REQUEST FOR PROPOSAL 10

CONSTRUCTION: FACILITIES IMPROVEMENTS AND GENERAL REPAIRS

DR-4339-PR PW 7432 – PROJECT # 107355

FEMA PUBLIC ASSISTANCE – CATEGORY E (BUILDINGS AND EQUIPMENT)

PROPOSAL DUE DATE: DECEMBER 18 2026



UNIVERSIDAD CENTRAL DEL CARIBE, INC.

Bayamón, Puerto Rico

Postal Address: PO Box 60327, Bayamón, PR 00960-6032
Physical Address: Ave. Laurel, Urb. Santa Juanita, Bayamón, PR 00956
Project Manager: Ing. Emilio Arsuaga | Point of Contact: Lillian Rivera – femaprojects@uccaribe.edu

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REQUEST FOR PROPOSAL (RFP)

Project Name: 001 Main Building Construction – Repairs and Mitigation (Main Facilities)

Program: FEMA Public Assistance (PA) – Hurricane María, DR-4339-PR

FEMA Project Number: DR-4339-PR PW 7432 – Project # 107355

FEMA Project Category: E – Buildings and Equipment

FEMA Damage Inventories: #305240 Main Building · #305244 Main Building Annex · #305310 Site 1 · #505240 Main Building Mechanical Scope of Works · Hazard Mitigation Proposal (HMP) scopes

Facility Type: Higher Education – Medical Sciences Teaching, Laboratory and Administrative Facility

Location: Universidad Central del Caribe, Inc., Ave. Laurel, Urb. Santa Juanita, Bayamón, Puerto Rico

Design Professional: Rivera & Alejandro, PSC – Architects / Engineers (Bid Drawings Phase, October 2026, Sheets T-1 to E-5.3, 59 sheets)

Proposal Due Date: December 18, 2026, 4:30 PM (AST)

Point of Contact (POC): Lillian Rivera **Email:** femaprojects@uccaribe.edu

Facilities & Infrastructure Director: Eng. Emilio J. Arsuaga

BACKGROUND AND PURPOSE

Universidad Central del Caribe, Inc. ("UCC"), located in Bayamón, Puerto Rico, sustained significant damage to its Main Building, Main Building Annex (Investigation Building), generator building and surrounding site during Hurricane María (DR-4339-PR). The FEMA Scope of Work (Sheets SOW-1 to SOW-4 of the Bid Drawings) documents damage to interior finishes, ceilings, flooring, plaster walls, windows, exterior envelope, roofing, rooftop mechanical equipment, site improvements and storm drainage, largely caused by wind-driven rain intrusion and roof membrane failure.

This Request for Proposals (RFP) solicits qualified general contractors for the construction phase of the Main Building project: demolition, repair, replacement and restoration work, the associated hazard mitigation measures approved by FEMA, and all work shown in the Bid Drawings prepared by Rivera & Alejandro, PSC. The work is organized as follows:

- **Main Building interior (Damage #305240):** ceiling systems and light fixtures, flooring (VCT, linoleum, carpet) and base, plaster and drywall repair and painting, doors, windows caulking, fire-alarm detectors and elevator lobby finishes, by floor level.
- **Main Building exterior and roof (Damage #305240):** exterior plaster repair and painting, canopies, handrails, loading dock, generator shed, replacement of 18,462 SF built-up roofing (BUR) and 10,318 SF PVC roofing, flashing, and rooftop equipment.
- **Mechanical and electrical (Damage #505240 and Sheets VAC-100 to VAC-300, E-1.0 to E-5.3):** package A/C units, exhaust and extractor fans, diffusers, grilles and associated electrical work.
- **Hazard Mitigation Proposal (HMP):** roof mitigation, impact-resistant windows, louvers and doors, and anchoring of roof-mounted A/C and exhaust units against high wind.
- **Main Building Annex (Damage #305244) and Site (Damage #305310):** repairs, rolling shutters, exterior waterproof paint, fencing, guard rails, parking lot paving, slope repair, lighting, signage, sidewalks and drainage mitigation.
- **Additive Alternates 1 to 7:** work shown in the Bid Drawings that is not included in the FEMA Scope of Work, to be priced separately (Appendix B).

