Additionally, under the INFRASTRUCTURE MITIGATION PROGRAM (IMP) – PROGRAM GUIDELINES (V.7).pdf, projects must demonstrate **technical feasibility, regulatory compliance, and complexity consistent with federally funded infrastructure programs**, reinforcing that project comparability is rooted in overall project characteristics rather than a single metric
- "Comparable" projects should be understood to include similarity across one or more of the following criteria:
 - i. **Project Type**
 - Experience with healthcare or similar critical infrastructure projects is relevant but not exclusively required
 - ii. **Project Complexity and Scope of Disciplines**
 - Multidisciplinary coordination (structural, MEP, environmental, permitting, etc.)
 - Similar regulatory and oversight requirements
 - iii. **Project Size / Scale**
 - Comparable in magnitude (cost, size, or operational impact), though exact thresholds are not defined
 - iv. **Regulatory Environment**
 - Experience with federally funded projects (e.g., HUD, CDBG-MIT, environmental compliance under 24 CFR Part 58)

99. (Art. 10, Sec. 1.1.1; Art. 13.2) Will DSPR provide existing as-built drawings, record documents, or CAD files for any of the 12 facilities?

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the **Scope of Work**, in accordance with **Article 10, Sections 1.3 and 1.4**

100.(Art. 10, Sec. 1.1.1; Art. 13.2) Have prior structural assessments or engineering studies been conducted at facilities requiring "New Structural Reinforcement for Resilience Against Seismic and Wind Events" (Groups B, C, D, E)? If so, please share the information.

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5**, and **Addenda 9: Attachment B: Revised Cost Schedule Forms**.

101. (Art. 10 – Multiple Groups) Will DSPR provide existing utility billing data, electrical demand profiles, or target load-offset percentages to enable proper PV system sizing for facilities requiring solar energy system installation?

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5**, and **Addenda 9: Attachment B: Revised Cost Schedule Forms**.

102. (Art. 10, Groups B, C, D, E) Has DSPR established minimum required generator capacity (kW), fuel type, or critical loads to be backed up for each facility requiring an Emergency Power Generator System?

- Refer to **Addenda 11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility** for minimum criteria.
- Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the **Scope of Work** and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

103. (Art. 10, Group A – HURRA) Group A specifies replacement of 1,172 exterior windows at HURRA. Is this quantity a verified count or an estimate? Will proponents have access to existing window schedules or architectural drawings to verify scope prior to proposal submission?

- The number of exterior Windows (1,172) is an estimate based on existing windows. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the **Scope of Work** and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

104. (Art. 10, Sec. 1; Art. 13) Please confirm which FGI 2018 occupancy category applies to each facility type: (a) Hospital (HURRA), (b) Diagnostic and Treatment Centers (CDTs), (c) Transitional Services Centers (CTS), (d) Pediatric Centers, (e) Autism Center.

- Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the **Scope of Work**, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the **Scope of Work** and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

105.(Art. 10, Group D – CTS Cayey) Has a mechanical assessment or HVAC load study been completed for CTS Cayey, which requires "Expansion and Modernization of HVAC Infrastructure"? If so, will that document be provided?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

106.(Art. 10, Group A – HURRA) Has a hydrological/hydraulic or drainage study previously been conducted for the HURRA site in relation to the required stormwater runoff control scope? If so, will it be made available?

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

107.(Art. 10, Note after Sec. 3) Article 10 references a "Project's Oversight Management firm" that may issue comments and revisions. Has a Program Management/Owner's Representative firm been identified? If so, what is its name and what level of deliverable approval authority does it hold relative to DSPR?

- Any such firm would have review and recommendation authority only. Final approval authority remains with DSPR. The Oversight Management / Program Management firm:
 - i. May review and recommend
 - ii. May issue comments and revision requests
 - iii. Does NOT hold approval authority over deliverables
 - iv. Final approval authority remains with DSPR (or PRDOH as applicable)

108.(Art. 10, Secs. 1.3.3–1.3.9; Tasks 4a–4f) What are the anticipated PRDOH Certifying Officer review and approval turnaround times for the following submittals: (a) LOERD, (b) ERR, (c) RROF, (d) FONSI?

- Review and approval timelines for environmental deliverables (LOERD, ERR, RROF, and FONSI) by the PRDOH Certifying Officer are not fixed and will vary based on

submission completeness, regulatory compliance requirements, and coordination needs. Proposers should account for standard HUD-mandated public notice and review periods but should not assume defined internal approval durations.

109.(Art. 10, Tasks 1–5; Art. 13) Who is the single designated contract representative with authority to approve deliverables, authorize changes to scope, and issue Notices to Proceed during contract execution?

- All approvals, scope authorizations, and Notices to Proceed will be issued by DSPR as the contracting entity. A specific authorized contract representative will be designated at the time of contract execution. Oversight or support firms, if engaged, will not have approval authority.

110. (Art. 10, Secs. 1.1.12, 1.3.8–1.3.9) What is the contractually defined maximum number of review-and-revision cycles DSPR will conduct for each deliverable type (drawings, specifications, cost estimates, and environmental review documents)?

- No maximum number of review-and-revision cycles is established for deliverables. All deliverables shall be revised as necessary to address comments and achieve compliance with PRDOH and applicable regulatory requirements. Proposers shall account for iterative review and revision efforts within their scope of services.

111. (Art. 10, Sec. 1.3.2; Task 4a) Has DSPR or PRDOH conducted any preliminary Level of Environmental Review Determination (LOERD) for any of the 12 facilities? If any facility is anticipated to require an EA or EIS, will DSPR disclose this prior to the proposal deadline?

- No. Refer to RFP **Article 10 Scope of Work, subsection 1.3 Environmental Review.**

112. (Art. 10, Task 4g; 24 CFR 55.20) Are any of the 12 facility sites located within the FEMA 100-year floodplain or in a wetland, which would trigger the 8-Step Decision-Making Process under 24 CFR 55.20? Please identify which facilities, if known.

- Refer to RFP **Article 10 Scope of Work, subsection 1.3 Environmental Review.**

113. (Not specified in RFP) Are any of the 12 facilities listed on the National Register of Historic Places, the Puerto Rico Register of Historic Properties, or subject to Section 106 consultation requirements? If so, please identify the facilities and the current status of any prior Section 106 reviews.

- DSPR's preliminary assessments did not identify any of the facilities included in this RFP as historic properties or as requiring Historic Preservation review. However, Proponents shall consider the requirements of the Environmental

Review, evaluate the applicability of Section 106 and other historic preservation requirements, and coordinate with SHPO, when applicable, in accordance with **Article 10, Section 1.3.11.**

114. (Art. 10, Sec. 1.3.5.1.2) Has any prior Phase I/II Environmental Site Assessment, asbestos survey, or lead-based paint assessment been conducted at any of the 12 facilities? If existing reports are available, will they be provided to the selected A/E firm?

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5,** and **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

115. (Art. 10, Sec. 1.1.1; Art. 13.2) Will DSPR provide existing utility infrastructure records – electrical one-lines, plumbing/mechanical schematics, telecommunications layouts – for any of the 12 facilities? In what format and at what point in the process will these be released?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Refer to RFP **Article 13– A&E Design Work by Phases, 13.1 General, 13.2 Phase I– Existing Conditions Assessment and Project Initiation.**

116. (Art. 10, Group B – Centro de Autismo) Has a prior geotechnical investigation or slope stability study been conducted at Centro de Autismo related to the required "Landslide Stabilization and Geotechnical Risk Mitigation" scope? If existing data is available, will it be provided?

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5,** and **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

- Refer to RFP **Article 13- A&E Design Work by Phases, 13.1 General, 13.2 Phase I- Existing Conditions Assessment and Project Initiation**
117. (Not specified in RFP) What are the access protocols, scheduling constraints, and restricted zones (e.g., infection control areas) for site investigation activities at the 12 active healthcare facilities during the design phase?
- In general, access to the healthcare facilities will be scheduled through DSPR's PMO Infrastructure Division engineering coordination point of contact.
 - Refer to RFP **Article 13- A&E Design Work by Phases, 13.1 General, 13.2 Phase I- Existing Conditions Assessment and Project Initiation**
118. (Not specified in RFP) Will any of the 12 facilities remain in operation during future construction? If so, what are the anticipated operational constraints on construction sequencing, noise, vibration, and access that must be reflected in the construction documents?
- In general, the healthcare facilities shall remain operational during construction.
 - Refer to RFP **Article 13- A&E Design Work by Phases, 13.1 General, 13.2 Phase I- Existing Conditions Assessment and Project Initiation**
119. (Not specified in RFP) Are any of the 12 facilities currently under other active capital improvement contracts or federally funded construction programs? If so, please identify which facilities and describe any coordination requirements.
- DSPR will not disclose specific information at this moment, but proponents shall consider that healthcare facilities are under capital improvement at any given time due to its operational and compliance requirements.
120. (Art. 10, Sec. 1.3.7; Task 4b) Will all HUD Exchange submissions be processed through PRDOH?
- HUD Exchange submissions, including environmental review documentation and Requests for Release of Funds, shall be processed and submitted by PRDOH as the Responsible Entity. The Selected Proposer shall prepare and deliver require documents to the program but will not submit them directly to HUD.
121. (Art. 10, Note after Sec. 3) What is the anticipated frequency and format of progress reporting to DSPR and PRDOH during the design phase (e.g., monthly reports, bi-weekly meetings, milestone-based submittals only)?
- Progress reporting during the design phase shall include, at a minimum, monthly progress reports. Additional coordination activities, including meetings,

status updates, and milestone-based submittals, will be required as directed by DSPR to ensure effective program oversight.

- Progress reporting requirements will follow the structure established in **Article 10**, including milestone-based submissions associated with the 30%, 60%, 90%, and 100% design packages, as well as environmental review deliverables.

122. (Art. 10, Secs. 2.3–2.4; Tables 1–2) Must all Key Personnel defined in Tables 1 and 2 be employees or direct hires of the prime firm, or may all roles be filled by approved subcontractors?

- **Key Personnel** identified in **Tables 1 and 2** may be employees of the prime firm or qualified subcontractors. Regardless of staffing structure, the prime firm shall retain full responsibility for contract performance, coordination of all personnel, and delivery of services in accordance with RFP requirements.

123. (Art. 6, Sec. 3) Is there a specific file organization format required for the USB flash drive (e.g., folders by attachment number, individual PDFs per section, single combined PDF)?

- The USB flash drive must contain a complete digital copy of all proposal documents in PDF format as stated in Article 6.

124. (Art. 9, Sec. 9; Art. 6, Sec. 3) If submitting for multiple groups, should a proponent submit one sealed package containing all group Cost Schedule Forms, or separate sealed packages per group?

- Sealed packages separated by predefined group.

125. (Att. A, Signature Block) Attachment A (Statement of Qualifications) references execution "this _____ day of _____, 2025." Given this RFP is published June 9, 2026, is "2025" a typographical error? Please confirm the correct execution year.

- "2025" was a typographical error. Please, refer to **Addenda 8: Attachment A: Statement of Proponent's Qualifications**.

126. (Art. 9, Sec. 2) What are the minimum required coverage limits for the following insurance types: (a) Professional Liability / Errors & Omissions, (b) Commercial General Liability, (c) Automobile Liability, and (d) Workers' Compensation / CFSE? The RFP requires these coverages but does not specify minimum amounts.

- Please, refer to **Addenda 10: Attachment I: Insurance Requirements**.

127. With reference to RFP 2025-2026-039-PMO-CDBG, kindly provide clarification as to whether proponents seeking consideration for services across all five facility groups are

required to submit separate proposals for each group, or a single consolidated proposal accompanied by five cost forms, one corresponding to each facility group.

- Refer to **Article 10: Scope of Work/Mitigation Needs: Special considerations that proponents must observe to ensure the submitted proposal(s) fulfill the purpose of the project and this RFP.**
- Also, refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

128. ¿Cuál es el presupuesto de construcción asignado para cada facilidad? El presupuesto es necesario para poder estimar los costos de los aranceles, sellos y permisos.

- The DSPR will not submit construction budget estimates. The Proposer will present the construction budget in the proposal.

129. En la página 44 del pliego se mencionan los gastos reembolsables, el cual incluye los costos de los sellos, aranceles y costos de los permisos. En los Cost Schedule Form no hay una partida de gastos reembolsables, ¿estos costos se deben incluir en la partida I(F) Permits and Endorsements?

