SAGRADO
Universidad del Sagrado Corazón

NOTICE OF CONTRACT FOR REHABILITATION/CONSTRUCTION PROJECT FOR CIVIL WORK AND FINISHES FOR REAR STRUCTURE

The Puerto Rico Department of Housing ("Grantee") and Universidad del Sagrado Corazón ("Subrecipient") executed a Subrecipient Agreement on May 14, 2021, for the execution of certain activities under the Small Business Incubators and Accelerators Program to support and grow Puerto Rican small businesses by providing them with technical assistance to help grow their business skills and professional network through the structure of an Incubator or Accelerator.

This Notice of Contract for Rehabilitation/Construction Project is compliant with Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701 u, and regulations, 24 C.F.R. § 135, and all applicable rules and orders issued.

ITEM	DESCRIPTION
SOURCE OF FUNDING	This Project is being supported with U.S. Department of Housing and Urban Development, Community Development Block Grant, Disaster Recovery (the "CDBG-DR") grant funding. Certain restrictions and other federal requirements apply to this opportunity.
GRANTEE	Puerto Rico Department of Housing
SUBRECIPIENT	Universidad del Sagrado Corazón
CONTRACT AWARD	2021-DR0211
PROJECT DESCRIPTION	The Civil Work and Finishes for Rear Structure project includes the rehabilitation, repair, and improvement of the existing rear structure. The work includes roof waterproofing, repairs to walls and floors, bathroom rehabilitation, and the installation of new doors, windows, and lighting fixtures. The objective of the project is to restore the physical condition and functionality of the rear structure, address deterioration and water infiltration concerns, improve interior and exterior finishes, and provide a safe, functional, and properly finished facility suitable for its intended use. The work requires coordination among civil, architectural, electrical, and other construction activities to ensure that all repairs and installations are properly integrated with the existing structure. **Detailed Scope of Work:** **1. Existing Conditions and Field Verification** • Perform a detailed inspection of the rear structure prior to commencing work.

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	• Identify deteriorated or damaged roof, wall, floor, bathroom, door, window, and electrical components. • Verify existing dimensions, elevations, openings, drainage conditions, and structural conditions. • Identify areas affected by water infiltration or moisture damage. • Coordinate proposed repairs with existing building systems and site conditions. **2. Roof Waterproofing** • Inspect the existing roof surface and identify areas of deterioration, cracks, penetration, and potential water infiltration. • Remove loose, deteriorated, or unsuitable roofing materials as required. • Clean and prepare the existing roof substrate. • Repair cracks, joints, penetrations, and damaged areas prior to waterproofing. • Furnish and apply an appropriate roof waterproofing system. • Seal roof penetrations, edges, transitions, and other vulnerable areas. • Provide proper detailing at drains, curbs, walls, and other roof interfaces. • Verify that the completed waterproofing system provides continuous protection against water infiltration. • Perform inspection and applicable water testing prior to final acceptance. **3. Wall Repairs** • Inspect interior and exterior walls for cracks, deterioration, moisture damage, and surface deficiencies. • Remove loose or deteriorated materials. • Repair cracks, holes, damaged concrete, stucco, plaster, or masonry surfaces. • Patch and restore damaged areas. • Prepare repaired surfaces for final finishes. • Apply appropriate coatings or paint as required. • Ensure repaired areas provide a uniform and durable appearance. **4. Floor Repairs and Finishes** • Inspect existing floors and identify damaged, deteriorated, or uneven areas. • Remove damaged flooring materials where necessary. • Repair cracks, holes, and surface irregularities. • Prepare floor substrates for new finishes. • Install or restore flooring materials as required.

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	• Provide appropriate transitions between different floor surfaces. • Ensure completed floors are level, clean, durable, and suitable for their intended use. **5. Bathroom Rehabilitation** • Inspect existing bathroom areas and identify deteriorated finishes, fixtures, walls, floors, and other components. • Repair damaged walls and floor surfaces. • Repair or replace deteriorated bathroom finishes as required. • Address moisture-damaged areas. • Provide appropriate waterproofing and sealing in wet areas where required. • Repair or replace damaged doors and associated hardware. • Coordinate bathroom work with existing plumbing and electrical systems. • Clean and prepare complete bathroom areas for use. **6. Door Installation** • Furnish and install doors required for the rear structure. • Verify existing openings prior to installation. • Provide frames, hardware, hinges, locks, and related accessories as required. • Properly align, level, and secure doors. • Verify proper operation and clearances. • Seal and finish door assemblies as required. **7. Window Installation** • Furnish and install windows in designated locations. • Verify existing openings and dimensions prior to fabrication or installation. • Provide frames, glazing, hardware, seals, and associated accessories. • Properly secure and align window assemblies. • Seal perimeter joints and penetrations to prevent water infiltration. • Verify proper operation and weather resistance. **8. Lighting Fixtures** • Furnish and install lighting fixtures within the rear structure. • Coordinate fixture locations with the existing electrical system and interior layout. • Provide required mounting hardware, wiring connections, and accessories. • Securely install and align fixtures. • Test all installed lighting fixtures for proper operation. • Correct any deficiencies prior to final acceptance. **9. Surface Preparation and Painting**