The FEMA Scope of Work is provided in the Bid Drawings as a reference. The Proponent must include in its proposal all the work described in the construction drawings, even if the work is beyond the FEMA Scope of Work; work outside the FEMA Scope of Work shall be priced under the Additive Alternates so that eligible and non-eligible costs can be segregated and documented.

All construction activities shall comply with the latest Puerto Rico Building Code as adopted, applicable OSHA safety regulations, the conditions of the FEMA Project Worksheet (including environmental and historic preservation conditions), and all applicable Commonwealth and municipal regulations. Contractors must be experienced in the renovation of occupied or recently occupied institutional, laboratory and educational buildings, roofing and building-envelope work, and the management of construction waste.

In line with UCC's procurement policy for substantial projects and the full and open competition requirements of 2 CFR 200.319, we aim to distribute this RFP to at least three qualified organizations and to publicly advertise it. Upon a comprehensive internal review of the responses, UCC may extend an invitation to the organization(s) presenting the most compelling proposal for further discussion. We intend to expedite the awarding process, typically notifying all parties within a fortnight of the decision.

You are invited to submit a Proposal for the Project listed above. Any budgetary proposal, quotation or presentation of any class and/or offer presented or discussed before this RFP process began did not represent any commitment from UCC and is considered invalid. Your Proposal shall include all costs associated with the proposed activities as described in this RFP and the bid documents. Include rates/costs to provide services related to any unforeseen conditions during demolition or additional work required by the owner. Specifications and requirements for the

intended project scope and/or services are attached for your information. All performance, delivery requirements and specifications are to be met or exceeded. If options are not included as part of the reconstruction project, the vendor can include such options in the proposal as a separate cost. Non-compliance with the requirements and specifications will result in a bid rejection.

COMMUNICATIONS WITH UCC

All communications must be directly and exclusively with the Point of Contact. RFP participants must avoid any communications related to this project with unauthorized persons. Lobbying any UCC employee, member of the Project Manager's or Architect's team, or member of the evaluation committee at any level is prohibited. Failure to follow this rule might impact our evaluation of your company and could cause a disqualification from this RFP process.

TIMELINE AND SUBMISSION DATE

Description	Date
RFP Publication	Nov 13 2026
Field Visit (9:30 AM)	Nov 18 2026
RFI Submission by email	Dec 4 2026
RFI Response by email	Dec 11 2026
Bid Close (2:00 PM AST)	Dec 18 2026

Request for Information (RFI)

An RFI or clarification shall be addressed by email to the Point of Contact, Lillian Rivera (lillian.rivera@uccaribe.edu), on or before the date established in this document and must reference this specific RFP (RFP No. 10 DR-4339-PR PW 7432 – Project No. 107355) in the subject line of the email. No telephone inquiries will be allowed. No questions will be accepted after the deadline provided in the above schedule, subject to any amendment duly notified. Any interpretations, corrections or changes to this RFP will be made by addendum. Any changes to specifications will be made in writing and delivered to proponents that register receipt of this RFP at the address above. Proponents shall acknowledge receipt of the addenda on Appendix B – Cost Proposal.

Field Visit

A field visit to the Main Building, Annex and site will be held on November 18, 2026, starting at 9:30 AM, to allow interested proponents to assess existing interior, roof, exterior and site conditions. Attendance is strongly recommended. The Bid Drawings state that the submission of a bid is considered presumptive evidence that the Proponent has visited the site, and that no additional compensation will be given for failure to visit the site or to consider conditions that are visible on site but not shown on the drawings. Visits outside the scheduled date must be coordinated through the Point of Contact with UCC's Facilities and Infrastructure Director.

Contract Time and Period of Performance

Time is of the essence. The Project is subject to the FEMA Period of Performance (POP) established for the Project Worksheet, as it may be extended by FEMA/COR3. The Proponent shall submit a detailed schedule demonstrating Substantial Completion within 240 calendar days from the Notice to Proceed, including mobilization, field execution, final inspections and punchlist completion. The schedule shall be updated monthly and submitted with each payment certification.

