



Request for Proposal

Contracting of Professional Services

May 02, 2025

RFP-SP-2024-2025-025-DS-LAJAS-RIO GRANDE

Description	Load Study and Design Services Emergency Electric Generators for the Diagnostic and Treatment Centers of Lajas and Rio Grande (CDBG-MIT Project No. 0005)
Deadline	May 22, 2025, until 2:00 PM

In compliance with the principles of sound administration and transparency in the process of selecting and awarding Professional Services contracts, the Department of Health requests Load Study and Design Services. Generators for the Selected Diagnostic and Treatment Centers (FEMA Mitigation Project) Any proposal submitted must meet at least the following parameters:

PROJECT OVERVIEW

The PRDOHe is seeking to contract with a qualified individual, firm/organization to provide Load Studies/Load Censuses and Design Services for the installation of two generators with integrated fuel tanks for two Diagnostic and Treatment Centers (CDTs) located in the Municipalities of Lajas and Rio Grande. Work will be divided in 3 Phases: Phase 1 – Permitting, Phase 2 – Load Study and Design, Phase 3 – Construction Oversight (supervision).

The current generator specifications with integrated fuel tanks are:

- Lajas CDT: 500 kW generator with a 2,000- gallon fuel tank
- Rio Grande CDT: 500 kW generator with a 2,000-gallon fuel tank

This RFP seeks a qualified individual, firm and/or organization to conduct a Load Study/Load Census in each CDT and, based on the study results, provide an Architectural and Engineering (A&E) Design for the installation of the appropriate-sized generators within the specifications, needs, and requirements of each facility. The Selected Proponent will also be responsible for acquiring the necessary permits and be available during the Build phase for supervision services.

The scope of work includes providing a design (A&E) for the installation of the right-sized generators within the specifications, needs, and requirements of each facility. The proponent will be responsible for obtaining a certification duly completed and approved by a licensed professional (engineer and/or architect) where they guarantee that the capacities of each of the electric generators that will be installed in each of the facilities mentioned above are adequate to supply 100% of the energy load of each facility operating at its 100% occupancy and use in any event of interruption to the primary electric power service.

SCOPE OF WORK

The Proponent must demonstrate their ability to complete the following deliverables:

- A. The proponent must carry out an evaluation of the electrical substations of each facility to provide certification approved and signed by a licensed professional (engineer and/or architect) guaranteeing that the capacities of each of the electric generators and their components are adequate to supply 100% of the energy load of each facility operating at 100% occupancy and use in any event of interruption to the primary electric power service.
- B. This certification must be justified and/or validated by a quantitative method such as load studies and/or load censuses. The designer must provide the results to validate the capabilities of the generators and must explain in detail the methodology used.
- C. The certification must be submitted to COR3/FEMA/Infrastructure Program under CDBG-MIT (INFRA-MIT) of the Department of Housing and once approval is received based on the load study/load census results, the Proponent must submit project design and specifications (75 percent design level) in advance for evaluation and approval from COR3/FEMA and the Department of Housing's INFRA-MIT Program. At this stage of the project, no action should be taken until the Proponent obtains an approval from the Department of Health.
 - a. The Selected Proponent must provide the final design drawings and specifications, signed, and sealed by a professional engineer (PE), or a certified design professional, to validate the facility load consumption, generator size, capacity, and functionality.
 - b. All components of the project should be designed to comply with the 2018 PRBC, ASCE 7-16, and all applicable local codes and standards.
 - c. If applicable, designs should include a civil and structural design, as well as a mechanical and electrical design.
- D. Permitting: The Selected Proponent will be responsible for acquiring any and all permits required for Load Studies/Load Censuses and Designs.

- E. Construction Oversight (supervision). The Proponent must include in their Proposal a retainer rate and availability commitment certification for supervision consultation services during the subsequent Build Phase of this project.
- F. It is the responsibility of the proposer to comply with the provisions of the FEMA HMGPC Conditions of Approval (COA).
- G. The proposer will be responsible for completing the necessary documentation and requirements for the HUD and FEMA Joint Environmental Review Process. The project's Environmental Review and any other Environmental Compliance required documentation must be completed by the proponent and submitted to the Puerto Rico Departamento of Housing for review and approval.

Design Requirements

Codes and Standards

All design and installation shall be in accordance with all applicable federal and local codes, including but not limited to the following regulatory codes and standards:

Code	Title
AISC	Manual of Steel Construction, 13 th Edition
IBC	International Building Code, 2018 Edition
NFPA 37	Standards for the Installation and Use of Stationary Combustion Engines and Gas Turbines
NFPA 70	National Electrical Code, 2020 Edition
NFPA 72	National Fire Alarm Code, 2019 Edition
NFPA 110	Standards for Emergency and Standby Power Systems
AEE	Manual de Patrones de Distribución Soterrada
AEE	Reglamento Complementario al Código Eléctrico Nacional