- Costs for stamps, fees, and permits are reimbursable expenses. These may be identified under item I(F) 'Permits and Endorsements' for breakdown purposes but are not part of the proposer's lump sum fee."
- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

130. En los Cost Schedule Form no hay una partida para los Special Task or Services que se menciona en la página 44 del pliego, ¿en cuál partida se estaría incluyendo estos costos?

- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

131. ¿Los proyectos serán adjudicados de forma independiente o un mismo proponente puede obtener múltiples proyectos?

- Refer to **Article 10: Scope of Work/Mitigation Needs: Special considerations that proponents must observe to ensure the submitted proposal(s) fulfill the purpose of the project and this RFP.**

132. ¿Existen planos de las condiciones existentes (As-Built) de las estructuras?

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the **Scope of Work**, in accordance with **Article 10, Sections 1.3 and 1.4.**

133. ¿Existen estudios estructurales, geotécnicos, ambientales, asbestos y plomo o alguno otro que se haya realizado anteriormente?

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

134. ¿El DSPR ya inició el proceso de Environmental Review o será responsabilidad completa del proponente?

- Refer to RFP **Article 10 Scope of Work, subsection 1.3 Environmental Review.**

135. ¿Los proyectos que contemplan los sistemas solares y los generadores, tienen una capacidad preliminar definida o deberán ser diseñados desde cero?

- The RFP identifies the installation and integration of solar energy systems and emergency generators as part of the required mitigation measures; however, no preliminary capacities, operational configurations, or performance criteria have been established for these systems. Proponents shall perform the necessary evaluations and develop the appropriate designs based on the conditions, needs, and applicable codes and standards for each facility, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Refer to **Addenda 11: Informational sheet about parking lots, water tanks/cisterns, and power generators per healthcare facility.**

136. ¿Las mejoras estructurales incluyen análisis sísmico de cada edificio o el DSPR cuenta con un informe u análisis previo?

- DSPR does not have specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem necessary to complete the required engineering analyses and develop the required deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

137. Para que cada proponente puede estimar los honorarios de Servicios durante la Construcción bajo las mismas condiciones, ¿cuál es el tiempo estimado de construcción, en meses, para cada proyecto?

- The construction duration shall be estimated by the proposer using typical reasonable time, based on their experience and taking into consideration the scope of the project.

138. ¿Cuál es la frecuencia esperada de visitas al proyecto?

- Refer to RFP, **Article 3- Examination of request for Proposal (RFP) Documents and Sites, subsection 4 and Article 13- A&E Design Work by Phases, 13.1 General, 13.2 Phase I Existing Conditions Assessment and Project Initiation**
- In general, access to the healthcare facilities will be scheduled through DSPR's PMO Infrastructure Division engineering coordination point of contact.

139. ¿Se entregarán estudios de condiciones ("Facility Condition Assessment") de cada edificio?

- DSPR does not have specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem necessary to complete the required engineering analyses and develop the required deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

140. ¿El "Structural Reinforcement for Resilience Against Seismic and Wind Events" incluye también los equipos mecánicos y eléctricos dentro y fuera de la estructura (en cumplimiento con ASCE 7-22)?

- The required Structural Reinforcement for Resilience Against Seismic and Wind Events shall be evaluated and developed by the Selected Proponent based on the conditions and needs of each facility and in accordance with the applicable codes and standards. The Selected Proponent shall determine whether structural and nonstructural components, including mechanical and electrical equipment and their anchorage and bracing, are required to achieve compliance with the applicable code requirements, as part of the engineering and architectural services required under **Article 10, Sections 1.3 and 1.4.**

141. ¿Tienen planos mecánicos y eléctricos en CAD y/o PDF de las facilidades existentes?

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation,

including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4.**

142.El alcance de trabajo para los sistemas solares indica "installation and integration of solar systems" y para los generadores se indica "acquisition and installation of an emergency generator system", ¿este proyecto es design-build?

- No. The project is strictly design and environmental review services; construction procurement will be procured separately.

143.¿Los sistemas solares son solo para reducción de consumo o requieren sistema de backup para cargas críticas?

- The solar energy systems contemplated under this procurement shall be designed to provide backup power for critical loads, as determined through the engineering evaluation of each facility. The Selected Proponent shall identify the critical loads, develop the appropriate system configuration, and prepare the required engineering and architectural design in accordance with the project objectives, applicable codes and standards, and **Article 10, Sections 1.3 and 1.4.**

144.¿El cliente interesa llegar a acuerdos de interconexión con LUMA teniendo los sistemas solares?

- Yes. The Department intends for the Selected Proponent to design the solar energy systems to be compatible with utility interconnection requirements, where applicable. The Selected Proponent shall evaluate the feasibility of interconnection for each facility and prepare the required design and supporting documentation necessary to coordinate the interconnection process with the electric utility, in accordance with the applicable codes, standards, utility requirements, and **Article 10, Sections 1.3 and 1.4.**

145.Will DSPR provide existing as built/record drawings, prior condition assessments, and any existing environmental, geotechnical, or floodplain studies for each facility?

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4.**

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with Article 10, Sections 1.3 and 1.3.5, and **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

146. Will DSPR share site visit documentation (sign in sheets, photographs, notes)?

- Proponents shall perform the necessary evaluations and develop the appropriate designs based on the conditions, needs, and applicable codes and standards for each facility, in accordance with **Article 10, Sections 1.3 and 1.4.**

147. Section 4 indicates that a Proposal Bond is required; however, this requirement is not included in the Proposal Checklist. Please confirm whether submission of a Proposal Bond is required, and, if so, indicate the section of the proposal in which it should be included.

- Proposal Bond shall not be required.
- Refer to **Addenda 6: Proposal Procedures.**

148. Section 7 states that proponents must submit a Letter of Commitment confirming that their proposal will remain valid for a period of ninety (90) calendar days. This requirement is not included in the Proposal Checklist. Please confirm whether this letter is required, and, if so, indicate the section of the proposal in which it should be included.

- The Letter of Commitment confirming that their proposal will remain valid for a period of ninety (90) calendar days is required.
- Refer to **Addenda 5: Professional Services Request for Proposals Checklist.**

149. (Related to Item 2) Article 6, Item 8 references a sixty (60) calendar day period during which proposals may not be withdrawn or modified, while Item 7 requires a ninety (90) calendar day validity commitment. Please confirm which period governs the required validity of the proposal.

- The required proposal validity period is ninety (90) calendar days. Accordingly, the reference to sixty (60) calendar days in **Article 6, Item 8, is hereby clarified and shall be understood as ninety (90) calendar days for purposes of this procurement.**

150. In which language should the proposal be submitted, and in which language are project deliverables (drawings, specifications, reports, and environmental documents) to be prepared?

- Proposals may be submitted in English or Spanish. All project deliverables, including drawings, specifications, reports, environmental documentation, and other contract deliverables, shall be prepared in English.

151. The formatting requirements state "no minimum or maximum page limit," while the Understanding narrative is described as "approximately one page." Please confirm there is no page cap on the technical proposal and that the one-page reference is a guideline, not a limit.

- There is no minimum or maximum page limit for the technical proposal. The reference to "approximately one page" for the Understanding narrative is intended as a guideline for the expected level of detail and is not a mandatory page limit. Proponents shall comply with the formatting requirements established in **Article 6**.

152. Please confirm the submission set — one (1) original, one (1) hard copy, and one (1) USB (PDF), sealed and in blue ink, and confirm that a separate sealed proposal is submitted for each predefined group the proponent elects to pursue.

- Confirmed. All requirements listed in **Article 6** apply, including handwritten entries in blue ink and separate sealed proposals per predefined group.

153. Subcontracting is permitted "subject to prior written approval" (Item 6). Is subcontractor approval required at proposal submission or post award? For roles marked "Pre Approval Required" (Architectural Historian, Archaeologist, GIS Specialist), please describe when and how that pre approval is obtained.

- Pre-approval for SOI-qualified professionals (Architectural Historian, Archaeologist, GIS Specialist) follows DSPR's formal review process after award in alignment with **Article 10 and Table 2**.

154. Item 9 (Qualification Statement) requires a "Statement of the Proponent's Financial Capacity, Experience, and Organizational Resources, on the official form provided," yet Attachment A contains no fields addressing Financial Capacity, and neither the Checklist nor Attachment A expressly requests financial statements, while Article 8, Item 3(g) lists "failure to submit audited financial statements as required" as grounds for disqualification. Please confirm (a) which form/section satisfies this requirement, and (b) what documentation is required to demonstrate Financial Capacity, including

whether audited financial statements are required, for how many fiscal years, and whether reviewed/compiled statements or tax returns are acceptable for smaller or newly formed firms.

- The Qualification Statement must comply with **Article 6, Section 9**. DSPR may request audited financial statements if required under **Article 8, Section 1(g)**. Smaller firms may submit equivalent financial documentation, subject to DSPR acceptance.

155. Also regarding the Qualification Statement, has DSPR established any minimum financial thresholds (e.g., annual revenue, working capital, or bonding/credit capacity), particularly for proponents pursuing multiple groups — and will financial information submitted be treated as confidential and exempt from public disclosure?

- Minimum thresholds have not been specified. Financial data submitted will be managed in accordance with DSPR procurement confidentiality provisions and applicable Puerto Rico law.

156. What is the minimum technical score threshold required to be deemed a "Qualified Proponent"? The definition references a minimum threshold but does not quantify it.

- The minimum score is defined in **Article 7 (Technical Evaluation Criteria)**. A Qualified Proponent must meet or exceed DSPR's technical threshold to advance to cost evaluation.

157. How is Cost (25%) scored — via a lowest price formula — and is it evaluated on the group total?

- Cost (25%) is evaluated as a criterion of reasonableness and consistency, not by a lower-priced formula. DSPR compares the total cost of the entire pool (sum of all Cost Schedule Forms per facility) among all proponents competing for that same pool.

158. M/WBE is referenced both under Proponent Qualifications (20%) and separately as Item 9 ("a preference in the method of rating"), but no explicit points are assigned. Please specify the M/WBE preference/point value and confirm whether it applies to M/WBE subconsultants or only to the prime.

- M/WBE scoring is managed under **Article 7, Subsection 2**.
- M/WBE will apply to the prime consultant, and one (1) point will be assigned for these purposes.

C.F.R. 200: § 200.321 Contracting with small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms.

- i. *(a) When possible, the recipient or subrecipient should ensure that small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms (See U.S. Department of Labor's list) are considered as set forth below.*
- ii. *(b) Such consideration means:*
 - *(1) These business types are included on solicitation lists;*
 - *(2) These business types are solicited whenever they are deemed eligible as potential sources;*
 - *(3) Dividing procurement transactions into separate procurements to permit maximum participation by these business types;*
 - *(4) Establishing delivery schedules (for example, the percentage of an order to be delivered by a given date of each month) that encourage participation by these business types;*
 - *(5) Utilizing organizations such as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and*
 - *(6) Requiring a contractor under a Federal award to apply this section to subcontracts.*

159. Will DSPR conduct interviews or presentations, and if so, are they separately scored or used only among the highest combined scorers?

- DSPR reserves the right to request clarifications, conduct interviews, or coordinate presentations with the most qualified and responsive Proponents whose proposals achieve the highest combined scores and demonstrate the best value for the DSPR. The RFP does not establish a separate evaluation score for interviews or presentations.

160. Special Consideration #3 requires a proponent to serve all facilities in a selected group, while Article 9, Item 9 states "awards will be given by predefined groups... the contracts will be made by facility." Please reconcile: must a proponent bid on and perform every facility in a chosen group, or may DSPR award individual facilities within a group to different proponents?

- Proponents shall submit a proposal covering all facilities within each selected predefined group. A separate proposal shall be submitted for each project group. DSPR reserves the right to award one or more contracts in accordance with **Article 9**. The reference that contracts will be made by facility pertains to the contract administration process and does not authorize Proponents to submit proposals for only a portion of the facilities within a predefined group.

161. May a single firm be awarded more than one group, and is there any cap (by group count or total facilities) based on capacity?

