SAGRADO
Universidad del Sagrado Corazón

# NOTICE OF CONTRACT FOR REHABILITATION/CONSTRUCTION PROJECT FOR CIVIL WORK AND EXTERIOR AND COMMON AREAS

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 USC § 1701 u, and regulations, 24 CFR § 135, and all applicable rules and orders issued.

| ITEM | DESCRIPTION |
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| **SOURCE OF FUNDING** | This Project is being supported with US Department of Housing and Urban Development, Community Development Block Grant, Disaster Recovery (the " CDBG-DR ") grant funding. Certain restrictions and others 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 Exterior and Common Areas project includes the rehabilitation, repair, and improvement of exterior areas and common interior areas of both existing buildings. The work is intended to address deteriorated concrete surfaces, drainage systems, accessibility features, and general finishes in order to improve the condition, functionality, safety, and appearance of the facilities.<br><br>The scope includes repairs to concrete stucco on exterior and common interior walls, repairs to exterior floor drains, rehabilitation of accessible ramps, surface preparation, painting, and general finishing work.<br><br>The project requires coordination with existing building conditions and other construction disciplines to ensure that civil repairs are properly integrated with the existing structures and building systems.<br><br>The overall objective is to restore deteriorated areas, improve drainage and accessibility, protect existing building components, and provide durable and aesthetically consistent finishes throughout the exterior and common areas.<br><br>Detailed Scope of Work: |

SAGRADO
Universidad del Sagrado Corazón

**NOTICE OF CONTRACT FOR**
**REHABILITATION/CONSTRUCTION PROJECT FOR**
**CIVIL WORK AND EXTERIOR AND COMMON AREAS**

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| | **1. Site Inspection and Existing Conditions**<br>• Perform a detailed field inspection of exterior areas and common interior areas prior to commencing work.<br>• Identify deteriorated concrete, stucco, drainage components, ramps, and finished surfaces.<br>• Verify existing dimensions, elevations, slopes, drainage patterns, and site conditions.<br>• Identify areas requiring repair, removal, replacement, or surface restoration.<br>• Coordinate proposed repairs with existing utilities, building systems, and adjacent construction.<br>**2. Concrete and Stucco Repairs**<br>• Repair deteriorated concrete stucco on exterior walls of both buildings.<br>• Repair damaged stucco and concrete surfaces located within common interior areas.<br>• Remove loose, cracked, delaminated, or deteriorated material as required.<br>• Prepare existing surfaces to receive new repair materials.<br>• Patch damaged areas using appropriate concrete, mortar, stucco, or repair materials.<br>• Restore repaired surfaces to match the surrounding substrate as closely as practicable.<br>• Finish repaired areas to provide a uniform appearance.<br>• Properly cure repair materials in accordance with manufacturer's recommendations.<br>**3. Exterior Floor Drain Repairs**<br>• Inspect existing exterior floor drains and associated drainage areas.<br>• Remove damaged or deteriorated drain components as required.<br>• Repair or replace damaged drain components.<br>• Clean existing drainage paths and remove accumulated debris or obstructions.<br>• Restore surrounding concrete or finished surfaces affected by the drainage repairs.<br>• Verify proper slope toward drainage points.<br>• Conduct functional checks to confirm adequate water flow and drainage.<br><br>**4. Accessible Ramp Repairs**<br>• Inspect existing accessible ramps for deterioration and deficiencies.<br>• Repair damaged concrete surfaces and edges.<br>• Restore deteriorated or uneven ramp surfaces. |

**NOTICE OF CONTRACT FOR**
**REHABILITATION/CONSTRUCTION PROJECT FOR**
**CIVIL WORK AND EXTERIOR AND COMMON AREAS**

- Correct surface deficiencies that may affect safe pedestrian access.
- Maintain appropriate slopes and transitions consistent with applicable accessibility requirements.
- Repair or replace damaged components associated with the accessible routes, as applicable.
- Provide a smooth, stable, and safe finished surface.

**5. Surface Preparation**

- Prepare existing walls and surfaces prior to application of coatings and finishes.
- Remove loose paint, deteriorated coatings, dirt, dust, and other contaminants.
- Perform patching and surface repairs as required.
- Sand, smooth, and prepare surfaces to receive new coatings.
- Protect adjacent finished surfaces and building components during preparation activities.

**6. Painting and Coatings**

- Furnish and apply paint and protective coatings to designated exterior and common areas.
- Apply primers and finish coatings as appropriate for the substrate and application.
- Perform required preparation, patching, sanding, and cleaning prior to painting.
- Apply coatings in accordance with manufacturer's requirements.
- Provide uniform coverage, color, texture, and finish.
- Protect adjacent surfaces, windows, doors, equipment, and landscaping from overspray and accidental damage.
- Perform touch-up work as required prior to final acceptance.

**7. General Exterior Repairs**

- Repair minor deteriorated areas associated with exterior walls and common areas.
- Repair cracks, surface imperfections, and localized damage as required.
- Replace or restore damaged finishing materials where necessary.
- Remove construction debris and deteriorated materials from work areas.
- Restore affected areas following completion of repair activities.

**8. Common Interior Area Repairs**

- Perform civil repairs within designated common interior areas of both buildings.
- Repair damaged wall surfaces and concrete stucco.
- Patch and restore deteriorated surfaces.
- Prepare repaired areas for painting and final finishes.