Generator Design Requirements

1. The standby generator system shall be designed to automatically provide backup power to the CDT facility utilizing one or more permanently installed generators in the event of an interruption in the utility power supply.
2. Startup of generator(s), transfer/switching from utility power to generator power and transfer/switching back to the utility supply upon restoration of power (after a programmed time delay) shall be completely automatic, with no manual operations required.
3. Diesel fuel tanks designs for each of the generators must be double-walled, UL listed, include drain valve, exhaust valve, and vent pipe in compliance with NFPA 30 and any other applicable codes.
4. The proponent shall evaluate noise level requirements and specify/install sound enclosures, etc. for new equipment as required.
5. The proponent shall evaluate emissions requirements and specify new equipment to meet all applicable standards and regulations. Proponents shall determine whether air permitting is required and obtain all necessary permits.
6. The proponent shall develop a detailed design package for the new standby generator system. All drawings shall be sealed by a professional engineer licensed in the Commonwealth of Puerto Rico. Drawings and documentation developed as a part of the detailed design package shall include:
 - a. Single-Line Drawings
 - b. Load Calculations for Generator Sizing.
 - c. Panel Schedules
 - d. Plan and Section Views of new equipment locations.
 - e. Conduit routing plans
 - f. Grounding plans
 - g. Civil and Structural drawings.
 - h. Area Classification drawings.
 - i. Electrical and Controls drawings, including wiring schematics for all new systems and connections to existing systems.
 - j. Provide complete hard copies and electronics files of project final drawings.
 - k. All related engineering calculations, QA/QC, and manufactured equipment documentation.
 - l. Any, and all other items required by referenced codes, standards and ordinances.

The final design and plans must be endorsed by LUMA Energy.

Civil Design Requirements

1. The proponent will be responsible for the design of all equipment and device supports and foundations necessary for the complete installation of the new standby generator system.
2. The selection of the location of the new generator and its fuel tank must be presented and justified. This should include a geotechnical survey (soil study) with at least one boring.
3. The proponent shall complete all necessary designs and foundation systems for the new equipment, structures, and other elements (structural slab, generator, fuel tank, etc.).
4. Fuel storage and spill containment systems must be designed and installed in accordance with all EPA, federal, and local regulations.
5. All plans must be stamped by a professional engineer licensed in the Commonwealth of Puerto Rico.

Mechanical Design Requirements

1. The proponent shall be responsible for the design of all mechanical systems necessary for the complete installation of the new standby generator system including floor and section views of the new equipment and fabrication drawings of any new piping (the required piping supports must be designed to accommodate the loads induced by the piping, while allowing free movement, when needed, and minimizing vibration.)
2. Insulation will be installed for personnel protection and/or thermal efficiency, as required. The insulation shall be made of mineral wool or similar materials with an outer shell suitable for the application.
3. All pipe service vents and drains must be plugged/plugged/blinded and must protrude from insulated sections of pipes for access.
4. All plans must be stamped by a professional engineer licensed in the Commonwealth of Puerto Rico.

Other Responsibilities

Proponent is responsible for acquiring all certificates and permits required for the activities and deliverables included in this RFP. All related costs must be included in the Proposal and Cost Estimate to be reimbursed.

To clarify any doubts or questions about this, you can send an email to: subastas@salud.pr.gov no later than **May 13, 2025, until 4:00 PM**. The Department will have until **May 16, 2024, until 4:00 PM** to answer any doubts or questions.

Compulsory Site Visit and Ocular Inspection on May 07, 2025, at 10:00p.m. on Rio Grande CDT, at 200 Pimentel St., Rio Grande, Puerto Rico, and in Lajas CDT on May 09, 2025, at 1:00pm on 237 Flamboyan St., Lajas, Puerto Rico.

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

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

The Proponent must submit the proposal accompanied by all the required documentation at the Auction Office located in New Building of the Health Department, Ground floor. **You must deliver one (1) original, two (2) hard copies and one (1) digital copy on a USB (PDF format), on or before Friday, May 23, 2025, until 2:00 PM.**

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

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

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

6. It has the power to bind and comply with all parameters and requirements applicable to government contracting of professional services.

7. As part of the consideration of the request for proposal, the signing of a non-disclosure agreement may be required.

Calendar and Information

Applicant Unit:	Department of Health (PRDOHe)
Contact Information:	Carlos Padilla Cruz- Auction Manager 787-765-2929, ext. 3450
Application Number:	RFP-SP-2024-2025-025-DS-LAJAS-RIO GRANDE
Application Name:	Load Study and Design Services Emergency Electric Generators for the Diagnostic and Treatment Centers of Lajas and Rio Grande (CDBG-MIT Project No. 0005)
Service Category (Technology, Management Consulting, Etc.):	Request for Professional Services
Date of Publication of the Application:	May 2, 2025
Compulsory Site Visits:	May 07, 2025, 10:00 a.m.- Rio Grande 200 Calle Pimentel, Rio Grande, P.R. May 09, 2025, 1:00 p.m.- Lajas Calle Flamboyán # 237, Lajas, P.R.
Deadline for submitting questions:	May 13, 2025, until 4:00 PM
Deadline to answer questions:	May 16, 2025, until 4:30 PM
Submit Proposal at the Auction Office:	Department of Health Auction Office, Health Department Building (new site), Ground floor.
Deadline for Submission of Proposals:	May 22, 2025, until 2:00 PM
Form Request and Related Documentation request it to:	subastas@salud.pr.gov

Dates subject to change