- Proponents may submit proposals for one or more predefined groups. The DSPR may award one or more contracts as determined to be in its best interests. The number of groups awarded to a single Proponent will be subject to the DSPR's evaluation of the Proponent's demonstrated capacity, including the availability of qualified personnel and resources necessary to successfully perform the required services. The RFP does not establish a maximum limit on the number of predefined groups or facilities that may be awarded to a single Proponent.

162. HUD General Provision #21 references 100% performance and payment bonds, and the post award list references a "Performance Guarantee (if applicable)." Please confirm whether any bond is required of the A/E design firm (as opposed to the future construction contractor), and if so, on what amount and conditions.

- Performance and payment bonds will not apply for the scope of services of this RFP.
- Please refer to **Addenda #6 PROPOSAL PROCEDURES** where the "proposal bond" requirement was eliminated.

163. Please specify the required minimum insurance limits for Professional Liability (E&O), Commercial General Liability, Automobile, and Workers' Compensation/CFSE, and confirm these are required only prior to contract execution, not with the proposal.

- Refer to **Addenda 10: Attachment I, Insurance Requirements**.

164. What is the anticipated contract term, and the expected time from Notice of Award to executed contract through the OGP PCo platform, given the ten (10) calendar day execution window in Article 9, Item 7?

- Following the Notice of Award, contract execution is subject to the completion of all required administrative reviews and approvals, including processing through the OGP Contract Processing Platform (PCo). Any delay associated with the administrative approval process shall not be attributable to the Proponent. The ten (10) calendar day period referenced in **Article 9, Item 7** applies once the contract is ready for execution and the Selected Proponent has been notified accordingly.

165. Section A, Item 8 requires the submission of a Certificate of Legal Entity; however, this requirement is not included in the Proposal Checklist. Please confirm whether this document is required and, if so, indicate the section of the proposal in which it should be included. Additionally, please specify the type of document that would be considered acceptable to satisfy this requirement.

- Yes, it is required. **Article 9(A)(8)** lists **Certification of Legal Entities**, as required by OGP Circular Letters CC-013-2021 and OE-2021-029. Even though not listed on the Checklist, **Article 9 prevails** because it enumerates mandatory documents for proposal submission. It should be included under **corporate documentation** in the Qualifications section. Acceptable documents include:
 - Certificate of Legal Entity issued by PR Department of State
 - Corporate resolution identifying authorized representatives.

166. Section A, Item 9 requires the submission of a Certificate of Compliance; however, this requirement is not included in the Proposal Checklist. Please confirm whether this document is required and, if so, indicate the section of the proposal in which it should be included. Additionally, please specify the type of document that would be considered acceptable to satisfy this requirement.

- Yes, required under **Article 9(A)(9)**, including compliance with:
 - i. Act 164 (licensing engineers/architects)
 - ii. Act 173 Suspension/Debarment certification (2 CFR 180.995)
- It should be included under **mandatory certifications**. Acceptable documents include:

- i. Certifications demonstrating professional licensure compliance and SAM.gov active status
- ii. Debarment/suspension declaration.

167. Section A, Item 10 requires the submission of an Insurance Capability Statement; however, this requirement is not included in the Proposal Checklist. Please confirm whether this document is required and, if so, indicate the section of the proposal in which it should be included. Additionally, please specify the type of document that would be considered acceptable to satisfy this requirement.

- Yes, it is required. **Article 9(A)(10)** identifies the Insurance Capability Statement as a required proposal submission. Although it is not separately identified in the Proposal Checklist, Article 9 governs the mandatory proposal documents. The document should be included as part of the Proponent's Qualifications or Corporate Documentation section. Acceptable documentation may include a letter or certification from an insurance carrier or licensed insurance broker confirming the Proponent's ability to obtain the required Professional Liability (Errors and Omissions) insurance for the services contemplated under this procurement.

168. Group A (HURRA) is the only hospital facility. Are there hospital specific licensing or experience prerequisites distinct from the CDT/CTS/Centro facilities?

- Yes, is the only hospital facility. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the **Scope of Work** and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

169. Are the mitigation scope items listed per facility (including specific quantities such as HURRA's "1,172 exterior windows") the fixed design basis, or a preliminary list the A/E is expected to independently validate/refine during the Initial Assessment and 30% phase, with the ability to add or remove measures?

- Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with Article 10, Sections 1.3 and 1.3.5, and **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

170. Special Consideration #5 states that design activities pause after the 30% and environmental review deliverables pending a written Notice to Proceed. Please confirm the contract is awarded for the full scope (through 100% CDs, bid support, and construction supervision), and clarify whether continuation beyond 30% is guaranteed or contingent on funding availability – including the pricing/commitment implications if a project stops at 30%.

- DSPR confirms that the contract is awarded for the full scope of services described in **Article 10 and Article 13**. However, as stated in Special Consideration #5, design activities shall pause after the 30% Design Development and Environmental Review deliverables until DSPR issues a written Notice to Proceed. Continuation beyond the 30% phase is not automatic and may be contingent upon DSPR administrative decisions, environmental clearance, and funding availability. Pricing must cover the full scope as submitted in the Cost Schedule Forms, but only work authorized through DSPR's NTP will be performed and compensated. If DSPR elects to stop a project at 30%, the A/E firm is compensated solely for completed and approved deliverables up to that phase.

171. Limited mitigation scope vs. code triggered compliance. When a listed measure triggers broader code obligations for the affected area or system (e.g., means of egress, fire separations, energy code, accessible path of travel, or structural upgrades under the existing building code provisions), is the A/E's design scope limited to the listed measures (for the purpose of the proposal), or must it bring each affected area/system into full current code compliance? How will design effort and construction cost for code triggered work beyond the listed measures be treated – included in the lump sum, or authorized as Additional Services against the project budget?

- The A/E Services Assessments Report would reflect the area/systems not in compliance with current codes. The A/E firm will present proposal for design of mitigation findings in the building in compliance with current codes.

172. Pre existing non conformities. These are existing, occupied facilities that may contain pre existing life safety, seismic, fire separation, or accessibility deficiencies unrelated to the listed measures. Does DSPR expect the A/E to identify and correct such deficiencies discovered during the Initial Assessment, or only to document them? If a listed measure cannot be permitted without correcting an unrelated deficiency, how is that additional scope authorized and funded?

- The A/E Services Assessment Report shall identify any existing deficiencies or non-conforming conditions identified during the Initial Assessment. The A/E Firm

shall develop the design necessary to implement the required mitigation measures in compliance with applicable codes, standards, and regulations.

173. ADA / accessible route. Several facilities list only limited accessibility items (e.g., HURRA "restroom doors in outpatient clinic"; others "Parking Lot Rehabilitation and Accessibility Improvements"). Where alterations affect a primary function area, ADAAG and PR accessibility rules generally require an accessible path of travel (entrance, route, restrooms, signage). Is ADA scope limited to the specific listed items, or must the A/E provide a full path of travel analysis and compliance for altered primary function areas?

- The A/E shall provide a full path-of-travel analysis and compliance for altered primary-function areas.

174. Design criteria / performance targets. Several measures lack defined performance targets — design wind speed and Risk Category (healthcare facilities are typically Risk Category IV), "hurricane resistant" window/door ratings (design pressures / large missile impact), emergency water storage duration, generator sizing (whole facility vs. essential loads and required run time), and flood protection elevation. Will DSPR provide the design criteria per measure, or is the A/E to establish and document them in the Initial Assessment subject to DSPR approval?

- A/E will use applicable design criteria for building usage and document them in the Initial Assessment subject to DSPR evaluation.

175. Structural evaluation when adding new loads. Measures such as rooftop solar arrays, batteries, generators, water cisterns, and storm shutters add gravity, lateral, and uplift demands, and "New Structural Reinforcement for Resilience Against Seismic and Wind Events" is listed for several facilities. Is the structural scope limited to the discrete reinforcement measure, or does it include a full evaluation of the existing lateral force resisting system where new loads are introduced? Are existing structural drawings available, or should the A/E include structural investigation (destructive/non destructive) within the budget?

- Structural scope shall include a full evaluation of the existing building conditions for Seismic Resistance Results. A/E firm shall include structural studies and corrective activities for new Systems/Equipments considered to install at the building rooftop or other assigned areas.
- A/E firm shall include structural investigation within the budget.

176. Alternative energy integration. Solar, battery, generator, and "interior electrical improvements for alternative energy" require interconnection with the utility (LUMA), reconfiguration of the existing distribution, and possibly increased service capacity.

Does scope include utility interconnection studies/agreements, load and short circuit/coordination/arc flash analyses, and definition of which loads must be supported (whole facility islanding vs. essential loads only)? Are existing electrical as built available?

- A/E firm shall include integration coordination in their proposals. As-builts drawings shall be considered as A/E firm deliverables.

177. Investigation dependent measures. Certain measures — Centro de Autismo's "Landslide Stabilization and Geotechnical Risk Mitigation," the stormwater/drainage measures, and ACM/LBP affected window/door/interior work, cannot be scoped until geotechnical, hydrologic (HH), and hazardous materials surveys are complete. Should the design (and any abatement/remediation) for these be treated as fixed scope lump sum deliverables, or as allowances/Additional Services scaled to study findings?

- Studies and design shall be treated as fixed-scope lump-sum deliverables.
- Refers to **Article 10, Scope of Services, 1. Services.**

178. Maintaining operations in occupied healthcare facilities. The facilities remain in service during construction. Does the design scope include Infection Control Risk Assessment (ICRA), Interim Life Safety Measures (ILSM), construction phasing, and temporary provisions to keep facilities operational, and must the design preserve each facility's PR Health Department licensing / CMS certification status during and after construction?

- The design scope will include Infection Control Risk Assessment (ICRA), Interim Life Safety Measures (ILSM), construction phasing, and temporary provisions to keep facilities operational, and the design must preserve each facility's PR Health Department licensing / CMS certification status during and after construction.

179. Historic status constraints. Some facilities (e.g., Centro Pediátrico Arecibo within the former Hospital Regional de Arecibo, and HURRA) may be historic or register eligible. Are any listed facilities on or eligible for the state/national historic registers, which would constrain exterior measures (window/door/façade replacement) and trigger Section 106 / SHPO review affecting the design approach?

- A/E Firm shall include Building Evaluation (Construction Age, other aspects) and available historic information to evaluate State Historic Register possibilities.
- Proponents shall consider the requirements of the Environmental Review, including the evaluation of the applicability of Section 106 and other historic preservation requirements, and shall include the services necessary to comply with such requirements in their proposals, in accordance with **Article 10, Section 1.3.II.**

180. Section 1.3 requires the preparation of an Environmental Review in accordance with 24 CFR Part 58. Since the level of environmental review (Exempt, Categorically Excluded Subject to §58.5 (CEST), Environmental Assessment (EA), or Environmental Impact Statement (EIS)) may vary depending on project-specific conditions and may ultimately be determined or modified by DSPR, HUD, or other regulatory agencies during the review process, please clarify the level of environmental review that proposers should assume when preparing their lump-sum fee.

- Proponents shall prepare their proposals based on the requirements of **Article 10, Section 1.3**, which requires the preparation of the Environmental Review in accordance with 24 CFR Part 58. The Proponent shall perform the Level of Environmental Review Determination (LOERD) and prepare the Environmental Review documentation in accordance with the applicable level of review as determined and approved through the environmental review process, in accordance with the RFP.

181. Sections 1.3.2.2.3 and 1.3.2.2.4 – Environmental Assessment (EA) and Environmental Impact Statement (EIS): If, during the environmental review process, HUD, DSPR, or another regulatory agency determines that a higher level of environmental review is required than originally anticipated (for example, an Environmental Assessment instead of a Categorically Excluded review), will the additional professional services required to complete the higher level of review be considered Additional Services, or are proposers expected to include all possible levels of environmental review within their original lump-sum proposal?

- Proponents shall prepare their proposals based on the requirements of **Article 10, Section 1.3**, which require the preparation of the Environmental Review in accordance with 24 CFR Part 58. The Proponent shall perform the Level of Environmental Review Determination (LOERD) and prepare the Environmental Review documentation in accordance with the applicable level of review as determined through the environmental review process and required to comply with the RFP.

182. Section 1.3.5 requires the proposer to identify and perform all necessary Environmental Specialized Studies and states that such studies shall be covered under the project budget. Please clarify whether proposers are expected to include the cost of all potential specialized studies within their lump-sum proposal or whether these studies will be separately authorized and funded under the individual project budget if determined necessary during the Environmental Review process.

