DEPARTAMENTO DE LA
FAMILIA
ADMINISTRACIÓN DE
FAMILIAS Y NIÑOS

GOBIERNO DE PUERTO RICO

Damage Assessment and Valuation Report

LILA MAYORAL
BUILDING & PARKING LOT



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IPG INGENIUM PROFESSIONAL GROUP

Content

1. Facilities Description 4
2. Introduction / Executive Summary 5
3. Summary by discipline 6
3.1 Structural 6
3.2 Mechanical 6
3.3 Electrical 7
3.4 Fire Protection Systems 7
3.5 Plumbing 7
3.6 Data & Telecommunications 8
3.7 Environmental Issues 8
4. Main Building 9
4.1 Damage Description Summary 9
4.2 Main Building – General Information 9
4.2.1 Building Description: 9
4.2.2 Building Use and Occupancy: 9
4.3 Summary Main Building 10
4.3.1 Summary Building - Level 1 10
Photo Documentation – Level 1 10
Damage estimate program – Level 1 11
4.3.2 Summary Building - Level 2 12
Photo Documentation – Level 2 12
Damage estimate program – Level 2 13
4.3.3 Summary Building - Level 3 14
Photo Documentation – Level 3 14
Damage estimate program – Level 3 15
4.3.4 Summary Building - Level 4 16
Photo Documentation – Level 4 16
Damage estimate program – Level 4 17
4.3.5 Summary Building - Level 5 18

Photo Documentation – Level 5 18
Damage estimate program – Level 5 19
4.3.6 Summary Building - Level 6 20
Photo Documentation – Level 6 20
Damage estimate program – Level 6 21
4.3.6 Summary Building - Level 7 22
Photo Documentation – Level 7 22
Damage estimate program – Level 7 23
4.3.8 Summary Building – Exterior Site 24
Photo Documentation – Exterior Site 24
Damage estimate program – Exterior Site 25
5. Parking Lot 26
5.1 Damage Description Summary 26
5.2 Parking Lot – General Information 26
5.2.1 Building Description: 26
5.2.2 Building Use and Occupancy: 26
5.3 Summary Parking Lot 27
5.3.1 Summary Parking Lot - Level 1 27
Photo Documentation – Level 1 27
Damage estimate program – Level 1 28
5.3.2 Summary Parking Lot - Level 2 29
Photo Documentation – Level 2 29
Damage estimate program – Level 2 30
5.3.3 Summary Parking Lot - Level 3 31
Photo Documentation – Level 3 31
Damage estimate program – Level 3 32
5.3.4 Summary Parking Lot - Level 4 33
Photo Documentation – Level 4 33
Probable Cost Estimated – Level 4 34
5.3.5 Summary Parking Lot - Level 5 35

Photo Documentation – Level 5 35
Damage estimate program – Level 5 36
5.3.6 Summary Parking Lot - Level 6 37
Photo Documentation – Level 6 37
Damage estimate program – Level 6 38
5.3.7 Summary Parking Lot - Level 7 39
Photo Documentation – Level 7 39
Damage estimate program – Level 7 40
5.3.8 Summary Parking Lot - Level 8 41
Photo Documentation – Level 8 41
Damage estimate program – Level 8 42
5.3.9 Summary Parking Lot - Level 9 43
Photo Documentation – Level 9 43
Damage estimate program – Level 9 44
7. Points of Interest 45
Conclusion / Recommendations 46
Certification 46

1. Facilities Description

The facilities consist of 2 buildings in Barrio Hato Rey in San Juan, Puerto Rico with a site of 7,515.57 Sqm. approx. A six-story reinforced concrete structure and a nine-story multi-story parking garage with a metal structure of 23,468 sq. ft. each floor and six floors.

CATASTRO	063-033-093-23
COORDENADAS NAD 83	x: 240892.5705, y: 265418.4257 (Lat: 18.42399208, Lon: -66.04627210)
Area aprox. (m.c.)	7515.5705
Municipio	San Juan
Barrio	Hato Rey Central



2. Introduction / Executive Summary

The intensity of winds and rain from Hurricanes Irma and Maria caused severe damages to the Lila Mayoral Building (Central Office of the Puerto Rico Family Department). On Wednesday, September 20, 2017, Hurricane Maria made landfall in Puerto Rico with sustained winds of 90 to 125 mph and gusts up to 175 mph, in addition to 20 to 25 inches of rain. Immediate damage to the Lila Mayoral Building included power outages, broken windows due to flying objects, overflowing roof drainage, water flooding into the building through damaged roof HVAC ducts and stairway, as well as through broken or open windows due to wind force.

In August 2022, the Puerto Rico Family Department (PRFD) contract the services of Ingenium Professional Group, PSC. to conduct a damage assessment and valuation report of these facilities. The report findings were based on nationally recognized facility condition assessment approaches, methods and techniques, as well as best practices used to evaluate and assess the physical condition of PRFD facilities, also using as a reference the guidelines established by FEMA (Preliminary Damage Assessment Guide and Damage Assessment Operations Manual). The assessment considered the effects caused by the hurricanes, including all areas of the main administrative building and the attached parking lot. This assessment resulted in a damage inventory with a probable cost estimate of $ 9.84 million.

In August 2024, the Puerto Rico Family Department rehires the services of Ingenium Professional Group, PSC. to conduct a new assessment focused on determining what are required to bring the building back into use. Since the events that caused damage to the facilities occurred more than 6 years ago, the damage has increased and there are now larger quantities in the inventories and areas that were previously unaffected are now affected.