Phasing. The schedule shall be implemented in the following phases. The schedule submitted with the proposal and each monthly update shall be organized by phase:

- **Phase I** – Roof Repairs/Replacement and A/C Units replacements
- **Phase II** – Second Floor
- **Phase III** – First Floor & Basement
- **Phase IV** – Annex Building

Liquidated damages. If Substantial Completion is not achieved within the Contract time, the Contractor shall pay UCC liquidated damages of $2,000 for each calendar day of delay in achieving Substantial Completion.

DESCRIPTION OF EXISTING CONDITIONS

The Main Building is a multi-level reinforced concrete and masonry facility with basement, first and second floors and a roof of approximately 29,230 SF, housing teaching and research laboratories, classrooms, a learning resource center, administrative offices, a cafeteria, server and electrical rooms and mechanical spaces. The Main Building Annex (Investigation Building) has two floors with laboratories, offices and a multipurpose area; a separate generator building and generator shed complete the facilities within the scope. The Project is located on the UCC campus in Urb. Santa Juanita, Bayamón, adjacent to Hospital Regional de Bayamón and to residential neighborhoods.

As documented in the FEMA Scope of Work, the existing conditions include water-damaged and displaced suspended acoustic ceilings, fluorescent troffer lenses and fixtures, VCT, linoleum and carpet flooring and vinyl base, spalled and peeling ¼-inch plaster on concrete walls, cracked drywall ceilings, aluminum window frames requiring perimeter caulking, damaged entrance canopies, deteriorated exterior paint, and roofing and rooftop equipment affected by wind and rainwater. The Bid Drawings also note clear evidence of humidity in the exterior basement walls visible from the inside, and the existing site includes parking lots, guard rails, sidewalks, lighting, signage, slopes and storm drainage with documented damage.

UCC provides the Certification of No Presence of Asbestos (Junta de Calidad Ambiental Form PGC-009, dated May 11, 2026) and the Certification of No Presence of Lead-Based Paint (Junta de Calidad Ambiental Form PGC-010, dated April 30, 2026) for Project 107355 PW 7432 – Main Facilities. Accordingly, the Contractor is not required to hire a company to perform asbestos or lead-based paint mitigation. If suspect materials not covered by the certifications are found during the Work, the Contractor shall stop work in the affected area and notify the PM and the Architect immediately, and the matter will be handled as an unforeseen condition under item 5 of Project Administration. Proponents must visit the site, verify existing conditions, and report any discrepancy to the Architect of Record in writing before demolition.

Access to the Main Building and Annex, laydown areas, utility shutdowns and working hours shall be coordinated with UCC's Physical Facilities and Operations Manager. Work generating noise above 55 dB(A) during UCC's regular working hours must be scheduled after regular hours.

PROJECT ADMINISTRATION, PERMITS AND CONTRACTOR RESPONSIBILITIES

The following requirements are part of the Contract and shall be considered by the Proponent in its price and schedule. For the purposes of this RFP: the **Project Manager (PM)** is UCC's project management team; the **Architect of Record (Architect)** is the design professional of record for the Project; the **Designated Inspector** is the inspector designated for the Construction Permit (PdC); and the **Contractor** is the awarded Proponent.

1. Construction and Use Permits – Filing

The Architect will file the Construction Permit (Permiso de Construcción, PdC) and the Use Permit (Permiso de Uso, PdU) for the Project, including any amendments required by amendments to the Contract (change orders). The Contractor shall provide, in a timely manner, all information, documents, certifications and signatures needed to file and amend the permits.

2. Permit Documentation and Fees – Contractor Responsibility

The Contractor shall obtain construction and use permit from OGPe, Bayamón, and submit:

(a) the Corporación del Fondo del Seguro del Estado (FSE) certificate of coverage;

(b) the applicable stamps (sellos); and

(c) the construction municipal license (patente de construcción) of the Municipality of Bayamón, which corresponds to the selected Contractor.

