Hon. Pedro R. Pierluisi Urrutia
Gobernador

Lcda. Karla G. Mercado Rivera
Administradora y Principal Oficial de Compras

ENMIENDA NÚM. 3

SUBASTA FORMAL 23J-16945
PARA REALIZAR MEJORAS EN EL PRIMER PISO DE LA UNIDAD DE SALUD PÚBLICA (USP) DE RÍO PIEDRAS, ADSCRITA AL DEPARTAMENTO DE SALUD DEL GOBIERNO DE PUERTO RICO

ASUNTO: VARIOS

Se notifica a los licitadores interesados en participar en la Subasta de referencia la siguiente información:

I. Se adjunta **Plano *As-Built*** y **Plano Arquitectónico**, los cuales tendrán que ser utilizados por los licitadores para presentar su oferta.

II. Se adjunta **Estudio de Asbesto y Plomo** para la Subasta Formal 23J-16945.

III. Se adjunta **Tabla de Cotizar Enmendada I,** la cual tendrá que ser utilizada por los licitadores para presentar su oferta.

IV. Se añaden los **incisos 39 y 40** a la sección VII del Pliego de la Subasta 23J-16945, para que lean como sigue:

> ***"39. Como parte del proceso de permisos el licitador agraciado deberá considerar la consulta al Instituto de Cultura Puertorriqueña para los trabajos dado a que es un edificio histórico."***
> ***40. Los empañetados deberán realizarse utilizando mezcla a base de cal, según consulta con el Instituto de Cultura Puertorriqueña."***

V. Las respuestas a las preguntas recibidas serán publicadas y remitidas a todos los licitadores **hoy lunes, 3 de julio de 2023.**

VI. **SEGUNDA INSPECCIÓN OCULAR: NO OBLIGATORIA – viernes, 7 de julio de 2023, a las 11:00 am**

La segunda vista ocular para los licitadores interesados que participaron en la primera inspección, será en las facilidades del Centro de Salud Pública en Río Piedras a la fecha y hora antes dispuesta. La asistencia no será obligatoria. Esta segunda inspección no deja sin efecto la previamente realizada. Aquellos licitadores que no hayan asistido a la primera inspección ocular con carácter obligatorio no podrán presentar oferta.

VII. Todo aquel licitador que tenga preguntas o dudas sobre el Pliego o las especificaciones de la Subasta Formal 23J-16945 tiene para enviar las mismas hasta el próximo **miércoles, 12 de julio de 2023, a las 4:00 pm**, al correo electrónico preguntas@asg.pr.gov. Las preguntas serán contestadas en o antes del martes, 18 de julio de 2023.

VIII. Los licitadores tendrán que presentar sus ofertas **en o antes del lunes, 31 de julio de 2023, a las 10:00 am,** cumpliendo con las disposiciones del Pliego.

IX. El Acto de Apertura se llevará a cabo el **lunes, 31 de julio de 2023, a las 12:30 pm.** Toda persona interesada en comparecer al Acto de Apertura, el cual se realizará de manera virtual, podrá acceder al mismo a través de la página cibernética de la ASG en el área de "Subastas/Licitaciones", en la cual encontrará el enlace correspondiente a la subasta de referencia el cual proveerá, a su vez, la opción de conectividad al "acto de apertura virtual".

Esta Enmienda forma parte del Pliego de Subasta y quienes interesen licitar, tendrán que considerarla al presentar su Oferta. Todos los demás términos, condiciones y especificaciones permanecen sin alterar.

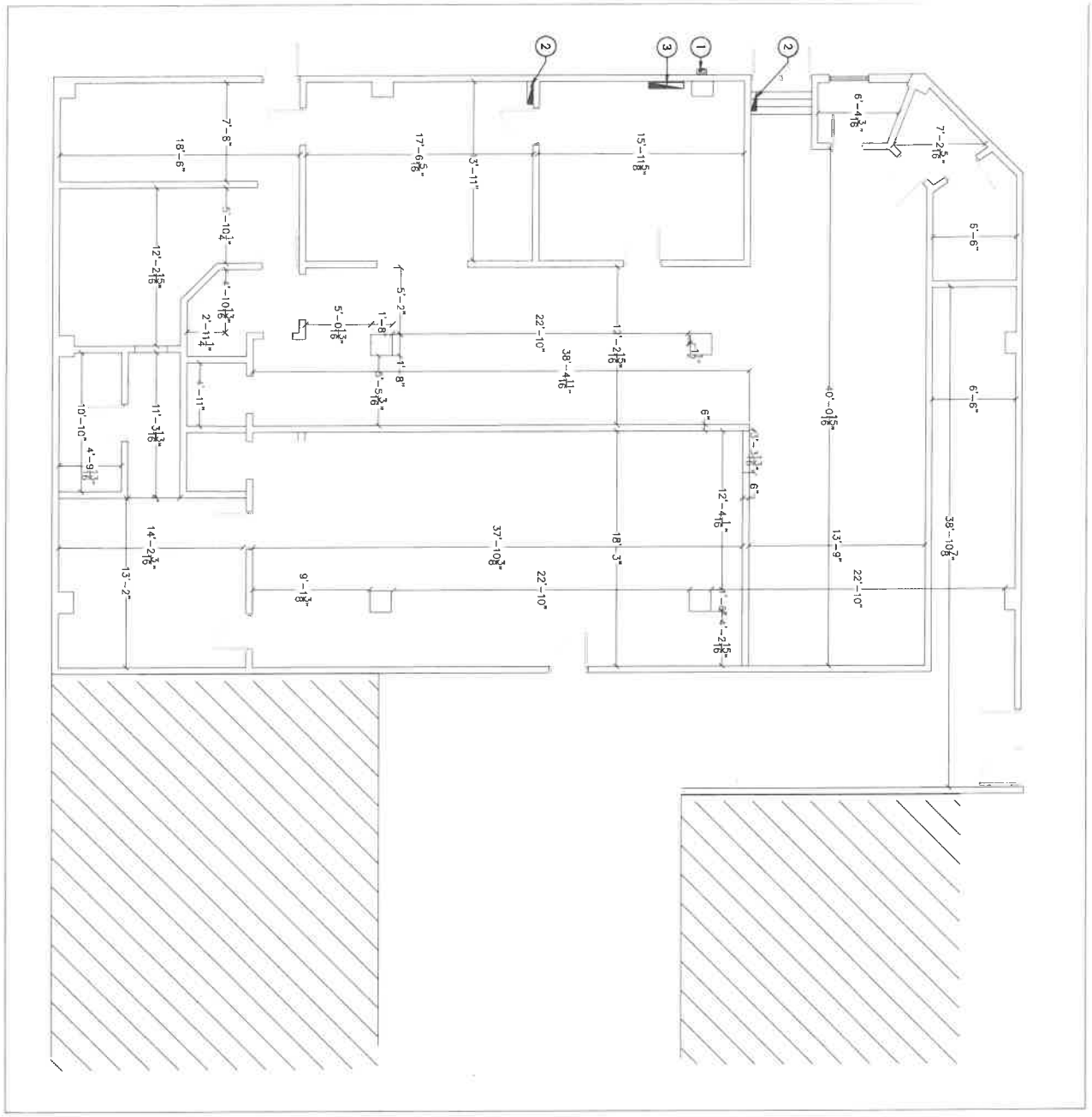
Lcda. Hilda M. Rivera Colón
Administradora Auxiliar
Área de Adquisiciones

Joel Fontánez González
Oficial de Licitación Interino

Emitido hoy, 3 de julio de 2023
En San Juan, Puerto Rico

JUNTA DE SUBASTAS ASG GOBIERNO DE PUERTO RICO

ADMINISTRACIÓN DE SERVICIOS GENERALES
Gobierno de Puerto Rico
PO Box 41249
San Juan, PR 00940
(787) 759-7676
administracion@ asg.pr.gov



LEYENDA:

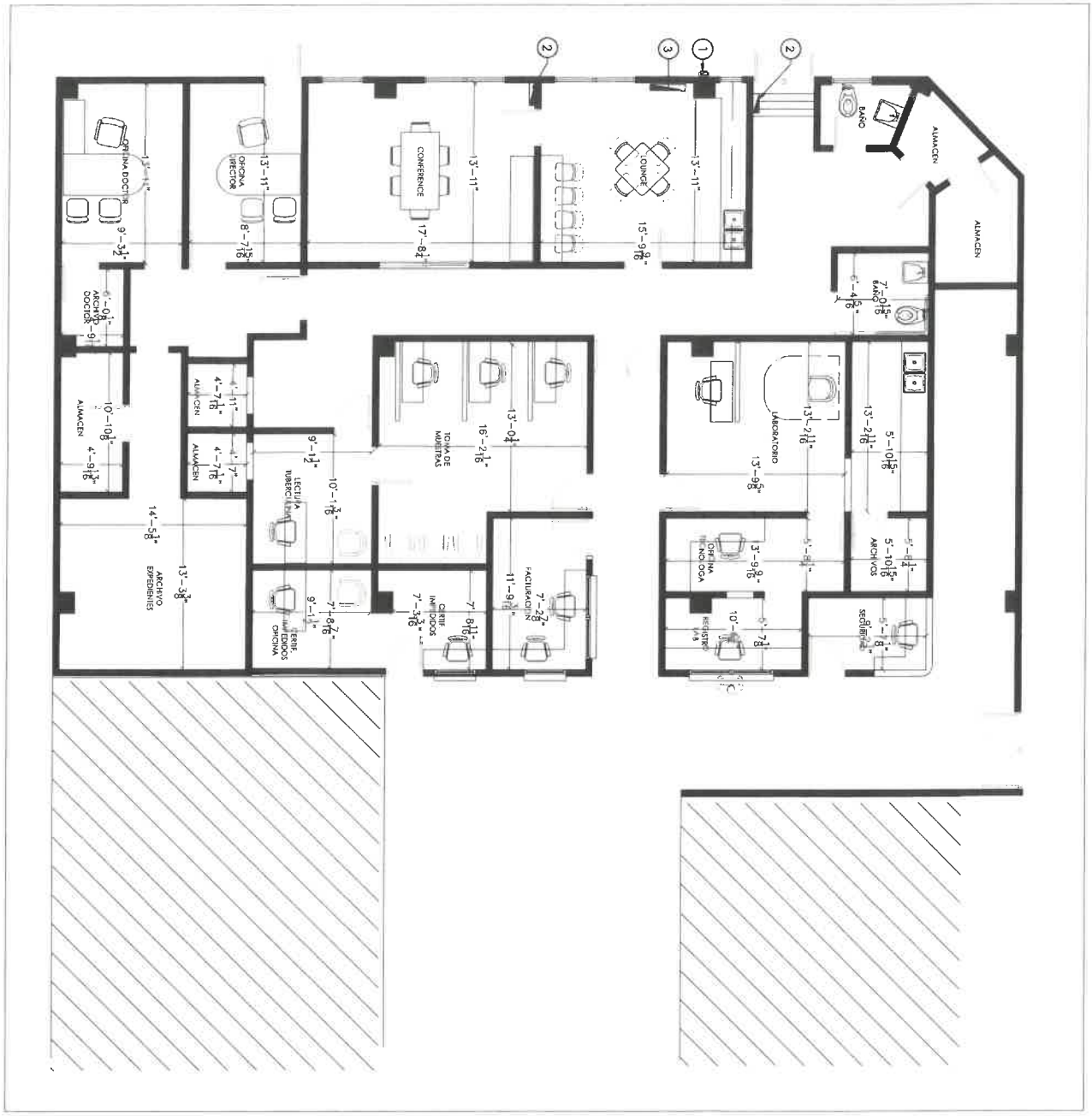
- PARED EXISTENTE
- ① CONTADOR ELÉCTRICO EXISTENTE
- ② PANEL ELÉCTRICO
- ③ PENDING ID

AS-BUILT

SCALE: 1/8"=1'-0"

AS-1	DRAWING NUMBER	Dovela LLC	PROYECTO: USP RIO PIEDRAS, RIO PIEDRAS, P.R.	DEPARTAMENTO DE SALUD	NO. / DATE / DESCRIPTION: DATE 02-21-2023; DRAWN BY: RR; APPROVED BY: JC; SCALE: AS NOTED

SHEET TITLE: PLANO AS-BUILT



LEGEND:

- PARED EXISTENTE
- PARED EXISTENTE A DEMOLER
- PUERTA NUEVA FIRE RATED
- ① CONTADOR ELECTRICO EXISTENTE
- ② PANEL ELECTRICO
- ③ PENDING ID

ARQUITECTONICO

SCALE: 1/8" = 1'-0"

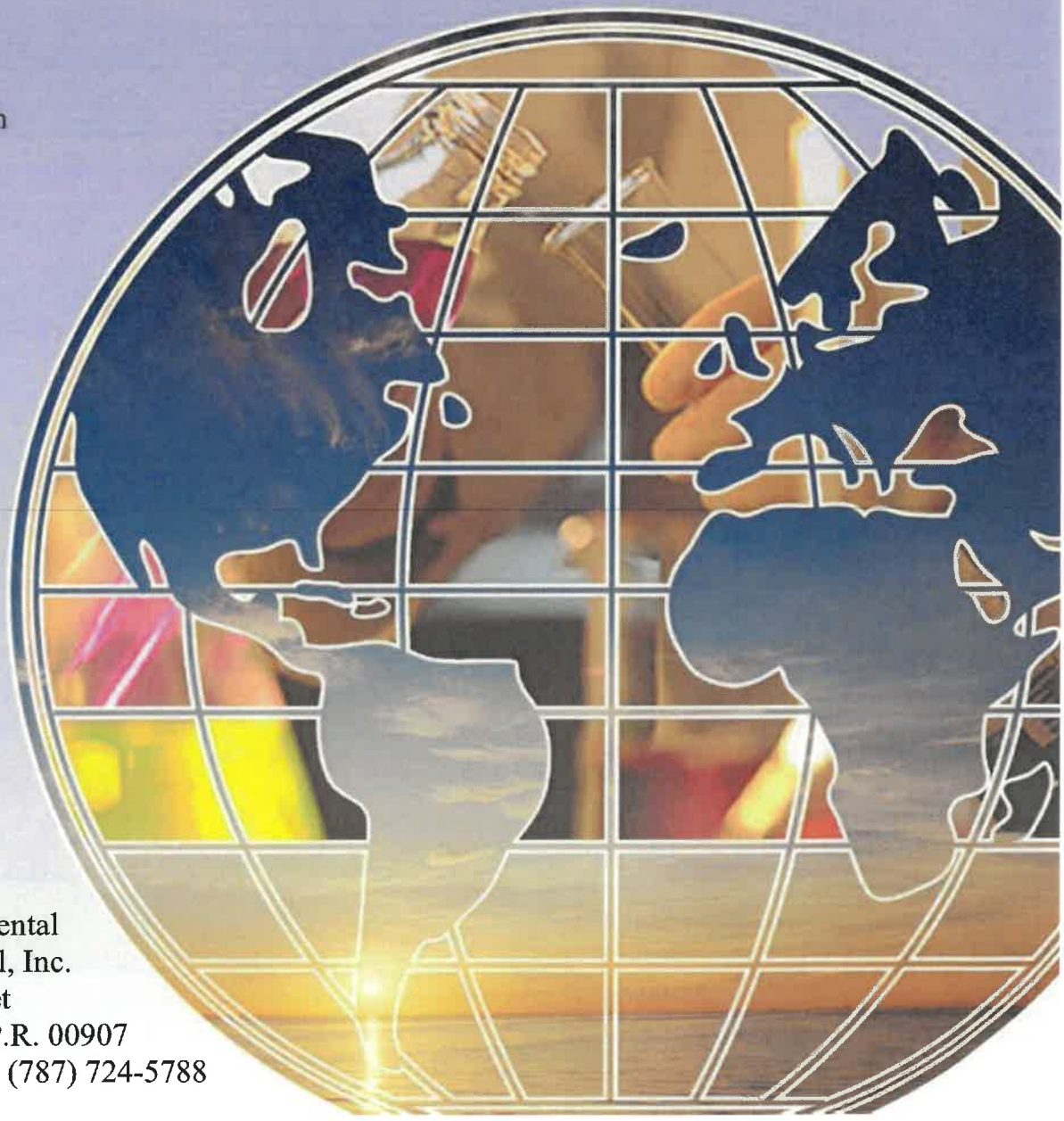
A-1.0	Dovela LLC	PROYECTO: USP RIO PIEDRAS, RIO PIEDRAS, P.R.	DEPARTAMENTO DE SALUD
DRAWING NUMBER		SHEET TITLE: PLANO MEJORAS ARQUITECTONICAS	

NO	DATE	DESCRIPTIONS
△		

DATE: 02-17-2023
DRAWN BY: R R
APPROVED BY: J C
SCALE: AS NOTED

LIMITED ENVIRONMENTAL SURVEY
FOR
LEAD BASED PAINT (LBP)
AND
ASBESTOS CONTAINING MATERIALS (ACM)
FOR
USP RIO PIEDRAS
SAN JUAN, PUERTO RICO

Prepared For:
Department of Health



April 2023

Prepared By:

Analytical Environmental
Services International, Inc.
611 Monserrate Street
2nd Floor, Santurce, P.R. 00907
(787) 722-0220 / Fax (787) 724-5788

AES International Inc.

LEAD

TABLE OF CONTENTS

I. SUMMARY

A limited survey for Lead Based Painted (LBP) Components was conducted by AES International for USP Rio Piedras located on 1155 Garcia Moreno Street and Vallejo Street, San Juan, Puerto Rico, 00926 (Project #:95268, DI#:151656). The investigation is part of FEMA DISASTER 4339DR-PR contract.

The LBP limited investigation was conducted by Elme Rivera and a re-inspection was conducted on 4/11/2023 by Mildred Santiago, both DRNA certified lead risk assessor. The survey, performed with an XRF instrument manufactured by Heuresis, Model Pb200i, was conducted using HUD protocol of 2012.

The scope of the survey included sampling of LBP suspected components listed on FEMA Lead Checklist. The following components were found to be positive for LBP:

USP Rio Piedras

1st Floor

Clinical Lab Lunch Room				
	Column Wall B	Concrete	Light Gray	42 sq.ft
Men Bathroom				
	Upper Wall A	Concrete	White	270 sq.ft
	Upper Wall B	Concrete	White	
	Toilet Valve	Metal	Gray	3 units
	Strip	Ceramic	Green/Gray	50 ln.ft
Women Bathroom				
	Strip	Ceramic	Green/Gray	50 ln.ft
	Toilet Valve	Metal	Gray	3 units
Corridor				
	Wall B	Concrete	Cream	240 sq.ft
	Wall C	Concrete	Cream	
Storage 1				
	Wall B	Concrete	White	190 sq.ft
	Column	Concrete	White	42 sq.ft
Storage 2				
	Wall B	Concrete	White	160 sq.ft
	Column	Concrete	White	42 sq.ft

If remodeling activities will be conducted in the nearest future, it is required to remove all LBP materials prior to performance of said activities.

1.0 INTRODUCTION

A limited survey for Lead Based Painted (LBP) Components was conducted by AES International for USP Rio Piedras located on 1155 Garcia Moreno Street and Vallejo Street, San Juan, Puerto Rico, 00926 (Project #:95268, DI#:151656). The investigation is part of FEMA DISASTER 4339DR-PR contract.

The LBP limited investigation was conducted by Elme Rivera and a re-inspection was conducted on 4/11/2023 by Mildred Santiago, both DRNA certified lead risk assessor. The survey, performed with an XRF instrument manufactured by Heuresis, Model Pb200i, was conducted using HUD protocol of 1997, revised in 2012. The results are presented herein.

2.0 TESTING PROCEDURES

The testing was performed with an XRF instrument manufactured by Heuresis, Model Pb200i (see PCS in Appendix II). The selected mode allows reference to the abatement level set at 1.0 mg/cm^2. The results are reported at 95% confidence levels.

3.0 LEAD BASED PAINT TESTING METHODOLOGY

The hazard level of lead in paint has been determined by the department of Housing & Urban development as 1.0 mg/cm^2, as measured by XRF, or AAS (Atomic Absorption Spectroscopy), or 0.5% be weight (or 5000 ppm) as measured by AAS, or Inductive Coupled Plasma (ICP). The same level was adopted by EPA regulations published in 1992, under Title X.

The only lead-based paint testing protocol officially available at this time was published by HUD initially in 1990, revised in 1991 and finalized in 1995 (see above HUD reference). A revised chapter 7 was published in 1997 and finalized in 2012. In accordance to the new protocol, almost all surfaces present in the units have to be tested. The above guidelines were used to perform lead based-paint testing for this project.

The main steps involved in a single-family inspection are:

1. Perform inventory of all testing combinations
2. Select painted area to be tested
3. Perform XRF testing (including calibration checks)
4. Collect and analyze paint chip samples, for inconclusive results.
5. Classify XRF and paint chips results
6. Review and evaluate the data
7. Report findings

AES International personnel classify each XRF lead reading as positive, negative, or inconclusive. This classification is based on manufacturer XRF performance characteristic sheet (PCS), for each substrate. Samples and/or additional readings are taken from inconclusive areas.

Calibration verification of the instrument was performed prior to beginning of daily task, when the instrument was turned on, and at the end of the day. The verification was conducted on a NIST standard of 1.0 mg/cm^2. Acceptance criteria used was +-0.3 mg/cm^2. The data for calibration verification is attached in Appendix IV.

Initially, a visual inspection was performed using FEMA lead based paint checklist and DDD document to identify materials listed to be sampled. Subsequently, readings were taken from suspected materials identified in FEMA's lead checklist (see Appendix III).

The identification of tested walls is based on HUD guidelines as follow:
Wall A-entrance wall
Walls B, C, and D-sequential walls, clockwise from A.

At the completion of the testing, ten (10) surfaces were retested to assess precision of the testing. Statistical calculations performed on test-retest results suggest that the results are within the tolerance limits and therefore acceptable.

4.0 RESULTS

4.1 Results of XRF inspection

The results of the tested components are shown in Appendix IV. One hundred and eighty (180) XRF readings were taken (see also summary).

5.0 CONCLUSIONS

An LBP limited survey was USP Rio Piedras located on 1155 Garcia Moreno Street and Vallejo Street, San Juan, Puerto Rico, 00926. LBP components were detected. Some painted surfaces may contain levels of lead below 1.0 mg/cm^2, which could create lead dust, or lead contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding.

This report shall be kept by the owner and all future owners for the life of the buildings. A copy of the relevant report shall be given to each tenant, buyer or lessor, as to comply with federal requirements for disclosure under lead disclosure rule of 1996 (see also section 1018 of Title X).

The LBP survey conducted did not address all suspected LBP present in the building but only materials listed by FEMA under the "FEMA Lead and Asbestos Checklist" and (when available) the Damage Description and Dimension (DDD) document. Consequently negative, or positive findings refer only to the areas and materials tested from selected locations.

Elme Rivera, DRNA Lead Risk Assessor
Lic#: LBPRA-21722-207

Mildred Santiago, DRNA Lead Risk Assessor
Lic#: LBPRA-21722-208

Table 1. Summary of LBP Positive Components at USP Rio Piedras, San Juan, Puerto Rico.

Structure	Room	Components	Substrate	Color	Quantity
USP Rio Piedras					
1st Floor					
	Clinical Lab Lunch Room				
		Column Wall B	Concrete	Light Gray	42 sq.ft
	Men Bathroom				
		Upper Wall A	Concrete	White	
		Upper Wall B	Concrete	White	270 sq.ft
		Toilet Valve	Metal	Gray	3 units
		Strip	Ceramic	Green/Gray	50 ln.ft
	Women Bathroom				
		Strip	Ceramic	Green/Gray	50 ln.ft
		Toilet Valve	Metal	Gray	3 units
	Corridor				
		Wall B	Concrete	Cream	
		Wall C	Concrete	Cream	240 sq.ft
	Storage 1				
		Wall B	Concrete	White	190 sq.ft
		Column	Concrete	White	42 sq.ft
	Storage 2				
		Wall B	Concrete	White	160 sq.ft
		Column	Concrete	White	42 sq.ft

AES International Inc.

Appendix I

AIHA Laboratory Accreditation Programs, LLC

acknowledges that

Analytical Environmental Services International, Inc.

611 Monserrate St. Suite 2 Santurce, PR 00907

Laboratory ID: LAP-102702

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA LAP), LLC accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

☑	INDUSTRIAL HYGIENE	Accreditation Expires: May 01, 2023
☑	ENVIRONMENTAL LEAD	Accreditation Expires: May 01, 2023
☐	ENVIRONMENTAL MICROBIOLOGY	Accreditation Expires:
☐	FOOD	Accreditation Expires:
☐	UNIQUE SCOPES	Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O. Morton

Cheryl O Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC

Revision20: 06/07/2022

Date Issued: 01/26/2023

GOBIERNO DE PUERTO RICO

Departamento de Recursos Naturales y Ambientales

Este certificado es otorgado a:

AES International, Inc.

Por haber cumplido con los requisitos establecidos en el Capítulo VI, Regla 127 del Reglamento para el Manejo Adecuado de Actividades de Pintura con Base de Plomo. Se le otorga esta certificación como **Firma** para llevar a cabo actividades relacionadas a Mitigación de Pintura con base de plomo en la jurisdicción de Puerto Rico.

Número de Certificado

LBPF-06922-014

Fecha de emisión: Abril 6, 2022

Fecha de Expiración: Abril 5, 2023

DRNA

José Roque Juliá
Jefe
División Desperdicios Tóxicos

GOBIERNO DE PUERTO RICO

Departamento de Recursos Naturales y Ambientales

Este certificado es otorgado a:

Analytical Environmental Services International (AESI)

Por haber cumplido con los requisitos establecidos en el Capítulo VI, Regla 127 del Reglamento para el Manejo Adecuado de Actividades de Pintura con Base de Plomo. Se le otorga esta certificación como **Firma** para llevar a cabo actividades relacionadas a Mitigación de Pintura con base de plomo en la jurisdicción de Puerto Rico.

Número de Certificado

LBPF-07323-012

Fecha de emisión: Abril 6, 2023

Fecha de Expiración: Abril 5, 2024

DRNA

José Roque Juliá
Jefe
División Desperdicios Tóxicos

Lead Risk Assessor Credentials

CERTIFICACIÓN PLOMO PUERTO RICO

Esta tarjeta autoriza a:

Elme Rivera Pérez

Para realizar actividades relacionadas a Mitigación de Pintura con Base de Plomo

Disciplina: **Evaluador de Riesgos**

Fecha de Expiración: Julio 14, 2023

Certificación #:

LBPRA-21722-207

Firma Autorizada
Departamento de Recursos Naturales y Ambientales

Lead Risk Assessor Credentials

CERTIFICACIÓN PLOMO PUERTO RICO

Esta tarjeta autoriza a:

Mildred Santiago Maldonado

Para realizar actividades relacionadas a Mitigación de Pintura con Base de Plomo

Disciplina: **Evaluador de Riesgos**

Fecha de Expiración: Julio 14, 2023

Certificación #:

LBPRA-21722-208

Firma Autorizada
Departamento de Recursos Naturales y Ambientales

AES International Inc.