- The Proponent shall identify and perform all necessary **Environmental Specialized Studies** required for the Environmental Review and shall be covered in his price for the environmental review. Not all studies are applicable to all the facilities. Refer to **Article – 10, Scope of Services, Section 1.3.5.**

183. Section 1.3.5.1 – Environmental Specialized Studies: The RFP identifies numerous specialized studies that may be required, including land surveys, hazardous material investigations, lead-based paint, asbestos, geotechnical studies, hydrological studies, wetland evaluations and delineations, biological surveys, archaeological investigations, Phase II Environmental Site Assessments, and other environmental studies.

- Proponents shall identify and include in their technical and cost proposals the investigations, testing, studies, surveys, and evaluations necessary based on the conditions and characteristics of each facility to complete the required engineering and architectural services and environmental review deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

184. Section 1.3.5.1 – Environmental Specialized Studies: Since the need for these studies cannot be determined until completion of the Environmental Review and agency consultations, should proposers assume that every project will require all listed specialized studies for pricing purposes, or only those determined necessary based on project-specific conditions?

- Proponents shall identify and include in their technical and cost proposals the investigations, testing, studies, surveys, and evaluations necessary based on the conditions and characteristics of each facility to complete the required engineering and architectural services and environmental review deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

185. Section 1.3.4 requires the proposer to publish all notices required by regulation. Please clarify whether newspaper publication costs and other direct costs associated with public notices (including Notices of Intent to Request Release of Funds, Finding of No Significant Impact, combined notices, or similar required publications) are to be included within the proposer's lump-sum fee or reimbursed separately as direct project expenses.

- The proposer will only be responsible for preparing the public notices required for DSPR. Upon submission, PRDOH will assume responsibility for the associated costs and publication of the notices.

186. Sections 1.3.8 and 1.3.9 require the Selected Proposer to revise, update, and resubmit Environmental Review documentation in response to comments from DSPR, the Project Oversight Management Firm, HUD, the public, and other federal or state regulatory agencies. Please clarify whether proposers are expected to include an unlimited number of revisions within their lump-sum fee or whether DSPR has established an anticipated number of review cycles for pricing purposes.

- No maximum or predefined number of review-and-revision cycles has been established for Environmental Review documentation. Proposers shall include within their lump-sum fee all effort required to revise and resubmit deliverables as necessary to achieve full compliance with PRDOH, HUD, and applicable regulatory requirements.
- Proposer should consider its own pricing criteria to determine cost for environmental reviews. Required revisions and comments to be addressed will be a reflect from the proposer's quality of work like any design or project related deliverables.

187. Section 1.3.10 requires the proposer to "assist in any other duty" related to 24 CFR Part 58, HUD Environmental Reviews, Puerto Rico environmental laws and regulations, DRNA, and other environmental requirements. Please clarify whether this requirement is limited to activities reasonably associated with the environmental review identified for each project, or whether it includes additional environmental services not specifically identified elsewhere in Section 1.3.

- The requirement is limited to activities reasonably associated with the environmental review and compliance process for the project and does not include unrelated environmental services unless separately authorized. The proposer shall determine applicable Environmental Review requirements and Permits in their price.

188. Section 1.3.11 – Historic Preservation: If Historic Preservation services requiring a Secretary of the Interior (SOI)-qualified professional become necessary for a particular project, should proposers include those specialized consultant costs within their lump-sum proposal, or will such services be authorized and compensated separately when required?

- The DSPR's preliminary assessments did not identify any of the facilities included in this RFP as historic properties or as requiring Historic Preservation review. However, the Proponents shall be responsible for verifying the applicability of Section 106 and other Historic Preservation requirements, including consultation with the State Historic Preservation Office (SHPO), when applicable, in accordance with **Article 10, Section 1.3.11.**

189. The Reimbursable Expenses section states that CIAPR/CAAPPR stamps and permit fees will be reimbursed from the project budget, while the same section (and Attachment B) states "DSPR will not cover any additional costs." Please reconcile which costs are reimbursable versus which must be included in the lump sum fee.

- CIAPR/CAAPPR stamps and permit fees are reimbursable from the project budget as specified in **Article 10, Section 5**. All other costs—including administrative, environmental, and design-related expenses—must be included within the Proposer's lump sum.

190. The execution durations are stated per facility per phase. For multi facility groups, do the facility timelines run concurrently or sequentially? This materially affects staffing and the total schedule.

- The execution durations identified in the RFP are established per facility and per phase. Proponents submitting proposals for more than one predefined group shall demonstrate that they have the personnel, resources, and organizational capacity necessary to perform the services for all awarded groups within the required execution periods. Proponents shall prepare their proposals accordingly.

191. The RFP repeatedly references a "project budget" that funds studies, permits, reimbursables, special services, and environmental re evaluations, but the amount is not disclosed. Will DSPR publish the project budget (or allowance ceiling) per facility and/or per group?

- No construction budget or project allowance ceiling will be published. Proposers must develop their own construction cost projections and allowance assumptions. Proponents shall submit one Cost Schedule Form for each facility included in the selected predefined group. In addition, a summary Cost Schedule identifying the total proposed fee for the entire predefined group shall be included.

192. The Allowances lines — O (Hydrologic/Hydraulic Study) and P (ACM/LBP Assessment/Certification) — show blank totals. Are these DSPR fixed allowance amounts to be inserted by the Department, or proponent estimated? If proponent estimated, on what basis absent existing conditions data?

- Allowances must be estimated by the Proposer, as DSPR has not provided fixed amounts. Estimation must reflect anticipated environmental and facility needs based on the Initial Assessment and Environmental Review.

193.The Technical Studies section (III) lists only Topographic Survey and Geotechnical Studies as lump sum lines, while SOW 1.3.5 requires many additional specialized studies. Where are those other studies to be priced on the form, under Allowances, within Environmental Review, or via added line items?

- All specialized studies required under **Section 1.3.5** must be incorporated within Environmental Review, Allowances, or added line items in the Cost Schedule Form. Proposers must clearly categorize each anticipated study.

194.Construction Bid Support (IV) shows pre filled monthly hour caps (PE/RA 30, EIT 30, Draftsman 40). Over how many months do these caps apply?

- Proposers must determine the estimated duration of the construction bid process and calculate total not-to-exceed hours accordingly. DSPR has not defined a fixed number of months for these caps.

195.Design Services During Construction (V) leaves "Duration in Months (N)" blank. What construction duration should proponents assume per facility/group for pricing, given construction has not yet been bid?

- Proposers must determine the estimated duration of the construction bid process and calculate total not-to-exceed hours accordingly. DSPR has not defined a fixed number of months for these caps.

196.Article 6.5 requires a "lump sum price for the complete scope," but the form also includes hourly not to exceed components (Construction Bid Support, Design Services During Construction) and allowances. Does the evaluated total (and the "lump sum") include the NTE and allowance amounts, or only the fixed design/environmental/study lump sums?

- The total evaluated amount includes the lump sum for design/environmental work and any clearly identified allowances or not-to-exceed components. Proposers must clearly delineate all cost categories in Attachment B.

197.The Summary of Costs table (rows I–VIII) does not map cleanly to the detailed sections – "Initial Assessment" and "Permits and Endorsements" appear both within Section I's subtotal (A+B+C+D+E+F+G) and as separate summary rows, and two sections are both numbered "VI." Can DSPR issue a corrected Cost Schedule Form to prevent double counting?

- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms**.

198. Please confirm the intended submission unit – one Cost Schedule Form per facility, and whether a group total is also required.

- Proponents shall submit one **Cost Schedule Form** for each facility included in the **selected predefined group**. In addition, a summary Cost Schedule identifying the total proposed fee for the entire predefined group shall be included.

199. Please confirm that Davis Bacon and Federal Labor Standards (HUD 4010) apply to the future construction contract, not to the A/E design services, and that the A/E's obligation is limited to incorporating them into the bid documents.

- Davis-Bacon applies only to construction contracts. The A/E firm's responsibility is limited to incorporating applicable labor standards into bid documents prepared under **Article 13**.

200. Section 3 of the HUD Act of 1968 (Provision #22): Does Section 3 employment and reporting apply to this A/E design (professional services) contract, and if so, what benchmarks and reporting obligations apply?

- Section 3 applies primarily to construction and economic opportunities. Any reporting obligations for the A/E firm would be limited to documentation required within the Environmental Review or federal compliance framework. Requirements will be clarified at contract execution if applicable.

201. Will the Department award contracts to multiple firms under this solicitation, or is it the intent to select a single prime consultant?

- Refer to **Article 9- AWARD AND EXECUTION OF CONTRACT** allows DSPR to award one or more contracts depending on best interest determinations. Multiple firms may be selected.

202. If multiple firms are selected, how will individual facilities or task orders be assigned? Will assignments be based on qualifications, geographic location, workload, negotiated fees, or another selection method?

- Refer to **ARTICLE 9 – AWARD AND EXECUTION OF CONTRACT** and **ARTICLE 10 Special Considerations that Proponents must observe to ensure that the submitted Proposal(s) fulfill the purpose of the project and this RFP** contracts will be based on predefined groups. DSPR may allocate tasks considering qualifications, workload, and administrative requirements.

203. Is there an anticipated minimum or maximum contract value per awarded firm?
- **No.**
204. Will all facilities identified under this program proceed simultaneously, or will projects be phased over multiple years?
- This is a Design/Environmental Reviews Project so it should be developed as simultaneously as possible.
205. Will existing architectural, structural, MEP, fire protection, utility, and civil drawings be provided for each facility? If so, in what format (CAD, Revit, PDF)?
- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the **Scope of Work**, in accordance with **Article 10, Sections 1.3 and 1.4**.
 - Refer to: **1.1.4. The Proposer is responsible for preparing all necessary drawings for construction in digital format, with drawing templates, scales, and drawing sheets size to be provided. Drawing in digital format shall be prepared in AutoCAD (DWG) format. Drawings shall be delivered in Portable Document Format (PDF).**
206. Will previous facility assessments, resiliency studies, infrastructure evaluations, utility master plans, or environmental reports be made available?
- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the **Scope of Work**, in accordance with **Article 10, Sections 1.3 and 1.4**.
207. Will the Owner coordinate access to occupied healthcare facilities, utility plants, roofs, electrical rooms, mechanical spaces, and other restricted areas required to perform engineering investigations?
- In general, access to the healthcare facilities will be scheduled through DSPR's PMO Infrastructure Division engineering coordination point of contact.

208. Will the Owner provide existing topographic, boundary, utility, and geotechnical surveys, or should these services be included in the Consultant's proposal?
- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the **Scope of Work** and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms**.
209. May the required HUD Environmental Review services be provided through qualified specialty subconsultants?
- Yes. Environmental work may be performed by qualified specialty subconsultants permitted under Article 6, with DSPR's prior approval. HUD Environmental Review services may be performed by qualified specialty subconsultants. The prime proposer shall remain fully responsible for the management, coordination, and compliance of all environmental review services in accordance with applicable federal and program requirements.
 - For section 106 under the environmental review PF Allowance form and EDF shall be complete and certified by an authorized professional under the Secretary of Interior.
210. Will existing Environmental Review Records (ERR), Phase I Environmental Site Assessments, hazardous materials surveys, asbestos reports, or environmental permitting documentation be provided?
- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms**.
 - DSPR does not have specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem

necessary to complete the required engineering analyses and develop the required deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

211. For facilities requiring SHPO coordination, will existing historical documentation or prior agency correspondence be provided?

- DSPR's preliminary assessments did not identify any of the facilities included in this RFP as historic properties or as requiring Historic Preservation review. However, Proponents shall consider the requirements of the Environmental Review, evaluate the applicability of Section 106 and other historic preservation requirements, and coordinate with SHPO, when applicable, in accordance with **Article 10, Section 1.3.11.**

212. Will DSPR provide facility design standards, engineering criteria, resiliency standards, equipment preferences, or owner design guidelines?

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4.**

213. Should consultants assume complete engineering calculations, utility load analyses, equipment sizing, and infrastructure assessments are required, or will some projects be replacement-in-kind?