**NOTICE OF CONTRACT FOR**
**REHABILITATION/CONSTRUCTION PROJECT FOR**
**CIVIL WORK AND EXTERIOR AND COMMON AREAS**

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| | • Coordinate repairs with existing electrical, mechanical, and architectural components.<br>• Protect occupied or completed areas from dust, debris, and construction activities.<br>**9. Site Protection and Construction Coordination**<br>• Protect existing structures, finishes, landscaping, utilities, drainage systems, and adjacent property during construction.<br>• Maintain safe access to the buildings and common areas during construction.<br>• Provide appropriate barriers, warning signs, and protection around active work areas.<br>• Coordinate construction activities to minimize disruption to building operations.<br>• Maintain work areas clean and orderly throughout the project.<br>**10. Final Inspection and Completion**<br>• Conduct a final inspection of all repaired exterior and common areas.<br>• Verify that concrete and stucco repairs are properly completed.<br>• Verify proper operation of repaired drainage systems.<br>• Confirm that accessible ramps provide safe and functional pedestrian access.<br>• Inspect painted and finished surfaces for uniformity and completeness.<br>• Correct deficiencies identified during final inspection.<br>• Remove remaining construction debris and leave the affected areas clean and ready for use. |
| **MATERIALS** | The materials required for the Civil Work – Exterior and Common Areas project include, but are not limited to:<br><br>**1. Concrete and Masonry Materials**<br>• Concrete repair materials.<br>• Cement and mortar.<br>• Stucco/plaster repair materials.<br>• Masonry materials.<br>• Bonding agents.<br>• Crack repair materials.<br>• Reinforcement materials, where required.<br>• Forming materials, as required.<br><br>**2. Drainage Materials**<br>• Floor drain components.<br>• Drain grates and covers.<br>• Drainage fittings and connections.<br>• Concrete and patching materials. |

**NOTICE OF CONTRACT FOR
REHABILITATION/CONSTRUCTION PROJECT FOR
CIVIL WORK AND EXTERIOR AND COMMON AREAS**

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| | • Sealants and waterproofing materials.<br><br>**3. Accessibility Improvements**<br>• Concrete repair materials.<br>• Mortar and patching materials.<br>• Surface leveling materials.<br>• Non-slip or appropriate exterior finishing materials, as required.<br><br>**4. Painting and Finishing Materials**<br>• Primers.<br>• Interior and exterior paints.<br>• Protective coatings.<br>• Sealants and caulking.<br>• Surface preparation and patching compounds.<br>• Cleaning materials.<br><br>**5. Miscellaneous Materials**<br>• Fasteners and anchors.<br>• Construction adhesives.<br>• Joint sealants.<br>• Protective materials.<br>• Temporary barriers and safety materials.<br><br>All materials shall be suitable for the intended application and compatible with existing substrates. Materials shall be installed in accordance with project requirements, applicable codes, and manufacturer's recommendations. |
| **SPECIAL REQUIREMENTS** | The Civil Work – Exterior and Common Areas project includes the following special requirements:<br><br>**1. Existing Conditions Verification**<br>Existing conditions shall be carefully inspected and documented before beginning repairs. Particular attention shall be given to deteriorated concrete, drainage conditions, accessible ramps, and wall surfaces.<br><br>**2. Substrate Preparation**<br>All deteriorated and unsound materials shall be removed before applying repair materials. Surfaces shall be properly cleaned and prepared to ensure adequate adhesion and durability.<br><br>**3. Drainage**<br>Exterior drainage repairs shall maintain proper slopes and positive |

**NOTICE OF CONTRACT FOR
REHABILITATION/CONSTRUCTION PROJECT FOR
CIVIL WORK AND EXTERIOR AND COMMON AREAS**

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| | drainage. Completed drains shall be tested to verify proper water flow and prevent standing water.<br><br>**4. Accessibility**<br>Repairs to accessible ramps and pedestrian areas shall maintain safe and functional access and shall comply with applicable accessibility requirements.<br><br>**5. Color and Finish Matching**<br>New stucco, concrete repairs, paint, and other finishes shall be coordinated with existing adjacent surfaces to achieve a consistent appearance.<br><br>**6. Weather Conditions**<br>Exterior repair, stucco, concrete, and painting activities shall be performed under suitable weather conditions and in accordance with the material manufacturer's requirements.<br><br>**7. Protection of Existing Facilities**<br>Existing walls, windows, doors, landscaping, utilities, equipment, and finished areas shall be protected during construction.<br><br>**8. Safety and Public Access**<br>Active work areas shall be properly barricaded and identified. Safe pedestrian access shall be maintained wherever required.<br><br>**9. Coordination with Other Trades**<br>Civil work shall be coordinated with mechanical, electrical, architectural, and other construction activities to prevent conflicts and avoid damage to completed work.<br><br>**10. Quality Control**<br>Repairs and finishes shall be inspected throughout construction to verify proper installation, workmanship, appearance, and durability.<br><br>**11. Final Cleanup**<br>Upon completion, all work areas shall be cleaned, construction debris removed, and repaired areas left in a finished and serviceable condition. |
| **SUBMISSION** | Interested parties must submit a proposal/quote for the Project in writing. |
| **CONTACT PERSON** | For questions, contact: |

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**NOTICE OF CONTRACT FOR**
**REHABILITATION/CONSTRUCTION PROJECT FOR**
**CIVIL WORK AND EXTERIOR AND COMMON AREAS**

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