Appendix II

Performance Characteristic Sheet

EFFECTIVE DATE: **December 1, 2015**

MANUFACTURER AND MODEL:

Make: ***Heuresis***
Models: ***Model Pb200i***
Source: ***^{57}Co, 5 mCi (nominal – new source)***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Action Level mode

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

ACTION LEVEL MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 1.0 1.0 1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in November 2015, with two separate instruments running software version 2.1-2 in Action Level test mode. The actual source strength of each instrument on the day of testing was approximately 2.0 mCi; source ages were approximately one year.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.0 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

> Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.
>
> Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.
>
> For each substrate type (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):
>
> Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th *Reading*)/6 - 1.02 mg/cm^2
>
> Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

In the Action Level paint test mode, the instrument takes the longest time to complete readings close to the Federal standard of 1.0 mg/cm^2. The table below shows the mean and standard deviation of actual reading times by reading level for paint samples during the November 2015 archive testing. The tested instruments reported readings to one decimal place. No significant differences in reading times by substrate were observed. These times apply only to instruments with the same source strength as those tested (2.0 mCi). Instruments with stronger sources will have shorter reading times and those with weaker sources, longer reading times, than those in the table.

Mean and Standard Deviation of Reading Times in Action Level Mode by Reading Level		
Reading (mg/cm^2)	**Mean Reading Time (seconds)**	**Standard Deviation (seconds)**
< 0.7	3.48	0.47
0.7	7.29	1.92
0.8	13.95	1.78
0.9 – 1.2	15.25	0.66
1.3 – 1.4	6.08	2.50
≥ 1.5	3.32	0.05

CLASSIFICATION OF RESULTS:

XRF results are classified as **positive** if they are **greater than or equal** to the stated threshold for the instrument (1.0 mg/cm^2), and *negative* if they are *less than* the threshold.

DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997.

This XRF Performance Characteristic Sheet (PCS) was developed by QuanTech, Inc., under a contract with the XRF manufacturer.

AES International Inc.

Appendix III

Department of Homeland Security
Federal Emergency Management Agency

General Info

Project #	95268 **P/W #** 8387	**Project Type**	Specialized
Project Category	E - Buildings and Equipment	**Applicant**	PR Department of Health (000-U4OVB-00)
Project Title	MHOD056 - USP Rio Piedras Permanent Work	**Event**	4339DR-PR (4339DR)
Project Size	Large	**Declaration Date**	9/20/2017
Activity Completion Date	9/20/2024	**Incident Start Date**	9/17/2017
		Incident End Date	11/15/2017
Process Step	Obligated		

Damage Description and Dimensions

The Disaster # 4339DR, which occurred between *09/17/2017* and *11/15/2017*, caused:

Damage #151656; USP Rio Piedras

General Facility Information:

- **Facility Type:** Building
- **Building Type:** Other Government Office
- **Facility:** USP Rio Piedras (commonly known as Centro de Certificaciones Médicas Región Metro)
- **Facility Description:** Two-story Historic concrete structure, 120 ft x 80 ft x 36 ft high, for a total of 19,200 SF of habitable space. Constructed around 1,900 for use in the tobacco industry, which later was donated to the Puerto Rico Department of Health. Its public (common) name now is Centro de Certificaciones Médicas Región Metro. The medical services (at a reduced cost) provided in the facility are: basic health tests and results for health certificates; and basic physical exams and results for physical health certificates (commonly required as part of a job hiring process). Its main chemical supply need is tuberculin. They also have small offices for vaccination, epidemiology and social work services. Interior original Historic concrete walls are 86 in high with cornice-like architectural finishes, which were extended from its top till the suspended ceiling with 21 in high wooden panels. Attached to the Historic structure East side wall is a 14 ft x 43 ft x 19 ft high, two-story concrete structure with independent entrances and a mono pitched corrugated metal roof.
- **Approx. Year Built:** 1900
- **Location Description:** 1155 Garcia Moreno St. and Vallejo St.
- **GPS Latitude/Longitude:** 18.39640, -66.04767
- **Number of Stories:** 2

General Damage Information:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** Hurricane Maria high winds, wind driven rain, wind blown debris and water intrusion caused damages mainly to the roof waterproof treatment, wall paint, suspended ceiling tiles, light fixtures, A/C units, windows sealing, and downspouts.

Building Damage:

1st Floor

1st Floor:

Billing:

- Building Interior, 110 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, see photo page 21, 0% work completed.
- Building Interior, 198 SF of Historic concrete wall paint, 22 FT long x 9 FT high, water intrusion through window failure blistered and/or peeled off the paint, no access, 0% work completed.
- Building Exterior, 1 each of window mounted 18,500 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, no access, 0% work completed.

Clinical Laboratory:

- Building Interior, 416 SF of Historic concrete wall paint, 52 LF long x 8 FT high, water intrusion through window failure blistered, and/or peeled off the paint, temporarily painted, see photo page 15, 0% work completed.
- Building Interior, 1 each of wall mounted AirMax CCF4-60CR 5 ton split A/C unit repairs, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, see photo pages 15 and 16, 100% work completed.
- Building Interior, 256 SF of suspended lay-in acoustic 2 x 4 ceiling tile, the first two rows next to the outside wall (this is a corner area) (8ft x 20ft) + (4ft x 24ft), water intrusion through window failure damage the tile, temporarily replaced, see photo page 16, 0% work completed.

Lunch Area:

- Building Interior, 162 SF of Historic concrete wall paint, 18 FT long x 9 FT high, excessive humidity caused bubbling and peeling of paint, see photo page 20, 0% work completed.
- Building Interior, 144 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 18 FT long x 8 FT wide, the first two rows next to the outside wall, excessive humidity caused damage to the tiles, see photo page 20, 0% work completed.

Maintenance Storage Area:

- Building Interior, 815 SF of Historic concrete wall paint, 90.5 LF long x 9 FT high, water intrusion through window failure blistered and/or peeled off the paint, see photo page 20, 0% work completed.
- Building Interior, 544 SF of suspended lay-in acoustic 2 x 4 ceiling tile, the first three rows next to the outside wall (this is a corner area) (64ft x 6ft) + (20ft x 8ft), water intrusion through window failure damage the tile, see photo page 20, 0% work completed.

Restrooms:

Men:

- Building Interior, 48 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 9.5 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, ongoing problem, see photo page 20, 0% work completed.
- Building Interior, 54 SF of Historic concrete wall paint, 9.5 FT long x 5.67 FT high, there are glazed tiles on the lower part of the wall, water intrusion through window failure blistered and/or peeled off the paint, ongoing problem, see photo page 21, 0% work completed.

Women:

- Building Interior, 44 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 8.67 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, ongoing problem, see photo page 21, 0%

work completed.
- Building Interior, 35 SF of Historic concrete wall paint, 8.67 FT long x 4 FT high, there are glazed tiles on the lower part of the wall, water intrusion through window failure blistered and/or peeled off the paint, see photo page 21, 0% work completed.

Serology:
- Building Interior, 219 SF of Historic concrete wall paint, 24.25 FT long x 9 FT high, water intrusion through window failure and surface water flooding from water accumulated between the affected and the adjacent buildings blistered and/or peeled off the paint, ongoing problem, temporarily painted, see photo page 17, 0% work completed.

Storage Room:
- Building Interior, 405 SF of Historic concrete wall paint, 45 FT long x 9 FT high, water intrusion through window failure and surface water flooding blistered and/or peeled off the paint, see photo pages 18 and 19, 0% work completed.
- Building Interior, 270 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 45 FT long x 6 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, see photo page 19, 0% work completed.

Storage Room next to Serology:
- Building Interior, 470 SF of concrete wall paint, 54.75 LF long x 8.58 FT high, water intrusion through window failure, surface water flooding, and prolonged humidity blistered and/or peeled off the paint, this area is in the structure added to the East side of the building, see photo page 16, 0% work completed.

Tuberculin Results Reading:
- Building Interior, 60 SF of Historic concrete wall paint, 6.67 FT long x 9 FT high, water intrusion through window failure and surface water flooding from water accumulated between the affected and the adjacent buildings blistered and/or peeled off the paint, ongoing problem, temporarily painted, see photo page 17, 0% work completed.
- Building Interior, 80 SF of vinyl composition tile (VCT) flooring, 12 FT long x 6.67 FT wide, surface water flooding, and prolonged humidity detached, lifted and stained the tiles, ongoing problem, see photo pages 17 and 18, 0% work completed.
- Building Exterior, 1 each of window mounted 12,000 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, replaced with Air-Con AEDEM4C4512 split unit, see photo page 18, 100% work completed.

2nd Floor:
- Building Interior, 7 each of wall mounted Lithonia Emergency light fixture, 2 lamps, water intrusion through roof and window failure damaged the fixtures, see photo page 14, 100% work completed.

Administration:
- Building Interior, 1,829 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 59 FT long x 31 FT wide, water intrusion through roof failure damage the tile, see photo pages 3 and 4, 0% work completed.
- Building Exterior, 1 each of window mounted 18,500 BTU A/C unit, Kenmore 253.70181, high winds, wind driven rain, wind blown debris, power surges, and water intrusion damage the unit, see photo page 4, 0% work completed.
- Building Interior, 160 SF of Historic concrete wall plaster and paint, 20 FT long x 8 FT high, water intrusion through roof and window failure, and water cascading down the outside side of the wall because of a missing downspout detached and scraped the plaster, see photo page 4, 0% work

completed.

Conference Room 1:

- Building Interior, 544 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 17 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 13, 0% work completed.
- Building Interior, 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, see photo page 13, 0% work completed.
- Building Interior, 497 SF of Historic concrete wall paint, side walls (31 + 17)ft x 86 in high + outside wall (17ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 13, 0% work completed.
- Building Interior, 363 SF of wooden panel wall paint, side walls (31 + 17)ft x 21 in high + inside wall (31ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 13, 0% work completed.

Conference Room 2:

- Building Interior, 310 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 31 FT long x 10 FT wide, water intrusion through roof and window failure damage the tile, 0% work completed.
- Building Interior, 3 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, 0% work completed.
- Building Interior, 384 SF of Historic concrete wall paint, side walls (31 + 10)ft x 86 in high + outside wall (10ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, 0% work completed.
- Building Interior, 351 SF of wooden panel wall paint, side walls (31 + 10)ft x 21 in high + inside wall (31ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, 0% work completed.

Doctor, Social Work and Mother & Child:

- Building Interior, 14 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damaged the cover, tubes, hinges, etc., the tubes were replaced with LED types, see photo pages 6 and 7, 100% work completed.
- Building Interior, 1,024 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 32 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced in Doctor and Social Work, see photo pages 6 and 7, 0% work completed.
- Building Interior, 518 SF of Historic concrete wall paint, outside wall (32ft x 9ft high) + side walls (32ft x 86in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 7, 0% work completed.
- Building Interior, 56 SF of wooden panel wall paint, 32 FT long x 21 IN high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 7, 0% work completed.

Epidemiology:

- Building Interior, 704 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 32 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 8, 0% work completed.
- Building Interior, 7 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, see photo page 8, 0% work completed.
- Building Interior, 657 SF of Historic concrete wall paint, (22ft x 9ft high) + 2 walls of (32ft x 86in high), water intrusion through roof and window failure

blistered and/or peeled off the paint, temporarily painted, see photo page 8, 0% work completed.
- Building Interior, 112 SF of wooden panel wall paint, 64 LF long x 21 IN high, 2 walls of (32ft x 21in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 8, 0% work completed.
- Building Exterior, 1 each of window mounted 18,500 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, see photo page 10, 0% work completed.

Finances:

- Building Exterior, 1 each of window mounted 18,500 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, see photo page 10, 0% work completed.
- Building Interior, 448 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 14 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 13 and 14, 0% work completed.
- Building Interior, 4 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, see photo page 14, 0% work completed.
- Building Interior, 886 SF of Historic concrete wall paint, interior walls (32 + 32 + 14 + 14 + 14) ft x 86 in high + outside wall (14ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 14, 0% work completed.
- Building Interior, 137 SF of wooden panel wall paint, interior walls (32 + 32 + 14) ft x 21 in. high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 14, 0% work completed.

Hallways:

Main:

- Building Interior, 1,071 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 119 FT long x 9 FT wide, water intrusion through roof failure damage the tile, temporarily replaced, see photo page 5, 0% work completed.
- Building Interior, 1,787 SF of Historic concrete wall paint, (119 + 119)ft x 86in high + (9ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 5, 0% work completed.
- Building Interior, 455 SF of wooden panel wall paint, 260 LF long x 21 IN high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 6, 0% work completed.
- Building Interior, 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, see photo page 6, 0% work completed.
- Building Interior, 1 each of suspended ceiling mounted Exit light fixture, water intrusion through roof and window failure damaged the fixtures, see photo page 15, 100% work completed.

Restrooms:

- Building Interior, 288 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 36 FT long x 8 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 9, 0% work completed.

- Building Interior, 2 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, see photo page 9, 0% work completed.
- Building Interior, 32 SF of Historic concrete wall plaster, 8 FT long x 4 FT high, water intrusion through roof and window failure detached and/or scraped the plaster under the window opening, see photo page 10, 0% work completed.
- Building Interior, 720 SF of Historic concrete wall paint, 80 LF long x 9 FT high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 10, 0% work completed.
- Building Interior, 72 SF of wooden panel wall paint, 8 FT long x 9 FT high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed.

Stairs:

- Building Interior, 132 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 6 FT wide, water intrusion through roof failure damage the tile, temporarily replaced, see photo page 5, 0% work completed.
- Building Interior, 356 SF of Historic concrete wall paint, (22ft x 86 in high) + (22ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 5, 0% work completed.

Health Certificate:

- Building Interior, 448 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 14 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 7, 0% work completed.
- Building Interior, 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, 0% work completed.
- Building Interior, 735 SF of Historic concrete wall paint, (17ft x 9ft high) + 2 walls of (17ft x 86in high) + (32ft x 86in high) + (15ft x 86in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 8, 0% work completed.
- Building Interior, 142 SF of wooden panel wall paint, (15ft x 21in high) + 2 walls of (17ft x 21in high) + (32ft x 21in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 8, 0% work completed.
- Building Exterior, 2 each of wall mounted 3 ton split A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, see photo pages 10 and 11, 100% work completed.

Vaccination:

- Building Interior, 12 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, see photo page 9, 100% work completed.
- Building Interior, 309 SF of Historic concrete wall paint, (20ft x 9ft high) + (18ft x 86in high), water intrusion through roof and window failure blistered and/or peeled off the paint, see photo page 9, 0% work completed.
- Building Interior, 592 SF of wooden panel wall paint, 74 LF long x 8 FT high, water intrusion through roof and window failure blistered and/or peeled off the paint, 0% work completed.

- Building Exterior, 1 each of window mounted 18,500 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 0% work completed.
- Building Interior, 720 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 36 FT long x 20 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 9, 0% work completed.

Exterior:

- Building Exterior, aluminum jalousie window sealing to concrete, 1,054 LF long, 43 windows (6ft x 5ft) + 5 windows (3ft x 5ft) + 2 windows (5ft x 2ft), high winds, wind driven rain, and wind blown debris damage the seal, see photo page 11, 0% work completed.
- Building Exterior, 14,400 SF of Historic concrete wall paint, 400 LF long x 36 FT high, high winds, wind driven rain, and wind blown debris blistered, and/or peeled off the paint, see photo pages 1, 2, 11 and 12, 0% work completed.

South Side Wall:

- Building Exterior, 28 SF of Historic concrete stairs plaster, 32 IN long x 12 IN wide x 6 IN high, 7 steps, eroded by falling water directly from the roof because of a blown off downspout, see photo page 2, 0% work completed.
- Building Exterior, 6 SF of Historic concrete sidewall rail plaster and paint, 2 FT long x 3 FT wide, eroded by falling water from the roof because of a blown off downspout, see photo page 2, 0% work completed.
- Building Exterior, 6 each of aluminum jalousie window, 5 FT long x 3 FT wide, high winds and wind blown debris broke and/or bent the windows, should be verified for Historic characteristics, see photo page 3, 0% work completed.
- Building Exterior, 1 each of wooden security door, 3 FT wide x 7 FT high, high winds and wind blown debris broke the door, was replaced with a metal security door with an emergency bar, see photo page 3, 100% work completed.
- Building Exterior, metal 4in x 6in downspout, 90 LF long, high winds, wind driven rain, and wind blown debris blew off three 30ft long pieces, possible mitigation to effectively drain the south side of the building because all the roof drainage is on that side, where another building structure is erected just 5 ft apart, plus the emergency concrete stairs are on that side of the building, closing more that drainage area, see photo 22, 0% work completed.

West Side Wall:

- Building Exterior, 3 CY of Historic concrete cornice and paint, 40 FT long x 30 IN wide x 8 IN high, high winds pushed a nearby electrical pole to rest on the existing cornice, breaking part of it and debilitating another part, the debilitated part was demolished by Applicant, see photo page 12 and photo page appendix, 0% work completed.

Roof:

- Building Exterior, 9,600 SF of built-up membrane roof waterproofing treatment, 120 FT long x 80 FT wide, high winds, wind driven rain, and wind blown debris detached, bubbled, and peeled off the treatment, 0% work completed.
- Building Exterior, 1,960 SF of roof parapet wall paint, 280 LF long x 7 FT high, high winds, wind driven rain, and wind blown debris blistered and peeled off the paint, see photo page 13, 0% work completed.

Final Scope

151656 **USP Rio Piedras**

**********VERSION 1**********

Version 1 created to capture Applicant/Subrecipient's request to develop this project under Section 406 of the Stanford Act. In Version 0 a total of was awarded in support to the Applicant/Subrecipient for the development of A&E Services. Applicant/Recipient authorized FEMA to develop the SOW and Cost Estimate for this project. For SOW Version 0 refers to Versioning and Amendments Area on Grants Manager.

Note: SOW from previous version has been removed from current SOW. It can be found in the "Versioning and Amendments" tab in GM.

Work to be completed

The applicant will utilize contracts for repairs to **USP Rio Piedras** to restore facilities back to pre-disaster design, function, and capacity (in-kind) within the existing footprint.

1st Floor:

Billing:

A. Remove and replace 1 each of window mounted 18,500 BTU A/C unit.

B. Remove and replace 110 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 22 FT long x 5 FT wide.

C. Prepare surface and paint in-kind 198 SF of latex wall paint, 22 FT long x 9 FT.

Clinical Laboratory:

D. Prepare surface and paint in-kind 416 SF of latex wall interior paint, 52 LF long x 8 FT high.

E. Remove and replace 256 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile.

Lunch Area:

F. Prepare surface and paint in-kind 162 SF of latex wall interior paint, 18 FT long x 9 FT high.

G. Remove and replace 144 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 18 FT long x 8 FT wide.

Maintenance Storage Area:

H. Prepare surface and paint in-kind 815 SF of latex wall interior paint, 90.5 LF long x 9 FT high.

I. Remove and replace 544 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, (64FT x 6FT) + (20FT x 8FT).

Restrooms (Men):

J. Remove and replace 48 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 9.5 FT long x 5 FT wide.

K. Prepare surface and paint in-kind 54 SF of latex wall interior paint, 9.5 FT long x 5.67 FT high.

Restrooms (Women):

L. Remove and replace 44 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 8.67 FT long x 5 FT wide.

M. Prepare surface and paint in-kind 35 SF of latex wall interior paint, 8.67 FT long x 4 FT high.

Serology:

N. Prepare surface and paint in-kind 219 SF of latex wall interior paint, 24.25 FT long x 9 FT high.

Storage Room:

O. Prepare surface and paint in-kind 405 SF of latex wall interior paint, 45 FT long x 9 FT high.

P. Remove and replace 270 SF of suspended lay-in acoustic 2 x 4 ceiling tile.

Storage Room next to Serology:

Q. Prepare surface and paint in-kind 470 SF of latex wall interior paint, 54.75 LF long x 8.58 FT high.

Tuberculin Results Reading:

R. Prepare surface and paint in-kind 60 SF of latex wall interior paint, 6.67 FT long x 9 FT high.

S. Remove and replace 80 SF of vinyl composition tile (VCT) flooring, 12 FT long x 6.67 FT wide.

2nd Floor:

Administration:

T. Remove and replace 1 each of window mounted 18,500 BTU A/C unit.

U. Remove and replace 1,829 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 59 FT long x 31 FT wide.

V. Remove and replace in-kind160 SF of cement wall plaster and interior paint, 20 FT long x 8 FT high.

W. Prepare and paint in-kind160 SF of latex wall plaster and paint, 20 FT long x 8 FT high.

Conference Room 1:

X. Remove and replace 544 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 32 FT long x 17 FT wide.

Y. Remove and replace 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

Z. Prepare surface and paint in-kind 497 SF of latex wall interior paint.

AA. Prepare surface and paint in-kind 363 SF of latex plywood panels interior wall paint.

Conference Room 2:

BB. Remove and replace 310 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 31 FT long x 10 FT wide.

CC. Remove and replace 3 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

DD. Prepare surface and paint in-kind 384 SF of latex interior wall paint.

EE. Prepare surface and paint in-kind 351 SF of latex wooden panel interior wall paint.

Doctor, Social Work and Mother & Child:

FF. Remove and replace 1,024 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 32 FT long x 32 FT.

GG. Prepare surface and paint in-kind 56 SF of latex plywood panels interior wall paint, 32 FT long x 21 IN high.

Epidemiology:

HH. Remove and replace 1 each of window mounted 18,500 BTU A/C unit.

II. Remove and replace 704 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 22 FT long x 32 FT wide.

JJ. Remove and replace 7 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

KK. Prepare surface and paint in-kind 657 SF of latex interior wall paint.

LL. Prepare and paint in-kind 112 SF of latex wooden panel interior wall paint.

Finances:

MM. Remove and replace 1 each of window mounted 18,500 BTU A/C unit.

NN. Remove and replace 448 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile.

OO. Remove and replace 4 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

PP. Prepared and paint in-kind 886 SF of latex interior wall paint, walls (32FT + 32FT + 14FT + 14FT + 14FT) x 86IN + outside room wall (14FT x 9FT high)

QQ. Prepared and paint in-kind 137 SF of latex wooden panel interior wall paint, (32FT + 32FT + 14FT) x 21 IN.

Hallways (Main):

RR. Remove and replace 1,071 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile.

SS. Prepared surface and paint in-kind 1,787 SF of latex interior wall paint, (119FT + 119FT) x 86IN high + (9FT x 9FT high)

TT. Prepared surface and paint in-kind 455 SF of latex wooden panel interior wall paint, 260 LF long x 21 IN high.

UU. Remove and replace 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

Restrooms:

VV. Remove and replace 288 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 36 FT long x 8 FT wide

WW. Remove and replace 2 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

XX. Remove and replace in-kind 32 SF of cement interior wall plaster, 8 FT long x 4 FT high.

YY. Prepare surface and paint in-kind 720 SF of latex wall paint, 80 LF long x 9 FT high.

ZZ. Prepare surface and paint in-kind 72 SF of latex wooden panel interior wall paint, 8 FT long x 9 FT high.

Stairs:

AAA. Remove and replace 132 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 22 FT long x 6 FT wide.

BBB. Prepared surface and paint in-kind 356 SF of latex interior wall paint, 22FT x 86 IN high) + (22FT x 9FT high)

Health Certificate:

CCC. Remove and replace 448 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 32 FT long x 14 FT wide

DDD. Remove and replace 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

EEE. Prepare surface and paint in-kind 735 SF of latex interior wall paint.

FFF. Prepare surface and paint in-kind 142 SF of latex wooden panel interior wall paint.

Vaccination:

GGG. Remove and replace 1 each of window mounted 18,500 BTU A/C unit.

HHH. Prepare surface and paint in-kind 309 SF of latex wall interior paint, 20FT x 9FT high) + (18FT x 86FT high).

III. Prepared surface and paint in-kind 592 SF of latex wooden panel interior wall paint, 74 LF long x 8 FT high.

JJJ. Remove and replace 720 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile.

Exterior:

KKK. Remove and replace 1,054 LF of window sealing to concrete.

LLL. Prepare surface and paint in-kind 14,400 SF of latex exterior wall paint, 400 LF long x 36 FT high.

South Side Wall:

MMM. Repair in-kind 28 SF of cement stairs plaster, 32 IN long x 12 IN wide x 6 IN high, 7 steps.

NNN. Repair in-kind 6 SF of cement sidewall rail plaster.

OOO. Prepare surface and paint in-kind 6 SF of sidewall exterior rail exterior paint.

PPP. Remove and replace in-kind 6 each of aluminum jalousie window, 5 FT long x 3 FT wide, each.

QQQ. Remove and replace in-kind 90 LF of metal 4IN x 6IN downspout.

West Side Wall:

RRR. Replace in-kind, 3 CY of exterior cement cornice

SSS. Prepared and paint 40 LT of exterior cement cornice, 40 FT long x 30 IN wide x 8 IN high.

Roof:

TTT. Remove and replace in-kind 9,600 SF of built-up membrane roof waterproofing treatment, 120 FT long x 80 FT wide.

UUU. Prepared surface and paint in-kind 1,960 SF of roof exterior parapet latex paint.

Work to be Completed Total:

Work to be completed CEF Totals:

Version 0 deduction:

Project Total Cost Version 1:

Project Notes

1. All site estimates for work to be completed were generated using RS Means Software Data/Year 2022 Quarter 2 – PUERTO RICO / URBAN (PRU). See attachment labeled: ***SP95268-DR4339PR-CEF(V1).xlsm***
2. A Cost Estimating Format (CEF) has been created for this project, see attachment labeled: ***SP95268-DR4339PR-CEF(V1).xlsm***
3. For work to be completed, the applicant is required to obtain any necessary Federal, State, and Local environmental permits prior to the start of construction.
4. GPS coordinates have been checked for accuracy.
5. Please look for Maintenance Records in project section. See document labeled: ***95268-DR4339PR-USP Rio Piedras Maintenance Record.pdf***
6. All procurement documents attached have been reviewed. See attachment labeled: ***PRDOH Procurement Policy Spanish 2006-10-02.pdf***
7. A&E Version 1 cost was included in CEF Part H2, see attachment labeled: ***SP95268-DR4339PR-CEF(V1).xlsm***

406 HMP Scope

Hazard Mitigation Proposal (HMP) Scope of Work:

To prevent or reduce future damages from similar events, the applicant proposed the following mitigation measures:

A. Roof Mitigation:

1. (Replacement) Replace 9,600 S.F of PA's roof waterproofing system with a 9,600 SF of SBS Modified Bitumen system to prevent water intrusion and subsequent interior water damages. For best results, complete the assembly by installing 430 LF of flashing and termination bar along perimeter to prevent detachment.

B. Openings Mitigation: Windows and Doors

1. (Replacement) "Replace 54 Ea. damaged exterior metal windows with wind, water and impact resistant windows of the same size and type to prevent flexure and displacement that can cause subsequent water intrusion and interior damages. The replacement windows will match all physical and visual aspects of the original units, including design, material, color, hardware, and workmanship, as to not alter the physical and visual aspects of the original windows and doors.

Note: For Historical Property, the replacement windows will match all physical and visual aspects of the original units, including design, material, color, hardware, and workmanship, as to not alter the physical and visual aspects of the windows.

C. Load path

1. (Supplementary) Install 5 Ea. Anchoring to 5 Ea. A/C wall mounted included in PA to avoid future damages of high winds.

2. (Supplementary) Install 90 L.F of Downspout straps to 90 L.F included in PA to reinforce the Downspout and avoid future damages of high winds.

(III) Hazard Mitigation Proposal (HMP) Cost

Net Wind Retrofit Package (WRP) Cost =

+ FPF & CEF =

Net Wind Retrofit Package Cost + CEF = Total Wind Retrofit Package Cost =

Building Replacement Value (BRV) = !

25% of BRV = !

(See Attachment below - Project # 95268 HMP_BRV)

Wind Retrofit Package = 3.6 % < 25% of BRV. This Project is Cost Effective.