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

214. Will utility providers coordinate directly with DSPR regarding utility availability and service upgrades, or is this the Consultant's responsibility?

- Utility providers will not coordinate directly with DSPR. The Consultant is responsible for conducting all technical coordination, analyses, interconnection requirements, and service upgrade processes with utility entities. DSPR may support administrative communications when required, but all technical

coordination must be led and managed by the Consultant as part of the **Scope of Services defined in Article 10 and Article 13.**

215. Will the Consultant be responsible for obtaining all permits, or only preparing and supporting permit applications?

- Refer to **Article 10, Section 1.2 Permits and Endorsements, subsections 1.2.1; 1.2.2 and 1.2.3.**

216. Will DSPR coordinate directly with permitting agencies, or will the Consultant serve as the primary point of contact?

- **The Consultant will serve as Primary Point of Contact.**

217. Please clarify the anticipated level of construction phase services expected, including shop drawing reviews, RFIs, site observations, meetings, inspections, and record drawing review.

- Refer to **Article 10, Section 1.5 Design Services During Construction (Supervision).**

218. Should the Consultant anticipate providing full-time or part-time onsite engineering services during construction?

- Refer to **Article 10, Section 1.5 Design Services During Construction (Supervision).**

219. Approximately how many facilities are anticipated to be in design concurrently?

- **As many as possible but at least one per predefined group.**

220. Does DSPR anticipate formal review meetings at the 30%, 60%, 90%, and 100% design milestones?

- **Yes. Refer to Article 10 Scope of Services.**

221. Are airfare, hotel accommodations, vehicle rental, mileage, and other travel expenses reimbursable?

- **No. Airfare, hotel accommodation, vehicle rental, mileage, and other travel expenses will not be reimbursable.**
- **Travel-related expenses, including airfare, lodging, rental vehicles, mileage, and related costs, are not reimbursable under this contract and shall be included in the proposer's lump-sum fee.**

222. Are utility locating, infrared scanning, load monitoring, exploratory investigations, and destructive testing reimbursable, or should they be included in the professional services fee?

- DSPR does not have specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem necessary to complete the required engineering analyses and develop the required deliverables, in accordance with Article 10, Sections 1.3 and 1.4.
- Specialized testing and investigation services, including but not limited to utility locating, infrared scanning, load monitoring, exploratory investigations, and destructive testing, shall be considered part of the proposer's scope of services and shall be included in the proposer's lump-sum fee unless expressly identified as reimbursable.

223. May key personnel participate on multiple project teams if multiple contracts are awarded?

- Key Personnel may participate in multiple project teams or contracts, provided that their availability and level of effort are sufficient to meet all contractual requirements. All personnel assignments are subject to DSPR/PRDOH approval and must ensure adequate staffing capacity and performance across all assigned projects to comply with established deliverable schedule or expectations.

224. If key personnel are licensed outside Puerto Rico but work under the supervision of a Puerto Rico licensed Engineer or Architect of Record, will this satisfy the qualification requirements?

- Personnel licensed outside Puerto Rico may participate in project activities, provided that all professional services subject to licensure requirements are performed under the supervision of, and ultimately certified by, a Puerto Rico licensed Engineer or Architect of Record in accordance with Law 173 of 1988. Alternatively, professionals holding a valid Puerto Rico license whether obtained directly or through reciprocity may perform and certify such services independently.

225. Will all facilities remain operational during design and construction, and should phased construction and temporary utility outages be assumed?
- All facilities will remain operational during design. Proponent should consider staying operational as possible when planning or timing the scope. In general, the healthcare facilities shall remain operational during construction.
226. Will DSPR designate a single Program Manager for all facilities or individual representatives for each project?
- The DSPR will designate the appropriate representatives for contract administration and project coordination. The assigned representatives may vary depending on the project group, facility, and phase of the services, as determined by the DSPR.
227. Are BIM deliverables required? If so, what software platform and Level of Development (LOD) is expected?
- No BIM deliverables found on RFP.
228. Will consultants be responsible for preparing Record Drawings following construction completion, or is this the Contractor's responsibility?
- Refer to **Article 10, Section 1.5 Design Services During Construction (Supervision).**
229. Can DSPR provide the anticipated professional liability insurance requirements?
- Yes. Refer to **Addenda 10: Attachment I: Insurance Requirements.**
230. Will the final agreement permit reasonable negotiation of contractual provisions such as limitation of liability, standard of care, indemnification, and ownership of documents?
- Contract terms must comply with DSPR procurement regulations, HUD requirements, and Puerto Rico law. DSPR will identify any negotiable provisions at contract execution. Final agreement will be subject to standard PRDOH/DSPR contractual terms and applicable federal requirements. While certain contractual provisions may be discussed during contract finalization, any modifications will be considered on a case-by-case basis and must remain consistent with applicable laws, regulations, and program requirements.

231. (I. Project Budget & Cost Schedule) The RFP does not disclose an estimated construction cost or not-to-exceed design budget per facility or per predefined group (A-E). Please confirm whether DSPR will issue an estimated construction cost range per facility/group so Proponents can size professional fees accordingly, or whether Proponents are expected to independently estimate construction costs as part of the proposal.

- The DSPR will not provide an estimated construction cost, construction cost range, or a not-to-exceed design budget for any facility or predefined group. Proponents shall develop their design approach and professional fee proposal based on the information provided in the RFP, the site visits, the identified mitigation needs, and their own professional evaluation of existing conditions, as required under Articles 3 and 4 of the RFP.

232. (I. Project Budget & Cost Schedule) Article 6, Item 5 ("Pricing Requirements") states that the Proponent shall submit "a lump sum price... for the complete scope of professional services," while Attachment B (Cost Schedule Form, Sections IV and V – Construction Bid Support and Design Services During Construction) requires hourly rate/not-to-exceed pricing. Please clarify whether the overall proposal cost is to be submitted strictly as a lump sum (Sections I-III) with only Sections IV-V priced hourly, or whether a different pricing structure is expected.

- The Proposal shall be submitted in accordance with **Article 6, Item 5** and **Addenda 9: Attachment B: Revised Cost Schedule Forms** of the RFP. Sections I, II, and III of the Cost Schedule Form require lump-sum pricing, while Sections IV and V require hourly rate/not-to-exceed pricing, as specified in **Addenda 9: Attachment B: Revised Cost Schedule Forms**.

233. (I. Project Budget & Cost Schedule) Please confirm whether "Total Subtotal Cost" figures in Sections I-III of Attachment B are to be presented as fixed lump sums per facility, and whether these lump sums may vary between facilities within the same predefined group, or whether DSPR expects a single blended fee for the entire group.

- The Cost Schedule Form shall be completed on a per-facility basis, and Proponents shall submit the required pricing for each individual facility included in their proposal. The RFP does not require or establish a single blended fee for an entire predefined group, as reflected in **Attachment B and Article 9**.
- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms**.

234. (I. Project Budget & Cost Schedule) Please clarify the basis (e.g., percentage of estimated construction cost, or another methodology) DSPR expects Proponents to use in developing the Section I (Professional Design Services) fee, given the absence of a stated construction budget.
- The RFP does not prescribe a specific methodology for calculating professional design fees. Each Proponent is responsible for developing its proposed fee based on the required **Scope of Work**, project complexity, site conditions, and its professional judgment, in accordance with **Articles 3 and 4 and Article 10**.
235. (II. Award Structure & Predefined Groups) Article 9, Item 9 states that "the contracts will be made by facility," while Item 10 states DSPR "may grant contracts to one or more proponents." Please confirm whether a single Proponent selected for a predefined Group (e.g., Group C) will receive one consolidated contract for all facilities in that group, or a separate contract per individual facility within the group.
- The RFP states that contracts will be awarded by facility and that the Department may award contracts to one or more Proponents. Refer to **Article 9 Item 9**.
236. (II. Award Structure & Predefined Groups) If a Proponent submits a proposal for an entire predefined group but DSPR determines a different, more qualified/lower-cost Proponent for only one facility within that group, please confirm the mechanism by which partial awards within a group would be handled, and whether Proponents may submit alternate/partial pricing in anticipation of this scenario.
- Proponents shall submit proposals in accordance with the requirements established in the RFP. DSPR reserves the right to award one or more contracts as determined to be in its best interest. Alternate, conditional, or partial pricing not expressly requested by the RFP should not be submitted, in accordance with **Article 6 and Article 9**.
237. (III. Scope of Work & Deliverables) For facilities where the mitigation needs list does not include HVAC, electrical, or plumbing scope items (e.g., CDT Adjuntas, CDT Vega Alta), please confirm whether MEP design services are excluded entirely from the Scope of Work for those facilities, or whether MEP coordination is still required as part of the "Internal Infrastructure Improvements" or other listed items.
- Proponents shall provide all professional disciplines necessary to produce a complete and code-compliant design for each facility. The required MEP services shall be determined by the mitigation activities identified in the Scope of Work and the Proponent's professional evaluation of the existing conditions, in accordance with **Article 10, Sections 1.3 and 1.4**.

238. (III. Scope of Work & Deliverables) Please confirm whether as-built drawings, prior facility condition assessments, or existing engineering/architectural documentation will be made available to Proponents (pre- or post-award) for each of the twelve facilities, or whether the A/E firm is expected to generate all existing-conditions documentation from field investigation alone.

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4.**

239. (III. Scope of Work & Deliverables) Section 1.5 (Design Services During Construction) is listed within the RFP Scope of Work. Please confirm whether Construction Administration/Supervision services (Attachment B, Section V) are included within this RFP's scope and award, or whether they will be the subject of a separate future procurement once construction funding and a contractor are secured.

- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms**
- Design Services During Construction identified in the Scope of Work and Attachment B, Section V are included within this procurement only to the extent expressly described in the RFP. This solicitation is for professional A/E services and does not procure construction contracting services. Any future construction procurement will be conducted separately, if applicable, in accordance with Article 10, Section 1.5 and Addenda 9: Attachment B: Revised Cost Schedule Forms.

240. (III. Scope of Work & Deliverables) Please clarify the "Allowances" line items in Attachment B, Section VI (Hydrologic/Hydraulic Study, ACM/LBP Assessment) - specifically, whether these are DSPR-defined not-to-exceed allowances to be filled in by DSPR, or whether Proponents are expected to propose these amounts.

- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms.**
- The DSPR will not disclose or establish the **Allowance/Special Task or Services** amounts identified in Attachment B, Section VI. Proponents shall prepare and submit their proposals in accordance with the requirements of the RFP and the Addenda 9: Attachment B: Revised Cost Schedule Forms, as provided in Article 6, Item 5.

241. (III. Scope of Work & Deliverables) Please provide an estimated gross square footage (existing building area) for each of the twelve facilities included in this RFP. This information is necessary for Proponents to properly scope field investigation efforts and develop accurate professional fee proposals.

- DSPR does not have the existing gross square footage for the facilities included in this procurement. Proponents shall determine the existing building areas as part of their required field investigations and professional evaluation in developing their technical and cost proposals, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Refer to **Addenda 12: DSPR's Healthcare Facilities Locations.**

242. (III. Scope of Work & Deliverables) For facilities where "Installation and Integration of Solar Energy Systems" is listed as a mitigation need, please clarify whether the required solar energy system is intended to provide backup/emergency power for the entire facility, or only for specific critical loads or areas (e.g., emergency department, life-safety systems, refrigeration), so that Proponents can properly scope the electrical design and system sizing.

- The RFP identifies the installation and integration of solar energy systems and emergency generators as part of the required mitigation measures; however, no preliminary capacities, operational configurations, or performance criteria have been established for these systems. Proponents shall perform the necessary evaluations and develop the appropriate designs based on the conditions, needs, and applicable codes and standards for each facility, in accordance with **Article 10, Sections 1.3 and 1.4.**

243. (III. Scope of Work & Deliverables) Please provide the CRIM (Centro de Recaudación de Ingresos Municipales) catastro/property registration number for each of the twelve facilities, to allow Proponents to verify current property records, boundaries, and any existing liens or encumbrances prior to beginning survey and design work.

- Refer to **Addenda 12: DSPR's Healthcare Facilities Locations.**

244. (III. Scope of Work & Deliverables) Please confirm whether an existing "plano de mensura" (boundary/mensuration survey plan) is available for each of the twelve facilities, and if so, whether DSPR will provide these to Proponents pre- or post-award, or whether Proponents are expected to procure a new boundary survey for each facility as part of the Land Surveying services under Section 1.3.5.1.1.

