



May 5, 2020

Office of Infrastructure and Reconstruction  
Puerto Rico Department of Education  
150 Federico Acosta St. 2<sup>nd</sup> Floor  
Urbanizacion Industrial Tres Monjitas  
San Juan, Puerto Rico

VIA EMAIL: [recovery@de.pr.gov](mailto:recovery@de.pr.gov)

**RE: PROPOSAL EVALUATION PROCESS  
RFP NO. PRDE (ER)-2019-02 FOR PROGRAM MANAGEMENT SERVICES**

To Whom it May Concern:

In response to the recent requests<sup>1</sup> by the Department of Education (PRDE) as it relates to the above referenced RFP, the consortium of Puerto Rico's three (3) largest engineering and program management firms: **CMA Architects & Engineers, LLC (CMA)**, **CPM PR, LLC (CPM)**; and **CSA Architects & Engineers, LLP (CSA)**, **Joint Venture (Team C3-JV)** would like to reiterate its interest in participating in the Program Management and recovery efforts sought under this licitation. For this reason, we hereby:

- Ratify the terms and conditions included in our original proposal.
- Confirm the availability of the Key Staff as originally proposed.
- Confirm that a valid Bid Bond for the work proposed is in place (see Attachment 1).

In terms of the hourly fees, **Team C3-JV**, would like to provide a reduction to most of the fees presented on April 22, 2019 (see Attachment 2). The discount percentages range from 4% to 35%, depending on the resource and role within the organization. We strongly believe that our Team has the qualification to execute the job and would like to present the PRDE with an aggressive and very competitive fee schedule.

It is important to note, however, that both, the proposed organizational structure (with its Key Staff) and its fee schedule, are a reflection of a Project Approach (detailed in the Team's April 2019 proposal) that seeks to integrate PRDE's new educational vision (contained in Act 85 of 2018) through the design and subsequent reconstruction of the public schools Island-wide. The proposed multi-year reconstruction program extended to, among others, all 850+ schools left operational in the system—at a reconstruction price of "...at least" \$10 Billion (as stated by the PRDE in Pg. 8/93, Sec. III(1), of its RFP). Should the PRDE now decide to modify that original Scope of Work, the **Team C3-JV's** work approach and organizational structure may have to be changed accordingly.

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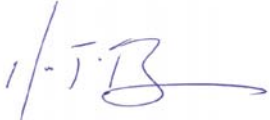
<sup>1</sup> By way of emails sent on 4/28/2020, 4/29/2020, and 4/30/2020



**Team C3-JV** remains enthusiastic with the opportunity to help the PRDE execute this historical Capital Investment Program. We stand available to present our qualifications as well as walk the PRDE through our programmatic approach.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Rivera', with a long horizontal flourish extending to the right.

Héctor Javier Rivera, PE, Esq.  
CMA-CPM-CSA Joint Venture, LLC

Attachments

# ATTACHMENT 1





United Surety & Indemnity Co.  
PO Box 2111  
San Juan, PR 00922-2111  
t. 787.273.1818  
f. 787.625.0893

**BID BOND**

**BOND NO. 19203584-1**

**KNOW ALL MEN BY THESE PRESENTS**, that we **CMA-CPM-CSA JV** as Principal, and the **UNITED SURETY & INDEMNITY COMPANY**, an insurance company duly organized and existing under the laws of the Commonwealth of Puerto Rico, having its principal place of business at Guaynabo, Puerto Rico, as surety, are held and firmly bound unto **GOBERNMENT OF PUERTO RICO/ DEPARTMENT OF EDUCATION** as Obligee, in the penal sum of **TWO HUNDRED FIFTY THOUSAND (\$250,000.00)** dollars, lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, our heirs executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

**WHEREAS**, the said Principal is herewith submitting a proposal "**PROGRAM MANAGEMENT SERVICES, RFP PRDE (ER) 2019-02. EL PAYMENT BOND REQUERIDO NO ESTA APROBADO.**"

**THE CONDITION OF THE ABOVE OBLIGATIONS IS SUCH**, that if the aforesaid Principal is awarded the contract, the Principal shall, within the period specified therein, or if no period is specified, within ten (10) days after the notice of such award, enter into a contract, then this obligation shall be null and void and of no effect; otherwise the Principal and the Surety will pay the Obligee the difference in money between the amount of the bid of the Principal and the amount for which the Obligee legally contract with a third party to perform the work if such amount is in excess of the amount of the bid of the Principal. In no event shall the liability hereunder exceed the penal sum hereof.