-

(IV) HMP Cost-Effectiveness Calculations

The cost of this Hazard Mitigation Proposal (HMP) is less than 25% of the BRV and is deemed cost effective per FEMA Pre-Calculated Benefit Non-Residential Wind Retrofit Memo. This Hazard Mitigation Proposal meets eligible repair and restoration cost effective requirements.

***Cost effective calculation should be taken before CEF Factors, Soft Costs, or other Factors.**

****See Mitigation Profile Documents Tab in Grants Manager for complete version of this HMP and supporting documents. *(HMP, HMP cost estimate, Supporting documents for WR: Appendix D, Appendix B, BRV, WR Memo)***

Cost

Code	Quantity	Unit	Total Cost	Section
3510 (Engineering And Design Services - Version 1)	1.00	Lump Sum		Uncompleted
3510 (Engineering And Design Services - Version 0)	1.00	Lump Sum		Uncompleted
9000 (CEF Cost Estimate - Version 1)	1.00	Lump Sum		Uncompleted

CRC Gross Cost

Total 406 HMP Cost

Total Insurance Reductions

CRC Net Cost

Federal Share (90.00%)

Non-Federal Share (10.00%)

Award Information

Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Eligible	Awarded	PA-02-PR-4339-PW-08387(7757)		90 %		3/3/2021
1	Eligible	Awarded	PA-02-PR-4339-PW-08387(12526)		90 %		9/27/2022

Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
8/18/2021	4339DRPRP00083871	20172ETX-03152021	3/12/2021	

Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #

Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f)(1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Recipient must submit its certification of the subrecipient's completion of this project, the final claim for payment, and supporting documentation within 180 days from the date that the applicant completes the scope of work, or the project deadline, whichever occurs first. FEMA reimburses Large Projects (those with costs above the large project threshold) based on the actual eligible final project costs. Therefore, during the final project reconciliation (closeout), the project may be amended to reflect the reconciliation of actual eligible costs.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding $5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

Insurance

Additional Information

7/29/2022

GENERAL INFORMATION

Event: 4339DR-PR

Project: SP-95268

Category of Work: Cat E - Buildings & Equipment

Applicant: PR Department of Health

Event Type: Hurricane / Maria

Cause of Loss: Wind / Wind Driven Rain

Incident Period: 9/17/2017 to 11/15/2018

Total Public Assistance Amount:

COMMERCIAL INSURANCE INFORMATION

Does the Applicant have a Commercial Policy: Yes

Policyholder per Policy Documents: Departamento de Salud

Policy Issued by: Triple- S Propiedad

Policy Number: 30-CF-85034558-0

Policy Period: From: 4/7/2017 To: 4/7/2018

Policy Valuation: Scheduled Policy

Policy Limits: Per Schedule

RCV or ACV: Replacement Cost Value

Deductible Type: % of SOV : 2%

Does the Applicant's Commercial Policy extend coverage for the damage described in this project: Yes

The amount of the deductible being funded in this project is

Final Insurance Settlement Status: Insurance proceeds for this project are anticipated

The amount of Anticipated Insurance Proceeds for Project:

The amount of Anticipated Insurance Reduction applied for Project:

NUMBER OF DAMAGED INVENTORIES INCLUDED IN THIS PROJECT: (1)

Damaged Inventory (DI) #151656:

USP Rio Piedras

Number of damaged locations included in this DI: (1)

Location Description: 1155 Garcia Moreno St. and Vallejo St.

GPS Coordinates: 18.39640, -66.04767

Cause of Loss: Wind / Wind Driven Rain

SOV / Schedule #: Loc 16 – USP Rio Piedras (Centro de Certificaciones Medicas de Region Metro, Rio Piedras)

SOV / Schedule Amount: Building

Applicable Deductible Amount: Building

Damage Inventory Amount:

Prior Obtain and Maintain Requirement:

No prior insurance requirements were found for this facility.

Reduction(s):

A reduction is being made for anticipated insurance proceeds in the amount of FEMA's costing estimate is less than the insured policy limit for this facility. The deductible in the amount of I will be considered for funding as this portion would have been the responsibility of the applicant.

Obtain and Maintain Requirement:

An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for USP Rio Piedras in the amount of

Insurance Proceeds Statement:

FEMA acknowledges that the Applicant is in negotiations with their insurance carrier at the time of the FEMA insurance review and might have received partial settlements. In accordance with 44 CFR §206.250-253, in the absence of an actual settlement, anticipated insurance recoveries will be deducted from this project based on Applicant's insurance policy limits. FEMA subsequently adjusts the eligible costs based on the actual amount of insurance proceeds the Applicant receives after a final settlement.

FEMA's Recovery Policy FP 206-086-1, Public Assistance Policy on Insurance (June 29, 2015), requires applicants to take reasonable efforts to recover insurance proceeds that it is entitled to receive from its insurers. FEMA will consider final insurance settlements that may be less than the insurance policy limits when an applicant demonstrates that it has taken reasonable efforts to recover insurance proceeds that it is entitled on a case-by-case basis.

Standard Insurance Comments

FEMA Policy 206-086-1
PART 2: Other Insurance-Related Provisions. (Sections 312 and 406(d) of the Stafford Act)

A. Duplication of Benefits. FEMA cannot provide assistance for disaster-related losses that duplicate benefits available to an applicant from another source, including insurance.

1. Before FEMA approves assistance for a property, an applicant must provide FEMA with information about any actual or anticipated insurance settlement or recovery it is entitled to for that property.

2. FEMA will reduce assistance to an applicant by the amount of its actual or anticipated insurance proceeds.

3. Applicants must take reasonable efforts to recover insurance proceeds that they are entitled to receive from their insurer(s).

FEMA Policy 206-086-1
H. Subsequent Assistance. When a facility that received assistance is damaged by the same hazard in a subsequent disaster:

1. If the applicant failed to maintain the required insurance from the previous disaster, then the facility is not eligible for assistance in any subsequent disaster.

2. Upon proof that the applicant maintained its required insurance, FEMA will reduce assistance in the subsequent disaster by the amount of insurance required in the previous disaster regardless of:

a. The amount of any deductible or self-insured retention the applicant assumed (i.e., "retained risk").

Obtain and Maintain Requirements:

44 CFR § 206.253 Insurance requirements for facilities damaged by disasters other than flood.

(a) Prior to approval of a Federal grant for the restoration of a facility and its contents which were damaged by a disaster other than flood, the recipient shall notify the Regional Administrator of any entitlement to insurance settlement or recovery for such facility and its contents. The Regional Administrator shall reduce the eligible costs by the actual amount of insurance proceeds relating to the eligible costs.

(b)

(1) Assistance under section 406 of the Stafford Act will be approved only on the condition that the recipient obtain and maintain such types and amounts of insurance as are reasonable and necessary to protect against future loss to such property from the types of hazard which caused the major disaster. The extent of insurance to be required will be based on the eligible damage that was incurred to the damaged facility as a result of the major disaster. The Regional Administrator shall not require greater types and extent of insurance than are certified as reasonable by the State Insurance Commissioner.

(2) Due to the high cost of insurance, some applicants may request to insure the damaged facilities under a blanket insurance policy covering all their facilities, an insurance pool arrangement, or some combination of these options. Such an arrangement may be accepted for other than flood damages. However, if the same facility is damaged in a similar future disaster, eligible costs will be reduced by the amount of eligible damage sustained on the previous disaster.

(c) The Regional Administrator shall notify the recipient of the type and amount of insurance required. The recipient may request that the State Insurance Commissioner review the type and extent of insurance required to protect against future loss to a disaster-damaged facility, the Regional Administrator shall not require greater types and extent of insurance than are certified as reasonable by the State Insurance Commissioner.

(d) The requirements of section 311 of the Stafford Act are waived when eligible costs for an insurable facility do not exceed The Regional Administrator may establish a higher waiver amount based on hazard mitigation initiatives which reduce the risk of future damages by a disaster similar to the one which resulted in the major disaster declaration which is the basis for the application for disaster assistance.

(e) The recipient shall provide assurances that the required insurance coverage will be maintained for the anticipated life of the restorative work or the insured facility, whichever is the lesser.

(f) No assistance shall be provided under section 406 of the Stafford Act for any facility for which assistance was provided as a result of a previous major disaster unless all insurance required by FEMA as a condition of the previous assistance has been obtained and maintained.

Final Obtain and Maintain requirement amount will be determined during the closeout process after the final actual eligible costs to repair or replace the insurable facility have been determined.

FEMA Policy 206-086-1

F. Timeframes for Obtaining Insurance. FEMA will only approve assistance under the condition that an applicant obtains and maintains the required insurance.

The applicant must document its commitment to comply with the insurance requirement with proof of insurance.

If an applicant cannot insure a facility prior to grant approval (for example, if a building is being reconstructed), the applicant may provide a letter of commitment stating that they agree to the insurance requirement and will obtain the types and extent of insurance required, followed at a later date by proof of insurance once it is obtained. In these cases, the applicant should insure the property:

a. When the applicant resumes use of or legal responsibility for the property (for example, per terms of construction contract or at beneficial use of the property); or

b. When the scope of work is complete.

FEMA and the recipient will verify proof of insurance prior to grant closeout to ensure the applicant has complied with the insurance requirement.

An applicant should notify FEMA—in writing through the recipient—of changes to their insurance which impact their ability to satisfy the insurance requirement after it provides proof of insurance to FEMA. This includes changes related to self-insurance. If an applicant fails to do this, FEMA may de-obligate assistance and not provide assistance in a future disaster.

Yari Marrero Montijo, PA Insurance Specialist

CRC Atlantic, Guaynabo, PR

O&M Requirements

Insured Peril	Item Type	Description	Required Coverage Amount
Wind	Building	An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for USP Rio Piedras in the amount of	

406 Mitigation

There is no additional mitigation information on **MHOD056 - USP Rio Piedras Permanent Work**.

Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? Yes

EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.
- Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA): 1. The Applicant shall handle, manage, and dispose of all types of hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the PR DNER guidelines at a permitted site or landfill. The contractor/applicant will be responsible for the proper disposition of construction debris in authorized landfills providing the name, location, coordinates and permits of the facility to the corresponding authorities. 2. Unusable equipment, debris, white goods, scrap metal any other material shall be disposed in approved manner and location. In the event significant items are discovered during the implementation or development of the project the Applicant shall handle, manage and dispose petroleum products, hazardous materials and toxic waste in accordance to the requirements of the local and federal agencies. Noncompliance with these requirements may jeopardize receipt of federal funds.

EHP Additional Info

There is no additional environmental historical preservation on **MHOD056 - USP Rio Piedras Permanent Work**.

Final Reviews

Final Review

Reviewed By Moreno Rivera, Jose A. **Reviewed On** 09/02/2022 3:48 PM AST

Review Comments

Reviewed by HSS in Final FEMA upon completion of review by PDMG. Hazard Mitigation proposal includes Wind Retrofit Package. Refer to 406 Mitigation Profile. Applicant has legal responsibility for repairs. Insurance reduction is being made for anticipated insurance proceeds. Project found compliant with EHP laws, regulations, and executive orders. Ready for and advanced to Recipient Final Review.

Recipient Review

Reviewed By Laboy, Rozana **Reviewed On** 09/22/2022 7:40 AM AST

Review Comments

Project reviewed and advanced to applicant (next step). The applicant is responsible to review the project including DDD; SOW, CE necessary to repair into pre disaster condition, repair event related damages or replace contents damaged during the event. Using applicable codes and standards, necessary to complete the scope of work including HM 406. Maintain records of back up documents; permits, insurance reductions or anticipated insurance reduction evidence. Obtain and maintain insurance policy according to requirements and compliance with EHP notes and conditions. If the applicant decides to make any changes to the SOW approved after project obligation, they must request it before starting construction.

Project Signatures

Signed By Stewart Torres, Hector **Signed On** 09/23/2022

SITE INSPECTION PHOTO PAGE		DISASTER: 4339DR-PR		APPLICANT(FIPS#): 000-U4OVB-00 PR Department of Health
INSPECTION DATE: August-September, 2020	WORK ORDER: 62641	CATEGORY: E	COUNTY: San Juan	APPLICANT ADDRESS: #1155 Garcia Moreno St. and Vallejo St.
SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

Northeast Side of Building

Northwest Corner

West Side

South Side View (South Boundary of Property)

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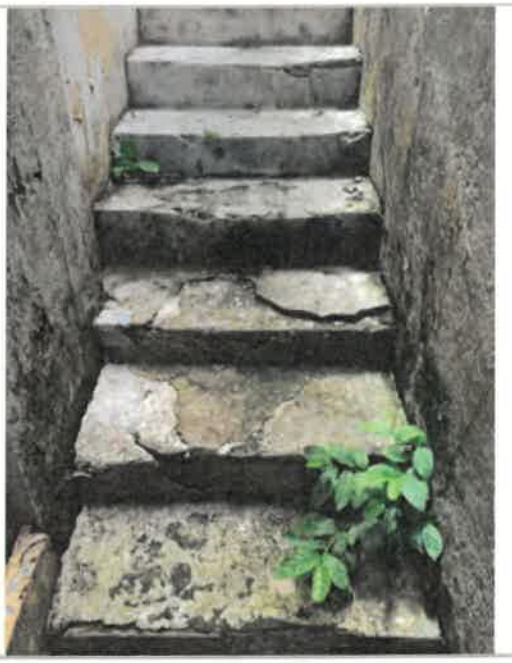
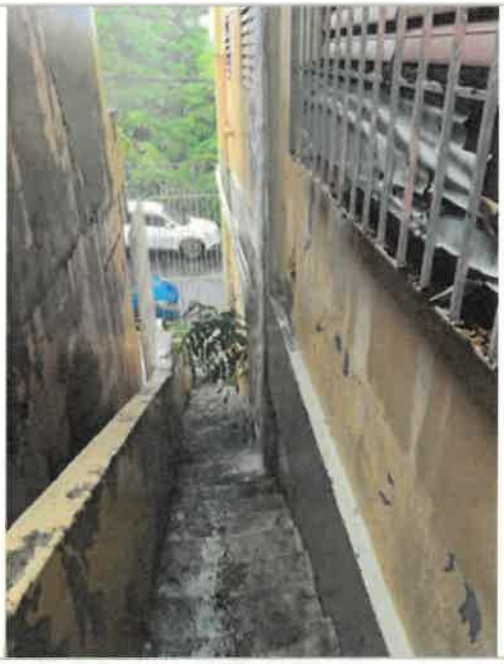
East Side of Building



South Side Wall Exterior, 28 SF of Historic concrete stairs plaster and paint, 32 IN long x 12 IN wide x 6 IN high, 7 steps, eroded by falling water directly from the roof because of a blown off downspout, 0% work completed (photo 1 of 2)



South Side Wall Exterior, 28 SF of Historic concrete stairs plaster and paint, view of the water falling from the roof directly on the stairs, about a 30 feet waterfall, because of a blown off downspout, 0% work completed (photo 2 of 2)

South Side Wall Exterior, 6 SF of Historic concrete sidewall rail plaster and paint, 2 FT long x 3 FT wide, eroded by falling water from the roof because of a blown off downspout, 0% work completed

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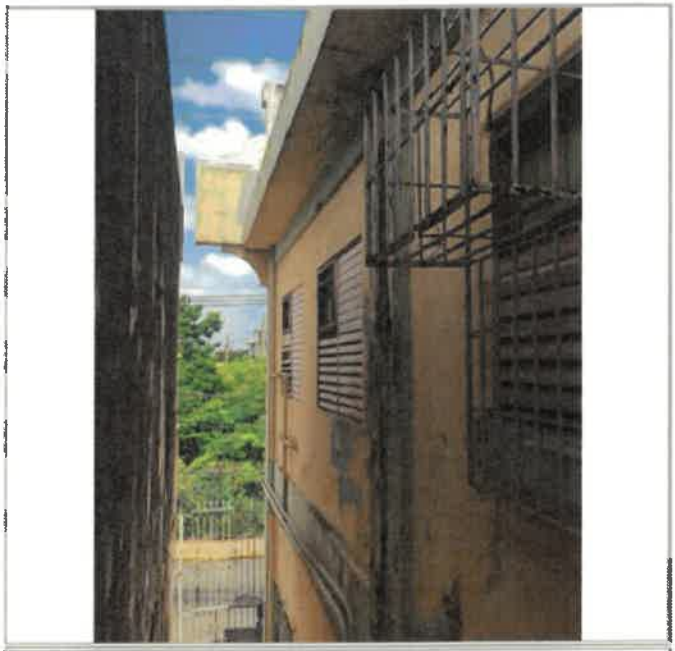
South Side Wall Exterior, 6 each of aluminum jalousie window, 5 FT long x 3 FT wide, high winds and wind blown debris broke and/or bent the windows, should be verified for Historic characteristics, 0% work completed (photo 1 of 2)

South Side Wall Exterior, 1 each of wooden security door, 3 FT wide x 7 FT high, high winds and wind blown debris broke the door, was replaced with a metal security door, 100% work completed



South Side Wall Exterior, 6 each of aluminum jalousie window, 5 FT long x 3 FT wide, high winds and wind blown debris broke and/or bent the windows, should be verified for Historic characteristics, 0% work completed (photo 2 of 2)

2nd Floor Administration, 1,829 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 59 FT long x 31 FT wide, water intrusion through roof failure damage the tile, 0% work completed (photo 1 of 2)

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2nd Floor Administration, 1,829 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 59 FT long x 31 FT wide, water intrusion through roof failure damage the tile, 0% work completed (photo 2 of 2)

2nd Floor Administration, 1 each of window mounted 18,500 BTU A/C unit, Kenmore 253.70181, high winds, wind driven rain, wind blown debris, power surges, and water intrusion damage the unit, 0% work completed (photo 2 of 2)

2nd Floor Administration, 1 each of window mounted 18,500 BTU A/C unit, Kenmore 253.70181, high winds, wind driven rain, wind blown debris, power surges, and water intrusion damage the unit, 0% work completed (photo 1 of 2)

2nd Floor Administration, 160 SF of Historic concrete wall plaster and paint, 20 FT long x 8 FT high, water intrusion through roof and window failure, and water cascading down the outside side of the wall because of a missing downspout detached and scraped the plaster, 0% work completed

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2nd Floor Main Hallway, 1,071 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 119 FT long x 9 FT wide, water intrusion through roof failure damage the tile, temporarily replaced, 0% work completed

2nd Floor Stairs Hallway, 132 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 6 FT wide, water intrusion through roof failure damage the tile, temporarily replaced, 0% work completed

2nd Floor Main Hallway, 1,787 SF of Historic concrete wall paint, (119 + 119)ft x 86in high + (9ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

2nd Floor Stairs Hallway, 356 SF of Historic concrete wall paint, (22ft x 86 in high) + (22ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

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2nd Floor Main Hallway, 455 SF of wooden panel wall paint, 260 LF long x 21 IN high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed (photo 1 of 2)

2nd Floor Main Hallway, 455 SF of wooden panel wall paint, 260 LF long x 21 IN high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed (photo 2 of 2)

2nd Floor Main Hallway, 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, 0% work completed

2nd Floor Doctor, Social Work and Mother & Child, 2 x 4 fluorescent drop-in ceiling light fixture, 4 tubes, and suspended acoustic ceiling tiles, water intrusion through roof and window failure damaged the fixtures, the tubes were replaced with LED types, (photo 1 of 3)

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2nd Floor Doctor, Social Work and Mother & Child, 2 x 4 fluorescent drop-in ceiling light fixture, 4 tubes, and suspended acoustic ceiling tiles, water intrusion through roof and window failure damaged the fixtures, the tubes were replaced with LED types, (photo 2 of 3)

2nd Floor Doctor, Social Work and Mother & Child, 2 x 4 fluorescent drop-in ceiling light fixture, 4 tubes, and suspended acoustic ceiling tiles, water intrusion through roof and window failure damaged the fixtures, (photo 3 of 3)

2nd Floor Doctor, Social Work and Mother & Child, 518 SF of Historic concrete wall paint, and 56 SF of wooden panel wall paint, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

2nd Floor Health Certificate, 448 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 14 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, 0% work completed

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2nd Floor Health Certificate, 735 SF of Historic concrete wall paint, (17ft x 9ft high) + 2 walls of (17ft x 86in high) + (32ft x 86in high) + (15ft x 86in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed (photo 1 of 2)

2nd Floor Health Certificate, 735 SF of Historic concrete wall paint and 112 SF of wooden panel wall paint, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed (photo 2 of 2)

2nd Floor Epidemiology, 704 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 32 FT wide, and 7 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture and tiles, temporarily replaced tiles and tubes, 0% work completed

2nd Floor Epidemiology, 657 SF of Historic concrete wall paint, (22ft x 9ft high) + 2 walls of (32ft x 86in high), and 112 SF of wooden panel wall paint, 64 LF long x 21 IN high, 2 walls of (32ft x 21in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

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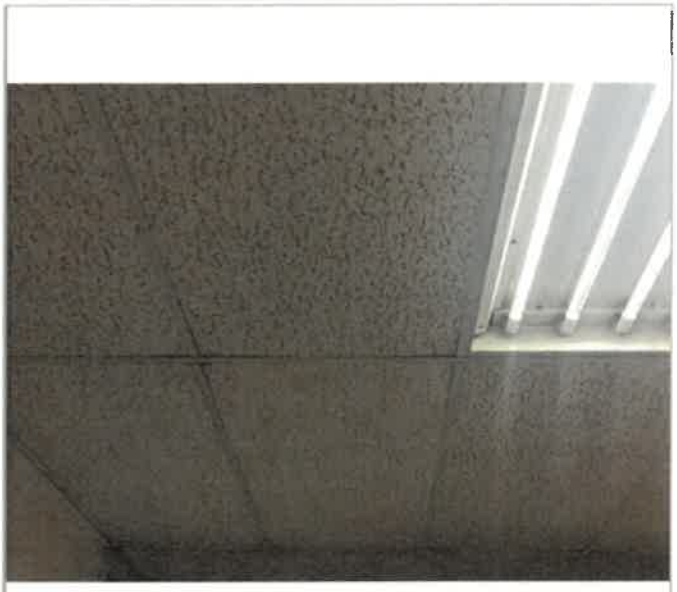

2nd Floor Vaccination, 12 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, and 720 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 36 FT long x 20 FT wide, water intrusion through roof and window failure damage the tile and fixtures, temporarily replaced tiles and tubes

2nd Floor Restrooms Hallway, 288 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 36 FT long x 8 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, 0% work completed

2nd Floor Vaccination, 309 SF of Historic concrete wall paint, (20ft x 9ft high) + (18ft x 86in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

2nd Floor Restrooms Hallway, 2 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, 0% work completed

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2nd Floor Restrooms Hallway, 32 SF of Historic concrete wall plaster, 8 FT long x 4 FT high, water intrusion through roof and window failure detached and/or scraped the plaster under the window opening, 0% work completed

2nd Floor Restrooms Hallway, 720 SF of Historic concrete wall paint, 80 LF long x 9 FT high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

2nd Floor Finances, Epidemiology and Vaccination, 1 each (for each room) of window mounted 18,500 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the units, 0% work completed

2nd Floor Health Certificate, 2 each of wall mounted 3 ton split A/C unit (blower specifications), high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 100% work completed (photo 1 of 3)

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2nd Floor Health Certificate, 2 each of wall mounted 3 ton split A/C unit (view of the compressor), high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 100% work completed (photo 2 of 3)

2nd Floor Health Certificate, 2 each of wall mounted 3 ton split A/C unit (compressor specifications), high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 100% work completed (photo 3 of 3)

Building Exterior, aluminum jalousie window sealing to concrete, 1,054 LF long, 43 windows (6ft x 5ft) + 5 windows (3ft x 5ft) + 2 windows (5ft x 2ft), high winds, wind driven rain, and wind blown debris damage the seal, 0% work completed (photo 1 of 2)

Building Exterior, aluminum jalousie window sealing to concrete, 1,054 LF long, 43 windows (6ft x 5ft) + 5 windows (3ft x 5ft) + 2 windows (5ft x 2ft), high winds, wind driven rain, and wind blown debris damage the seal, 0% work completed (photo 2 of 2)

SITE INSPECTION PHOTO PAGE		DISASTER: 4339DR-PR		APPLICANT(FIPS#): 000-U4OVB-00 PR Department of Health
INSPECTION DATE: August-September, 2020	WORK ORDER: 62641	CATEGORY: E	COUNTY: San Juan	APPLICANT ADDRESS: #1155 Garcia Moreno St. and Vallejo St.
SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

West Side Wall Building Exterior, 3 CY of Historic concrete cornice and paint, 40 FT long x 30 IN wide x 8 IN high, high winds, wind driven rain, and wind blown debris broke and/or loosened the cornice, it was demolished by Applicant, 0% work completed (photo 1 of 2)

West Side Wall Building Exterior, 3 CY of Historic concrete cornice and paint, 40 FT long x 30 IN wide x 8 IN high, high winds, wind driven rain, and wind blown debris broke and/or loosened the cornice, it was demolished by Applicant, 0% work completed (photo 2 of 2)

Roof, 9,600 SF of built-up membrane roof waterproofing treatment, 120 FT long x 80 FT wide, high winds, wind driven rain, and wind blown debris detached, bubbled, and peeled off the treatment, 0% work completed (photo 1 of 2)

Roof, 9,600 SF of built-up membrane roof waterproofing treatment, 120 FT long x 80 FT wide, high winds, wind driven rain, and wind blown debris detached, bubbled, and peeled off the treatment, 0% work completed (photo 2 of 2)

SITE INSPECTION PHOTO PAGE		DISASTER: 4339DR-PR		APPLICANT(FIPS#): 000-U4OVB-00 PR Department of Health
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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

Roof Parapet, 1,960 SF of parapet wall paint, 280 LF long x 7 FT high, high winds, wind driven rain, and wind blown debris blistered and peeled off the paint, 0% work completed

2nd Floor Conference Room 1, suspended lay-in acoustic 2 x 4 ceiling tile; fluorescent 2 x 4 drop-in ceiling light fixture, 4 tubes; and wall paint, water intrusion through roof and window failure damaged the area, 0% work completed

2nd Floor Conference Room 1, 497 SF of Historic concrete wall paint, side walls (31 + 17)ft x 86 in high + outside wall (17ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

2nd Floor Finances, 448 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 14 FT wide, temporarily replaced, and 4 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, 0% work completed

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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

2nd Floor Finances, suspended lay-in acoustic 2 x 4 ceiling tile, temporarily replaced, fluorescent 2 x 4 drop-in ceiling light fixtures, and wall paint, all temporarily fixed, 0% work completed

2nd Floor Hallways and Offices, 7 each of wall mounted Lithonia Emergency light fixture, 2 lamps, water intrusion through roof and window failure damaged the fixtures, 100% work completed (photo 1 of 3)

2nd Floor Hallways and Offices, 7 each of wall mounted Lithonia Emergency light fixture, 2 lamps, view of the new ones, water intrusion through roof and window failure damaged the fixtures, 100% work completed (photo 2 of 3)

2nd Floor Hallways and Offices, 7 each of wall mounted Lithonia Emergency light fixture, 2 lamps, view of the new ones, water intrusion through roof and window failure damaged the fixtures, 100% work completed (photo 3 of 3)

SITE INSPECTION PHOTO PAGE		DISASTER: 4339DR-PR		APPLICANT(FIPS#): 000-U4OVB-00 PR Department of Health
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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

2nd Floor Main Hallway, 1 each of suspended ceiling mounted Exit light fixture, water intrusion through roof and window failure damaged the fixtures, 100% work complete

1st Floor Clinical Laboratory, 416 SF of Historic concrete wall paint, 52 LF long x 8 FT high, water intrusion through window failure blistered, and/or peeled off the paint, temporarily painted, 0% work completed (photo 1 of 2)