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

245. (IV. Environmental Review & Specialized Studies) Section 1.3.11 requires that any consultant working on Historic Preservation issues be SOI-qualified to submit recommendations to SHPO. Please confirm whether DSPR has already determined that any of the twelve facilities are likely to trigger Section 106/historic preservation review, or whether this determination is left entirely to the Proponent's environmental team during the Environmental Review phase.

- The DSPR's preliminary assessments did not identify any of the facilities included in this RFP as historic properties or as requiring Historic Preservation review. However, Proponents shall be responsible for conducting the required Environmental Review, evaluating the applicability of Section 106 and other historic preservation requirements, and coordinating with SHPO, when applicable, in accordance with **Article 10, Section 1.3.11.**

246. (IV. Environmental Review & Specialized Studies) Please confirm whether Geotechnical Studies, Topographic Surveys, and other Technical Studies listed in Attachment B, Section III are required for all facilities within a selected group, or only for those facilities where structural reinforcement/geotechnical mitigation activities are specifically identified in Article 10.

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the **Scope of Work** and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

247. (V. Schedule & Execution Time) Article 11 states that "the total duration for the execution of professional services... shall not exceed the estimated durations per facility per phase," while the same Article states these are "estimated durations." Please confirm whether the durations listed per phase (e.g., 8/6/4/6/6 weeks for Group A) are binding maximum durations subject to the liquidated/withheld-payment provisions of Article 12, or non-binding planning estimates.

- The execution durations identified in Article 11 establish the maximum allowable time for completion of each phase of professional services. Proponents shall perform the services within the timeframes established in the RFP, and failure to comply may be subject to the provisions set forth in **Article 12**, in accordance with **Articles 11 and 12**.

248. (V. Schedule & Execution Time) Given that Article 10, Special Consideration No. 5 states that design activities will pause beyond 30% and await a separate Notice to Proceed for the remaining phases, please confirm whether the Execution Time schedule in Article 11 (which totals all phases through 100%) assumes continuous, uninterrupted progression, or whether the clock for Phases 3–5 restarts upon issuance of the subsequent Notice to Proceed following the pause after the 30% design and environmental review deliverables.

- Pause time should be considered during the execution period.
- The execution durations identified in **Article 11** establish the maximum allowable time for completion of each phase of professional services. Proponents shall perform the services within the timeframes established in the RFP, and failure to comply may be subject to the provisions set forth in **Article 12**, in accordance with **Articles 11 and 12**.
- Regulatory delays are not considered non-compliance per Article 12.

249. (VI. Bonding & Insurance Requirements) Article 6, Item 4 lists "Proposal Bond" among the required forms, and Attachment J references bid guarantee (5%), performance bond (100%), and payment bond (100%) requirements. Please confirm whether these bonding requirements apply to this A/E professional design services procurement, or whether they apply only to the future construction contract(s) that will result from the completed designs, given that bonding of this magnitude is atypical for professional design services contracts.

- **Article 6, Section 4** references a "Proposal Bond"; however, DSPR acknowledges that bonding requirements of this nature are not typical for Architectural/Engineering (A/E) professional services procurements. Bonding requirements such as: Proposal Bond, Performance Bond and/or Payment Bond

are typically associated with construction contracts, not professional services agreements.

- Refer to **Addenda #6 PROPOSAL PROCEDURES** where the "proposal bond" requirement was eliminated and **Addenda 10: Attachment I: Insurance Requirements**.

250. (VI. Bonding & Insurance Requirements) Please confirm the required minimum limits for Professional Liability (Errors & Omissions) insurance referenced in Article 9 and the post-award submission list.

- Proposers should base their submission on industry standards for comparable federally funded design contracts until official limits are provided.
- The RFP requires the Proponent to maintain Professional Liability (Errors & Omissions) insurance but does not establish specific minimum coverage limits. Procurement/Risk Management should confirm the required minimum limits prior to contract execution, in accordance with **Article 9** and the post-award requirements. Please, refer to **Addenda 10: Attachment I – Insurance Requirements**.

251. (VII. Team Structure, M/WBE & Subcontracting) Article 6, Item 6 states that DSPR "will not accept proposals from joint ventures, consortia, syndicates, professional pools, or entities with similar arrangements," but permits subcontracting subject to prior written approval. Given that the Scope of Work requires specialized disciplines (Historic Preservation/SHPO-qualified, Archaeologist, GIS Specialist, Geotechnical, Hydrology) that a single A/E firm may not maintain in-house, please confirm that a single Proponent (Prime) engaging multiple subconsultants under individual subcontract agreements – rather than a joint venture – is the intended and acceptable team structure under this RFP.

- A prime firm utilizing qualified subcontractors constitutes an acceptable prime subconsultant arrangement provided the prime firm retains sole contractual responsibility. Engaging licensed subcontractors for disciplines it cannot perform in-house constitutes a permissible prime-with-subcontractor structure and does not constitute a prohibited "professional pool." The key distinction is that: The prime firm remains solely responsible for the proposal, contract execution, and deliverables while Subcontractors are supporting resources, not co-equal proposers.
- The RFP prohibits proposals submitted by joint ventures, consortia, syndicates, professional pools, or similar arrangements. However, subcontracting is

permitted in accordance with the RFP, subject to the Department's review and approval. Proponents shall remain fully responsible for the performance of all contracted services, in accordance with Article 6, Item 6.

252. (VII. Team Structure, M/WBE & Subcontracting) Please confirm whether there is a minimum M/WBE participation percentage required for this procurement, or whether M/WBE participation is scored only as an evaluation preference under Article 7, Item 9, with no minimum threshold.

- M/WBE scoring is managed under **Article 7, Subsection 2.**
- M/WBE will apply to the prime consultant, and one (1) point will be assigned for these purposes.

2 C.F.R. 200: § 200.321 Contracting with small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms.

i. (a) When possible, the recipient or subrecipient should ensure that small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms (See U.S. Department of Labor's list) are considered as set forth below.

ii. (b) Such consideration means:

- *(1) These business types are included on solicitation lists;*
- *(2) These business types are solicited whenever they are deemed eligible as potential sources;*
- *(3) Dividing procurement transactions into separate procurements to permit maximum participation by these business types;*
- *(4) Establishing delivery schedules (for example, the percentage of an order to be delivered by a given date of each month) that encourage participation by these business types;*
- *(5) Utilizing organizations such as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and*
- *(6) Requiring a contractor under a Federal award to apply this section to subcontracts.*

253. (VIII. Format & Submission) Article 6, Item 3 requires "one (1) original, one (1) hard copy, and one (1) USB flash drive." Please confirm whether the "original" and the "hard copy" both require wet-ink signatures, or whether only the original requires wet-ink signatures with the additional hard copy accepted as a photocopy.
- The Proposal shall be submitted in accordance with **Article 6, Item 3** of the RFP. The original proposal shall contain the required original signatures, while the additional hard copy may be submitted as a copy of the original, unless otherwise required by the RFP.
254. (VIII. Format & Submission) Given that Proponents may submit proposals for multiple predefined groups, please confirm whether a single consolidated proposal package (with one Attachment B Cost Schedule Form per facility) is acceptable, or whether DSPR requires entirely separate, independently bound proposal packages per predefined group selected.
- Proponents submitting proposals for more than one predefined group shall submit a separate proposal package for each predefined group. Each proposal package shall include all documents, forms, certifications, and the applicable **Addenda 9: Attachment B: Revised Cost Schedule Forms** required by the RFP, in accordance with **Article 6**.

PREDEFINED GROUP B

255. ¿Se dispone de planos as-built de las instalaciones en PDF y en AutoCAD?
- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with Article 10, Sections 1.3 and 1.4
256. ¿Existen estudios ambientales (asbesto y plomo), estructurales, geotécnicos o evaluaciones previas de la facilidad?
- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.

257. ¿Existen informes de FEMA u otra documentación relacionada con daños ocasionados por huracanes, sismos u otros eventos?

- DSPR does not have specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem necessary to complete the required engineering analyses and develop the required deliverables, in accordance with Article 10, Sections 1.3 and 1.4.

258. ¿El sistema de columnas y vigas de acero forma parte de la construcción original del edificio o corresponde a una intervención posterior de reforzamiento estructural?

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms**.
- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the **Scope of Work**, in accordance with **Article 10, Sections 1.3 and 1.4**.

259. ¿Existen daños identificados o áreas con problemas recurrentes en la facilidad?
¿Cuáles son los problemas eléctricos que están presentes en el edificio?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4**.
- Existing deficiencies—structural, electrical, or operational—must be identified through the Initial Assessment Report Refer to RFP. Refer to RFP **Article 13- A&E Design Work by Phases, 13.1 General, 13.2 Phase I- Existing Conditions Assessment and Project Initiation**

260. ¿Existen daños identificados o áreas con problemas recurrentes en la facilidad?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Existing deficiencies, structural, electrical, or operational—must be identified through the Initial Assessment Report. Refer to RFP **Article 13- A&E Design Work by Phases, 13.1 General, 13.2 Phase I- Existing Conditions Assessment and Project Initiation**

261. ¿Cuáles son los problemas eléctricos que están presentes en el edificio?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Existing deficiencies—structural, electrical, or operational—must be identified through the Initial Assessment Report. Refer to RFP Article 13- A&E Design Work by Phases, 13.1 General, 13.2 Phase I- Existing Conditions Assessment and Project Initiation

262. ¿Cuál es la capacidad operacional actual de la facilidad (pacientes atendidos)? ¿Se proyecta un crecimiento futuro en la capacidad o en los servicios?

- All facilities included in this procurement are currently operational. The DSPR will not disclose current operational capacity data or future service growth projections as part of this procurement. Proponents shall perform the required Existing Conditions Assessment and collect any information necessary to support the engineering and architectural evaluation, in accordance with **Article 10, Phase I – Existing Conditions Assessment and Project Initiation.**

263. ¿La instalación permaneció operando durante el huracán María? De no ser así, ¿cuáles fueron las principales causas de interrupción?

- The facilities remained operational during Hurricane Maria. Proponents shall perform the required Existing Conditions Assessment to evaluate the existing

conditions of each facility and develop the required engineering and architectural services in accordance with **Article 10**.

264. ¿Cuántos días de autonomía operacional se requieren para el diseño del proyecto en caso de un evento catastrófico?

- For design purposes, Proponents shall assume a minimum operational autonomy of ten (10) days following a catastrophic event. Proponents shall develop the required engineering and architectural design to support this operational objective in accordance with the **Scope of Work** and applicable codes and standards.

265. ¿Se espera implementar todas las medidas de mitigación identificadas o su ejecución estará sujeta a un análisis de costo-beneficio?

- Feasibility of the mitigation measures identified in the RFP shall be confirmed through the Initial Assessment for each facility before proceeding to design. The Initial Assessment shall validate existing conditions, evaluate mitigation alternatives, and confirm that the proposed mitigation measures can be implemented in accordance with applicable codes, standards, manufacturer requirements, and accepted engineering practices. Where warranted by the findings of the Initial Assessment, alternative mitigation approaches may be considered to achieve the intended mitigation objectives. Final selection of the mitigation approach shall be based on the results of the Initial Assessment and DSPR approval.

266. ¿Existen proyectos de mejoras o mantenimiento programados que deban coordinarse con este proyecto?

- In general, DSPR's healthcare facilities are always undergoing maintenance and/or capital work. For the purposes of this RFP, access to the healthcare facilities will be scheduled through DSPR's PMO Infrastructure Division engineering coordination point of contact. Proponents shall plan accordingly so the healthcare facilities shall remain operational during construction.

267. ¿Cuál es el presupuesto estimado para la construcción?

- The DSPR will not disclose any construction budget estimates. The Proposer will present the construction budget in the proposal.