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	• Prepare repaired walls, ceilings, doors, windows, and other designated surfaces for painting. • Remove loose paint and deteriorated coatings. • Patch cracks, holes, and surface imperfections. • Sand and smooth repaired surfaces. • Apply primer and finish coatings as required. • Provide uniform color, coverage, and finish. • Protect floors, fixtures, windows, doors, and other completed components during painting activities. • Perform final touch-up work as required. **10. Coordination of Building Systems** • Coordinate civil and architectural repairs with existing electrical, plumbing, and mechanical systems. • Protect existing building systems during construction. • Coordinate installation of doors, windows, and lighting fixtures with surrounding finishes. • Ensure that repairs do not obstruct access to equipment, utilities, or maintenance areas. • Sequence construction activities to minimize conflicts and rework. **11. Final Inspection and Turnover** • Conduct a comprehensive final inspection of the rear structure. • Verify completion of roof waterproofing and water protection measures. • Inspect walls, floors, bathrooms, doors, windows, and lighting fixtures. • Test installed lighting fixtures and applicable building components. • Correct deficiencies identified during inspections. • Remove construction debris and excess materials. • Clean all completed areas. • Deliver the rear structure in a safe, functional, and finished condition ready for its intended use.
MATERIALS	The primary materials required for the Civil Work and Finishes – Rear Structure project include, but are not limited to: **1. Roofing and Waterproofing Materials** • Roof waterproofing membrane or approved waterproofing system. • Primers and bonding agents. • Roof sealants and caulking. • Flashing materials. • Roof repair compounds. • Drainage and penetration-sealing materials.

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	2. Wall and Masonry Materials • Concrete repair materials. • Cement and mortar. • Stucco/plaster repair materials. • Masonry repair materials. • Crack repair compounds. • Bonding agents. • Surface preparation materials. **3. Flooring Materials** • Floor repair and leveling compounds. • Flooring materials specified for the structure. • Adhesives and installation materials. • Transition strips and accessories. • Grout and sealants where applicable. **4. Bathroom Materials** • Waterproofing materials. • Wall and floor finish materials. • Grout and sealants. • Bathroom accessories and related components. • Repair materials compatible with existing surfaces. **5. Doors and Windows** • Doors and door frames. • Hinges, locks, handles, and associated hardware. • Windows and window frames. • Glass or glazing systems. • Weather seals and perimeter sealants. • Fasteners and installation accessories. **6. Electrical Materials** • Interior and exterior light fixtures, as applicable. • Electrical wiring and conductors. • Electrical boxes and connectors. • Switches and related accessories. • Mounting hardware and supports. **7. Painting and Finishing Materials** • Primers. • Interior and exterior paints. • Protective coatings. • Sealants and caulking. • Surface patching and preparation compounds. All materials shall be compatible with existing substrates and suitable for the intended application. Materials shall comply with applicable project requirements, codes, standards, and manufacturer's recommendations.

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SPECIAL REQUIREMENTS	The Civil Work and Finishes – Rear Structure project includes the following special requirements: **1. Existing Conditions Verification** Existing conditions shall be thoroughly inspected before beginning work, with particular attention to roof deterioration, water infiltration, moisture damage, walls, floors, bathrooms, doors, windows, and electrical components. **2. Roof Waterproofing and Water Protection** Roof repairs and waterproofing shall be properly detailed at penetrations, edges, joints, drains, and transitions to provide continuous protection against water infiltration. **3. Moisture Damage** Areas affected by moisture shall be properly identified, repaired, dried, and prepared before application of new finishes or coatings. **4. Surface Preparation** All substrates shall be properly cleaned, repaired, and prepared before applying waterproofing systems, paint, flooring, or other finishes. **5. Door and Window Installation** Door and window assemblies shall be properly aligned, secured, sealed, and weatherproofed to prevent water infiltration and ensure proper operation. **6. Bathroom Work** Bathroom repairs shall be coordinated with existing plumbing, electrical, waterproofing, and ventilation conditions to ensure a functional and durable installation. **7. Electrical Safety and Coordination** Lighting installations shall comply with applicable electrical requirements and shall be properly coordinated with existing electrical systems. **8. Protection of Existing Facilities** Existing structural components, finishes, utilities, equipment, and completed work shall be protected throughout construction. **9. Weather Conditions** Exterior waterproofing, coatings, and other weather-sensitive work

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	shall be performed under suitable environmental conditions and in accordance with manufacturer's requirements. **10. Quality Control** All repairs, waterproofing systems, finishes, doors, windows, and lighting fixtures shall be inspected during and after installation to verify quality and proper operation. **11. Final Inspection and Cleanup** All deficiencies shall be corrected prior to final acceptance. The rear structure shall be thoroughly cleaned and left in a safe, functional, and finished condition.
SUBMISSION	Interested parties must submit a proposal/quote for the Project in writing.
CONTACT PERSON	For questions, contact : Ing. Pedro Rodríguez Anadón T. 787.728.1515, ext. 5409 E. operaciones@sagrado.edu