The payment of the municipal construction excise taxes (arbitrios) of the Municipality of Bayamón corresponds to UCC. The costs under (a) to (c) shall be itemized in the Cost Proposal (Appendix B) and supported by receipts.

3. Maintenance of Traffic (MOT) Plan and As-Built Drawings

The Contractor shall include in its price:

(a) the implementation of a Maintenance of Traffic (MOT) plan designed by the Architect; and

(b) the cost of preparing As-Built drawings of the completed work.

The MOT implementation and the As-Built drawings shall be inspected by the Designated Inspector of the PdC as a prerequisite to initiating the final inspection and the issuance of the Use Permit.

4. Punchlists and Project Acceptance

The Architect, together with the Designated Inspector, will prepare periodic and final punchlists. The Project will be accepted by UCC only after all punchlist items have been completed and verified by the Architect and the Designated Inspector. Correction of punchlist items shall be at the Contractor's expense when due to non-conforming work.

5. Submittals, Change Orders and Payment Recommendations

The PM and the Architect will evaluate material submittals and change orders, and will make recommendations to UCC regarding the Schedule of Values (Desglose de Pagos), the Project schedule (Itinerario) and the monthly payment certifications. No change to the Contract price or time is valid without a written change order approved by UCC. Change orders shall be supported by cost or price analysis in accordance with 2 CFR 200.324, using the fixed overhead and profit percentage and the unit rates proposed in Appendix B.

6. Weekly Project Meetings and Supervision

The PM will lead, and the Architect will participate in, weekly project meetings. The PM and the Architect will perform a weekly review of project documents (submittals, RFIs, daily reports, schedule, safety and quality records) and of the field work. The Contractor's superintendent and project manager shall attend all weekly meetings.

7. Notification to Immediate Neighbors

Immediate neighbors of the Project shall be duly informed of the works, their scope and duration. The Contractor shall prepare written notices, in Spanish and in coordination with UCC and the PM, to be delivered before mobilization and updated when the schedule or the scope of disruptive activities changes.

8. Utilities, Waste Management and Community Relations

The Contractor shall procure at its own cost its water and electricity, the management and legal disposal of construction waste and debris, and public relations with the community and neighbors, including a designated contact person to receive and resolve complaints. Debris shall be removed daily and disposed of at sites approved by the Junta de Calidad Ambiental (JCA) by a JCA-approved hauler, and evidence of the permit shall be furnished to the PM.

9. Daily Cleaning

Cleaning of the Project areas, access routes, sidewalks and parking areas shall be performed daily. The PM may suspend payment for the related work if cleaning requirements are not met.

10. Payment Certifications

The payment period for each request for payment starts only when the request of payment is approved and signed by all concerned parties, complete in all of its requirements, and is accompanied by the updated schedule. Request for payments that are incomplete, will be returned to the Contractor without a payment term being triggered. Payment

shall be made within _60_ calendar days after the date that the request for payment is approved. Payments are also subject to the retainage and stored-materials requirements in items 13 and 14 below.

11. Additional Requirements Established in the Bid Drawings

- Asbestos and lead-based paint: UCC provides the Certifications of No Presence of Asbestos and of Lead-Based Paint (Forms PGC-009 and PGC-010); no asbestos or lead-based paint mitigation is required of the Contractor (see Description of Existing Conditions).
- Prior to demolition, coordination with UCC Physical Facilities and Operations Manager for the disconnection of power, and a written report to the Architect on the exact location of existing water, sanitary, electrical and communication utilities.
- Dust control (wetting of debris and covered trucks), compliance with the JCA air pollution and non-hazardous solid waste regulations, and ten (10) pre-construction photographs of existing sidewalks and site works taken by the Contractor (CES Plan).
- Reusable items remain property of UCC and shall be delivered to the designated storage facility on campus; any property damaged by the Contractor shall be restored at its own expense.
- Slab moisture testing by an independent testing firm (ASTM F2170 and F1869) before new flooring installation, and moisture mitigation as indicated in Sheet A-17.
- Products named in the drawings may be replaced by equal or similar items meeting the specified characteristics, as stated in Article 7 of Specification Section 01340.