This bond is valid for 90 days from the date it is issued or the term specified in the Bid documents whichever is less.


Any suits or proceedings in equity brought or to be brought against the Surety shall be initiated within ninety (90) days after the acceptance of the Principal's bid.

**SIGNED and SEALED** this May 1, 2020.

CMA-CPM-CSA JV

UNITED SURETY & INDEMNITY COMPANY

By:   
Héctor J. Rivera  
CPM President

By:   
**LOURDES SANTANA LOPEZ**  
Attorney in Fact





United Surety & Indemnity Co.  
PO Box 2111  
San Juan, PR 00922-2111  
t. 787.273.1818  
f. 787.625.0893 • 787.783.8115  
www.usicgroup.com

Bond no. 19203584-1  
Rider #4

## ELECTRONICALLY EXECUTED BOND ENDORSEMENT

This bond has been signed and sealed electronically for operational purposes in order to comply with the Executive Order #OE-2020-023 issued by the government of Puerto Rico related to Covid-19(Corona Virus). If this bond requires an acknowledgement of surety affidavit, such document will not be included for the reasons stated above.

We hereby certify that this bond is valid as if originally signed and sealed by hand.

Consequently, if the obligee requires an originally executed bond, and acknowledgement of surety affidavit, if applicable, we will issue such documents at a later date, in substitution of the original electronic bond.

Authorized Representative  
**UNITED SURETY & INDEMNITY COMPANY**







# UNITED SURETY & INDEMNITY COMPANY

A Commitment to Excellence and Integrity

## CERTIFICATE OF APPOINTMENT OF ATTORNEY-IN-FACT

Know All Men by these Presents, that UNITED SURETY & INDEMNITY COMPANY, a corporation duly organized and existing under the laws of the Commonwealth of Puerto Rico, and having its principal office in the City of Guaynabo, Puerto Rico, does hereby certify that it has made, constituted and appointed LOURDES SANTANA LOPEZ, of Bayamón, Puerto Rico, its true and lawful Attorney-in-Fact with full power and authority conferred to sign, seal and execute in its behalf bonds, undertakings and other obligatory instruments of similar nature as follows:

### WITHOUT LIMITATION

and to bind UNITED SURETY & INDEMNITY COMPANY thereby as fully and to the same extent as if such instruments were signed by an officer of UNITED SURETY & INDEMNITY COMPANY and all the acts of said Attorney, pursuant to the authority given by virtue of Deed Number Eighteen (18), executed on the 10<sup>th</sup> of October, 2008; before Notary Public Johanny Martínez Batista, are hereby ratified and confirmed.

The Power of Attorney granted by the above mentioned deed, was made and executed pursuant to and by authority of the By-Laws duly adopted by the Stockholders of the Company. Certified copy of the above mentioned Deed shall be filed at the Office of the Commissioner of Insurance of Puerto Rico.

In Witness Whereof, UNITED SURETY & INDEMNITY COMPANY has, pursuant to its By-Laws, caused the present certificate to be signed by the Secretary and its corporate seal to be hereto affixed this 31<sup>st</sup> of March, 2011.

UNITED SURETY & INDEMNITY COMPANY

By:

Rafael A. Blanes González, Secretary



Affiliate Number: 0185

born and subscribed before me by Rafael A. Blanes González, of legal age, married, executive and resident of Guaynabo, Puerto Rico, to me personally known.

In Guaynabo, Puerto Rico, this 31<sup>st</sup> day of March, 2011.

Johanny Martínez Batista  
Notary

The present certificate is in full force and effect as of this 1ST day of MAY, 2020.