268. ¿Quiere el cliente que coticemos planos as-built del edificio? Si es así, ¿Cuántos pies cuadrados tiene el edificio?
- Refer to **Article 10- Scope of Work** / Mitigation Needs Group B Special Considerations that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5
 - Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**
269. ¿Quiere el cliente que coticemos plano de mensura y topografía? Si es así, ¿Cuántos metros cuadrados tiene la parcela?
- Refer to **Article 10- Scope of Work** / Mitigation Needs Group B Special Considerations that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5
 - Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**
270. ¿Dónde ubicamos el costo del "Assessment", bajo un costo aparte como un estudio técnico o dentro del 30% de "design development"
- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

PREDEFINED GROUP E

271. ¿Se dispone de planos as-built de la facilidad en PDF y en AutoCAD?
- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the **Scope of Work**, in accordance with **Article 10, Sections 1.3 and 1.4.**
272. ¿Existen estudios ambientales, estructurales, geotécnicos o evaluaciones previas de la facilidad?
- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

273. ¿Existen informes de FEMA u otra documentación relacionada con daños ocasionados por huracanes, sismos u otros eventos?

- DSPR does not have specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem necessary to complete the required engineering analyses and develop the required deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

274. ¿Existen otras áreas con problemas recurrentes o daños previamente identificados que no hayan sido mencionados durante la visita del sitio?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**
- Existing deficiencies, structural, electrical, or operational—must be identified through the Initial Assessment Report. Refer to RFP **Article 13– A&E Design Work by Phases, 13.1 General, 13.2 Phase I– Existing Conditions Assessment and Project Initiation**

275. ¿Cuándo se instaló el sistema de impermeabilización del techo y qué producto de sistema se utilizó?

- The existing roofing waterproofing system was installed on September 2, 2021. The system consists of two (2) SBS modified bituminous membrane layers with polyester reinforcement and a granule-surfaced finish.

276. ¿Cuál es la capacidad del generador eléctrico y de la cisterna de agua existentes?

- The facility is equipped with an existing 350 kW emergency generator and a 5,000-gallon water cistern. Proponents shall verify the existing conditions and evaluate the adequacy of these systems as part of the Existing Conditions Assessment and the required engineering and architectural services, in accordance with **Article 10.**

277. ¿Cuántos baños existen actualmente en la facilidad?
- DSPR does not have the current number of restrooms available for distribution as part of this procurement. Proponents shall verify the existing conditions, including the number and configuration of restroom facilities, as part of the Existing Conditions Assessment in accordance with **Article 10**.
278. ¿Cuál es la capacidad operacional actual de la facilidad (pacientes atendidos)? ¿Se proyecta un crecimiento futuro en la capacidad o en los servicios?
- All facilities included in this procurement are currently operational. The DSPR will not disclose current operational capacity data or future service growth projections as part of this procurement. Proponents shall perform the required Existing Conditions Assessment and collect any information necessary to support the engineering and architectural evaluation, in accordance with **Article 10, Phase I – Existing Conditions Assessment and Project Initiation**.
279. ¿La instalación permaneció operando durante el huracán María? De no ser así, ¿cuáles fueron las principales causas de interrupción?
- The facilities remained operational during Hurricane Maria. Proponents shall perform the required Existing Conditions Assessment to evaluate the existing conditions of each facility and develop the required engineering and architectural services in accordance with Article 10.
280. ¿Qué factores limitan actualmente la continuidad de las operaciones luego de un huracán u otro evento mayor?
- The factors that may affect the continuity of operations following a hurricane or other major event shall be identified by the Proponents as part of the Existing Conditions Assessment required under Article 10. Based on the findings of the assessment, the Selected Proponent shall develop the appropriate engineering and architectural solutions to improve the resilience and operational continuity of each facility.
281. ¿Cuántos días de autonomía operacional se requieren para el diseño del proyecto en caso de un evento catastrófico?
- For design purposes, Proponents shall assume a minimum operational autonomy of ten (10) days following a catastrophic event. Proponents shall develop the required engineering and architectural design to support this

operational objective in accordance with the Scope of Work and applicable codes and standards.

282. ¿Se espera implementar todas las medidas de mitigación identificadas o su ejecución estará sujeta a un análisis de costo-beneficio?

- Feasibility of the mitigation measures identified in the RFP shall be confirmed through the Initial Assessment for each facility before proceeding to design. The Initial Assessment shall validate existing conditions, evaluate mitigation alternatives, and confirm that the proposed mitigation measures can be implemented in accordance with applicable codes, standards, manufacturer requirements, and accepted engineering practices. Where warranted by the findings of the Initial Assessment, alternative mitigation approaches may be considered to achieve the intended mitigation objectives. Final selection of the mitigation approach shall be based on the results of the Initial Assessment and DSPR approval.

283. ¿Existen proyectos de mejoras o mantenimiento programados que deban coordinarse con este proyecto?

- In general, DSPR's healthcare facilities are always undergoing maintenance and/or capital work. For the purposes of this RFP, access to the healthcare facilities will be scheduled through DSPR's PMO Infrastructure Division engineering coordination point of contact. Proponents shall plan accordingly so the healthcare facilities shall remain operational during construction.

284. ¿Cuál es el presupuesto estimado para la construcción?

- No construction budget or project allowance ceiling will be published. Proposers must develop their own construction cost projections and allowance assumptions. Proponents shall submit one Cost Schedule Form for each facility included in the selected predefined group. In addition, a summary Cost Schedule identifying the total proposed fee for the entire predefined group shall be included.

285. ¿Quiere el cliente que coticemos planos as-built del edificio? Si es así, ¿Cuántos pies cuadrados tiene el edificio

- Refer to **Article 10- Scope of Work** / Mitigation Needs Group B Special Considerations that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5.
- Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS**.

286. ¿Quiere el cliente que coticemos plano de mensura y topografía? Si es así, ¿Cuántos metros cuadrados tiene la parcela?
- Refer to **Article 10- Scope of Work** / Mitigation Needs Group B Special Considerations that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5.
 - Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS**.
287. ¿Dónde ubicamos el costo del "Assessment", bajo un costo aparte como un estudio técnico o dentro del 30% de "design development"?
- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms**.

PREDEFINED GROUP E – CENTRO PEDIATRICO ARECIBO

288. ¿Se dispone de planos as-built en PDF y AutoCAD de la facilidad?
- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with Article 10, Sections 1.3 and 1.4.
289. ¿Existen estudios ambientales (asbesto y Plomo), estructurales, geotécnicos o evaluaciones previas de la facilidad?
- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.
290. ¿Existen informes de FEMA u otra documentación relacionada con daños ocasionados por huracanes, sismos u otros eventos?
- DSPR does not have specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem necessary to complete the required engineering analyses and develop the required deliverables, in accordance with Article 10, Sections 1.3 and 1.4.

291. ¿Existen otras áreas con problemas recurrentes o daños previamente identificados que no hayan sido mencionados durante la visita de si o?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with Article 10, Sections 1.3 and 1.4.
- Existing deficiencies, structural, electrical, or operational—must be identified through the Initial Assessment Report. Refer to RFP Article 13– A&E Design Work by Phases, 13.1 General, 13.2 Phase I– Existing Conditions Assessment and Project Initiation

292. ¿Cuál es la capacidad operacional actual de la facilidad (pacientes atendidos)? ¿Se proyecta un crecimiento futuro en la capacidad o en los servicios?

- All facilities included in this procurement are currently operational. The DSPR will not disclose current operational capacity data or future service growth projections as part of this procurement. Proponents shall perform the required Existing Conditions Assessment and collect any information necessary to support the engineering and architectural evaluation, in accordance with Article 10, Phase I – Existing Conditions Assessment and Project Initiation.

293. ¿Cuál es la capacidad del generador eléctrico?

- Refer to **Addenda #11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility.**

294. ¿Cuál es el límite del área de estacionamiento que forma parte del alcance del proyecto? En particular, confirmar si la rehabilitación incluye únicamente las áreas que sirven al edificio actualmente en operación o la totalidad del estacionamiento compartido.

- Refer to **Addenda #11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility.**
- Proponents shall verify the limits and dimensions of the parking area as part of the Existing Conditions Assessment and prepare their technical and cost proposals accordingly.

295. ¿La instalación permaneció operando durante el huracán María? De no ser así, ¿cuáles fueron las principales causas de interrupción?

- The facilities remained operational during Hurricane Maria. Proponents shall perform the required Existing Conditions Assessment to evaluate the existing conditions of each facility and develop the required engineering and architectural services in accordance with Article 10.
296. ¿Qué factores limitan actualmente la continuidad de las operaciones luego de un huracán u otro evento mayor?
- The factors that may affect the continuity of operations following a hurricane or other major event shall be identified by the Proponents as part of the Existing Conditions Assessment required under Article 10. Based on the findings of the assessment, the Selected Proponent shall develop the appropriate engineering and architectural solutions to improve the resilience and operational continuity of each facility.
297. ¿Cuántos días de autonomía operacional se requieren para el diseño del proyecto en caso de un evento catastrófico?
- For design purposes, Proponents shall assume a minimum operational autonomy of ten (10) days following a catastrophic event. Proponents shall develop the required engineering and architectural design to support this operational objective in accordance with the Scope of Work and applicable codes and standards.
298. ¿Cuál es el plan previsto para el edificio que actualmente se encuentra fuera de servicio? ¿Se contempla su demolición, rehabilitación o una intervención futura, y cómo afectaría esto el alcance del presente proyecto?
- The building currently out of service is not included within the Scope of Work of this procurement. Proponents shall prepare their technical and cost proposals based solely on the facilities and mitigation needs identified in the RFP.
299. Considerando que ambos edificios comparten sistemas de agua y energía, ¿se prevé mantener estas utilidades compartidas o segregarlas como parte de este proyecto o de una intervención futura?
- The shared utility systems are intended to be segregated as part of the required engineering and architectural services. Proponents shall evaluate the existing conditions and develop the design necessary to separate the utility systems in accordance with the Scope of Work and all applicable codes, standards, and regulations.

300. ¿Se espera implementar todas las medidas de mitigación identificadas o su ejecución estará sujeta a un análisis de costo-beneficio

- Feasibility of the mitigation measures identified in the RFP shall be confirmed through the Initial Assessment for each facility before proceeding to design. The Initial Assessment shall validate existing conditions, evaluate mitigation alternatives, and confirm that the proposed mitigation measures can be implemented in accordance with applicable codes, standards, manufacturer requirements, and accepted engineering practices. Where warranted by the findings of the Initial Assessment, alternative mitigation approaches may be considered to achieve the intended mitigation objectives. Final selection of the mitigation approach shall be based on the results of the Initial Assessment and DSPR approval.

301. ¿Existen proyectos de mejoras o mantenimiento programados que deban coordinarse con este proyecto?

- In general, DSPR's healthcare facilities are always undergoing maintenance and/or capital work. For the purposes of this RFP, access to the healthcare facilities will be scheduled through DSPR's PMO Infrastructure Division engineering coordination point of contact. Proponents shall plan accordingly so the healthcare facilities shall remain operational during construction.

302. ¿Cuál es el presupuesto estimado para la construcción?

- No construction budget or project allowance ceiling will be published. Proposers must develop their own construction cost projections and allowance assumptions. Proponents shall submit one Cost Schedule Form for each facility included in the selected predefined group. In addition, a summary Cost Schedule identifying the total proposed fee for the entire predefined group shall be included.
- Refer to: Addenda #9: Revised Cost Schedule Forms

303. ¿Quiere el cliente que coticemos planos as-built del edificio? Si es así, ¿Cuántos pies cuadrados tiene el edificio?

- Refer to **Article 10- Scope of Work / Mitigation Needs Group B Special Considerations** that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5
- Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**

304. ¿Quiere el cliente que coticemos plano de mensura y topografía? Si es así, ¿Cuántos metros cuadrados tiene la parcela?
- Refer to **Article 10- Scope of Work** / Mitigation Needs Group B Special Considerations that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5
 - Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS**
305. ¿Dónde ubicamos el costo del "Assessment", bajo un costo aparte como un estudio técnico o dentro del 30% de "design development"?
- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

PREDEFINED GROUP E: CTS VEGA BAJA

306. ¿Se dispone de planos as-built de la facilidad en PDF y en AutoCAD?
- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with Article 10, Sections 1.3 and 1.4.
307. ¿Existen estudios ambientales, estructurales, geotécnicos o evaluaciones previas de la facilidad?
- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.
308. ¿Existen informes de FEMA u otra documentación relacionada con daños ocasionados por huracanes, sismos u otros eventos?
- DSPR does not have specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem

necessary to complete the required engineering analyses and develop the required deliverables, in accordance with Article 10, Sections 1.3 and 1.4.