12. Contract Type and Contract Documents

The Contract will be a Firm Fixed Price contract, with a not-to-exceed price, and will be executed on an AIA contract form.

This RFP, the addenda, the questions and answers, and the Proponent's proposal form part of the Contract. In case of conflict, the Contract prevails.

13. Retainage

UCC will retain ten percent (10%) of each payment until the final acceptance of the Project.

14. Stored Materials

Payment may be requested for materials stored at the Project site, subject to the following conditions:

- the Contractor shall furnish evidence of payment to the supplier;
- the minimum value of stored materials included in a payment request is $1,000; and
- stored materials become the property of UCC.

15. Warranty

The Proponent shall state in its proposal the warranty period offered for the Work. The warranty period may influence the award.

16. Force Majeure

UCC shall not be liable for losses caused by force majeure.

17. Plans and Specifications

In case of discrepancy between the Contract Documents, the order of precedence will be confirmed by the Architect of Record. Inadvertent omissions in the Drawings or Specifications do not relieve the Contractor of its obligations. The Work shall comply with the applicable ASTM and federal standards.

18. Materials

The source of the materials shall be approved by the Architect of Record. Samples and tests shall be paid by the Contractor. Defective material shall be removed from the Project. The Contractor shall furnish the equipment certificate.

19. Local Participation, MWBE and Section 3 Plans

UCC encourages the use of local subcontractors and gives additional consideration to women-owned and minority-owned firms certified by the U.S. Small Business Administration (SBA), consistent with 2 CFR 200.321.

The Section 3 Plan and the MWBE Plan are required before the Contract is signed.

20. Delivery of Records at Closeout

At the completion of the Work, all Project files shall be delivered to UCC for the closeout of the grant.

21. Administrative Trailer

The Contractor shall provide a 20 ft x 8 ft trailer for administrative purposes, to be located in the area designated by UCC. The cost of the trailer shall be included in the Contractor's price.

PROPOSALS

Please submit your Proposal by email, entirely, to the Point of Contact at the specified date herein. The proposal shall be a PDF file. **Email – femaprojects@uccaribe.edu**

The proposal should include the following sections:

A. A brief overview of your company, including history, credentials and experience with similar projects (renovation of institutional, educational or healthcare buildings, roofing and envelope work, and FEMA-funded work).

B. Preliminary project plan, strategy and timeline, detailing how you intend to manage and execute the project, including the plan for the implementation of Phases I to IV, safety, neighbor notification and the permit documentation described in Project Administration.

C. A list of key personnel who would be involved in the project, along with their qualifications and experience.

D. Proof of insurance, bid guarantee, and any relevant licenses or certifications.

E. A detailed cost proposal, including all relevant expenses. The use of the BID FORM is compulsory. (See attached as APPENDIX "B") The cost proposal shall include the Puerto Rico business-to-business (B2B) tax (IVU), where applicable.

F. The warranty period offered for the Work (item 15) and the information on local and MWBE participation (item 19).

Proposal Conditions

Proponent expenses. UCC is not responsible for the costs of preparing or negotiating a proposal, or for any anticipated profit.

REQUIRED FEDERAL DOCUMENTS

In compliance with federal regulations, all bidders must submit the following documents with their tender documents:

- Lobbying Certification (use attached model in Appendix D)
- Limited Denial of Participation (LDP)/Suspension or Debarment Status, Legal Issues, and Conflicts Affidavit (use attached model in Appendix D)
- Non-Collusive Affidavit (use attached model in Appendix D)

- SAM Registration (active registration and Unique Entity ID)

A bidder who omits any of the required documents may be disqualified.

PROPOSAL SCORING AND EVALUATION CRITERIA

Accepted proposals will be reviewed by the UCC Evaluation Committee, with the technical support of the Project Manager and the Architect of Record, and scored against the stated criteria. The committee may review references, request interviews/presentations, conduct demonstrations and/or conduct on-site visits. The resulting information will be used to score the proposals. The scoring will be tabulated, and the proposals ranked based on the numerical scores received. The evaluation will be conducted in accordance with the written method described herein, with price as a factor, as required by 2 CFR 200.320. Cost proposals will be compared against an independent cost estimate prepared by UCC before the receipt of proposals, and a cost or price analysis will be performed in accordance with 2 CFR 200.324.