1st Floor Clinical Laboratory, 416 SF of Historic concrete wall paint, 52 LF long x 8 FT high, water intrusion through window failure blistered, and/or peeled off the paint, temporarily painted, 0% work completed (photo 2 of 2)

1st Floor Clinical Laboratory, 1 each of wall mounted AirMax CCF4-60CR 5 ton split A/C unit repairs, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 100% work completed (photo 1 of 2)

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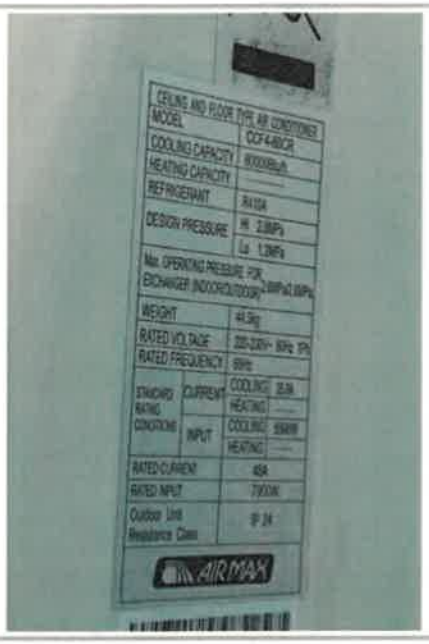
SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767



1st Floor Clinical Laboratory, 1 each of wall mounted AirMax CCF4-60CR 5 ton split A/C unit repairs, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 100% work completed (photo 2 of 2)

1st Floor Clinical Laboratory, 256 SF of suspended lay-in acoustic 2 x 4 ceiling tile, the first two rows next to the outside wall (this is a corner area) (8ft x 20ft) + (4ft x 24ft), water intrusion through window failure damage the tile, temporarily replaced, 0% work completed

1st Floor Storage Room next to Serology, 470 SF of concrete wall paint, 54.75 LF long x 8.58 FT high, water intrusion through window failure, surface water flooding, and prolonged humidity blistered and/or peeled off the paint, 0% work completed (photo 1 of 2)

1st Floor Storage Room next to Serology, 470 SF of concrete wall paint, 54.75 LF long x 8.58 FT high, water intrusion through window failure, surface water flooding, and prolonged humidity blistered and/or peeled off the paint, 0% work completed (photo 2 of 2)

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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

1st Floor Serology, 219 SF of Historic concrete wall paint, 24.25 FT long x 9 FT high, water intrusion through window failure and surface water flooding from water accumulated between the affected and the adjacent buildings blistered and/or peeled off the paint, ongoing problem, temporarily painted, 0% work completed (photo 1 of 2)

1st Floor Serology, 219 SF of Historic concrete wall paint, 24.25 FT long x 9 FT high, water intrusion through window failure and surface water flooding from water accumulated between the affected and the adjacent buildings blistered and/or peeled off the paint, ongoing problem, temporarily painted, 0% work completed (photo 2 of 2)

1st Floor Tuberculin Results Reading, 60 SF of Historic concrete wall paint, 6.67 FT long x 9 FT high, water intrusion through window failure and surface water flooding from water accumulated between the affected and the adjacent buildings blistered and/or peeled off the paint, ongoing problem, temporarily painted, 0% work completed

1st Floor Tuberculin Results Reading, 80 SF of vinyl composition tile (VCT) flooring, 12 FT long x 6.67 FT wide, surface water flooding, and prolonged humidity detached, lifted and stained the tiles, ongoing problem, 0% work completed (photo 1 of 2)

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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

1st Floor Tuberculin Results Reading, 80 SF of vinyl composition tile (VCT) flooring, 12 FT long x 6.67 FT wide, surface water flooding, and prolonged humidity detached, lifted and stained the tiles, ongoing problem, 0% work completed (photo 2 of 2)

1st Floor Tuberculin Results Reading, 1 each of window mounted 12,000 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, replaced with Air-Con AEDEM4C4512 split unit, 100% work completed (photo 2 of 2)

1st Floor Tuberculin Results Reading, 1 each of window mounted 12,000 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, replaced with Air-Con AEDEM4C4512 split unit, 100% work completed (photo 1 of 2)

1st Floor Storage Room, 405 SF of Historic concrete wall paint, 45 FT long x 9 FT high, water intrusion through window failure and surface water flooding blistered and/or peeled off the paint, 0% work completed (photo 1 of 3)

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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

1st Floor Storage Room, 405 SF of Historic concrete wall paint, 45 FT long x 9 FT high, water intrusion through window failure and surface water flooding blistered and/or peeled off the paint, 0% work completed (photo 2 of 3)

1st Floor Storage Room, 405 SF of Historic concrete wall paint, 45 FT long x 9 FT high, water intrusion through window failure and surface water flooding blistered and/or peeled off the paint, 0% work completed (photo 3 of 3)

1st Floor Storage Room, 270 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 45 FT long x 6 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, 0% work completed (photo 1 of 2)

1st Floor Storage Room, 270 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 45 FT long x 6 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, 0% work completed (photo 2 of 2)

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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

1st Floor Maintenance Storage Area, 815 SF of Historic concrete wall paint, 90.5 LF long x 9 FT high, water intrusion through window failure blistered and/or peeled off the paint, 0% work completed

1st Floor Maintenance Storage Area, 544 SF of suspended lay-in acoustic 2 x 4 ceiling tile, the first three rows next to the outside wall (this is a corner area) (64ft x 6ft) + (20ft x 8ft), water intrusion through window failure damage the tile, 0% work completed

1st Floor Lunch Area, 162 SF of Historic concrete wall paint, 18 FT long x 9 FT high, and 144 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 18 FT long x 8 FT wide, the first two rows next to the outside wall, excessive humidity caused damage, 0% work completed

1st Floor Men's Restroom, 48 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 9.5 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, ongoing problem, 0% work completed

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1st Floor Men's Restroom, 54 SF of Historic concrete wall paint, 9.5 FT long x 5.67 FT high, there are glazed tiles on the lower part of the wall, water intrusion through window failure blistered and/or peeled off the paint, ongoing problem, 0% work completed

1st Floor Women's Restroom, 44 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 8.67 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, ongoing problem, 0% work complete

1st Floor Women's Restroom, 35 SF of Historic concrete wall paint, 8.67 FT long x 4 FT high, there are glazed tiles on the lower part of the wall, water intrusion through window failure blistered and/or peeled off the paint, 0% work complete

1st Floor Billing, 110 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, 0% work completed

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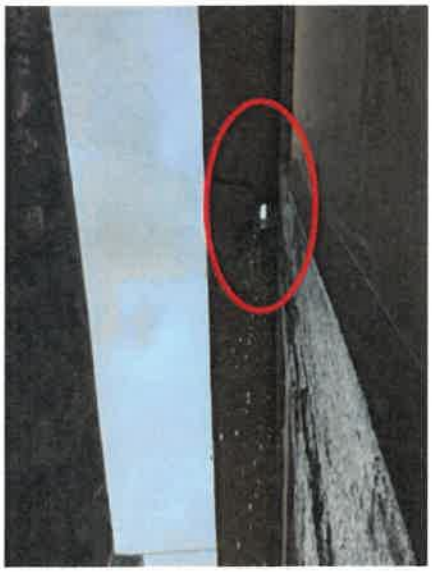
SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

South Side Wall Exterior, metal 4in x 6in downspout, 90 LF long (view of an undamaged one), high winds, wind driven rain, and wind blown debris blew off three 30ft long pieces, possible mitigation to effectively drain the south side of the building because all the roof drainage is on that side (where another building structure is erected just 5 ft apart) plus the emergency concrete stairs are on that side of the building, closing more that drainage area, 0% work completed (photo 1 of 3)



South Side Wall Exterior, metal 4in x 6in downspout, 90 LF long (view of an opening on the roof where the downspout was), wind driven rain, and wind blown debris blew off three 30ft long pieces, 0% work completed (photo 2 of 3)

South Side Wall Exterior, metal 4in x 6in downspout, 90 LF long (view of another missing downspout and water falling profusely), high winds, wind driven rain, and wind blown debris blew off three 30ft long pieces, possible mitigation to effectively drain the south side of the building because all the roof drainage is on that side (where another building structure is erected just 5 ft apart) plus the emergency concrete stairs are on that side of the building, closing more that drainage area, 0% work completed (photo 3 of 3)

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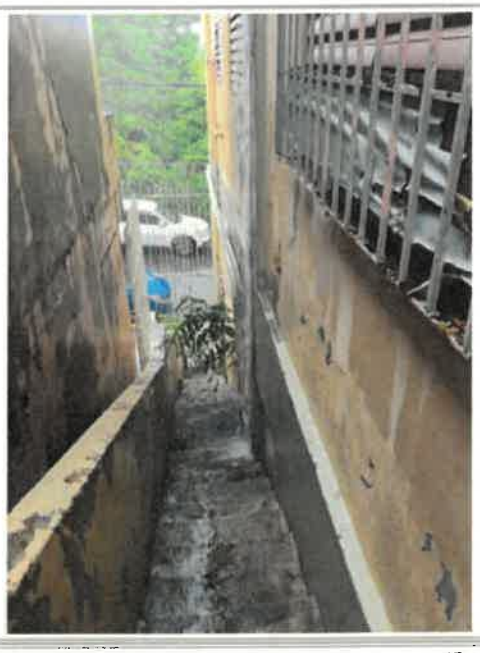
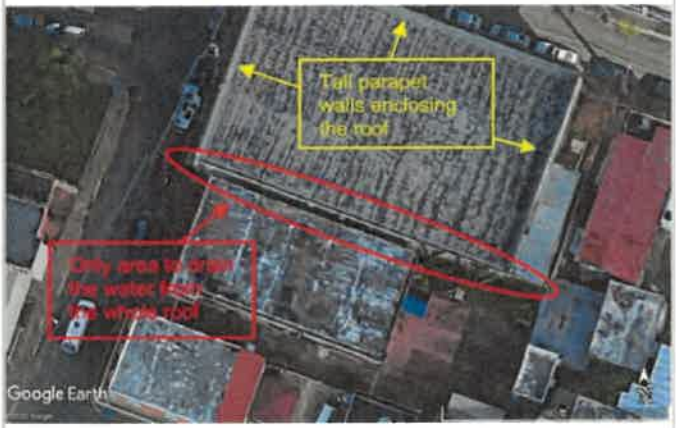
South Side Wall Exterior, view of the narrow space between the affected building and the adjacent building, which serves as the roof water drainage area to the outside of the property, possible mitigation (photo 1 of 3)



South Side Wall Exterior, view of the narrow space (few inches) between the affected building stairs and the adjacent building, which serves as the roof water drainage area to the outside of the property, possible mitigation (photo 2 of 3)



Google Top View of the Building, showing the roof side where the water drains from the roof, and the narrow area between buildings where the water should drain to the public drainage system, possible mitigation (photo 3 of 3)

INTENTIONALLY LEFT BALNK

AES International Inc.

Appendix IV

ANALYTICAL ENVIRONMENTAL SERVICES INTERNATIONAL, INC.
611 Monserrate Street, 2nd. Floor, Santurce, P. R. 00907

LEAD BASED PAINT TESTING DATA SHEET

Client Name: Departamento de Salud de Puerto Rico
Project Name: USP Rio Piedras
Address: San Juan, Puerto Rico

Date: 10/24/22
Inspector: Mildred Santiago/Elme Rivera
XRF Serial No.: 3115

Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
1					Calibration	1.0	
2					Calibration	1.0	
3					Calibration	1.0	
4	1st Floor	Clinical Lab	Wood	Gray	Door Frame	0.1	
5	1st Floor	Clinical Lab	Wood	Gray	Door	0.2	
6	1st Floor	Clinical Lab	Concrete	Light Green	Wall A	0.1	
7	1st Floor	Clinical Lab	Concrete	Light Green	Wall B	0.2	
8	1st Floor	Clinical Lab	Concrete	Light Green	Wall C	0.1	
9	1st Floor	Clinical Lab	Concrete	Light Green	Wall D	0.1	
10	1st Floor	Clinical Lab	Concrete	Light Green	Column	**1.7**	
11	1st Floor	Clinical Lab	Ceramic	Cream	Floor	0.1.	
12	1st Floor	Clinical Lab	Ceramic	Light Green	Baseboard	0.2	
13	1st Floor	Clinical Lab	Metal	Gray	Exit Door Frame	0.1	
14	1st Floor	Clinical Lab	Metal	Gray	Exit Door	0.2	
15	1st Floor	Clinical Lab- Lunch Room	Wood	Gray	Door Frame	0.1	
16	1st Floor	Clinical Lab- Lunch Room	Wood	Gray	Door	0.1	
17	1st Floor	Clinical Lab- Lunch Room	Concrete	Gray	Wall A	0.1	
18	1st Floor	Clinical Lab- Lunch Room	Concrete	Gray	Wall B	0.2	
19	1st Floor	Clinical Lab- Lunch Room	Concrete	Light Green	Wall C	0.1	

Approved by: Ady Padan, Ph.D

Date: 10/24/2022

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Client Name: **Departamento de Salud de Puerto Rico** **Date:** 10/24/22
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Address: San Juan, Puerto Rico **XRF Serial No.:** 3115

Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
20	1st Floor	Clinical Lab- Lunch Room	Concrete	Light Green	Wall D	0.2	
21	1st Floor	Clinical Lab- Lunch Room	Ceramic	Light Gray	Baseboard	0.1	
22	1st Floor	Clinical Lab- Lunch Room	Ceramic	Cream	Floor Tile	0.2	
23	1st Floor	Clinical Lab- Lunch Room	Concrete	Light Gray	Column Wall B	**1.3**	
24	1st Floor	Clinical Lab- Closet	Concrete	Light Green	Wall B	0.1	
25	1st Floor	Clinical Lab- Closet	Concrete	Light Green	Wall C	0.1	
26	1st Floor	Clinical Lab- Closet	Concrete	Light Green	Wall D	0.2	
27	1st Floor	Clinical Lab- Closet	Wood	Light Green	Shelves	0.1	
28	1st Floor	Clinical Lab- Closet	Wood	Light Green	Shelves Support	0.1	
29	1st Floor	Men Bathroom	Wood	Cream	Door Frame	0.1	
30	1st Floor	Men Bathroom	Wood	Brown	Door	0.2	
31	1st Floor	Men Bathroom	Concrete	White	Upper Wall A	**2.8**	
32	1st Floor	Men Bathroom	Concrete	White	Upper Wall B	**1.7**	
33	1st Floor	Men Bathroom	Concrete	White	Upper Wall C	0.1	
34	1st Floor	Men Bathroom	Concrete	White	Upper Wall D	0.2	
35	1st Floor	Men Bathroom	Concrete	White	Ceiling	0.1	
36	1st Floor	Men Bathroom	Concrete	White	Column	0.1	
37	1st Floor	Men Bathroom	Concrete	Gray	Lower Wall A	0.2	
38	1st Floor	Men Bathroom	Concrete	Gray	Lower Wall B	0.1	

Approved by: Ady Padan, Ph.D **Date: 10/24/2022**

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Project Name: USP Rio Piedras
Address: San Juan, Puerto Rico

Date: 10/24/22
Inspector: Mildred Santiago/Elme Rivera
XRF Serial No.: 3115

Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
39	1st Floor	Men Bathroom	Concrete	Gray	Lower Wall C	0.2	
40	1st Floor	Men Bathroom	Concrete	Gray	Lower Wall D	0.1	
41	1st Floor	Men Bathroom	Ceramic	Cream	Floor Tile	0.2	
42	1st Floor	Men Bathroom	Ceramic	White	Sink	0.3	
43	1st Floor	Men Bathroom	Ceramic	White	Toilet	0.1	
44	1st Floor	Men Bathroom	Metal	Gray	Toilet Valve (3)	**16.9**	
45	1st Floor	Men Bathroom	Ceramic	Green/Gray	Strip	**3.3**	
46	1st Floor	Women Bathroom	Wood	Cream	Door Frame	0.1	
47	1st Floor	Women Bathroom	Wood	Brown	Door	0.2	
48	1st Floor	Women Bathroom	Concrete	White	Upper Wall A	0.3	
49	1st Floor	Women Bathroom	Concrete	White	Upper Wall B	0.1	
50	1st Floor	Women Bathroom	Concrete	White	Upper Wall C	0.2	
51	1st Floor	Women Bathroom	Concrete	White	Upper Wall D	0.1	
52	1st Floor	Women Bathroom	Concrete	White	Column	0.2	
53	1st Floor	Women Bathroom	Ceramic	Green	Lower Wall A	0.1	
54	1st Floor	Women Bathroom	Ceramic	Green	Lower Wall B	0.2	
55	1st Floor	Women Bathroom	Ceramic	Green	Lower Wall C	0.1	
56	1st Floor	Women Bathroom	Ceramic	Green	Lower Wall D	0.2	
57	1st Floor	Women Bathroom	Ceramic	Cream	Floor Tile	0.1	

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Date: 10/24/2022

ANALYTICAL ENVIRONMENTAL SERVICES INTERNATIONAL, INC.
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LEAD BASED PAINT TESTING DATA SHEET

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Project Name: USP Rio Piedras **Inspector:** Mildred Santiago/Elme Rivera
Address: San Juan, Puerto Rico **XRF Serial No.:** 3115

Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
58	1st Floor	Women Bathroom	Ceramic	Green/Gray	Strip	**2.9**	
59	1st Floor	Women Bathroom	Ceramic	White	Toilet	0.1	
60	1st Floor	Women Bathroom	Metal	Gray	Toilet Valve (3)	**16.2**	
61	1st Floor	Women Bathroom	Ceramic	White	Sink	0.1	
62	1st Floor	Corridor	Concrete	Cream	Wall B	**2.5**	
63	1st Floor	Corridor	Concrete	Cream	Wall C	**2.4**	
64	1st Floor	Corridor	Concrete	Cream	Wall D	0.1	
65	1st Floor	Corridor	Concrete	Cream	Trim Wall D	0.1	
66	1st Floor	Corridor	Ceramic	Brown	Baseboard	0.1	
67	1st Floor	Tuberculin Reading	Wood	Brown	Door Frame	0.2	
68	1st Floor	Tuberculin Reading	Wood	Brown	Door	0.1	
69	1st Floor	Tuberculin Reading	Concrete	White	Wall A	0.2	
70	1st Floor	Tuberculin Reading	Concrete	White	Wall B	0.1	
71	1st Floor	Tuberculin Reading	Concrete	White	Wall C	0.1	
72	1st Floor	Tuberculin Reading	Wood	White	Wall D	0.1	
73	1st Floor	Tuberculin Reading	Concrete	White	Column	0.2	
74	1st Floor	Tuberculin Reading	Ceramic	White	Sink	0.1	
75	1st Floor	Tuberculin Reading	Ceramic	Gray	Baseboard	0.1	
76	1st Floor	Storage 1	Concrete	White	Wall A	0.1	

Approved by: Ady Padan, Ph.D **Date: 10/24/2022**

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LEAD BASED PAINT TESTING DATA SHEET

Client Name: Departamento de Salud de Puerto Rico
Project Name: USP Rio Piedras
Address: San Juan, Puerto Rico

Date: 10/24/22
Inspector: Mildred Santiago/Elme Rivera
XRF Serial No.: 3115

Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
77	1st Floor	Storage 1	Concrete	White	Wall B	**2.5**	
78	1st Floor	Storage 1	Concrete	White	Wall C	0.1	
79	1st Floor	Storage 1	Concrete	White	Wall D	0.2	
80	1st Floor	Storage 1	Concrete	White	Trim	0.1	
81	1st Floor	Storage 1	Ceramic	White	Baseboard	0.2	
82	1st Floor	Storage 1	Concrete	White	Window Sill	0.1	
83	1st Floor	Storage 1	Metal	White	Window	0.1	
84	1st Floor	Storage 1	Concrete	White	Column	**2.5**	
85	1st Floor	Storage 2	Wood	White	Door Frame	0.1	
86	1st Floor	Storage 2	Concrete	White	Wall A	0.2	
87	1st Floor	Storage 2	Concrete	White	Wall B	**1.8**	
88	1st Floor	Storage 2	Concrete	White	Wall C	0.1	
89	1st Floor	Storage 2	Concrete	White	Wall D	0.2	
90	1st Floor	Storage 2	Concrete	White	Column	**1.8**	
91	1st Floor	Storage next to Serology Room	Wood	Cream	Door Frame	0.1	
92	1st Floor	Storage next to Serology Room	Concrete	Cream	Wall A	0.2	
93	1st Floor	Storage next to Serology Room	Concrete	Cream	Wall B	0.1	
94	1st Floor	Storage next to Serology Room	Concrete	Cream	Wall C	0.2	
95	1st Floor	Storage next to Serology Room	Concrete	Cream	Wall D	0.1	

Approved by: Ady Padan, Ph.D

Date: 10/24/2022

ANALYTICAL ENVIRONMENTAL SERVICES INTERNATIONAL, INC.
611 Monserrate Street, 2nd. Floor, Santurce, P. R. 00907

LEAD BASED PAINT TESTING DATA SHEET

Client Name: Departamento de Salud de Puerto Rico
Project Name: USP Rio Piedras
Address: San Juan, Puerto Rico

Date: 10/24/22
Inspector: Mildred Santiago/Elme Rivera
XRF Serial No.: 3115

Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
96	1st Floor	Storage next to Serology Room	Concrete	Cream	Ceiling	0.2	
97	1st Floor	Storage next to Serology Room	Concrete	Cream	Joist	0.1	
98	1st Floor	Storage next to Serology Room	Concrete	Cream	Column	0.2	
99	1st Floor	Storage next to Serology Room	Metal	White	Exit Door Frame	0.3	
100	1st Floor	Storage next to Serology Room	Metal	White	Exit Door	0.1	
101	1st Floor	Storage next to Serology Room	Ceramic	White	Sink	0.1	
102	1st Floor	Maintenance Storage	Wood	Brown	Door Frame	0.1	
103	1st Floor	Maintenance Storage	Wood	Brown	Door	0.2	
104	1st Floor	Maintenance Storage	Concrete	Cream	Wall A	0.1	
105	1st Floor	Maintenance Storage	Concrete	Cream	Wall B	0.2	
106	1st Floor	Maintenance Storage	Concrete	Cream	Wall C	0.1	
107	1st Floor	Maintenance Storage	Concrete	Cream	Wall D	0.2	
108	1st Floor	Maintenance Storage	Concrete	Cream	Column	0.1	
109	1st Floor	Serology Room	Wood	Brown	Door Frame	0.1	
110	1st Floor	Serology Room	Wood	Brown	Door	0.2	
111	1st Floor	Serology Room	Concrete	Cream	Wall A	0.1	
112	1st Floor	Serology Room	Concrete	Cream	Wall B	0.2	
113	1st Floor	Serology Room	Concrete	Cream	Wall C	0.1	
114	1st Floor	Serology Room	Concrete	Cream	Wall D	0.2	

Approved by: Ady Padan, Ph.D

Date: 10/24/2022

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Project Name: USP Rio Piedras
Address: San Juan, Puerto Rico

Date: 10/24/22
Inspector: Mildred Santiago/Elme Rivera
XRF Serial No.: 3115

Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
115	1st Floor	Lunch Room	Wood	Brown	Door Frame	0.1	
116	1st Floor	Lunch Room	Wood	Brown	Door	0.2	
117	1st Floor	Lunch Room	Concrete	Cream	Wall A	0.3	
118	1st Floor	Lunch Room	Concrete	Cream	Wall B	0.1	
119	1st Floor	Lunch Room	Concrete	Cream	Wall C	0.7	
120	1st Floor	Lunch Room	Concrete	Cream	Wall D	0.8	
121	Exterior	Exterior	Concrete	Cream	Wall A	0.1	
122	Exterior	Exterior	Concrete	Cream	Wall B	0.2	
123	Exterior	Exterior	Concrete	Cream	Wall C	0.3	
124	Exterior	Exterior	Concrete	Cream	Wall D	0.1	
125	Exterior	Exterior	Concrete	Green	Column	0.2	
126	Exterior	Exterior	Concrete	Green	Joist	0.1	
127	Exterior	Exterior	Concrete	Cream	Window Sill	0.2	
128	Exterior	Exterior	Metal	White	Window Railing	0.1	
129	Exterior	Exterior	Metal	White	Window	0.1	
130	Exterior	Exterior, Back Stairs	Concrete	Cream	Handrail	0.1	
131	Exterior	Exterior, Back Stairs	Concrete	Gray	Column	0.3	
132	Exterior	Exterior, Back Stairs	Concrete	Gray	Joist	0.1	
133	Exterior	Exterior	Concrete	Gray	Baseboard	0.2	

Approved by: Ady Padan, Ph.D

Date: 10/24/2022

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LEAD BASED PAINT TESTING DATA SHEET

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Project Name: USP Rio Piedras
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Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
134	Exterior	Exterior, Side Stairs	Concrete	Gray	Riser	0.1	
135	Exterior	Exterior, Side Stairs	Concrete	Gray	Tread	0.1	
136	2nd Floor	Main Hallway	Concrete	Cream	Wall B	0.1	
137	2nd Floor	Main Hallway	Concrete	Cream	Wall C	0.2	
138	2nd Floor	Main Hallway	Concrete	Cream	Wall D	0.3	
139	2nd Floor	Main Hallway	Ceramic	Brown	Floor Tile	0.1	
140	2nd Floor	Main Hallway	Ceramic	Brown	Baseboard	0.2	
141	2nd Floor	Main Hallway	Concrete	White	Upper Trim	0.3	
142	2nd Floor	Finances	Concrete	White	Wall A	0.1	
143	2nd Floor	Finances	Concrete	White	Wall B	0.3	
144	2nd Floor	Finances	Concrete	White	Wall C	0.1	
145	2nd Floor	Finances	Concrete	White	Wall D	0.2	
146	2nd Floor	Conference Room	Concrete	White	Wall A	0.3	
147	2nd Floor	Conference Room	Concrete	White	Wall B	0.1	
148	2nd Floor	Conference Room	Concrete	White	Wall C	0.2	
149	2nd Floor	Conference Room	Concrete	White	Wall D	0.1	
150	2nd Floor	Conference Room	Concrete	White	Window Sill	0.1	
151	2nd Floor	Conference Room	Metal	White	Window	0.1	
152	2nd Floor	Restroom Hallway	Concrete	Cream	Wall A	0.3	

Approved by: Ady Padan, Ph.D

Date: 10/24/2022

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Address: San Juan, Puerto Rico

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Inspector: Mildred Santiago/Elme Rivera
XRF Serial No.: 3115

Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
153	2nd Floor	Restroom Hallway	Concrete	Cream	Wall B	0.1	
154	2nd Floor	Restroom Hallway	Concrete	Cream	Wall C	0.2	
155	2nd Floor	Restroom Hallway	Concrete	Cream	Wall D	0.1	
156	2nd Floor	Restroom Hallway	Concrete	Cream	Lower Wall C	0.2	
157	2nd Floor	Restroom Hallway	Ceramic	Brown	Floor Tile	0.3	
158	2nd Floor	Restroom Hallway	Ceramic	Cream	Baseboard	0.1	
159	2nd Floor	Vaccination Area	Wood	Brown	Door Frame	0.3	
160	2nd Floor	Vaccination Area	Wood	Brown	Door	0.1	
161	2nd Floor	Vaccination Area	Concrete	White	Wall A	0.2	
162	2nd Floor	Vaccination Area	Concrete	White	Wall B	0.1	
163	2nd Floor	Vaccination Area	Concrete	White	Wall C	0.2	
164	2nd Floor	Vaccination Area	Concrete	White	Wall D	0.1	
165	2nd Floor	Vaccination Area	Concrete	White	Window Sill	0.2	
166	2nd Floor	Doctor Area	Wood	Brown	Door Frame	0.1	
167	2nd Floor	Doctor Area	Wood	Brown	Door	0.2	
168	2nd Floor	Doctor Area	Concrete	White	Wall A	0.1	
169	2nd Floor	Doctor Area	Concrete	White	Wall B	0.2	
170	2nd Floor	Doctor Area	Concrete	White	Wall C	0.3	
171	2nd Floor	Doctor Area	Concrete	White	Wall D	0.1	

