APPENDIX "B" – COST PROPOSAL

Proponents are required to complete and submit a detailed cost proposal using the provided Excel spreadsheet titled "**Annex C.1 Cost Proposal Spreadsheet**" together with the Table Cost Summary in this Appendix. The spreadsheet includes two tabs: "Scope of Work Cost" and "Contractor Manual Input."

In the Scope of Work Cost tab, each sub-item of the FEMA Scope of Work (Appendix C) is listed and only the "Cost" column will be editable, enabling proponents to input the price of each line in accordance with the defined Scope of Work and associated deliverables. To maintain consistency and ensure accurate evaluations, all other fields in this tab will remain locked. Within the Addendum section of this tab, the following fields will be editable: Item Description Title, Component Description, Cost and Unit. This allows proponents to provide additional itemized costs or clarifications as needed. The Contractor Manual Input tab is used to enter the amounts of the Table Cost Summary lines that are not priced in Appendix C (Project Requirements, Pre-requirements and B2B tax), their itemization, and the rates of Section 3; it also calculates the totals to be transcribed to the Table Cost Summary.

Prices shall be firm and shall be entered as a total amount ("Cost") for each line. Cost-plus-percentage-of-cost and percentage-of-construction-cost pricing is not allowed (2 CFR 200.324). Each line shall be priced separately so that costs can be tracked by FEMA Damage Inventory, hazard mitigation scope and non-FEMA alternates. Every sub-item of the FEMA Scope of Work (for example 1-A, 1-B, 1-C) shall be priced individually in the tab "Scope of Work Cost" of Annex C.1. Lines 1.05 to 1.09 and 1.12 and the Alternates (Alt. 1 to Alt. 7) below are the sum of the corresponding lines of that tab. Lines 1.01 to 1.04, 1.10, 1.11, 1.13 and Section 3 are entered in the tab "Contractor Manual Input" of Annex C.1, which also calculates the totals of this table.

COST PROPOSAL	
RFP 10 **DR-4339-PR PW 7432 – Project # 107355**	
Estimated Construction Cost for the proposed work (Base Bid, Section 1) **$**	
Puerto Rico business-to-business (B2B) tax (IVU), where applicable (included in the Base Bid, line 1.13) **$**	
Firm Name	
Signed by	
Name	
Title	
Physical Address	
Mailing Address	
Phone Number	
E-mail Address	
Addenda acknowledged (No. / date)	

Seal (if Bidder is a Corporation)

Table Cost Summary

Contract terms. The Contract will be a Firm Fixed Price contract with a not-to-exceed price (RFP – Project Administration, item 12). Each payment is subject to a ten percent (10%) retainage until the final acceptance of the Project (item 13). Materials stored at the Project site may be included in a payment request only if the Contractor furnishes evidence of payment to the supplier and the value of the stored materials is at least $1,000 (item 14). Liquidated damages of $2,000 apply for each calendar day of delay in achieving Substantial Completion (RFP – Contract Time and Period of Performance).

Warranty period offered for the Work (RFP – Project Administration, item 15):

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Item	Description	Reference	Amount ($)
SECTION 1 – BASE BID (FEMA-funded scope and Project requirements)			
1.01	Permit documentation and fees: FSE, stamps (sellos) and construction patente – Municipality of Bayamón (at cost, itemized). Arbitrios are paid by UCC (Owner)	RFP – Project Administration, item 2	
1.02	Maintenance of Traffic (MOT) plan implementation (design by Architect)	RFP – Project Administration, item 3	
1.03	As-Built drawings	RFP – Project Administration, item 3	
1.04	Mobilization, bonds, insurance, temporary facilities (water, electricity), administrative trailer (20 ft x 8 ft), waste management, community relations and daily cleaning (itemized in Annex C.1)	RFP – Project Administration, items 7, 8, 9, 21; RFP – Insurance Requirements; Appendix E, clause 16	
1.05	Scope of Work 1 – Sheet SOW-1 (Items 1–63)	Appendix C – Sheet SOW-1, Items 1–63	
1.06	Scope of Work 2 – Sheet SOW-2 (Items 64–123)	Appendix C – Sheet SOW-2, Items 64–123	
1.07	Scope of Work 3 – Sheet SOW-3 (Items 124–139, HMP, Annex A1–A11 and Site S1–S14)	Appendix C – Sheet SOW-3, Items 124–139, HMP, A1–A11, S1–S14	
1.08	Mechanical scope – Damage #505240	Appendix C – C-7; Bid Drawings – Sheet VAC-100	
1.09	Electrical work associated with the FEMA scope (Sheets E-1.0 to E-5.3)	Appendix C – C-8; Bid Drawings – Sheets E-1.0 to E-5.3	
1.10	Pre-requirements – Demolition Notes and Important Notes of the Bid Drawings (utility disconnection coordination and photographs of existing conditions)	Bid Drawings – Sheet SOW-4, Demolition Notes and Important Notes	
1.11	Reserved – not applicable: UCC provides the Certification of No Presence of Asbestos (Form PGC-009)	RFP – Description of Existing Conditions; RFP – Project Administration, item 11	N/A
1.12	Scope of Work 4 – Sheet SOW-4 (Additive Alternates 1 to 7, priced in Section 2; for reference only, not included in the Total Base Bid)	Appendix C – Sheet SOW-4, C-20 to C-26	
1.13	Puerto Rico business-to-business (B2B) tax (IVU), where applicable	RFP – Proposals, item E	
TOTAL BASE BID (Section 1) – lines 1.01 to 1.11 and 1.13 (line 1.12 excluded)			

Item	Description	Reference	Amount ($)
SECTION 2 – ADDITIVE ALTERNATES (work shown in the Bid Drawings not included in the FEMA SOW)			
Alt. 1	Ceiling system and luminaires – Basement and First Floor	Appendix C – C-20; Bid Drawings – Sheet SOW-4	
Alt. 2	Ceiling system and luminaires – Second Floor	Appendix C – C-21; Bid Drawings – Sheet SOW-4	
Alt. 3	Interior painting of surfaces not in FEMA SOW	Appendix C – C-22; Bid Drawings – Sheet SOW-4	
Alt. 4	Flooring, rubber/wood base with moisture control and self-leveling underlayment	Appendix C – C-23; Bid Drawings – Sheet SOW-4	
Alt. 5	Exterior painting of surfaces not in FEMA SOW	Appendix C – C-24; Bid Drawings – Sheet SOW-4	
Alt. 6	Basement exterior walls – moisture control and paint	Appendix C – C-25; Bid Drawings – Sheet SOW-4	
Alt. 7	Annex – power wash, seal metal surfaces, exterior painting	Appendix C – C-26; Bid Drawings – Sheet SOW-4	
TOTAL ADDITIVE ALTERNATES (Section 2)			
SECTION 3 – RATES FOR UNFORESEEN CONDITIONS AND CHANGE ORDERS			
3.01	Fixed overhead and profit percentage applicable to all change orders (%)	RFP – Project Administration, item 5	
3.02	Hourly labor rates by trade (enter in Annex C.1: laborer, mason, carpenter, painter, roofer, electrician, mechanic, supervisor)	Annex C.1 – Contractor Manual Input tab, Section C	
3.03	Equipment rates and standard material mark-up (enter in Annex C.1)	Annex C.1 – Contractor Manual Input tab, Section C	