UCC will review all proposals submitted based on the following criteria:

Executive Summary – Refer to Appendix A – Statement of the Bidder

Criteria	Score
Qualifications and Experience	25
Team Qualifications	25
Cost Proposal & Execution Timeline	45
Compliance with RFP Instructions	5

Qualifications and Experience (up to 25 points)

- Describe the organization/company's history, experience and capabilities as they relate to the proposed scope of work. Be specific and detail no more than three projects/contracts: description of work, dates, locations, challenges and results. (up to 3 points).
- Indicate whether you have experience working with public or federal entities, and years of experience performing like services. (up to 6 points).
- Provide specific examples of the services or tasks previously provided by the entity as considered in this RFP, including experience with FEMA-funded construction, roof replacement, building-envelope work and work in occupied facilities. (up to 6 points).
- Detail your firm's understanding of the challenges and barriers for a project like this and the proposed approach to overcoming these barriers. (up to 3 points).
- Identify potential risk factors and methods for dealing with these factors, including weather exposure of the roof, long-lead materials and permit timing. (up to 3 points).
- Describe the plan for the participation of local subcontractors and of SBA-certified women-owned and minority-owned firms (MWBE), in accordance with item 19 of Project Administration. (up to 4 points).

Team Qualifications (up to 25 points)

- The Proponent should provide detailed information about the experience and qualifications of the Proponent's principals, project managers, key personnel and staff to be assigned, including degrees, certifications, licenses and years of relevant experience in terms of Federal Grants and/or FEMA and FEMA regulatory requirements. The Proponent shall specifically identify current employees who will serve as key personnel. This includes the Proponent's own staff and staff from any subcontractors to be used. Any subcontractors should be named, along with a description of experience and what role they will play on the Proponent's team. The Proponent should describe its demonstrated capability to provide the staffing with the qualifications required in this RFP through the term of the expected contract. (up to 15 points).

- Attach resumes of personnel (and/or subcontractors, if any) who will be providing the services. Consider the trade specialists based on the scope of work for this project: roofing and waterproofing, mechanical, electrical, architectural finishes and structural/civil. (up to 10 points).

Cost Proposal Breakdown & Timeline Execution (45 points)

- Provide Cost Estimate Breakdown based on the Scope of Work provided in Appendices B and C (25 points).
- This criterion will evaluate the proposer's ability to execute and complete the required services within an efficient and realistic time frame. Proposers must submit a detailed project timeline that includes key milestones, deliverables and a breakdown of phases (Phases I to IV) (20 points).

Compliance with RFP Instructions (5 points)

- This criterion evaluates the extent to which the proposer has complied with the instructions, format and submission requirements outlined in this RFP. It ensures a consistent and fair review process by rewarding proposers who follow the specified guidelines (5 points).

The project will be awarded to the responsible firm whose proposal is the most advantageous to UCC, price and other factors considered, that meets the requirements of this RFP and is in full compliance with FEMA procurement requirements.

PROJECT AWARD

The UCC Evaluation Committee will provide oversight on all contractual matters between UCC and the awarded firm, including final compensation, contract details and compliance. UCC reserves the right to reject any or all proposals and to award the bid under the conditions it deems most advantageous to the interests of Universidad Central del Caribe, Inc., regardless of the amount of the offer. It also reserves the right to award the proposal to more than one proponent, and to cancel the RFP and/or the award of the bid at any time before the signing of the corresponding contract. The submission of a response to an RFP does not represent an agreement of any kind between UCC and the proponent. UCC will award the bid in writing and will state the reasons for the award. UCC has the right to cancel the RFP process without notice at any time.

FINAL EVALUATION

The UCC Evaluation Committee will review all proposals submitted based on the proponent's experience and execution of similar and complex projects. The project will be awarded to the firm that exceeds the requirements of the RFP for the best value of overall services, surpasses UCC's interests and is in full compliance with FEMA and COR3 procurement requirements. The RFP may not be awarded to the proponent who submitted the lowest price if another proposal offers a better value to UCC.