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Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
172	2nd Floor	Doctor Area	Concrete	White	Window Sill	0.2	
173	2nd Floor	Doctor Area	Metal	White	Window	0.1	
174	2nd Floor	Administration Office	Wood	Brown	Door Frame	0.1	
175	2nd Floor	Administration Office	Wood	Brown	Door	0.2	
176	2nd Floor	Administration Office	Concrete	White	Wall A	0.1	
177	2nd Floor	Administration Office	Concrete	White	Wall B	0.3	
178	2nd Floor	Administration Office	Concrete	White	Wall C	0.1	
179	2nd Floor	Administration Office	Concrete	White	Wall D	0.2	
180	2nd Floor	Administration Office	Concrete	White	Window Sill	0.1	
181	2nd Floor	Administration Office	Metal	White	Window	0.3	
182	2nd Floor	Administration Office	Metal	Gray	Exit Door Frame	0.1	
183	2nd Floor	Administration Office	Metal	Gray	Exit Door	0.2	
RETESTING							
184	2nd Floor	Administration Office	Wood	Brown	Door Frame	0.1	
185	2nd Floor	Administration Office	Wood	Brown	Door	0.2	
186	2nd Floor	Administration Office	Concrete	White	Wall A	0.1	
187	2nd Floor	Administration Office	Concrete	White	Wall B	0.2	
188	2nd Floor	Administration Office	Concrete	White	Wall C	0.1	
189	2nd Floor	Administration Office	Concrete	White	Wall D	0.2	

Approved by: Ady Padan, Ph.D

Date: 10/24/2022

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Date: 10/24/22
Project Name: USP Rio Piedras
Inspector: Mildred Santiago/Elme Rivera
Address: San Juan, Puerto Rico
XRF Serial No.: 3115

Reading #	Structure	Room	Substrate	Color	Component & Location	XRF Reading (mg/cm2)	Laboratory Result (% or mg/cm^2)
190	2nd Floor	Administration Office	Concrete	White	Window Sill	0.1	
191	2nd Floor	Administration Office	Metal	White	Window	0.3	
192	2nd Floor	Administration Office	Metal	Gray	Exit Door Frame	0.1	
193	2nd Floor	Administration Office	Metal	Gray	Exit Door	0.1	
194					Calibration	1.0	
195					Calibration	1.0	
196					Calibration	1.0	

Approved by: Ady Padan, Ph.D

Date: 10/24/2022

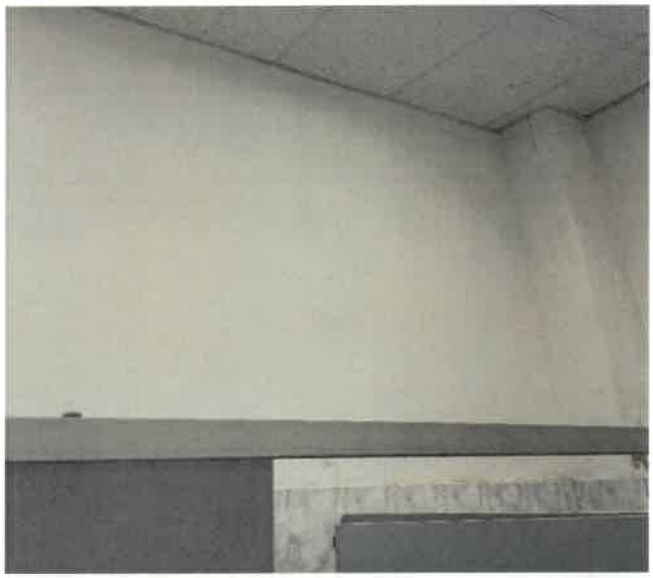
AES International Inc.

Appendix V

USP Rio Piedras located on 1155 Garcia Moreno Street and Vallejo Street, San Juan, Puerto Rico, 00926

Selective Photos

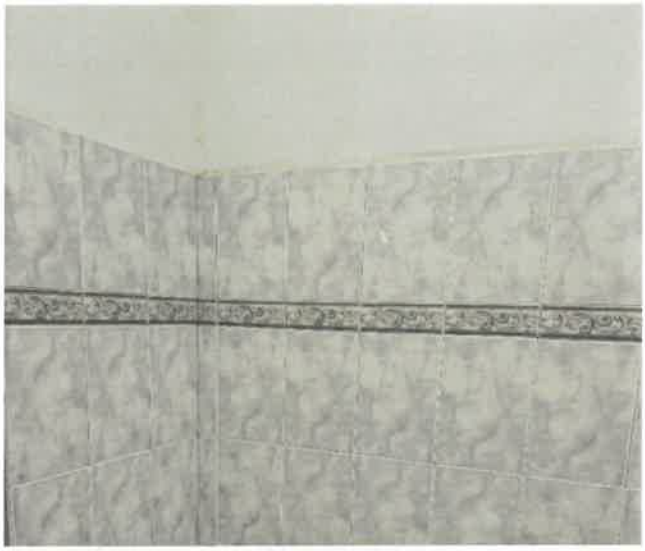
General View of USP Rio Piedras
located on 155 Garcia Moreno Street
and Vallejo Street
San Juan, Puerto Rico



White Concrete Upper Wall B
Painted with LBP
Men Bathroom, 1st Floor

Typical Gray Metal Toilet Valve
Painted with LBP
Men Bathroom, 1st Floor

Selective Photos



Typical Green/Gray Ceramic Strip
Painted with LBP
Men Bathroom, 1st Floor

Typical White Concrete Wall B
and Column
Painted with LBP
Storage 1, 1st Floor

AES International Inc.

ASBESTOS

TABLE OF CONTENTS

I. SUMMARY

Analytical Environmental Services International, Inc (AES International) was contracted to perform a limited Asbestos Containing Materials (ACM) survey for USP Rio Piedas located on 1155 Garcia Moreno Street and Vallejo Street, San Juan, Puerto Rico, 00926 (Project #:95268, DI#:151656). The investigation is part of FEMA DISASTER 4339DR-PR contract.

The ACM limited inspection was conducted by Elme Rivera and a re-inspection was conducted on 4/11/2023 by Mildred Santiago. Both individuals are EPA/DRNA certified asbestos inspectors.

The scope of the survey included sampling and physical assessments of ACM suspected materials listed on FEMA Asbestos Checklist.

During the survey, thirteen (13) samples were collected from suspected materials. Samples collected were analyzed by Polarized Light Microscopy (PLM) for asbestos fibers. ACM was identified in the following materials:

> Roof Built-Up. Material is classified as miscellaneous, category I, non-friable, ACM. According to FEMA estimated roof amount listed on DDD, a total of 9,600 sq.ft. is present.

If demolition/remodeling activities will be conducted in the nearest future it is recommended to remove all ACM known, suspected, or presumed present within the structure, as to comply with NESHAP/DRNA requirements.

1.0 INTRODUCTION

Analytical Environmental Services International, Inc (AES International) was contracted to perform an Asbestos Containing Materials (ACM) survey for USP Rio Piedas located on 1155 Garcia Moreno Street and Vallejo Street, San Juan, Puerto Rico, 00926 (Project #:95268, DI#:151656). The investigation is part of FEMA DISASTER 4339DR-PR contract.

The ACM limited inspection was conducted by Elme Rivera and a re-inspection was conducted on 4/11/2023 by Mildred Santiago. Both individuals are EPA/DRNA certified asbestos inspectors (see Appendix I for credentials). The scope of the survey included sampling of suspected ACM and analysis of samples collected.

Samples collected were sent to AES International Inc., a NVLAP accredited laboratory located in Santurce, Puerto Rico. Samples were analyzed by Polarized Light Microscopy method (PLM), in accordance with EPA recommended procedures. The samples are defined as asbestos containing materials (ACM) if they contain more than 1% asbestos.

2.0 GENERAL BACKGROUND

Asbestos was used in the construction industry from 1900 to 1989. It is still being used today in various products. The health effects of asbestos have been studied since the 1930's. More health studies have been conducted in asbestos than any other natural substance. The mere presence of asbestos containing materials does not necessarily constitute a health hazard. However, when these materials become disturbed from building renovation, maintenance, or other everyday activities that allow fibers to be released into the environment, a potential hazard does exist.

The relationship between exposure level and health risk is very complex. Although this relationship is not completely understood, asbestos exposure has been associated with various types of lung diseases including a debilitating lung disease called ASBESTOSIS; a rare cancer of chest called MESOTHELIOMA; and cancers of the esophagus, stomach, colon and other organs. Asbestosis is not fatal; it is however incurable. One who has it cannot breathe easily, and physical activity becomes limited. MESOTHELIOMA is 100% fatal, as there is no cure. These diseases can be directly linked to asbestos because of the mineral particles that can be find in the lining of the lungs and stomach, since the body cannot absorb these minerals. Tests have determined that asbestos can cause cancer, but scientists disagree on the number of asbestos fibers that must be inhaled to cause cancer. The nose filters out all visible particles. Therefore, only the microscopic fibers are the one who cause the problems.

Studies indicate different health effects resulting from exposure to chrysotile asbestos versus exposure to the amphibole form of asbestos. The latter, which include tremolite, amosite, actinolite, anthophyllite and crocidolite have more significant health impact than chrysotile.

Some scientists cite studies concluding that is the size of the fibers deposited in the lungs that result in cancer. Long, thin fibers, greater than 8 microns in length and less than 0.25 microns in diameter show the highest potential of cancer development.

2.1 National Emission Standards for Hazardous Air Pollutants (NESHAP)

The EPA's rules concerning the application, removal, and disposal of ACM, as well as manufacturing, spraying and fabricating of ACM were issued under the asbestos NESHAP regulation (U.S. EPA National Emission Standards for Hazardous Air Pollutants, 40 CFR 61 Subpart M, October 30, 1987). The asbestos NESHAP regulation governs asbestos demolition and renovation projects in all facilities. The NESHAP rule usually requires owners or operators to have all friable ACM removed before the building is demolished and may require its removal before renovation. If friable ACM shall be disturbed, the NESHAP rule may require appropriate work practices, or procedures for emission control. The rule states that any ACM, which may become friable, poses a potential hazard that should be addressed.

A revised NESHAP ruling was released on November 20, 1990, effective February 20, 1991, which includes as the responsibility of the owner, or operator, to "prior to the commencement of the demolition or renovation, thoroughly inspect the affected facility or part of the facility where demolition or renovation operation will occur for the presence of asbestos, including Category I and Category II non-friable ACM." (40 CFR, Part 61, National Emission Standards for hazardous Air Pollutants, Asbestos NESHAP Revision, Final Rule, November 20, 1990).

3.0 PROJECT IDENTIFICATION/DESCRIPTION

The area investigated consists of building materials shown in FEMA's Asbestos Check list and DDD list (when available). The lists are attached in Appendix II.

4.0 SAMPLING METHODS

The materials listed in the FEMA's Asbestos Checklist were visually inspected and identified based on Photos provided and DDD List (see Appendix II). Accordingly, thirteen (13) samples were collected from suspected ACM. Samples were collected from vinyl floor tiles/mastic, plaster, ceiling tile and roofing material.

5.0 SAMPLING RESULTS

Location of materials and results are shown in the physical assessment form in Appendix III. Analytical results of samples collected are shown in Appendix IV. The results are presented according to functional areas tested. The suspected samples collected were analyzed by Polarized Light Microscopy (PLM) for asbestos fibers.

Asbestos fibers above 1% area (ACM) were identified in two (2) samples collected from roof built-up (see selective photos in Apendix V).

6.0 CONCLUSIONS

ACM were detected during a limited survey conducted for USP Rio Piedas located on 1155 Garcia Moreno Street and Vallejo Street, San Juan, Puerto Rico, 00926 (Project #:95268, DI#:151656). The investigation is part of FEMA DISASTER 4339DR-PR contract. Results are presented in the summary.

The ACM sampling relates to surfaces accessible and not covered by rigid barriers. Should any materials hidden under surfaces, or architectural components be present, they are to be assumed as ACM.

The ACM survey conducted did not address all suspected ACM present in the building but only materials listed by FEMA under the "FEMA Lead and Asbestos Checklist" and (when available) the Damage Description and Dimension (DDD) document. Consequently negative, or positive findings refer only to the areas and materials tested from selected locations.

Elme Rivera, DRNA Asbestos Inspector
Lic#: ASB-1221-0694-SI

Mildred Santiago, DRNA Asbestos Inspector
Lic#: ASB-1022-0375-SI

Table 1. Summary of Asbestos Containing Materials (ACM) at USP Rio Piedras, San Juan, Puerto Rico.

Building	Sample ID	Description	Result (Percentage of Asbestos)
USP Rio Piedras	USP-RP-ER10	Roof Built-Up from East Side, Main Roof	2% CHR
	USP-RP-ER11	Roof Built-Up from West Side, Main Roof	2% CHR

AES International Inc.

Appendix I

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200051-0

AES International

Santurce, PR

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2022-01-01 through 2022-12-31

Effective Dates

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

AES International
611 Monserrate
Santurce, PR 00907
Mr. Ady Padan
Phone: 787-722-0220 Fax: 787-724-5788
Email: yota1@bellsouth.net
http://www.aesipr.org

ASBESTOS FIBER ANALYSIS — NVLAP LAB CODE 200051-0

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

For the National Voluntary Laboratory Accreditation Program

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

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2023-01-01 through 2023-12-31

Effective Dates

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ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 200051-0

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18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

For the National Voluntary Laboratory Accreditation Program

Effective 2023-01-01 through 2023-12-31

Asbestos Inspector Credentials

TARJETA DE REGISTRO
PARA LA REMOCION DE ASBESTO

Esta tarjeta autoriza a:

Elme Rivera Pérez

Inspector

A trabajar en la remoción de asbesto en Puerto Rico. Esta persona **NO** es un empleado del DRNA.

ASB-1122-0471-SI
Número de Registro

7-nov-2023
Fecha de vencimiento

Firma Autorizada - Departamento Recursos Naturales y Ambientales

Asbestos Inspector Credentials

TARJETA DE REGISTRO
PARA LA REMOCION DE ASBESTO

Esta tarjeta autoriza a:

Mildred I. Santiago

Inspector

A trabajar en la remoción de asbesto en Puerto Rico. Esta persona **NO** es un empleado del DRNA.

ASB-1022-0375-SI
Número de Registro

30-ago-2023
Fecha de vencimiento

Firma Autorizada - Departamento Recursos Naturales y Ambientales

AES International Inc.

Appendix II

Department of Homeland Security
Federal Emergency Management Agency

General Info

Project #	95268 **PW #** 8387	**Project Type**	Specialized
Project Category	E - Buildings and Equipment	**Applicant**	PR Department of Health (000-U4OVB-00)
Project Title	MHOD056 - USP Rio Piedras Permanent Work	**Event**	4339DR-PR (4339DR)
Project Size	Large	**Declaration Date**	9/20/2017
Activity Completion Date	9/20/2024	**Incident Start Date**	9/17/2017
		Incident End Date	11/15/2017
Process Step	Obligated		

Damage Description and Dimensions

The Disaster # 4339DR, which occurred between *09/17/2017* and *11/15/2017*, caused:

Damage #151656; USP Rio Piedras

General Facility Information:

- **Facility Type:** Building
- **Building Type:** Other Government Office
- **Facility:** USP Rio Piedras (commonly known as Centro de Certificaciones Médicas Región Metro)
- **Facility Description:** Two-story Historic concrete structure, 120 ft x 80 ft x 36 ft high, for a total of 19,200 SF of habitable space. Constructed around 1,900 for use in the tobacco industry, which later was donated to the Puerto Rico Department of Health. Its public (common) name now is Centro de Certificaciones Médicas Región Metro. The medical services (at a reduced cost) provided in the facility are: basic health tests and results for health certificates; and basic physical exams and results for physical health certificates (commonly required as part of a job hiring process). Its main chemical supply need is tuberculin. They also have small offices for vaccination, epidemiology and social work services. Interior original Historic concrete walls are 86 in high with cornice-like architectural finishes, which were extended from its top till the suspended ceiling with 21 in high wooden panels. Attached to the Historic structure East side wall is a 14 ft x 43 ft x 19 ft high, two-story concrete structure with independent entrances and a mono pitched corrugated metal roof.
- **Approx. Year Built:** 1900
- **Location Description:** 1155 Garcia Moreno St. and Vallejo St.
- **GPS Latitude/Longitude:** 18.39640, -66.04767
- **Number of Stories:** 2

General Damage Information:

- **Date Damaged:** 9/20/2017
- **Cause of Damage:** Hurricane Maria high winds, wind driven rain, wind blown debris and water intrusion caused damages mainly to the roof waterproof treatment, wall paint, suspended ceiling tiles, light fixtures, A/C units, windows sealing, and downspouts.

Building Damage:

1st Floor

1st Floor:

Billing:

- Building Interior, 110 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, see photo page 21, 0% work completed.
- Building Interior, 198 SF of Historic concrete wall paint, 22 FT long x 9 FT high, water intrusion through window failure blistered and/or peeled off the paint, no access, 0% work completed.
- Building Exterior, 1 each of window mounted 18,500 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, no access, 0% work completed.

Clinical Laboratory:

- Building Interior, 416 SF of Historic concrete wall paint, 52 LF long x 8 FT high, water intrusion through window failure blistered, and/or peeled off the paint, temporarily painted, see photo page 15, 0% work completed.
- Building Interior, 1 each of wall mounted AirMax CCF4-60CR 5 ton split A/C unit repairs, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, see photo pages 15 and 16, 100% work completed.
- Building Interior, 256 SF of suspended lay-in acoustic 2 x 4 ceiling tile, the first two rows next to the outside wall (this is a corner area) (8ft x 20ft) + (4ft x 24ft), water intrusion through window failure damage the tile, temporarily replaced, see photo page 16, 0% work completed.

Lunch Area:

- Building Interior, 162 SF of Historic concrete wall paint, 18 FT long x 9 FT high, excessive humidity caused bubbling and peeling of paint, see photo page 20, 0% work completed.
- Building Interior, 144 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 18 FT long x 8 FT wide, the first two rows next to the outside wall, excessive humidity caused damage to the tiles, see photo page 20, 0% work completed.

Maintenance Storage Area:

- Building Interior, 815 SF of Historic concrete wall paint, 90.5 LF long x 9 FT high, water intrusion through window failure blistered and/or peeled off the paint, see photo page 20, 0% work completed.
- Building Interior, 544 SF of suspended lay-in acoustic 2 x 4 ceiling tile, the first three rows next to the outside wall (this is a corner area) (64ft x 6ft) + (20ft x 8ft), water intrusion through window failure damage the tile, see photo page 20, 0% work completed.

Restrooms:

Men:

- Building Interior, 48 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 9.5 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, ongoing problem, see photo page 20, 0% work completed.
- Building Interior, 54 SF of Historic concrete wall paint, 9.5 FT long x 5.67 FT high, there are glazed tiles on the lower part of the wall, water intrusion through window failure blistered and/or peeled off the paint, ongoing problem, see photo page 21, 0% work completed.

Women:

- Building Interior, 44 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 8.67 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, ongoing problem, see photo page 21, 0%

work completed.
- Building Interior, 35 SF of Historic concrete wall paint, 8.67 FT long x 4 FT high, there are glazed tiles on the lower part of the wall, water intrusion through window failure blistered and/or peeled off the paint, see photo page 21, 0% work completed.

Serology:
- Building Interior, 219 SF of Historic concrete wall paint, 24.25 FT long x 9 FT high, water intrusion through window failure and surface water flooding from water accumulated between the affected and the adjacent buildings blistered and/or peeled off the paint, ongoing problem, temporarily painted, see photo page 17, 0% work completed.

Storage Room:
- Building Interior, 405 SF of Historic concrete wall paint, 45 FT long x 9 FT high, water intrusion through window failure and surface water flooding blistered and/or peeled off the paint, see photo pages 18 and 19, 0% work completed.
- Building Interior, 270 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 45 FT long x 6 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, see photo page 19, 0% work completed.

Storage Room next to Serology:
- Building Interior, 470 SF of concrete wall paint, 54.75 LF long x 8.58 FT high, water intrusion through window failure, surface water flooding, and prolonged humidity blistered and/or peeled off the paint, this area is in the structure added to the East side of the building, see photo page 16, 0% work completed.

Tuberculin Results Reading:
- Building Interior, 60 SF of Historic concrete wall paint, 6.67 FT long x 9 FT high, water intrusion through window failure and surface water flooding from water accumulated between the affected and the adjacent buildings blistered and/or peeled off the paint, ongoing problem, temporarily painted, see photo page 17, 0% work completed.
- Building Interior, 80 SF of vinyl composition tile (VCT) flooring, 12 FT long x 6.67 FT wide, surface water flooding, and prolonged humidity detached, lifted and stained the tiles, ongoing problem, see photo pages 17 and 18, 0% work completed.
- Building Exterior, 1 each of window mounted 12,000 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, replaced with Air-Con AEDEM4C4512 split unit, see photo page 18, 100% work completed.

2nd Floor:
- Building Interior, 7 each of wall mounted Lithonia Emergency light fixture, 2 lamps, water intrusion through roof and window failure damaged the fixtures, see photo page 14, 100% work completed.

Administration:
- Building Interior, 1,829 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 59 FT long x 31 FT wide, water intrusion through roof failure damage the tile, see photo pages 3 and 4, 0% work completed.
- Building Exterior, 1 each of window mounted 18,500 BTU A/C unit, Kenmore 253.70181, high winds, wind driven rain, wind blown debris, power surges, and water intrusion damage the unit, see photo page 4, 0% work completed.
- Building Interior, 160 SF of Historic concrete wall plaster and paint, 20 FT long x 8 FT high, water intrusion through roof and window failure, and water cascading down the outside side of the wall because of a missing downspout detached and scraped the plaster, see photo page 4, 0% work

completed.

Conference Room 1:

- Building Interior, 544 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 17 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 13, 0% work completed.
- Building Interior, 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, see photo page 13, 0% work completed.
- Building Interior, 497 SF of Historic concrete wall paint, side walls (31 + 17)ft x 86 in high + outside wall (17ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 13, 0% work completed.
- Building Interior, 363 SF of wooden panel wall paint, side walls (31 + 17)ft x 21 in high + inside wall (31ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 13, 0% work completed.

Conference Room 2:

- Building Interior, 310 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 31 FT long x 10 FT wide, water intrusion through roof and window failure damage the tile, 0% work completed.
- Building Interior, 3 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, 0% work completed.
- Building Interior, 384 SF of Historic concrete wall paint, side walls (31 + 10)ft x 86 in high + outside wall (10ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, 0% work completed.
- Building Interior, 351 SF of wooden panel wall paint, side walls (31 + 10)ft x 21 in high + inside wall (31ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, 0% work completed.

Doctor, Social Work and Mother & Child:

- Building Interior, 14 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damaged the cover, tubes, hinges, etc., the tubes were replaced with LED types, see photo pages 6 and 7, 100% work completed.
- Building Interior, 1,024 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 32 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced in Doctor and Social Work, see photo pages 6 and 7, 0% work completed.
- Building Interior, 518 SF of Historic concrete wall paint, outside wall (32ft x 9ft high) + side walls (32ft x 86in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 7, 0% work completed.
- Building Interior, 56 SF of wooden panel wall paint, 32 FT long x 21 IN high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 7, 0% work completed.

Epidemiology:

- Building Interior, 704 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 32 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 8, 0% work completed.
- Building Interior, 7 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, see photo page 8, 0% work completed.
- Building Interior, 657 SF of Historic concrete wall paint, (22ft x 9ft high) + 2 walls of (32ft x 86in high), water intrusion through roof and window failure

blistered and/or peeled off the paint, temporarily painted, see photo page 8, 0% work completed.
- Building Interior, 112 SF of wooden panel wall paint, 64 LF long x 21 IN high, 2 walls of (32ft x 21in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 8, 0% work completed.
- Building Exterior, 1 each of window mounted 18,500 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, see photo page 10, 0% work completed.

Finances:

- Building Exterior, 1 each of window mounted 18,500 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, see photo page 10, 0% work completed.
- Building Interior, 448 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 14 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 13 and 14, 0% work completed.
- Building Interior, 4 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, see photo page 14, 0% work completed.
- Building Interior, 886 SF of Historic concrete wall paint, interior walls (32 + 32 + 14 + 14 + 14) ft x 86 in high + outside wall (14ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 14, 0% work completed.
- Building Interior, 137 SF of wooden panel wall paint, interior walls (32 + 32 + 14) ft x 21 in. high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 14, 0% work completed.

Hallways:

Main:

- Building Interior, 1,071 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 119 FT long x 9 FT wide, water intrusion through roof failure damage the tile, temporarily replaced, see photo page 5, 0% work completed.
- Building Interior, 1,787 SF of Historic concrete wall paint, (119 + 119)ft x 86in high + (9ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 5, 0% work completed.
- Building Interior, 455 SF of wooden panel wall paint, 260 LF long x 21 IN high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 6, 0% work completed.
- Building Interior, 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, see photo page 6, 0% work completed.
- Building Interior, 1 each of suspended ceiling mounted Exit light fixture, water intrusion through roof and window failure damaged the fixtures, see photo page 15, 100% work completed.

Restrooms:

- Building Interior, 288 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 36 FT long x 8 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 9, 0% work completed.

- Building Interior, 2 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, see photo page 9, 0% work completed.
- Building Interior, 32 SF of Historic concrete wall plaster, 8 FT long x 4 FT high, water intrusion through roof and window failure detached and/or scraped the plaster under the window opening, see photo page 10, 0% work completed.
- Building Interior, 720 SF of Historic concrete wall paint, 80 LF long x 9 FT high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 10, 0% work completed.
- Building Interior, 72 SF of wooden panel wall paint, 8 FT long x 9 FT high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed.

Stairs:

- Building Interior, 132 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 6 FT wide, water intrusion through roof failure damage the tile, temporarily replaced, see photo page 5, 0% work completed.
- Building Interior, 356 SF of Historic concrete wall paint, (22ft x 86 in high) + (22ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 5, 0% work completed.

Health Certificate:

- Building Interior, 448 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 14 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 7, 0% work completed.
- Building Interior, 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, 0% work completed.
- Building Interior, 735 SF of Historic concrete wall paint, (17ft x 9ft high) + 2 walls of (17ft x 86in high) + (32ft x 86in high) + (15ft x 86in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 8, 0% work completed.
- Building Interior, 142 SF of wooden panel wall paint, (15ft x 21in high) + 2 walls of (17ft x 21in high) + (32ft x 21in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, see photo page 8, 0% work completed.
- Building Exterior, 2 each of wall mounted 3 ton split A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, see photo pages 10 and 11, 100% work completed.

Vaccination:

- Building Interior, 12 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, see photo page 9, 100% work completed.
- Building Interior, 309 SF of Historic concrete wall paint, (20ft x 9ft high) + (18ft x 86in high), water intrusion through roof and window failure blistered and/or peeled off the paint, see photo page 9, 0% work completed.
- Building Interior, 592 SF of wooden panel wall paint, 74 LF long x 8 FT high, water intrusion through roof and window failure blistered and/or peeled off the paint, 0% work completed.