309. ¿Existen otras áreas con problemas recurrentes o daños previamente identificados que no hayan sido mencionados durante la visita del sitio?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with Article 10, Sections 1.3 and 1.4.
- Existing deficiencies, structural, electrical, or operational—must be identified through the Initial Assessment Report. Refer to RFP Article 13- A&E Design Work by Phases, 13.1 General, 13.2 Phase I- Existing Conditions Assessment and Project Initiation

310. ¿Cuál es la capacidad operacional actual de la facilidad (pacientes atendidos)? ¿Se proyecta un crecimiento futuro en la capacidad o en los servicios?

- All facilities included in this procurement are currently operational. The Department of Health does not have current operational capacity data or future service growth projections available for distribution as part of this procurement. Proponents shall perform the required Existing Conditions Assessment and collect any information necessary to support the engineering and architectural evaluation, in accordance with Article 10, Phase I – Existing Conditions Assessment and Project Initiation.

311. ¿Cuál es el límite del área de estacionamiento que forma parte del alcance del proyecto?

- Refer to **Addenda #11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility.**
- Proponents shall verify the limits and dimensions of the parking area as part of the Existing Conditions Assessment and prepare their technical and cost proposals accordingly.

312.¿La mitigación de viento mediante mejoras a las ventanas se contempla para la totalidad del edificio o únicamente para la sección correspondiente al CTS?

- Proposers shall consider implementing the mitigation activities in the whole building/location. Refer to Article 10- Scope of Work / Mitigation Needs Group E Special Considerations that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5

313.¿Cuáles fueron las principales causas de interrupción luego del paso del huracán María?

- The primary causes of the service interruption following Hurricane Maria were water infiltration through windows, the roofing system, and air-conditioning piping. However, Proponents shall perform the required Existing Conditions Assessment to evaluate the current conditions of the facility and identify any additional deficiencies or vulnerabilities in accordance with **Article 10**.

314.¿La instalación permaneció operando durante el huracán María? De no ser así, ¿cuáles fueron las principales causas de interrupción?

- No. The CTS did not remain operational during Hurricane Maria due to the impacts associated with the event.

315.¿Qué factores limitan actualmente la continuidad de las operaciones luego de un huracán u otro evento mayor?

- The factors that may affect the continuity of operations following a hurricane or other major event shall be identified by the Proponents as part of the Existing Conditions Assessment required under Article 10. Based on the findings of the assessment, the Selected Proponent shall develop the appropriate engineering and architectural solutions to improve the resilience and operational continuity of each facility.

316.¿Cuántos días de autonomía operacional se requieren para el diseño del proyecto en caso de un evento catastrófico?

- For design purposes, Proponents shall assume a minimum operational autonomy of ten (10) days following a catastrophic event. Proponents shall develop the required engineering and architectural design to support this operational objective in accordance with the Scope of Work and applicable codes and standards.

317. ¿Se espera implementar todas las medidas de mitigación identificadas o su ejecución estará sujeta a un análisis de costo-beneficio

- Feasibility of the mitigation measures identified in the RFP shall be confirmed through the Initial Assessment for each facility before proceeding to design. The Initial Assessment shall validate existing conditions, evaluate mitigation alternatives, and confirm that the proposed mitigation measures can be implemented in accordance with applicable codes, standards, manufacturer requirements, and accepted engineering practices. Where warranted by the findings of the Initial Assessment, alternative mitigation approaches may be considered to achieve the intended mitigation objectives. Final selection of the mitigation approach shall be based on the results of the Initial Assessment and DSPR approval.

318. ¿Existen proyectos de mejoras o mantenimiento programados que deban coordinarse con este proyecto?

- In general, DSPR's healthcare facilities are always undergoing maintenance and/or capital work. For the purposes of this RFP, access to the healthcare facilities will be scheduled through DSPR's PMO Infrastructure Division engineering coordination point of contact. Proponents shall plan accordingly so the healthcare facilities shall remain operational during construction.

319. ¿Cuál es el presupuesto estimado para la construcción?

- No construction budget or project allowance ceiling will be published. Proposers must develop their own construction cost projections and allowance assumptions. Proponents shall submit one Cost Schedule Form for each facility included in the selected predefined group. In addition, a summary Cost Schedule identifying the total proposed fee for the entire predefined group shall be included.
- Refer to: **Addenda #9: Revised Cost Schedule Forms**

320. ¿Quiere el cliente que coticemos planos as-built del edificio? Si es así, ¿Cuántos pies cuadrados tiene el edificio?

- Refer to **Article 10- Scope of Work / Mitigation Needs Group B Special Considerations** that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5
- Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**

321. ¿Quiere el cliente que coticemos plano de mensura y topografía? Si es así, ¿Cuántos metros cuadrados tiene la parcela?

- Refer to **Article 10- Scope of Work / Mitigation Needs Group B Special Considerations** that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5
- Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**

322. ¿Dónde ubicamos el costo del "Assessment", bajo un costo aparte como un estudio técnico o dentro del 30% de "design development"?

- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

PREDEFINED GROUP E: CDT VEGA ALTA

323. ¿Se dispone de planos as-built de la facilidad en PDF y en AutoCAD?

- DSPR does not have existing construction plans or as-built drawings for the facilities included in this procurement. Proponents shall perform all required field investigations and develop the existing conditions documentation, including the preparation of as-built drawings and all engineering and architectural deliverables required under the Scope of Work, in accordance with **Article 10, Sections 1.3 and 1.4.**

324. ¿Existen estudios ambientales, estructurales, geotécnicos o evaluaciones previas de la facilidad?

- DSPR does not have existing surveys, topographic surveys, hazardous materials studies, hydrologic and hydraulic studies, or other technical reports for the facilities included in this procurement. Proponents shall perform or procure all investigations, assessments, surveys, and technical studies required to complete the Scope of Work and prepare the required engineering and architectural deliverables, in accordance with **Article 10, Sections 1.3 and 1.3.5, and Addenda 9: Attachment B: Revised Cost Schedule Forms.**

325. ¿Existen informes de FEMA u otra documentación relacionada con daños ocasionados por huracanes, sismos u otros eventos?

- DSPR does not have specialized studies for the facilities included in this procurement. Proponents shall determine and include in their technical and cost proposals all investigations, testing, studies, and evaluations they deem necessary to complete the required engineering analyses and develop the required deliverables, in accordance with **Article 10, Sections 1.3 and 1.4.**

326. ¿Existen otras áreas con problemas recurrentes o daños previamente identificados que no hayan sido mencionados durante la visita del sitio?

- DSPR does not have information regarding existing deficiencies or conditions of the building systems or site utilities for the facilities included in this procurement. Proponents shall perform all required field investigations, assessments, and evaluations necessary to identify existing conditions and develop the required engineering and architectural deliverables, in accordance with Article 10, Sections 1.3 and 1.4.
- Existing deficiencies, structural, electrical, or operational—must be identified through the Initial Assessment Report. Refer to RFP Article 13- A&E Design Work by Phases, 13.1 General, 13.2 Phase I- Existing Conditions Assessment and Project Initiation

327. ¿Cuál es la capacidad operacional actual de la facilidad (pacientes atendidos)? ¿Se proyecta un crecimiento futuro en la capacidad o en los servicios?

- All facilities included in this procurement are currently operational. The Department of Health does not have current operational capacity data or future service growth projections available for distribution as part of this procurement. Proponents shall perform the required Existing Conditions Assessment and collect any information necessary to support the engineering and architectural evaluation, in accordance with Article 10, Phase I – Existing Conditions Assessment and Project Initiation.

328. ¿Cuál es el límite del área de estacionamiento que forma parte del alcance del proyecto?

- Refer to **Addenda #11: Informational sheet about parking lots, water tank/cisterns, and power generators per healthcare facility.**
- Proponents shall verify the limits and dimensions of the parking area as part of the Existing Conditions Assessment and prepare their technical and cost proposals accordingly.

329. ¿La mitigación de viento mediante mejoras a las ventanas se contempla para la totalidad del edificio o únicamente para la sección correspondiente al CTS?

- Proposers shall consider implementing the mitigation activities in the whole building/location. Refer to Article 10- Scope of Work / Mitigation Needs Group E

Special Considerations that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5

330. ¿Cuáles fueron las principales causas de interrupción luego del paso del huracán María?

- The primary causes of the service interruption following Hurricane Maria were water infiltration through windows, the roofing system, and air-conditioning piping. However, Proponents shall perform the required Existing Conditions Assessment to evaluate the current conditions of the facility and identify any additional deficiencies or vulnerabilities in accordance with **Article 10**.

331. ¿La instalación permaneció operando durante el huracán María? De no ser así, ¿cuáles fueron las principales causas de interrupción?

- The facilities remained operational during Hurricane Maria. Proponents shall perform the required Existing Conditions Assessment to evaluate the existing conditions of each facility and develop the required engineering and architectural services in accordance with Article 10.

332. ¿Qué factores limitan actualmente la continuidad de las operaciones luego de un huracán u otro evento mayor?

- The factors that may affect the continuity of operations following a hurricane or other major event shall be identified by the Proponents as part of the Existing Conditions Assessment required under Article 10. Based on the findings of the assessment, the Selected Proponent shall develop the appropriate engineering and architectural solutions to improve the resilience and operational continuity of each facility.

333. ¿Cuántos días de autonomía operacional se requieren para el diseño del proyecto en caso de un evento catastrófico?

- For design purposes, Proponents shall assume a minimum operational autonomy of ten (10) days following a catastrophic event. Proponents shall develop the required engineering and architectural design to support this operational objective in accordance with the Scope of Work and applicable codes and standards.

334. ¿Se espera implementar todas las medidas de mitigación identificadas o su ejecución estará sujeta a un análisis de costo-beneficio

- Feasibility of the mitigation measures identified in the RFP shall be confirmed through the Initial Assessment for each facility before proceeding to design. The Initial Assessment shall validate existing conditions, evaluate mitigation alternatives, and confirm that the proposed mitigation measures can be implemented in accordance with applicable codes, standards, manufacturer requirements, and accepted engineering practices. Where warranted by the findings of the Initial Assessment, alternative mitigation approaches may be considered to achieve the intended mitigation objectives. Final selection of the mitigation approach shall be based on the results of the Initial Assessment and DSPR approval.

335. ¿Existen proyectos de mejoras o mantenimiento programados que deban coordinarse con este proyecto?

- In general, DSPR's healthcare facilities are always undergoing maintenance and/or capital work. For the purposes of this RFP, access to the healthcare facilities will be scheduled through DSPR's PMO Infrastructure Division engineering coordination point of contact. Proponents shall plan accordingly so the healthcare facilities shall remain operational during construction.

336. ¿Cuál es el presupuesto estimado para la construcción?

- No construction budget or project allowance ceiling will be published. Proposers must develop their own construction cost projections and allowance assumptions. Proponents shall submit one Cost Schedule Form for each facility included in the selected predefined group. In addition, a summary Cost Schedule identifying the total proposed fee for the entire predefined group shall be included.
- Refer to: **Addenda #9: Revised Cost Schedule Forms**

337. ¿Quiere el cliente que coticemos planos as-built del edificio? Si es así, ¿Cuántos pies cuadrados tiene el edificio?

- Refer to **Article 10- Scope of Work / Mitigation Needs Group B Special Considerations** that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5
- Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**

338. ¿Quiere el cliente que coticemos plano de mensura y topografía? Si es así, ¿Cuántos metros cuadrados tiene la parcela?

- Refer to **Article 10- Scope of Work / Mitigation Needs Group B Special Considerations that Proponents Must Observe to Ensure that the Submitted Proposal(s) Fulfill the Purpose of the Project and this RFP are; 1-5**
- Refer to **Addenda 12: DSPR'S HEALTHCARE FACILITIES LOCATIONS.**

339. ¿Dónde ubicamos el costo del "Assessment", bajo un costo aparte como un estudio técnico o dentro del 30% de "design development"?

- Refer to **Addenda 9: Attachment B: Revised Cost Schedule Forms.**

All additional instructions and requirements set forth in the Request for Proposal documents remain unchanged. This Addendum is part of the Request for Proposal. The information included herein must be considered at the time of submission of the Proposal.



Carlos Padilla Cruz

Interim Manager

End of the Addendum