RECONSIDERATION PROCESS

Any Proponent adversely affected by a decision made by UCC in connection with the selection and award procedures provided in this RFP may submit a request for reconsideration to UCC in accordance with UCC's formal bidding regulation (Reglamento de Subasta Formal) within five (5) days from the award notification date, to lillian.rivera@uccaribe.edu. A request for reconsideration, as well as any other petition for review, must be in writing and clearly identify the name and address of the requesting party, contain a detailed and accurate statement of the grounds for the request, including copies of all relevant documents, and specify the relief requested. A request for reconsideration or other petition for review that fails to comply with the time limit or procedures stated above may be dismissed or denied without further consideration. If UCC fails to act on the motion for reconsideration within five (5) business days of the filing thereof, the motion shall be understood to have been denied outright.

If UCC accepts the reconsideration request within the term provided for it, it must issue the reconsideration resolution within thirty (30) days following the filing of the motion. If UCC accepts the reconsideration request but does not take

any action in relation to the motion within thirty (30) days of its filing, it will lose jurisdiction over it and the motion shall be deemed denied.

UCC reserves the right to reject any or all Proposals.

INSURANCE REQUIREMENTS

The required covers must be endorsed in favor of Universidad Central del Caribe, Inc. Bonds shall be issued by a surety listed in the U.S. Department of the Treasury Circular 570.

(X) Bid Bond (5% of quote) – to be submitted with the proposal

(X) Performance & Payment Bond – 100% of contract price each **(only required upon Contract Award)**

(X) Workmen's Compensation (Corporación del Fondo del Seguro del Estado)

(X) Commercial General Liability (C.G.L.), including Employees Liability & Products Liability. Limits: Combined Single Limit of $1,000,000 / $2,000,000 aggregate; Employers Liability limit of $1,000,000, including the following endorsements:

(X) Hold Harmless Agreement
(X) Additional Insured
(X) Thirty (30) days cancellation notice
(X) Waiver of Subrogation

(X) Commercial Auto Coverage – Combined Single Limit of $1,000,000 for Bodily Injury and Property Damage

(–) Owners & Contractor's Protective Liability (in the name of Universidad Central del Caribe, Inc. – same limits as C.G.L.)

(–) Installation and/or Transportation Floater (if needed)

(X) Builder's Risk

(X) Pollution Liability – limit of $1,000,000 (required of the Contractor

ADDITIONAL REQUIREMENTS

UCC reserves the right to request additional documentation from proponents as needed for proper due diligence. These may include, but are not limited to: valid municipal business licenses (Patente Municipal), Puerto Rico Department of State corporate certifications (Certificación de Registro de Corporaciones), Puerto Rico Treasury Department (Hacienda) compliance certificates, CRIM tax status certifications, and any other federal or local permits and records deemed necessary for contract execution and compliance with applicable laws and regulations.

The Certificate of Insurance, Hold Harmless Agreement and Endorsement must indicate the following information:

Commercial General Liability Coverage

- $1,000,000 minimum
- UNIVERSIDAD CENTRAL DEL CARIBE, INC. (and its designated representatives: Project Manager and Architect of Record) named as "Additional Insured"
- Subrogation against UNIVERSIDAD CENTRAL DEL CARIBE, INC. should be waived
- Thirty (30) days cancellation clause
- Endorsement Form CG 2026
- Coverage in effect for the entire validity period of the Contract Agreement

Commercial Auto Coverage

- $1,000,000 minimum

- UNIVERSIDAD CENTRAL DEL CARIBE, INC. named as “Additional Insured”
- Subrogation against UNIVERSIDAD CENTRAL DEL CARIBE, INC. should be waived
- Thirty (30) days cancellation clause
- Coverage in effect for the entire validity period of the Contract Agreement

The Certificate of Insurance, Hold Harmless Agreement and Endorsement must indicate the following address information:

Universidad Central del Caribe, Inc.
PO Box 60327, Bayamón, PR 00960-6032