- Building Exterior, 1 each of window mounted 18,500 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 0% work completed.
- Building Interior, 720 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 36 FT long x 20 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, see photo page 9, 0% work completed.

Exterior:

- Building Exterior, aluminum jalousie window sealing to concrete, 1,054 LF long, 43 windows (6ft x 5ft) + 5 windows (3ft x 5ft) + 2 windows (5ft x 2ft), high winds, wind driven rain, and wind blown debris damage the seal, see photo page 11, 0% work completed.
- Building Exterior, 14,400 SF of Historic concrete wall paint, 400 LF long x 36 FT high, high winds, wind driven rain, and wind blown debris blistered, and/or peeled off the paint, see photo pages 1, 2, 11 and 12, 0% work completed.

South Side Wall:

- Building Exterior, 28 SF of Historic concrete stairs plaster, 32 IN long x 12 IN wide x 6 IN high, 7 steps, eroded by falling water directly from the roof because of a blown off downspout, see photo page 2, 0% work completed.
- Building Exterior, 6 SF of Historic concrete sidewall rail plaster and paint, 2 FT long x 3 FT wide, eroded by falling water from the roof because of a blown off downspout, see photo page 2, 0% work completed.
- Building Exterior, 6 each of aluminum jalousie window, 5 FT long x 3 FT wide, high winds and wind blown debris broke and/or bent the windows, should be verified for Historic characteristics, see photo page 3, 0% work completed.
- Building Exterior, 1 each of wooden security door, 3 FT wide x 7 FT high, high winds and wind blown debris broke the door, was replaced with a metal security door with an emergency bar, see photo page 3, 100% work completed.
- Building Exterior, metal 4in x 6in downspout, 90 LF long, high winds, wind driven rain, and wind blown debris blew off three 30ft long pieces, possible mitigation to effectively drain the south side of the building because all the roof drainage is on that side, where another building structure is erected just 5 ft apart, plus the emergency concrete stairs are on that side of the building, closing more that drainage area, see photo 22, 0% work completed.

West Side Wall:

- Building Exterior, 3 CY of Historic concrete cornice and paint, 40 FT long x 30 IN wide x 8 IN high, high winds pushed a nearby electrical pole to rest on the existing cornice, breaking part of it and debilitating another part, the debilitated part was demolished by Applicant, see photo page 12 and photo page appendix, 0% work completed.

Roof:

- Building Exterior, 9,600 SF of built-up membrane roof waterproofing treatment, 120 FT long x 80 FT wide, high winds, wind driven rain, and wind blown debris detached, bubbled, and peeled off the treatment, 0% work completed.
- Building Exterior, 1,960 SF of roof parapet wall paint, 280 LF long x 7 FT high, high winds, wind driven rain, and wind blown debris blistered and peeled off the paint, see photo page 13, 0% work completed.

Final Scope

151656 **USP Rio Piedras**

**********VERSION 1**********

Version 1 created to capture Applicant/Subrecipient's request to develop this project under Section 406 of the Stanford Act. In Version 0 a total of was awarded in support to the Applicant/Subrecipient for the development of A&E Services. Applicant/Recipient authorized FEMA to develop the SOW and Cost Estimate for this project. For SOW Version 0 refers to Versioning and Amendments Area on Grants Manager.

Note: SOW from previous version has been removed from current SOW. It can be found in the "Versioning and Amendments" tab in GM.

Work to be completed

The applicant will utilize contracts for repairs to **USP Rio Piedras** to restore facilities back to pre-disaster design, function, and capacity (in-kind) within the existing footprint.

1st Floor:

Billing:

A. Remove and replace 1 each of window mounted 18,500 BTU A/C unit.

B. Remove and replace 110 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 22 FT long x 5 FT wide.

C. Prepare surface and paint in-kind 198 SF of latex wall paint, 22 FT long x 9 FT.

Clinical Laboratory:

D. Prepare surface and paint in-kind 416 SF of latex wall interior paint, 52 LF long x 8 FT high.

E. Remove and replace 256 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile.

Lunch Area:

F. Prepare surface and paint in-kind 162 SF of latex wall interior paint, 18 FT long x 9 FT high.

G. Remove and replace 144 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 18 FT long x 8 FT wide.

Maintenance Storage Area:

H. Prepare surface and paint in-kind 815 SF of latex wall interior paint, 90.5 LF long x 9 FT high.

I. Remove and replace 544 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, (64FT x 6FT) + (20FT x 8FT).

Restrooms (Men):

J. Remove and replace 48 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 9.5 FT long x 5 FT wide.

K. Prepare surface and paint in-kind 54 SF of latex wall interior paint, 9.5 FT long x 5.67 FT high.

Restrooms (Women):

L. Remove and replace 44 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 8.67 FT long x 5 FT wide.

M. Prepare surface and paint in-kind 35 SF of latex wall interior paint, 8.67 FT long x 4 FT high.

Serology:

N. Prepare surface and paint in-kind 219 SF of latex wall interior paint, 24.25 FT long x 9 FT high.

Storage Room:

O. Prepare surface and paint in-kind 405 SF of latex wall interior paint, 45 FT long x 9 FT high.

P. Remove and replace 270 SF of suspended lay-in acoustic 2 x 4 ceiling tile.

Storage Room next to Serology:

Q. Prepare surface and paint in-kind 470 SF of latex wall interior paint, 54.75 LF long x 8.58 FT high.

Tuberculin Results Reading:

R. Prepare surface and paint in-kind 60 SF of latex wall interior paint, 6.67 FT long x 9 FT high.

S. Remove and replace 80 SF of vinyl composition tile (VCT) flooring, 12 FT long x 6.67 FT wide.

2nd Floor:

Administration:

T. Remove and replace 1 each of window mounted 18,500 BTU A/C unit.

U. Remove and replace 1,829 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 59 FT long x 31 FT wide.

V. Remove and replace in-kind160 SF of cement wall plaster and interior paint, 20 FT long x 8 FT high.

W. Prepare and paint in-kind160 SF of latex wall plaster and paint, 20 FT long x 8 FT high.

Conference Room 1:

X. Remove and replace 544 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 32 FT long x 17 FT wide.

Y. Remove and replace 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

Z. Prepare surface and paint in-kind 497 SF of latex wall interior paint.

AA. Prepare surface and paint in-kind 363 SF of latex plywood panels interior wall paint.

Conference Room 2:

BB. Remove and replace 310 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 31 FT long x 10 FT wide.

CC. Remove and replace 3 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

DD. Prepare surface and paint in-kind 384 SF of latex interior wall paint.

EE. Prepare surface and paint in-kind 351 SF of latex wooden panel interior wall paint.

Doctor, Social Work and Mother & Child:

FF. Remove and replace 1,024 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 32 FT long x 32 FT.

GG. Prepare surface and paint in-kind 56 SF of latex plywood panels interior wall paint, 32 FT long x 21 IN high.

Epidemiology:

HH. Remove and replace 1 each of window mounted 18,500 BTU A/C unit.

II. Remove and replace 704 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 22 FT long x 32 FT wide.

JJ. Remove and replace 7 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

KK. Prepare surface and paint in-kind 657 SF of latex interior wall paint.

LL. Prepare and paint in-kind 112 SF of latex wooden panel interior wall paint.

Finances:

MM. Remove and replace 1 each of window mounted 18,500 BTU A/C unit.

NN. Remove and replace 448 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile.

OO. Remove and replace 4 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

PP. Prepared and paint in-kind 886 SF of latex interior wall paint, walls (32FT + 32FT + 14FT + 14FT + 14FT) x 86IN + outside room wall (14FT x 9FT high)

QQ. Prepared and paint in-kind 137 SF of latex wooden panel interior wall paint, (32FT + 32FT + 14FT) x 21 IN.

Hallways (Main):

RR. Remove and replace 1,071 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile.

SS. Prepared surface and paint in-kind 1,787 SF of latex interior wall paint, (119FT + 119FT) x 86IN high + (9FT x 9FT high)

TT. Prepared surface and paint in-kind 455 SF of latex wooden panel interior wall paint, 260 LF long x 21 IN high.

UU. Remove and replace 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

Restrooms:

VV. Remove and replace 288 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 36 FT long x 8 FT wide

WW. Remove and replace 2 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

XX. Remove and replace in-kind 32 SF of cement interior wall plaster, 8 FT long x 4 FT high.

YY. Prepare surface and paint in-kind 720 SF of latex wall paint, 80 LF long x 9 FT high.

ZZ. Prepare surface and paint in-kind 72 SF of latex wooden panel interior wall paint, 8 FT long x 9 FT high.

Stairs:

AAA. Remove and replace 132 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 22 FT long x 6 FT wide.

BBB. Prepared surface and paint in-kind 356 SF of latex interior wall paint, 22FT x 86 IN high) + (22FT x 9FT high)

Health Certificate:

CCC. Remove and replace 448 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile, 32 FT long x 14 FT wide

DDD. Remove and replace 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide.

EEE. Prepare surface and paint in-kind 735 SF of latex interior wall paint.

FFF. Prepare surface and paint in-kind 142 SF of latex wooden panel interior wall paint.

Vaccination:

GGG. Remove and replace 1 each of window mounted 18,500 BTU A/C unit.

HHH. Prepare surface and paint in-kind 309 SF of latex wall interior paint, 20FT x 9FT high) + (18FT x 86FT high).

III. Prepared surface and paint in-kind 592 SF of latex wooden panel interior wall paint, 74 LF long x 8 FT high.

JJJ. Remove and replace 720 SF of suspended lay-in acoustic 2FT x 4FT ceiling tile.

Exterior:

KKK. Remove and replace 1,054 LF of window sealing to concrete.

LLL. Prepare surface and paint in-kind 14,400 SF of latex exterior wall paint, 400 LF long x 36 FT high.

South Side Wall:

MMM. Repair in-kind 28 SF of cement stairs plaster, 32 IN long x 12 IN wide x 6 IN high, 7 steps.

NNN. Repair in-kind 6 SF of cement sidewall rail plaster.

OOO. Prepare surface and paint in-kind 6 SF of sidewall exterior rail exterior paint.

PPP. Remove and replace in-kind 6 each of aluminum jalousie window, 5 FT long x 3 FT wide, each.

QQQ. Remove and replace in-kind 90 LF of metal 4IN x 6IN downspout.

West Side Wall:

RRR. Replace in-kind, 3 CY of exterior cement cornice

SSS. Prepared and paint 40 LT of exterior cement cornice, 40 FT long x 30 IN wide x 8 IN high.

Roof:

TTT. Remove and replace in-kind 9,600 SF of built-up membrane roof waterproofing treatment, 120 FT long x 80 FT wide.

UUU. Prepared surface and paint in-kind 1,960 SF of roof exterior parapet latex paint.

Work to be Completed Total:

Work to be completed CEF Totals:

Version 0 deduction:

Project Total Cost Version 1:

Project Notes

1. All site estimates for work to be completed were generated using RS Means Software Data/Year 2022 Quarter 2 – PUERTO RICO / URBAN (PRU). See attachment labeled: ***SP95268-DR4339PR-CEF(V1).xlsm***
2. A Cost Estimating Format (CEF) has been created for this project, see attachment labeled: ***SP95268-DR4339PR-CEF(V1).xlsm***
3. For work to be completed, the applicant is required to obtain any necessary Federal, State, and Local environmental permits prior to the start of construction.
4. GPS coordinates have been checked for accuracy.
5. Please look for Maintenance Records in project section. See document labeled: ***95268-DR4339PR-USP Rio Piedras Maintenance Record.pdf***
6. All procurement documents attached have been reviewed. See attachment labeled: ***PRDOH Procurement Policy Spanish 2006-10-02.pdf***
7. A&E Version 1 cost was included in CEF Part H2, see attachment labeled: ***SP95268-DR4339PR-CEF(V1).xlsm***

406 HMP Scope

Hazard Mitigation Proposal (HMP) Scope of Work:

To prevent or reduce future damages from similar events, the applicant proposed the following mitigation measures:

A. Roof Mitigation:

1. (Replacement) Replace 9,600 S.F of PA's roof waterproofing system with a 9,600 SF of SBS Modified Bitumen system to prevent water intrusion and subsequent interior water damages. For best results, complete the assembly by installing 430 LF of flashing and termination bar along perimeter to prevent detachment.

B. Openings Mitigation: Windows and Doors

1. (Replacement) "Replace 54 Ea. damaged exterior metal windows with wind, water and impact resistant windows of the same size and type to prevent flexure and displacement that can cause subsequent water intrusion and interior damages. The replacement windows will match all physical and visual aspects of the original units, including design, material, color, hardware, and workmanship, as to not alter the physical and visual aspects of the original windows and doors.

Note: For Historical Property, the replacement windows will match all physical and visual aspects of the original units, including design, material, color, hardware, and workmanship, as to not alter the physical and visual aspects of the windows.

C. Load path

1. (Supplementary) Install 5 Ea. Anchoring to 5 Ea. A/C wall mounted included in PA to avoid future damages of high winds.

2. (Supplementary) Install 90 L.F of Downspout straps to 90 L.F included in PA to reinforce the Downspout and avoid future damages of high winds.

(III) Hazard Mitigation Proposal (HMP) Cost

Net Wind Retrofit Package (WRP) Cost =

+ FPF & CEF =

Net Wind Retrofit Package Cost + CEF = Total Wind Retrofit Package Cost =

Building Replacement Value (BRV) = :

25% of BRV = :

(See Attachment below - Project # 95268 HMP_BRV)

Wind Retrofit Package = 3.6 % < 25% of BRV. This Project is Cost Effective.

(IV) HMP Cost-Effectiveness Calculations

The cost of this Hazard Mitigation Proposal (HMP) is less than 25% of the BRV and is deemed cost effective per FEMA Pre-Calculated Benefit Non-Residential Wind Retrofit Memo. This Hazard Mitigation Proposal meets eligible repair and restoration cost effective requirements.

***Cost effective calculation should be taken before CEF Factors, Soft Costs, or other Factors.**

****See Mitigation Profile Documents Tab in Grants Manager for complete version of this HMP and supporting documents. *(HMP, HMP cost estimate, Supporting documents for WR: Appendix D, Appendix B, BRV, WR Memo)***

Cost

Code	Quantity	Unit	Total Cost	Section
3510 (Engineering And Design Services - Version 1)	1.00	Lump Sum		Uncompleted
3510 (Engineering And Design Services - Version 0)	1.00	Lump Sum		Uncompleted
9000 (CEF Cost Estimate - Version 1)	1.00	Lump Sum		Uncompleted

CRC Gross Cost

Total 406 HMP Cost

Total Insurance Reductions

CRC Net Cost

Federal Share (90.00%)

Non-Federal Share (10.00%)

Award Information

Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Eligible	Awarded	PA-02-PR-4339-PW-08387(7757)		90 %		3/3/2021
1	Eligible	Awarded	PA-02-PR-4339-PW-08387(12526)		90 %		9/27/2022

Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
8/18/2021	4339DRPRP00083871	20172ETX-03152021	3/12/2021	

Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #

Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f)(1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Recipient must submit its certification of the subrecipient's completion of this project, the final claim for payment, and supporting documentation within 180 days from the date that the applicant completes the scope of work, or the project deadline, whichever occurs first. FEMA reimburses Large Projects (those with costs above the large project threshold) based on the actual eligible final project costs. Therefore, during the final project reconciliation (closeout), the project may be amended to reflect the reconciliation of actual eligible costs.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding $5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

Insurance

Additional Information

7/29/2022

GENERAL INFORMATION

Event: 4339DR-PR

Project: SP-95268

Category of Work: Cat E - Buildings & Equipment

Applicant: PR Department of Health

Event Type: Hurricane / Maria

Cause of Loss: Wind / Wind Driven Rain

Incident Period: 9/17/2017 to 11/15/2018

Total Public Assistance Amount: :

COMMERCIAL INSURANCE INFORMATION

Does the Applicant have a Commercial Policy: Yes

Policyholder per Policy Documents: Departamento de Salud

Policy Issued by: Triple- S Propiedad

Policy Number: 30-CF-85034558-0

Policy Period: From: 4/7/2017 To: 4/7/2018

Policy Valuation: Scheduled Policy

Policy Limits: Per Schedule

RCV or ACV: Replacement Cost Value

Deductible Type: % of SOV : 2%

Does the Applicant's Commercial Policy extend coverage for the damage described in this project: Yes

The amount of the deductible being funded in this project is

Final Insurance Settlement Status: Insurance proceeds for this project are anticipated

The amount of Anticipated Insurance Proceeds for Project:

The amount of Anticipated Insurance Reduction applied for Project:

NUMBER OF DAMAGED INVENTORIES INCLUDED IN THIS PROJECT: (1)

Damaged Inventory (DI) #151656:

USP Rio Piedras

Number of damaged locations included in this DI: (1)

Location Description: 1155 Garcia Moreno St. and Vallejo St.

GPS Coordinates: 18.39640, -66.04767

Cause of Loss: Wind / Wind Driven Rain

SOV / Schedule #: Loc 16 – USP Rio Piedras (Centro de Certificaciones Medicas de Region Metro, Rio Piedras)

SOV / Schedule Amount: Building

Applicable Deductible Amount: Building

Damage Inventory Amount:

Prior Obtain and Maintain Requirement:

No prior insurance requirements were found for this facility.

Reduction(s):

A reduction is being made for anticipated insurance proceeds in the amount of FEMA's costing estimate is less than the insured policy limit for this facility. The deductible in the amount of will be considered for funding as this portion would have been the responsibility of the applicant.

Obtain and Maintain Requirement:

An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for USP Rio Piedras in the amount of

Insurance Proceeds Statement:

FEMA acknowledges that the Applicant is in negotiations with their insurance carrier at the time of the FEMA insurance review and might have received partial settlements. In accordance with 44 CFR §206.250-253, in the absence of an actual settlement, anticipated insurance recoveries will be deducted from this project based on Applicant's insurance policy limits. FEMA subsequently adjusts the eligible costs based on the actual amount of insurance proceeds the Applicant receives after a final settlement.

FEMA's Recovery Policy FP 206-086-1, Public Assistance Policy on Insurance (June 29, 2015), requires applicants to take reasonable efforts to recover insurance proceeds that it is entitled to receive from its insurers. FEMA will consider final insurance settlements that may be less than the insurance policy limits when an applicant demonstrates that it has taken reasonable efforts to recover insurance proceeds that it is entitled on a case-by-case basis.

Standard Insurance Comments

FEMA Policy 206-086-1
PART 2: Other Insurance-Related Provisions. (Sections 312 and 406(d) of the Stafford Act)

A. Duplication of Benefits. FEMA cannot provide assistance for disaster-related losses that duplicate benefits available to an applicant from another source, including insurance.

1. Before FEMA approves assistance for a property, an applicant must provide FEMA with information about any actual or anticipated insurance settlement or recovery it is entitled to for that property.

2. FEMA will reduce assistance to an applicant by the amount of its actual or anticipated insurance proceeds.

3. Applicants must take reasonable efforts to recover insurance proceeds that they are entitled to receive from their insurer(s).

FEMA Policy 206-086-1
H. Subsequent Assistance. When a facility that received assistance is damaged by the same hazard in a subsequent disaster:

1. If the applicant failed to maintain the required insurance from the previous disaster, then the facility is not eligible for assistance in any subsequent disaster.

2. Upon proof that the applicant maintained its required insurance, FEMA will reduce assistance in the subsequent disaster by the amount of insurance required in the previous disaster regardless of:

a. The amount of any deductible or self-insured retention the applicant assumed (i.e., "retained risk").

Obtain and Maintain Requirements:

44 CFR § 206.253 Insurance requirements for facilities damaged by disasters other than flood.

(a) Prior to approval of a Federal grant for the restoration of a facility and its contents which were damaged by a disaster other than flood, the recipient shall notify the Regional Administrator of any entitlement to insurance settlement or recovery for such facility and its contents. The Regional Administrator shall reduce the eligible costs by the actual amount of insurance proceeds relating to the eligible costs.

(b)

(1) Assistance under section 406 of the Stafford Act will be approved only on the condition that the recipient obtain and maintain such types and amounts of insurance as are reasonable and necessary to protect against future loss to such property from the types of hazard which caused the major disaster. The extent of insurance to be required will be based on the eligible damage that was incurred to the damaged facility as a result of the major disaster. The Regional Administrator shall not require greater types and extent of insurance than are certified as reasonable by the State Insurance Commissioner.

(2) Due to the high cost of insurance, some applicants may request to insure the damaged facilities under a blanket insurance policy covering all their facilities, an insurance pool arrangement, or some combination of these options. Such an arrangement may be accepted for other than flood damages. However, if the same facility is damaged in a similar future disaster, eligible costs will be reduced by the amount of eligible damage sustained on the previous disaster.

(c) The Regional Administrator shall notify the recipient of the type and amount of insurance required. The recipient may request that the State Insurance Commissioner review the type and extent of insurance required to protect against future loss to a disaster-damaged facility, the Regional Administrator shall not require greater types and extent of insurance than are certified as reasonable by the State Insurance Commissioner.

(d) The requirements of section 311 of the Stafford Act are waived when eligible costs for an insurable facility do not exceed The Regional Administrator may establish a higher waiver amount based on hazard mitigation initiatives which reduce the risk of future damages by a disaster similar to the one which resulted in the major disaster declaration which is the basis for the application for disaster assistance.

(e) The recipient shall provide assurances that the required insurance coverage will be maintained for the anticipated life of the restorative work or the insured facility, whichever is the lesser.

(f) No assistance shall be provided under section 406 of the Stafford Act for any facility for which assistance was provided as a result of a previous major disaster unless all insurance required by FEMA as a condition of the previous assistance has been obtained and maintained.

Final Obtain and Maintain requirement amount will be determined during the closeout process after the final actual eligible costs to repair or replace the insurable facility have been determined.

FEMA Policy 206-086-1

F. Timeframes for Obtaining Insurance. FEMA will only approve assistance under the condition that an applicant obtains and maintains the required insurance.

The applicant must document its commitment to comply with the insurance requirement with proof of insurance.

If an applicant cannot insure a facility prior to grant approval (for example, if a building is being reconstructed), the applicant may provide a letter of commitment stating that they agree to the insurance requirement and will obtain the types and extent of insurance required, followed at a later date by proof of insurance once it is obtained. In these cases, the applicant should insure the property:

a. When the applicant resumes use of or legal responsibility for the property (for example, per terms of construction contract or at beneficial use of the property); or

b. When the scope of work is complete.

FEMA and the recipient will verify proof of insurance prior to grant closeout to ensure the applicant has complied with the insurance requirement.

An applicant should notify FEMA—in writing through the recipient—of changes to their insurance which impact their ability to satisfy the insurance requirement after it provides proof of insurance to FEMA. This includes changes related to self-insurance. If an applicant fails to do this, FEMA may de-obligate assistance and not provide assistance in a future disaster.

Yari Marrero Montijo, PA Insurance Specialist

CRC Atlantic, Guaynabo, PR

O&M Requirements

Insured Peril	Item Type	Description	Required Coverage Amount
Wind	Building	An Obtain & Maintain Requirement is being required for Building, for the peril of Wind (all wind associated losses including "wind driven rain" for USP Rio Piedras in the amount of	

406 Mitigation

There is no additional mitigation information on **MHOD056 - USP Rio Piedras Permanent Work.**

Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? Yes

EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.
- Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA): 1. The Applicant shall handle, manage, and dispose of all types of hazardous waste in accordance with requirements of local, state, and federal laws, regulations, and ordinances. In addition, the Applicant shall ensure that all debris is separated and disposed of in a manner consistent with the PR DNER guidelines at a permitted site or landfill. The contractor/applicant will be responsible for the proper disposition of construction debris in authorized landfills providing the name, location, coordinates and permits of the facility to the corresponding authorities. 2. Unusable equipment, debris, white goods, scrap metal any other material shall be disposed in approved manner and location. In the event significant items are discovered during the implementation or development of the project the Applicant shall handle, manage and dispose petroleum products, hazardous materials and toxic waste in accordance to the requirements of the local and federal agencies. Noncompliance with these requirements may jeopardize receipt of federal funds.

EHP Additional Info

There is no additional environmental historical preservation on **MHOD056 - USP Rio Piedras Permanent Work.**

Final Reviews

Final Review

Reviewed By Moreno Rivera, Jose A. **Reviewed On** 09/02/2022 3:48 PM AST

Review Comments

Reviewed by HSS in Final FEMA upon completion of review by PDMG. Hazard Mitigation proposal includes Wind Retrofit Package. Refer to 406 Mitigation Profile. Applicant has legal responsibility for repairs. Insurance reduction is being made for anticipated insurance proceeds. Project found compliant with EHP laws, regulations, and executive orders. Ready for and advanced to Recipient Final Review.

Recipient Review

Reviewed By Laboy, Rozana **Reviewed On** 09/22/2022 7:40 AM AST

Review Comments

Project reviewed and advanced to applicant (next step). The applicant is responsible to review the project including DDD; SOW, CE necessary to repair into pre disaster condition, repair event related damages or replace contents damaged during the event. Using applicable codes and standards, necessary to complete the scope of work including HM 406. Maintain records of back up documents; permits, insurance reductions or anticipated insurance reduction evidence. Obtain and maintain insurance policy according to requirements and compliance with EHP notes and conditions. If the applicant decides to make any changes to the SOW approved after project obligation, they must request it before starting construction.