Rafael A. Blanes González  
Secretary

# ATTACHMENT 2





**PROPOSAL SUBMITTAL FORM 2 – SAMPLE PRICE PROPOSAL FORM (Rev May 5, 2020)**

PROPOSER IS REQUIRED TO DISCLOSE ANY EXCEPTIONS TO THE SERVICES, AND MUST CLEARLY SPECIFY ALL EXCEPTIONS AND LIST THE SEPARATE COSTS IN THE PROPOSER'S PRICING PROPOSAL. ANY PROPOSER THAT FAILS TO SUBMIT PRICE PROPOSAL SHALL BE AUTOMATICALLY DISQUALIFIED FROM CONSIDERATION FOR AN AWARD. IF APPLICABLE, THE PERCENTAGE ESTABLISHED BY RESOLUTION OF THE BOARD FOR THE INVESTMENT IN THE PUERTO RICAN INDUSTRY **SHALL BE IDENTIFIED BY PROPOSER IN A SEPARATE COLUMN IN THE PROPOSER'S PRICE PROPOSAL** SO THAT THE EVALUATION OF PRICING TO BE CONDUCTED IN ACCORDANCE WITH LAW NO. 14 OF JANUARY 8, 2004, AND LAW 42 OF JANUARY 21, 2018 AS THEY MAY HAVE BEEN AMENDED. THESE LAWS SHALL BE APPLIED IF PERMITTED UNDER APPLICABLE FEDERAL AND LOCAL LAWS.

<b>PMO Direction</b>		
Program Manager	6,240	\$195
Deputy Program Manager	6,240	\$180
<b>PMO Support Staff</b>		
Risk Manager	6,240	\$155
Administration Manager	6,240	\$145
Finance & Accounting	12,480	\$105
Human Resources	6,240	\$105
Admin Assistant	6,240	\$45
Information Technology Manager	6,240	\$145
Grants Manager	6,240	\$155
FEMA Specialist	6,240	\$120
HUD Specialist	6,240	\$120
Other Funding Sources Specialist	6,240	\$120
Insurance Settlements Specialist	6,240	\$145
Admin Staff	6,240	\$45
Compliance Manager	6,240	\$155
Project Controls Specialist	6,240	\$120
Reporting Specialist	31,200	\$105
Insurance Specialist	6,240	\$120
Admin Staff	6,240	\$45
Procurement Manager	6,240	\$155
Procurement Support Specialists	30,160	\$105
Admin Staff	5,200	\$45
Community Outreach Manager	6,240	\$145
Communications Specialist	6,240	\$105
Content Support	5,720	\$105
Field Staff	156,520	\$75
<b>PMO Line - Oversight Office</b>		
Senior Project Manager	6,240	\$185
Design Oversight Manager	6,240	\$175
Design Oversight Staff	36,400	\$130
Construction Oversight Manager	6,240	\$175
Construction Oversight Staff	36,400	\$130
QA/QC Manager	6,240	\$160
QA/QC Staff	37,440	\$130
Safety Manager	6,240	\$145
Safety Inspectors	30,160	\$85
Admin Staff	6,240	\$45

<b>PMO Line - Regional Offices</b>		
<b>Regional Managers</b>		
Regional Project Managers	43,680	\$145
Regional Pre-Construction Mgrs	36,400	\$140
Regional Design Oversight Mgrs	36,400	\$140
Regional Constr Oversight Mgrs	29,120	\$140
Senior Architect / Engineers	131,040	\$130
Schedulers	29,120	\$115
Architects / Scientists / Engineers	145,600	\$115
Construction Coordinator	116,480	\$115
Junior Architect / Engineers	182,000	\$85
Land Acquisition Manager	4,160	\$120
Land Acquisition Technicians	12,480	\$100
Drafters	48,880	\$75
Admin Assistants	36,400	\$45
<b>PMO - SME Consultants</b>		
KGT - Programmatic Audits	7,800	\$160
ETI - Demographic & Econ Projections	8,400	\$165
PMA - Contract Review & Legal Support	9,400	\$225
FNI - Stds Development & Design Rev	13,200	\$225
KA - Grant Mgmt & Compliance	9,400	\$225
ACUMENIAN		
Director	5,720	\$138
Managers & Leaders	17,680	\$127
Data Analysts, Consult & Programmer	16,640	\$116
Technicians & Coordinators	38,480	\$94
Tech Support Specialists <small>Call Ctr</small>	23,920	\$72

Number of Hours for PMO Based on:

- o a 10-yr CIP for 856 schools currently in use
- o CIP Prog of 85 schools per yr, at Avg CIP of \$15M per school
- o Yearly CIP of \$1.25 Bn per yr

<b>3-yrs "Not to Exceed" Amt w/o taxes+EngStampFees</b>	<b>\$177,294,960</b>
<b>4% B2B Subconsultants Tax</b>	<b>\$803,334</b>
<b>1.5% Engineering Stamp Certification Fee</b>	<b>\$1,378,650</b>
<b>3 yrs "Not to Exceed" Amt w/ B2B+EngStampFees</b>	<b>\$179,476,944</b>