Project Signatures

Signed By Stewart Torres, Hector **Signed On** 09/23/2022

SITE INSPECTION PHOTO PAGE		DISASTER: 4339DR-PR		APPLICANT(FIPS#): 000-U4OVB-00 PR Department of Health
INSPECTION DATE: August-September, 2020	WORK ORDER: 62641	CATEGORY: E	COUNTY: San Juan	APPLICANT ADDRESS: #1155 Garcia Moreno St. and Vallejo St.
SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

Northeast Side of Building

Northwest Corner

West Side

South Side View (South Boundary of Property)

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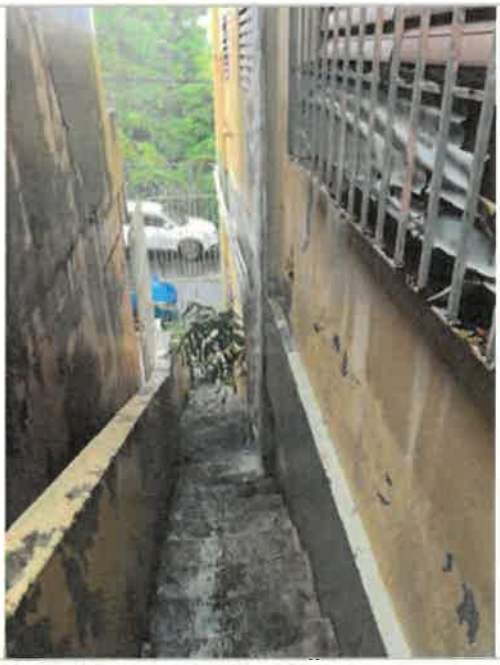
East Side of Building

South Side Wall Exterior, 28 SF of Historic concrete stairs plaster and paint, 32 IN long x 12 IN wide x 6 IN high, 7 steps, eroded by falling water directly from the roof because of a blown off downspout, 0% work completed (photo 1 of 2)



South Side Wall Exterior, 28 SF of Historic concrete stairs plaster and paint, view of the water falling from the roof directly on the stairs, about a 30 feet waterfall, because of a blown off downspout, 0% work completed (photo 2 of 2)

South Side Wall Exterior, 6 SF of Historic concrete sidewall rail plaster and paint, 2 FT long x 3 FT wide, eroded by falling water from the roof because of a blown off downspout, 0% work completed

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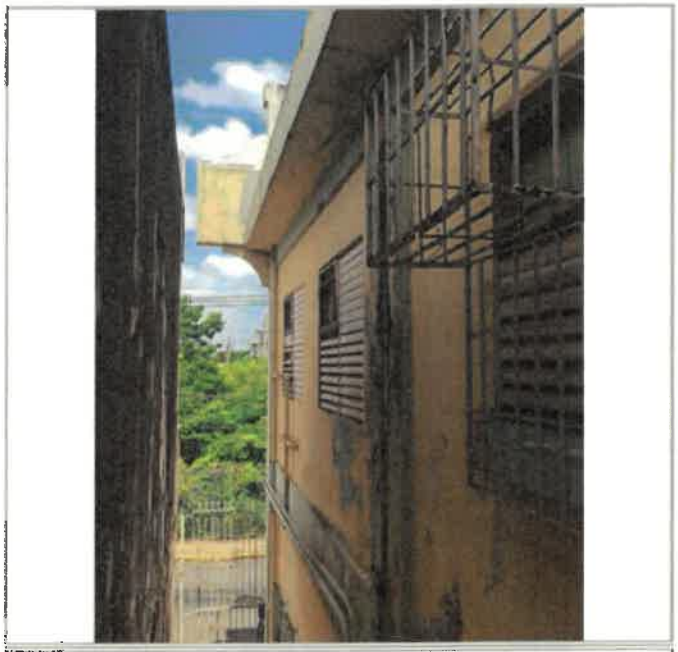
South Side Wall Exterior, 6 each of aluminum jalousie window, 5 FT long x 3 FT wide, high winds and wind blown debris broke and/or bent the windows, should be verified for Historic characteristics, 0% work completed (photo 1 of 2)

South Side Wall Exterior, 1 each of wooden security door, 3 FT wide x 7 FT high, high winds and wind blown debris broke the door, was replaced with a metal security door, 100% work completed



South Side Wall Exterior, 6 each of aluminum jalousie window, 5 FT long x 3 FT wide, high winds and wind blown debris broke and/or bent the windows, should be verified for Historic characteristics, 0% work completed (photo 2 of 2)

2nd Floor Administration, 1,829 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 59 FT long x 31 FT wide, water intrusion through roof failure damage the tile, 0% work completed (photo 1 of 2)

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2nd Floor Administration, 1,829 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 59 FT long x 31 FT wide, water intrusion through roof failure damage the tile, 0% work completed (photo 2 of 2)

2nd Floor Administration, 1 each of window mounted 18,500 BTU A/C unit, Kenmore 253.70181, high winds, wind driven rain, wind blown debris, power surges, and water intrusion damage the unit, 0% work completed (photo 2 of 2)

2nd Floor Administration, 1 each of window mounted 18,500 BTU A/C unit, Kenmore 253.70181, high winds, wind driven rain, wind blown debris, power surges, and water intrusion damage the unit, 0% work completed (photo 1 of 2)

2nd Floor Administration, 160 SF of Historic concrete wall plaster and paint, 20 FT long x 8 FT high, water intrusion through roof and window failure, and water cascading down the outside side of the wall because of a missing downspout detached and scraped the plaster, 0% work completed

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2nd Floor Main Hallway, 1,071 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 119 FT long x 9 FT wide, water intrusion through roof failure damage the tile, temporarily replaced, 0% work completed

2nd Floor Stairs Hallway, 132 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 6 FT wide, water intrusion through roof failure damage the tile, temporarily replaced, 0% work completed

2nd Floor Main Hallway, 1,787 SF of Historic concrete wall paint, (119 + 119)ft x 86in high + (9ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

2nd Floor Stairs Hallway, 356 SF of Historic concrete wall paint, (22ft x 86 in high) + (22ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

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2nd Floor Main Hallway, 455 SF of wooden panel wall paint, 260 LF long x 21 IN high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed (photo 1 of 2)

2nd Floor Main Hallway, 455 SF of wooden panel wall paint, 260 LF long x 21 IN high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed (photo 2 of 2)

2nd Floor Main Hallway, 6 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, 0% work completed

2nd Floor Doctor, Social Work and Mother & Child, 2 x 4 fluorescent drop-in ceiling light fixture, 4 tubes, and suspended acoustic ceiling tiles, water intrusion through roof and window failure damaged the fixtures, the tubes were replaced with LED types, (photo 1 of 3)

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2nd Floor Doctor, Social Work and Mother & Child, 2 x 4 fluorescent drop-in ceiling light fixture, 4 tubes, and suspended acoustic ceiling tiles, water intrusion through roof and window failure damaged the fixtures, the tubes were replaced with LED types, (photo 2 of 3)

2nd Floor Doctor, Social Work and Mother & Child, 2 x 4 fluorescent drop-in ceiling light fixture, 4 tubes, and suspended acoustic ceiling tiles, water intrusion through roof and window failure damaged the fixtures, (photo 3 of 3)

2nd Floor Doctor, Social Work and Mother & Child, 518 SF of Historic concrete wall paint, and 56 SF of wooden panel wall paint, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

2nd Floor Health Certificate, 448 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 14 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, 0% work completed

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2nd Floor Health Certificate, 735 SF of Historic concrete wall paint, (17ft x 9ft high) + 2 walls of (17ft x 86in high) + (32ft x 86in high) + (15ft x 86in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed (photo 1 of 2)

2nd Floor Health Certificate, 735 SF of Historic concrete wall paint and 112 SF of wooden panel wall paint, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed (photo 2 of 2)

2nd Floor Epidemiology, 704 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 32 FT wide, and 7 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture and tiles, temporarily replaced tiles and tubes, 0% work completed

2nd Floor Epidemiology, 657 SF of Historic concrete wall paint, (22ft x 9ft high) + 2 walls of (32ft x 86in high), and 112 SF of wooden panel wall paint, 64 LF long x 21 IN high, 2 walls of (32ft x 21in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

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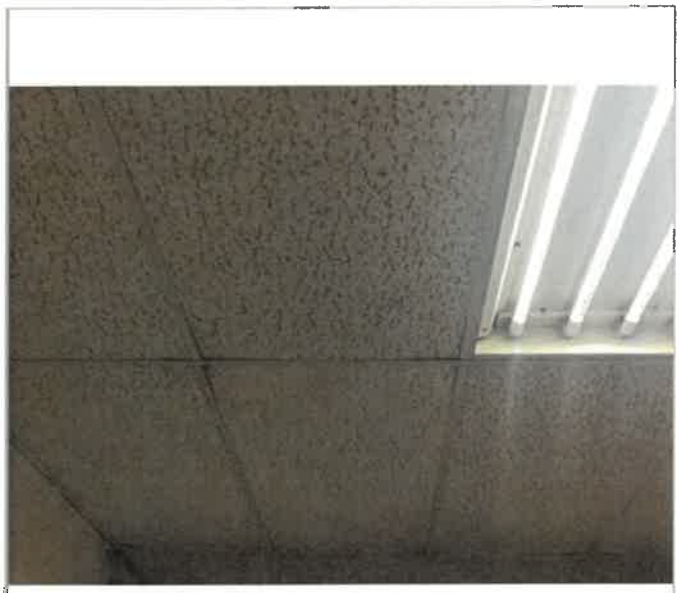

2nd Floor Vaccination, 12 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, and 720 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 36 FT long x 20 FT wide, water intrusion through roof and window failure damage the tile and fixtures, temporarily replaced tiles and tubes

2nd Floor Vaccination, 309 SF of Historic concrete wall paint, (20ft x 9ft high) + (18ft x 86in high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

2nd Floor Restrooms Hallway, 288 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 36 FT long x 8 FT wide, water intrusion through roof and window failure damage the tile, temporarily replaced, 0% work completed

2nd Floor Restrooms Hallway, 2 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, the tubes were replaced with LED, 0% work completed

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2nd Floor Restrooms Hallway, 32 SF of Historic concrete wall plaster, 8 FT long x 4 FT high, water intrusion through roof and window failure detached and/or scraped the plaster under the window opening, 0% work completed

2nd Floor Restrooms Hallway, 720 SF of Historic concrete wall paint, 80 LF long x 9 FT high, water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

2nd Floor Finances, Epidemiology and Vaccination, 1 each (for each room) of window mounted 18,500 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the units, 0% work completed

2nd Floor Health Certificate, 2 each of wall mounted 3 ton split A/C unit (blower specifications), high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 100% work completed (photo 1 of 3)

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INSPECTION DATE: August-September, 2020	WORK ORDER: 62641	CATEGORY: E	COUNTY: San Juan	APPLICANT ADDRESS: #1155 Garcia Moreno St. and Vallejo St.
SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

2nd Floor Health Certificate, 2 each of wall mounted 3 ton split A/C unit (view of the compressor), high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 100% work completed (photo 2 of 3)

2nd Floor Health Certificate, 2 each of wall mounted 3 ton split A/C unit (compressor specifications), high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 100% work completed (photo 3 of 3)

Building Exterior, aluminum jalousie window sealing to concrete, 1,054 LF long, 43 windows (6ft x 5ft) + 5 windows (3ft x 5ft) + 2 windows (5ft x 2ft), high winds, wind driven rain, and wind blown debris damage the seal, 0% work completed (photo 1 of 2)

Building Exterior, aluminum jalousie window sealing to concrete, 1,054 LF long, 43 windows (6ft x 5ft) + 5 windows (3ft x 5ft) + 2 windows (5ft x 2ft), high winds, wind driven rain, and wind blown debris damage the seal, 0% work completed (photo 2 of 2)

SITE INSPECTION PHOTO PAGE		DISASTER: 4339DR-PR		APPLICANT(FIPS#): 000-U4OVB-00 PR Department of Health
INSPECTION DATE: August-September, 2020	WORK ORDER: 62641	CATEGORY: E	COUNTY: San Juan	APPLICANT ADDRESS: #1155 Garcia Moreno St. and Vallejo St.
SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

West Side Wall Building Exterior, 3 CY of Historic concrete cornice and paint, 40 FT long x 30 IN wide x 8 IN high, high winds, wind driven rain, and wind blown debris broke and/or loosened the cornice, it was demolished by Applicant, 0% work completed (photo 1 of 2)

West Side Wall Building Exterior, 3 CY of Historic concrete cornice and paint, 40 FT long x 30 IN wide x 8 IN high, high winds, wind driven rain, and wind blown debris broke and/or loosened the cornice, it was demolished by Applicant, 0% work completed (photo 2 of 2)

Roof, 9,600 SF of built-up membrane roof waterproofing treatment, 120 FT long x 80 FT wide, high winds, wind driven rain, and wind blown debris detached, bubbled, and peeled off the treatment, 0% work completed (photo 1 of 2)

Roof, 9,600 SF of built-up membrane roof waterproofing treatment, 120 FT long x 80 FT wide, high winds, wind driven rain, and wind blown debris detached, bubbled, and peeled off the treatment, 0% work completed (photo 2 of 2)

SITE INSPECTION PHOTO PAGE		DISASTER: 4339DR-PR		APPLICANT(FIPS#): 000-U4OVB-00 PR Department of Health
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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

Roof Parapet, 1,960 SF of parapet wall paint, 280 LF long x 7 FT high, high winds, wind driven rain, and wind blown debris blistered and peeled off the paint, 0% work completed

2nd Floor Conference Room 1, suspended lay-in acoustic 2 x 4 ceiling tile; fluorescent 2 x 4 drop-in ceiling light fixture. 4 tubes; and wall paint, water intrusion through roof and window failure damaged the area, 0% work completed

2nd Floor Conference Room 1, 497 SF of Historic concrete wall paint, side walls (31 + 17)ft x 86 in high + outside wall (17ft x 9ft high), water intrusion through roof and window failure blistered and/or peeled off the paint, temporarily painted, 0% work completed

2nd Floor Finances, 448 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 32 FT long x 14 FT wide, temporarily replaced, and 4 each of fluorescent drop-in ceiling light fixture, 4 tubes, 2 FT long x 4 FT wide, water intrusion through roof and window failure damage the fixture, 0% work completed

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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

2nd Floor Finances, suspended lay-in acoustic 2 x 4 ceiling tile, temporarily replaced, fluorescent 2 x 4 drop-in ceiling light fixtures, and wall paint, all temporarily fixed, 0% work completed

2nd Floor Hallways and Offices, 7 each of wall mounted Lithonia Emergency light fixture, 2 lamps, water intrusion through roof and window failure damaged the fixtures, 100% work completed (photo 1 of 3)

2nd Floor Hallways and Offices, 7 each of wall mounted Lithonia Emergency light fixture, 2 lamps, view of the new ones, water intrusion through roof and window failure damaged the fixtures, 100% work completed (photo 2 of 3)

2nd Floor Hallways and Offices, 7 each of wall mounted Lithonia Emergency light fixture, 2 lamps, view of the new ones, water intrusion through roof and window failure damaged the fixtures, 100% work completed (photo 3 of 3)

SITE INSPECTION PHOTO PAGE		DISASTER: 4339DR-PR		APPLICANT(FIPS#): 000-U4OVB-00 PR Department of Health
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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

2nd Floor Main Hallway, 1 each of suspended ceiling mounted Exit light fixture, water intrusion through roof and window failure damaged the fixtures, 100% work complete

1st Floor Clinical Laboratory, 416 SF of Historic concrete wall paint, 52 LF long x 8 FT high, water intrusion through window failure blistered, and/or peeled off the paint, temporarily painted, 0% work completed (photo 1 of 2)

1st Floor Clinical Laboratory, 416 SF of Historic concrete wall paint, 52 LF long x 8 FT high, water intrusion through window failure blistered, and/or peeled off the paint, temporarily painted, 0% work completed (photo 2 of 2)

1st Floor Clinical Laboratory, 1 each of wall mounted AirMax CCF4-60CR 5 ton split A/C unit repairs, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 100% work completed (photo 1 of 2)

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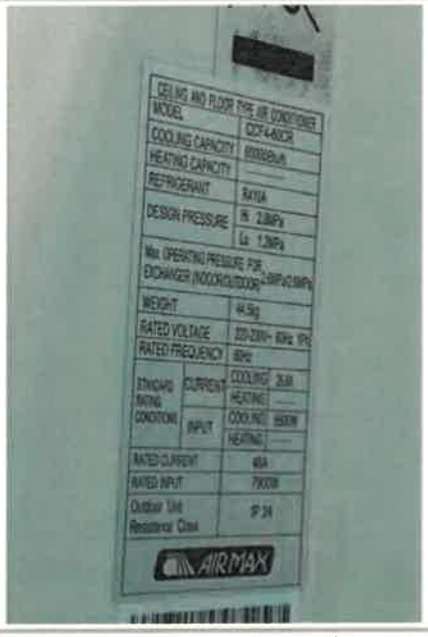
SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767



1st Floor Clinical Laboratory, 1 each of wall mounted AirMax CCF4-60CR 5 ton split A/C unit repairs, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, 100% work completed (photo 2 of 2)

1st Floor Clinical Laboratory, 256 SF of suspended lay-in acoustic 2 x 4 ceiling tile, the first two rows next to the outside wall (this is a corner area) (8ft x 20ft) + (4ft x 24ft), water intrusion through window failure damage the tile, temporarily replaced, 0% work completed

1st Floor Storage Room next to Serology, 470 SF of concrete wall paint, 54.75 LF long x 8.58 FT high, water intrusion through window failure, surface water flooding, and prolonged humidity blistered and/or peeled off the paint, 0% work completed (photo 1 of 2)

1st Floor Storage Room next to Serology, 470 SF of concrete wall paint, 54.75 LF long x 8.58 FT high, water intrusion through window failure, surface water flooding, and prolonged humidity blistered and/or peeled off the paint, 0% work completed (photo 2 of 2)

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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

1st Floor Serology, 219 SF of Historic concrete wall paint, 24.25 FT long x 9 FT high, water intrusion through window failure and surface water flooding from water accumulated between the affected and the adjacent buildings blistered and/or peeled off the paint, ongoing problem, temporarily painted, 0% work completed (photo 1 of 2)

1st Floor Serology, 219 SF of Historic concrete wall paint, 24.25 FT long x 9 FT high, water intrusion through window failure and surface water flooding from water accumulated between the affected and the adjacent buildings blistered and/or peeled off the paint, ongoing problem, temporarily painted, 0% work completed (photo 2 of 2)

1st Floor Tuberculin Results Reading, 60 SF of Historic concrete wall paint, 6.67 FT long x 9 FT high, water intrusion through window failure and surface water flooding from water accumulated between the affected and the adjacent buildings blistered and/or peeled off the paint, ongoing problem, temporarily painted, 0% work completed

1st Floor Tuberculin Results Reading, 80 SF of vinyl composition tile (VCT) flooring, 12 FT long x 6.67 FT wide, surface water flooding, and prolonged humidity detached, lifted and stained the tiles, ongoing problem, 0% work completed (photo 1 of 2)

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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

1st Floor Tuberculin Results Reading, 80 SF of vinyl composition tile (VCT) flooring, 12 FT long x 6.67 FT wide, surface water flooding, and prolonged humidity detached, lifted and stained the tiles, ongoing problem, 0% work completed (photo 2 of 2)

1st Floor Tuberculin Results Reading, 1 each of window mounted 12,000 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, replaced with Air-Con AEDEM4C4512 split unit, 100% work completed (photo 2 of 2)

1st Floor Tuberculin Results Reading, 1 each of window mounted 12,000 BTU A/C unit, high winds, wind driven rain, wind blown debris and water intrusion damage the unit, replaced with Air-Con AEDEM4C4512 split unit, 100% work completed (photo 1 of 2)

1st Floor Storage Room, 405 SF of Historic concrete wall paint, 45 FT long x 9 FT high, water intrusion through window failure and surface water flooding blistered and/or peeled off the paint, 0% work completed (photo 1 of 3)

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SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

1st Floor Storage Room, 405 SF of Historic concrete wall paint, 45 FT long x 9 FT high, water intrusion through window failure and surface water flooding blistered and/or peeled off the paint, 0% work completed (photo 2 of 3)

1st Floor Storage Room, 405 SF of Historic concrete wall paint, 45 FT long x 9 FT high, water intrusion through window failure and surface water flooding blistered and/or peeled off the paint, 0% work completed (photo 3 of 3)

1st Floor Storage Room, 270 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 45 FT long x 6 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, 0% work completed (photo 1 of 2)

1st Floor Storage Room, 270 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 45 FT long x 6 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, 0% work completed (photo 2 of 2)

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1st Floor Maintenance Storage Area, 815 SF of Historic concrete wall paint, 90.5 LF long x 9 FT high, water intrusion through window failure blistered and/or peeled off the paint, 0% work completed

1st Floor Maintenance Storage Area, 544 SF of suspended lay-in acoustic 2 x 4 ceiling tile, the first three rows next to the outside wall (this is a corner area) (64ft x 6ft) + (20ft x 8ft), water intrusion through window failure damage the tile, 0% work completed

1st Floor Lunch Area, 162 SF of Historic concrete wall paint, 18 FT long x 9 FT high, and 144 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 18 FT long x 8 FT wide, the first two rows next to the outside wall, excessive humidity caused damage, 0% work completed

1st Floor Men's Restroom, 48 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 9.5 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, ongoing problem, 0% work completed

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1st Floor Men's Restroom, 54 SF of Historic concrete wall paint, 9.5 FT long x 5.67 FT high, there are glazed tiles on the lower part of the wall, water intrusion through window failure blistered and/or peeled off the paint, ongoing problem, 0% work completed

1st Floor Women's Restroom, 44 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 8.67 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, ongoing problem, 0% work complete

1st Floor Women's Restroom, 35 SF of Historic concrete wall paint, 8.67 FT long x 4 FT high, there are glazed tiles on the lower part of the wall, water intrusion through window failure blistered and/or peeled off the paint, 0% work complete

1st Floor Billing, 110 SF of suspended lay-in acoustic 2 x 4 ceiling tile, 22 FT long x 5 FT wide, the first two rows next to the outside wall, water intrusion through window failure damage the tile, 0% work completed

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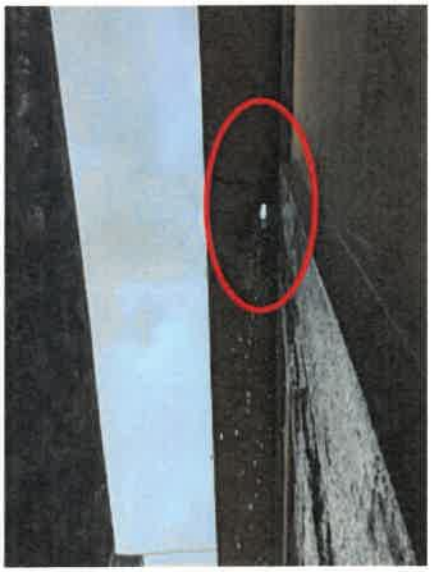
SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

South Side Wall Exterior, metal 4in x 6in downspout, 90 LF long (view of an undamaged one), high winds, wind driven rain, and wind blown debris blew off three 30ft long pieces, possible mitigation to effectively drain the south side of the building because all the roof drainage is on that side (where another building structure is erected just 5 ft apart) plus the emergency concrete stairs are on that side of the building, closing more that drainage area, 0% work completed (photo 1 of 3)



South Side Wall Exterior, metal 4in x 6in downspout, 90 LF long (view of an opening on the roof where the downspout was), wind driven rain, and wind blown debris blew off three 30ft long pieces, 0% work completed (photo 2 of 3)

South Side Wall Exterior, metal 4in x 6in downspout, 90 LF long (view of another missing downspout and water falling profusely), high winds, wind driven rain, and wind blown debris blew off three 30ft long pieces, possible mitigation to effectively drain the south side of the building because all the roof drainage is on that side (where another building structure is erected just 5 ft apart) plus the emergency concrete stairs are on that side of the building, closing more that drainage area, 0% work completed (photo 3 of 3)

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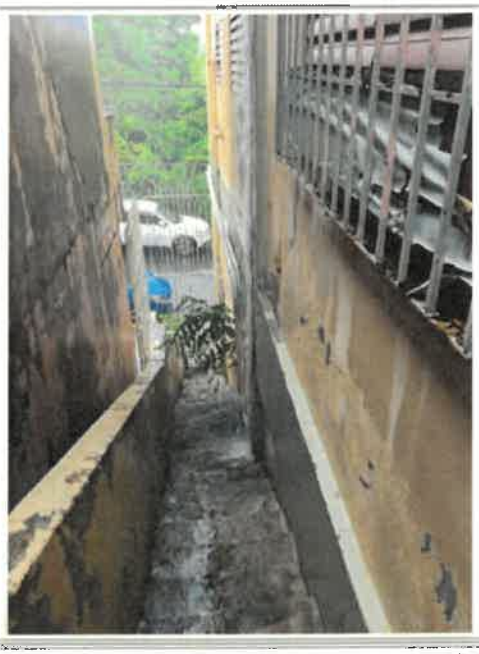
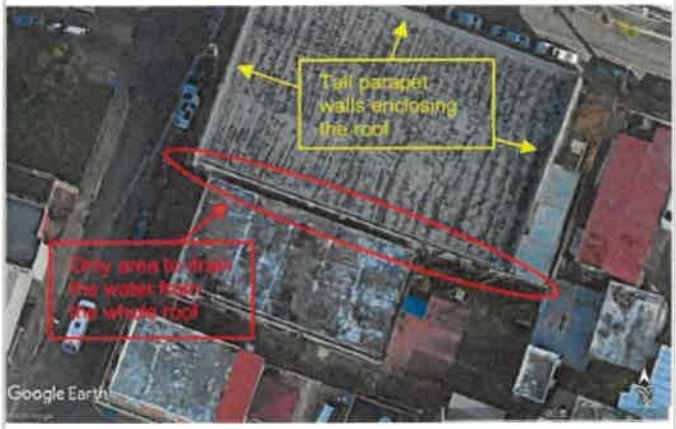
SITE INSPECTOR(S): José B. Trigo		DAMAGE#/DAMAGE NAME: DI# 151656 / USP Rio Piedras		GPS COORDINATES: 18.39640, -66.04767

South Side Wall Exterior, view of the narrow space between the affected building and the adjacent building, which serves as the roof water drainage area to the outside of the property, possible mitigation (photo 1 of 3)



South Side Wall Exterior, view of the narrow space (few inches) between the affected building stairs and the adjacent building, which serves as the roof water drainage area to the outside of the property, possible mitigation (photo 2 of 3)



Google Top View of the Building, showing the roof side where the water drains from the roof, and the narrow area between buildings where the water should drain to the public drainage system, possible mitigation (photo 3 of 3)

INTENTIONALLY LEFT BALNK

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Appendix III

ANALYTICAL ENVIRONMENTAL SERVICES INTERNATIONAL, INC.

ASBESTOS SAMPLE INSPECTION FORM FOR PHYSICAL & HAZARD ASSESSMENT

Client Name **Departamento de Salud de Puerto Rico** Structure: CDT Adjuntas

Project Name: USP Rio Piedras

Inspection Date: 10/24/2022 Page: 1 of 3

Homogeneous Material Description		Material Category	Asbestos Content	Friability	Location of Materials	Asbestos Contents	Total Square Feet of ACM	AHERA Assessment Category (1-7,X, None)	Hazard Ranking (1-7)
I.D. Number	Material Description								
USP-RP-ER13	Gray VFT with Cream VFT 12"x 12" under from Tuberculin Reading Offiice, Left	Misc.	No	NF	Tuberculin Reading Office	ND		X	
USP-RP-ER2	Gray VFT with Cream VFT 12"x 12" under from Tuberculin Reading Offiice, Center	Misc.	No	NF	Tuberculin Reading Office	ND		X	
USP-RP-ER3	Gray VFT with Cream VFT 12"x 12" under from Tuberculin Reading Offiice, Center	Misc.	No	NF	Tuberculin Reading Office	ND		X	
USP-RP-ER4	Ceiling Tile 2'x 4' from Clinical Laboratory, 1st Floor	Misc.	No	NF	1st and 2nd Floor	ND		X	
USP-RP-ER5	Ceiling Tile 2'x 4' from Administration Office, 2nd Floor	Misc.	No	NF	1st and 2nd Floor	ND		X	
USP-RP-ER6	Ceiling Tile 2'x 4' from Main Hallway, 2nd Floor	Misc.	No	NF	1st and 2nd Floor	ND		X	

Inspected by: Elme Rivera/Mildred Santiago Date: 10/24/2022

Friability: F = friable, NF = nonfriable, X = not applicable (material is non-ACBM)

AHERA Assessment Category: 1 = Damaged of significantly damaged TSI ACBM; 2 = Damaged friable surfacing ACBM; 3 = Significantly damaged friable surfacing ACBM; 4 = Damaged or significantly damaged friable miscellaneous ACBM; 5 = ACBM with potential for damage; 6 = ACBM with potential for significant damage; 7 = Any remaining friable ACBM or friable suspected ACBM; X = Not applicable (material is non-ACBM or non-friable surfacing or miscellaneous materials); None = No assessment category provided in original inspection.

Hazard Ranking Category: 1 = Significantly damaged; 2 = Damaged and potential of significant damage; 3 = Damaged and potential for damage; 4 = Damaged; 5 = Potential for significant damage; 6 = Potential for damage; 7 = All remaining ACBM

*** - Unless Specified, the Asbestos Type is Chrysotile; ND - None Detected**

*****Sampling Points are based on floor plans provided and titled (Planta Existente, Cambios a Realizar and Organigrama Plan de Desastre)***

ANALYTICAL ENVIRONMENTAL SERVICES INTERNATIONAL, INC.

ASBESTOS SAMPLE INSPECTION FORM FOR PHYSICAL & HAZARD ASSESSMENT

Client Name **Departamento de Salud de Puerto Rico** Structure: CDT Adjuntas

Project Name: USP Rio Piedras

Inspection Date: 10/24/2022 Page: 2 of 3

Homogeneous Material Description		Material Category	Asbestos Content	Friability	Location of Materials	Asbestos Contents	Total Square Feet of ACM	AHERA Assessment Category (1-7,X, None)	Hazard Ranking (1-7)
I.D. Number	Material Description								
USP-RP-ER13	Plaster from Surface Wall, Administration next to Columns, 2nd Floor	Misc.	No	NF	1st, 2nd and Exterior Walls	ND		X	
USP-RP-ER8	Plaster from Surface Wall C, Restrooms Hallway, 2nd Floor	Surf.	No	NF	1st, 2nd and Exterior Walls	ND		X	
USP-RP-ER9	Plaster from Exterior Wall C, Building 2nd Floor	Surf.	No	NF	1st, 2nd and Exterior Walls	ND		X	
USP-RP-ER10	Roof Built-Up from East Side, Main Roof	Misc.	**Yes**	NF	Roof	2% CHR		X	
USP-RP-ER11	Roof Built-Up from West Side, Main Roof	Misc.	**Yes**	NF	Roof	2% CHR		X	
USP-RP-ER12	Roof Flashing from South Side	Misc.	No	NF	Roof	ND		X	

Inspected by: Elme Rivera/Mildred Santiago Date: 10/24/2022

Friability: F = friable, NF = nonfriable, X = not applicable (material is non-ACBM)

AHERA Assessment Category: 1 = Damaged of significantly damaged TSI ACBM; 2 = Damaged friable surfacing ACBM; 3 = Significantly damaged friable surfacing ACBM; 4 = Damaged or significantly damaged friable miscellaneous ACBM; 5 = ACBM with potential for damage; 6 = ACBM with potential for significant damage; 7 = Any remaining friable ACBM or friable suspected ACBM; X = Not applicable (material is non-ACBM or non-friable surfacing or miscellaneous materials); None = No assessment category provided in original inspection.

Hazard Ranking Category: 1 = Significantly damaged; 2 = Damaged and potential of significant damage; 3 = Damaged and potential for damage; 4 = Damaged; 5 = Potential for significant damage; 6 = Potential for damage; 7 = All remaining ACBM

*** - Unless Specified, the Asbestos Type is Chrysotile; ND - None Detected**

*****Sampling Points are based on floor plans provided and titled (Planta Existente, Cambios a Realizar and Organigrama Plan de Desastre)***

ANALYTICAL ENVIRONMENTAL SERVICES INTERNATIONAL, INC.

ASBESTOS SAMPLE INSPECTION FORM FOR PHYSICAL & HAZARD ASSESSMENT

Client Name **Departamento de Salud de Puerto Rico** Structure: CDT Adjuntas

Project Name: USP Rio Piedras

Inspection Date: 10/24/2022 Page: 3 of 3

Homogeneous Material Description		Material Category	Asbestos Content	Friability	Location of Materials	Asbestos Contents	Total Square Feet of ACM	AHERA Assessment Category (1-7,X, None)	Hazard Ranking (1-7)
I.D. Number	Material Description								
USP-RP-ER13	Roof Built-Up from lower level roof, East Side of Main Building	Misc.	No	NF	Roof	ND		X	

Inspected by: Elme Rivera/Mildred Santiago Date: 10/24/2022

Friability: F = friable, NF = nonfriable, X = not applicable (material is non-ACBM)

AHERA Assessment Category: 1 = Damaged of significantly damaged TSI ACBM; 2 = Damaged friable surfacing ACBM; 3 = Significantly damaged friable surfacing ACBM; 4 = Damaged or significantly damaged friable miscellaneous ACBM; 5 = ACBM with potential for damage; 6 = ACBM with potential for significant damage; 7 = Any remaining friable ACBM or friable suspected ACBM; X = Not applicable (material is non-ACBM or non-friable surfacing or miscellaneous materials); None = No assessment category provided in original inspection.

Hazard Ranking Category: 1 = Significantly damaged; 2 = Damaged and potential of significant damage; 3 = Damaged and potential for damage; 4 = Damaged; 5 = Potential for significant damage; 6 = Potential for damage; 7 = All remaining ACBM

*** - Unless Specified, the Asbestos Type is Chrysotile; ND - None Detected**

*****Sampling Points are based on floor plans provided and titled (Planta Existente, Cambios a Realizar and Organigrama Plan de Desastre)***

AES International Inc.

Appendix IV

ANALYTICAL ENVIRONMENTAL SERVICES INTERNATIONAL, INC.
611 Monserrate Street, 2nd. Floor, Santurce, P.R. 00907
PH. (787) 722-0220 Fax (787) 724-5788

NVLAP LAB CODE 200051-0
TESTING

Job ID: B22100038

REPORT NUMBER

RP23041716

POLARIZED LIGHT MICROSCOPY (PLM) BULK SAMPLE ANALYSIS REPORT

Client Name:	Departamento de Salud de Puerto Rico	Date Collected:	10/24/2022
Project Name:	USP Rio Piedras	Date Received:	10/26/2022
Project ID:			

RESULT OF ANALYSIS (BY % AREA VISUAL ESTIMATE)

Lab Sample ID / Client Sample ID	Sample Description	Asbestos Detected	Asbestos Fibers	Other Fibers	Non - Fibrous Material
B22100038.01 B22100038.01.A USP-RP-ER1 Layer % of Total :	Hard, Compact, Partly Granular with Fibers Other - Glue and Paint Cream	No		Cellulose 2 Synthetic 3	Sand/Aggregates 35 Glue 10 Binders/Paint 50
Date Analyzed: 10/27/2022 Sample Location: Gray VFT with Cream VFT 12"x 12" under from Tuberculin Reading Offiice, Left Comments: Paint Included as Binders					
B22100038.01 B22100038.01.B USP-RP-ER1 Layer % of Total :	Hard, Compact, Partly Granular with Fibers Other - Glue and Paint Gray	No		Cellulose 3 Synthetic 3	Sand/Aggregates 35 Glue 10 Binders/Paint 49
Date Analyzed: 10/27/2022 Sample Location: Gray VFT with Cream VFT 12"x 12" under from Tuberculin Reading Offiice, Left Comments: Paint Included as Binders					
B22100038.02 B22100038.02.A USP-RP-ER2 Layer % of Total :	Hard, Compact, Partly Granular with Fibers Other - Glue and Paint Cream	No		Cellulose 3 Synthetic 2	Sand/Aggregates 35 Glue 5 Binders/Paint 55
Date Analyzed: 10/27/2022 Sample Location: Gray VFT with Cream VFT 12"x 12" under from Tuberculin Reading Offiice, Center Comments: Paint Included as Binders					

MICROANALYST: [Jessica Garcia]

QUALITY CONTROL: [Elme Rivera]

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NVLAP LAB CODE 200031-0
TESTING

Job ID: B22100038

REPORT NUMBER

RP23041716

POLARIZED LIGHT MICROSCOPY (PLM) BULK SAMPLE ANALYSIS REPORT

Client Name:	Departamento de Salud de Puerto Rico	Date Collected:	10/24/2022
Project Name:	USP Rio Piedras	Date Received:	10/26/2022
Project ID:			

RESULT OF ANALYSIS (BY % AREA VISUAL ESTIMATE)

Lab Sample ID / Client Sample ID	Sample Description	Asbestos Detected	Asbestos Fibers	Other Fibers	Non - Fibrous Material
B22100038.02 B22100038.02.B USP-RP-ER2 Layer % of Total :	Hard, Compact, Partly Granular with Fibers Other - Glue and Paint Gray	No		Cellulose 3	Sand/Aggregates 35 Glue 10 Binders/Paint 52
Date Analyzed: 10/27/2022 Sample Location: Gray VFT with Cream VFT 12"x 12" under from Tuberculin Reading Offiice, Center Comments: Paint Included as Binders					
B22100038.03 B22100038.03.A USP-RP-ER3 Layer % of Total :	Hard, Compact, Partly Granular with Fibers Other - Glue and Paint Cream	No		Cellulose 3 Synthetic 1	Sand/Aggregates 35 Glue 5 Binders/Paint 56
Date Analyzed: 10/27/2022 Sample Location: Gray VFT with Cream VFT 12"x 12" under from Tuberculin Reading Offiice, Center Comments: Paint Included as Binders					
B22100038.03 B22100038.03.B USP-RP-ER3 Layer % of Total :	Hard, Compact Partly Granular with Fibers Other - Glue and Paint Gray	No		Cellulose 2 Synthetic 3	Sand/Aggregates 35 Glue 10 Binders/Paint 50
Date Analyzed: 10/27/2022 Sample Location: Gray VFT with Cream VFT 12"x 12" under from Tuberculin Reading Offiice, Center Comments: Paint Included as Binders					

MICROANALYST: [Jessica Garcia]

QUALITY CONTROL: [Elme Rivera]

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NVLAP LAB CODE 200951-0
TESTING

Job ID: B22100038

REPORT NUMBER

RP23041716

POLARIZED LIGHT MICROSCOPY (PLM) BULK SAMPLE ANALYSIS REPORT

Client Name:	Departamento de Salud de Puerto Rico	Date Collected:	10/24/2022
Project Name:	USP Rio Piedras	Date Received:	10/26/2022
Project ID:			

RESULT OF ANALYSIS (BY % AREA VISUAL ESTIMATE)

Lab Sample ID / Client Sample ID	Sample Description	Asbestos Detected	Asbestos Fibers	Other Fibers	Non - Fibrous Material
B22100038.04 B22100038.04.A USP-RP-ER4 Layer % of Total :100%	Semi-Hard, Silty to Fibrous to Perlitic Other - with Paint Cream	No		Cellulose 25 Glass Fibers 5	Perlite 55 Binders/Paint 15
Date Analyzed: 10/27/2022 Sample Location: Ceiling Tile 2'x 4' from Clinical Laboratory, 1st Floor Comments: Paint Included as Binders					
B22100038.05 B22100038.05.A USP-RP-ER5 Layer % of Total :100%	Semi-Hard, Silty to Fibrous to Perlitic Other - with Paint Cream	No		Cellulose 25 Glass Fibers 5	Perlite 55 Binders/Paint 15
Date Analyzed: 10/27/2022 Sample Location: Ceiling Tile 2'x 4' from Administration Office, 2nd Floor Comments: Paint Included as Binders					
B22100038.06 B22100038.06.A USP-RP-ER6 Layer % of Total :100%	Semi-Hard, Silty to Fibrous to Perlitic Other - with Paint Cream	No		Cellulose 25 Glass Fibers 5	Perlite 50 Binders/Paint 20
Date Analyzed: 10/27/2022 Sample Location: Ceiling Tile 2'x 4' from Main Hallway, 2nd Floor Comments: Paint Included as Binders					

MICROANALYST: [Jessica Garcia]

QUALITY CONTROL: [Elme Rivera]

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to get the conclusive asbestos content. This report relates only to the items tested as received. This report shall not be reproduced except in full and not without written approval of the laboratory. This report shall not be used to claim endorsement by NVLAP or any agency of the US Government. Methods used for determination of asbestos in bulk samples are found in both methods App. E to Sub. E of 40 CFR Part 763 and EPA/600/R-93/116.

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NVLAP LAB CODE 200061-0 TESTING

Job ID: B22100038

REPORT NUMBER

RP23041716

POLARIZED LIGHT MICROSCOPY (PLM) BULK SAMPLE ANALYSIS REPORT

Client Name:	Departamento de Salud de Puerto Rico	Date Collected:	10/24/2022
Project Name:	USP Rio Piedras	Date Received:	10/26/2022
Project ID:			

RESULT OF ANALYSIS (BY % AREA VISUAL ESTIMATE)

Lab Sample ID / Client Sample ID	Sample Description	Asbestos Detected	Asbestos Fibers	Other Fibers	Non - Fibrous Material
B22100038.07 B22100038.07.A USP-RP-ER7 Layer % of Total :100%	Semi-Hard, Fibrous with Perlite and Paint Cream	No		Cellulose 45	Perlite 25 Binders/Paint 30
Date Analyzed: 10/27/2022 Sample Location: Plaster from Surface Wall, Administration next to Columns, 2nd Floor Comments: Paint Included as Binders					
B22100038.08 B22100038.08.A USP-RP-ER8 Layer % of Total :100%	Semi-Hard, Fibrous with Perlite and Paint Cream	No		Cellulose 50	Perlite 35 Binders/Paint 15
Date Analyzed: 10/27/2022 Sample Location: Plaster from Surface Wall C, Restrooms Hallway, 2nd Floor Comments: Paint Included as Binders					
B22100038.09 B22100038.09.A USP-RP-ER9 Layer % of Total :100%	Semi-Hard, Fibrous with Perlite and Paint Cream	No		Cellulose 40	Perlite 35 Binders/Paint 25
Date Analyzed: 10/27/2022 Sample Location: Plaster from Exterior Wall C, Building 2nd Floor Comments: Paint Included as Binders					

Comments:
For all heterogeneous and layered samples easily separated into sublayers, each component is analyzed and reported separately.

MICROANALYST: [Jessica Garcia]

QUALITY CONTROL: [Elme Rivera]

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to get the conclusive asbestos content. This report relates only to the items tested as received. This report shall not be reproduced except in full and not without written approval of the laboratory. This report shall not be used to claim endorsement by NVLAP or any agency of the US Government. Methods used for determination of asbestos in bulk samples are found in both methods App. E to Sub. E of 40 CFR Part 763 and EPA/600/R-93/116.

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NVLAP LAB CODE 200051-0
TESTING

Job ID: B22100038

REPORT NUMBER

RP23041716

POLARIZED LIGHT MICROSCOPY (PLM) BULK SAMPLE ANALYSIS REPORT

Samples are analyzed by PLM using dispersion staining techniques in accordance with US EPA methods App. E to Sub. E of 40 CFR Part 763 and EPA/600/R-93/116.

MICROANALYST: [Jessica Garcia]

QUALITY CONTROL: [Elme Rivera]

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to get the conclusive asbestos content. This report relates only to the items tested as received. This report shall not be reproduced except in full and not without written approval of the laboratory. This report shall not be used to claim endorsement by NVLAP or any agency of the US Government. Methods used for determination of asbestos in bulk samples are found in both methods App. E to Sub. E of 40 CFR Part 763 and EPA/600/R-93/116.

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NVLAP®
NVLAP LAB CODE 200051-0
TESTING

Transmittal Sheet for Bulk Sample Analysis

Client Name: Departamento de Salud de Puerto Rico
Address:
Contact:
Phone/Fax:

Project Name: USP Rio Piedras
Site Location: San Juan, Puerto Rico
Samplers Name: Elme Rivera
Company: AESI

Chain of Custody Record

Sample I. D.	Sample Description (i.e. Location, Name, etc.)	Collected		Analysis Required		Comments	Laboratory I.D.
		Date	Time	PLM	Other		
USP-RP-EH1	See Hand Written	10/24/22	15:16	✓			B22100038 .01
USP-RP-EH2			15:19	✓			.02
USP-RP-EH3			15:23	✓			.03
USP-RP-EH4			15:40	✓			.04
USP-RP-EH5			15:46	✓			.05
USP-RP-EH6		10/24/22	15:53	✓			.06
USP-RP-EH7			16:05	✓			.07
USP-RP-EH8			16:10	✓			.08
USP-RP-EH9	See Hand Written	10/24/22	16:14	✓			.09

Turnaround Time: Normal: X Rush: ✓

Relinquished By:	Elme	**Delivered Directly to Lab:**	**Shipped:**
Date/ Time:	10/26/22 15:40		
Received By:		**Method of Shipment:**	
Date/ Time:	10/26/22 16:00		
Relinquished By:		**Lab. Recipient:**	
Date/ Time:			
Received By:		**Date:**	
Date/ Time:			

*Job ID:B22100038
Departamento de Salud de Puerto Rico

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NVLAP LAB CODE 200051-0
TESTING

Job ID: B22100039

REPORT NUMBER

RP23041717

POLARIZED LIGHT MICROSCOPY (PLM) BULK SAMPLE ANALYSIS REPORT

Client Name:	Departamento de Salud de Puerto Rico	Date Collected:	10/27/2022
Project Name:	USP Rio Piedras	Date Received:	10/27/2022
Project ID:			

RESULT OF ANALYSIS (BY % AREA VISUAL ESTIMATE)

Lab Sample ID / Client Sample ID	Sample Description	Asbestos Detected	Asbestos Fibers	Other Fibers	Non - Fibrous Material
B22100039.01 B22100039.01.A USP-RP-ER10 Layer % of Total :100% Date Analyzed: 10/27/2022 Sample Location: Roof Built-Up from East Side, Main Roof Comments: Asbestos Found in Bitumen	Semi-Hard, Foam with Bitumen, Aggregates Other - and Fibers Yellow	Yes	Chrysotile 2	Cellulose 2	Styrofoam 56 Bitumen 30 Sand/Aggregates 10
B22100039.02 B22100039.02.A USP-RP-ER11 Layer % of Total :100% Date Analyzed: 10/27/2022 Sample Location: Roof Built-Up from West Side, Main Roof Comments: Asbestos Found in Bitumen / Paint Included as Binders	Semi-Hard, Foam with Bitumen, Fibers Other - and Paint Yellow	Yes	Chrysotile 2	Cellulose 5	Styrofoam 58 Bitumen 25 Binders/Paint 10
B22100039.03 B22100039.03.A USP-RP-ER12 Layer % of Total :100% Date Analyzed: 10/27/2022 Sample Location: Roof Flashing from South Side Comments: Paint Included as Binders	Semi-Hard, Foam with Aggregates Other - Fibers and Paint Yellow	No		Cellulose 2	Styrofoam 63 Sand/Aggregates 10 Binders/Paint 25

MICROANALYST: _____ [Jessica Garcia]

QUALITY CONTROL: _____ [Elme Rivera]

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NVLAP LAB CODE 200051-0
TESTING

Job ID: B22100039

REPORT NUMBER

RP23041717

POLARIZED LIGHT MICROSCOPY (PLM) BULK SAMPLE ANALYSIS REPORT

Client Name:	Departamento de Salud de Puerto Rico	Date Collected:	10/27/2022
Project Name:	USP Rio Piedras	Date Received:	10/27/2022
Project ID:			

RESULT OF ANALYSIS (BY % AREA VISUAL ESTIMATE)

Lab Sample ID / Client Sample ID	Sample Description	Asbestos Detected	Asbestos Fibers	Other Fibers	Non - Fibrous Material
B22100039.04 B22100039.04.A USP-RP-ER13 Layer % of Total :100%	Semi-Hard, Bituminous with Fibers and Paint Black	No		Cellulose 2	Bitumen 88 Binders/Paint 10

Date Analyzed: 10/27/2022

Sample Location: Roof Built-Up from lower level roof, East Side of Main Building

Comments:
Paint Included as Binders

Comments:
For all heterogeneous and layered samples easily separated into sublayers, each component is analyzed and reported separately.
Samples are analyzed by PLM using dispersion staining techniques in accordance with US EPA methods App. E to Sub. E of 40 CFR Part 763 and EPA/600/R-93/116.

MICROANALYST: [Jessica Garcia]

QUALITY CONTROL: [Elme Rivera]

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Ph: (787) 722-0220 Fax: (787) 724-5788

NVLAP LAB CODE 200051-0
TESTING

Transmittal Sheet for Bulk Sample Analysis

Client Name: Departamento de Salud de Puerto Rico
Address:
Contact:
Phone/Fax:

Project Name: USP Rio Piedras
Site Location: San Juan, Puerto Rico
Samplers Name: Elme Rivera
Company: AESI

Chain of Custody Record

Sample I. D.	Sample Description (i.e. Location, Name, etc.)	Collected		Analysis Required		Comments	Laboratory I.D.
		Date	Time	PLM	Other		
USP-RP-0010	See Hand Attachment	10/27/22		✓			B22100039 .01
USP-RP-0011	"	10/27/22		✓			.02
USP-RP-0012	See Hand Attachment	10/27/22		✓			.03
USP-RP-0013	See Hand Attachment	10/27/22		✓			.04

Turnaround Time: Normal: X Rush:

Relinquished By:		**Delivered Directly to Lab:**	**Shipped:**
Date/ Time:	10/27/22 15:55		
Received By:		**Method of Shipment:**	
Date/ Time:	10/27/22 15:56		
Relinquished By:		**Lab. Recipient:**	
Date/ Time:			
Received By:		**Date:**	
Date/ Time:			

*Job ID:B22100039
Departamento de Salud de Puerto Rico

AES International Inc.

Appendix V

USP Rio Piedras located on 1155 Garcia Moreno Street and Vallejo Street, San Juan, Puerto Rico, 00926

Selective Photos

General View of USP Rio Piedras
located on 155 Garcia Moreno Street
and Vallejo Street
San Juan, Puerto Rico

Asbestos Containing Roof Built-Up
for Structure's Main Roof

Asbestos Containing Roof Built-Up
for Structure's Main Roof

TABLA DE COTIZAR ENMENDADA I
SUBASTA FORMAL 23J-16945

PARA REALIZAR MEJORAS EN EL PRIMER PISO DE LA UNIDAD DE SALUD PÚBLICA (USP) DE RÍO PIEDRAS, ADSCRITA AL DEPARTAMENTO DE SALUD DEL GOBIERNO DE PUERTO RICO

PARTIDA	DESCRIPCIÓN	CANTIDAD	UNIDAD	TOTAL	% DE PREFERENCIA	GARANTÍA
TRABAJOS DE DEMOLICIÓN						
1	ALLOWANCE: Remoción de material con pintura a base de plomo	1	LS	$ 10,000.00		
2	Demolición y disposición de rampa en madera en la salida lateral del edificio	1	LS			
3	Remoción y disposición de terminación de piso en vinyl	3100	PC			
4	Remoción y disposición de sistema de plafón acústico	3100	PC			
5	Demolición y disposición de molduras de hormigón en paredes existentes	82	PL			
6	Demolición y disposición de paredes de bloques	720	SF			
7	Remoción y disposición de cerámica y enchape en área de baños	160	SF			
8	Remoción y disposición de puertas interiores	11	CU			
9	Remoción y disposición de infraestructura eléctrica (tuberías, alambrado, lámparas, receptáculos, interruptores, cajas, panales, entre otros)	1	LS			
10	Remoción y disposición de unidades de A/C existentes.	1	LS			
TRABAJOS CIVILES						
11	Construcción de rampa de impedido en hormigón con medidas aproximadas de 6' x 4', incluyendo la instalación de barandas. Trabajo a ser verificado por el Contratista.	20	PC			
TRABAJOS ARQUITECTÓNICOS						
12	Suplir e instalar nuevas puertas con herrajes	21	CU			
13	Construcción de nuevas paredes en bloques	750	PC			
14	Empañetado de paredes	168	YC			
15	Construcción de nuevas paredes en "gypsum board"	2250	PC			
16	Suplir e instalar nuevo plafón acústico (incluyendo sistema de soporte)	3100	PC			
17	Suplir e instalar cerámica de piso y zócalos	3500	PC			
18	Suplir e instalar cerámica de paredes en baños	275	PC			
19	Suplir e instalar cristales fijos con tablilla de servicio (en área seguridad será cristal contra impactos de balas	4	EA			
20	Aplicación de pintura en todas las paredes	7500	PC			
TRABAJOS DE PLOMERÍA						
21	Suplir e instalar nueva tubería sanitaria (empotrada)	1	LS			

22	Suplir e instalar nueva tubería de cobre tipo "k" (empotrada)	1	LS			
23	Suplir e instalar drenajes de piso	1	LS			
24	Reemplazar equipos de baño	1	LS			
25	Reemplazar accesorios de baño	1	LS			
TRABAJOS ELÉCTRICOS						
26	Proveer diseño eléctrico del área a impactar	1	LS			
27	Suplir e instalar nuevo panel eléctrico MDP (conectar a las provisiones existentes)	1	LS			
28	Suplir e instalar nuevo panel eléctrico para el área a mejorarse	1	LS			
29	Suplir e instalar infraestructura eléctrica EMT 3/4", incluyendo el alambrado	1	LS			
30	Suplir e instalar infraestructura para el sistema de A/C y sistema de data	1	LS			
31	Suplir e instalar interruptores, receptáculos, cajas de empalme, y cajas para data/teléfono	1	LS			
32	Suplir e instalar nuevas luminarias LED	70	CU			
TRABAJOS PARA EL SISTEMA DE ALARMA CONTRA INCENDIOS						
33	Proveer diseño para el sistema de alarma contra incendios	1	LS			
34	Suplir e instalar nuevo panel para el sistema de alarma contra incendios, incluyendo tubería y cableado	1	LS			
35	Suplir e instalar equipos para el sistema de alarma contra incendios	1	LS			
TRABAJOS MECÁNICOS						
36	Proveer diseño del sistema de A/C	1	LS			
37	Suplir e instalar máquinas de A/C	1	LS			
38	Suplir e instalar sistema de ductos, incluyendo aislación	1	LS			
39	Suplir e instalar difusores (suplido y retorno)	1	LS			
TÉRMINOS Y GARANTÍAS						
	TÉRMINO DE ENTREGA DEL PROYECTO:					
	GARANTÍA DEL PROYECTO:					
		TOTAL PROYECTO BASE		**$**		

ALTERNA ADITIVA - TRABAJOS EN EL SITE						
PARTIDA	**DESCRIPCIÓN**	**CANTIDAD**	**UNIDAD**	**TOTAL**	**% DE PREFERENCIA**	**GARANTÍA**
1	Demolición y disposición de escalera de hormigón en área posterior del edificio	1	LS			
2	Demolición y disposición de muro de hormigón en área posterior del edificio (48PL x 5' de alto)	1	LS			
3	Remoción y disposición de verja existente de alambre eslabonado (48PL x 6 pies de alto)	1	LS			
4	Remoción y disposición de rejas existentes en la pared posterior del edificio	2	CU			
5	Remoción y disposición de desagües existentes en la parte posterior del edificio	7	CU			
6	Acondicionar escalera de hormigón localizada en la parte posterior que da asceso desde acera hasta el piso 2 (40 pies lineales apróx.).	1	LS			
7	Acondicionar terreno en la parte posterior del edificio (con pendiente hacia la calle).	600	PC			
8	Loza de piso de 4" de espesor en la parte posterior con acero y una terminación de cepillo fino. Trabajo incluye construcción de vadén para escorrentía ("swale") hacia la calle.	600	PC			
9	Construcción de muro de contención en parte posterior del edificio, 48 pies lineales x 5' de alto. Trabajo incluye construcción de zapata y empañetado de muro.	240	PC			
10	Proveer e instalar verja de alambre eslabonado "Gauge 9" a 5' de altura, sobre nuevo muro de contención.	48	PL			
11	Instalación de bloques 6" en huecos existentes de ventanas, incluyendo empañetado.	80	PC			
12	Empañetado de áreas con bloques existentes, en parte posterior del edificio.	100	PC			
13	Proveer e instalar portón de rejas, fabricado en 1" x 1" para la puerta de salida posterior, 48" x 96".	32	PC			
14	Proveer e instalar desagües en parte posterior del edificio.	7	CU			

NOMBRE PERSONA AUTORIZADA DEL LICITADOR: _____

FIRMA DEL LICITADOR: _____