The damage assessment was carried out through visits at the end of August and beginning of September 2024 by resources trained in different disciplines. The participation of civil, electrical and mechanical engineers, surveyors and architects resulted in a detailed report with photographs, damage inventory and probable cost estimates by levels and areas of each building. Although the report is detailed, it was based on ocular visits and does not rule out the possibility of hidden damage due to disciplines.

3. Summary by discipline

The following summary is the result of the damage specialists' observations during the field inspection. In this section we include general information on the condition of the facilities because of the assessment conducted since August 27 and September 19, 2024.

3.1 Structural

The main building and parking lot were in acceptable structural condition. No structural failures were found that endangered the integrity of the building at the time of the inspections. The waterproofing and drainage protection system was affected by the intense winds and rains of past hurricanes, and since the roofs have not been attended to since Hurricane Maria, the passing of time has increased the damage to the asphalt membrane. In the office building it was found that the asphalt membrane of the roof has almost total infiltration.

3.2 Mechanical

The ventilation and air conditioning system suffered considerable damage, loss of equipment and systems. Water intrusion caused loss of insulation in the piping, corrosion, and paint damage. At the time of the inspection, the equipment was not energized so its operation could not be verified, however, we recommend not only to turn on the entire system but also to assess it under technical supervision for several periods of time.

Because of the water infiltration and the time elapsed since the phenomena, there is evidence of mold in the duct system and some diffuser grids, it is also possible that the electronic and mechanical components require corrective or preventive maintenance, which is why we leave an allowance per level available to perform an exploratory in the entire system.

3.3 Electrical

During the inspection, not all equipment was energized, which prevented its operation from being verified. Detached light fixtures, inoperative fluorescent tubes, and electrical panels exposed to water ingress were observed in the mechanical rooms.

Due to infiltration and mold proliferation on various levels and environments, it is possible that some of the light fixture hardware, which appears to be in good condition, may have rust on the top and require replacement. In addition, areas were found where water collapsed the carpets and moisture has been absorbed by the gypsum board walls up to 4 feet high, affecting outlet and telecommunications circuits.

Therefore, it is suggested to leave an allowance per level and it is recommended that, under technical supervision, tests be carried out on the entire system to verify that the conduits and cables are in good condition, as well as the light fixtures.

3.4 Fire Protection Systems

Significant amounts of fire protection coating were identified as missing from the steel structure of the parking facility, along with material that is delaminating. Water infiltration into the metal structure has led to the delamination of the paint and, consequently, the fire-retardant coating. Therefore, it is recommended to repair the joints in the concrete floors, conduct maintenance and repaint the entire metal structure, and subsequently apply a new fire protection material.

Additionally, damage was observed in the smoke detectors and fire alarm stations at various locations within the building. It is advised to perform a comprehensive verification of the entire system and subject it to testing under technical supervision.

3.5 Plumbing

During the inspection, no damage related to leaks or blockages was identified in the plumbing system. However, the absence of accessories was quantified in several restrooms, including soap dispensers, paper towel dispensers, hand dryers, ADA compliant grab bars, and mirrors. Several urinals and toilets require replacement, as well as the substitution of certain flush valves. Additionally, we recommend conducting diagnostic tests

prior to commencing work to ensure that there are no blockages or leaks in the system, thereby ensuring that the building is in optimal condition before operation.

3.6 Data & Telecommunications

In the data and telecommunications rooms of the office building, it has been observed that, in most cases, the cable connectors have been cut, they are not fully identified by area, and there are no equipment installations in the racks. Identifying all network cables and conducting tests to ensure their operability may prove more costly than implementing a wireless solution using access points on the floors, while retaining only the necessary cabling for telephony. Furthermore, it is critical to consider that part of this network is compromised in walls where moisture has exceeded 3 feets in height. For the purposes of this report, an allowance has been established for the entire network system.

3.7 Environmental Issues

To identify environmental problems, the Puerto Rico Family Department requested the services of a specialized company to conducted an asbestos and lead study that involves sampling and laboratory analysis of the materials (August 2018). The complete finding report is included as part of this evaluation. In terms of air quality, many of the areas show evidence of mold infestation due to the presence of moisture. *Exhibits 1 and 2.*

Nests and birds that entered the building were also found, pigeon and rat droppings were observed on all floors. This should be addressed immediately as per EPA's suggestions and regulations. More than six years have elapsed since the issuance of this report without addressing the situation, resulting in an observed increase in mold proliferation and air contamination. In some floors, windows were opened hours prior to the inspection to mitigate the intensity of the odor.

All equipment and office materials, and the entire interior of the building are severely impacted by mold and moisture, the sanitation or the disposition is recommended, according to the established protocols.

The presence of moisture and mold can be observed on drywall, concrete walls, tiles and carpets and other building interior components. The suspended ceiling tiles for being one whose porous surface can develop bacteria and mold so it will be recommended

to be completely replaced. All porous surfaces with mold content must be replaced following the protocols established by the EPA.

4. Main Building

4.1 Damage Description Summary

The SOW includes the quantification and description of the damages that must be repaired for the building to be operational, considering the interior envelope and encompassing exterior elements to provide an objective and technical analysis of the condition of the office building (DOF) facilities.

This section presents a comprehensive inventory of the identified damages, along with a probable cost estimate, initially aggregated for the entire building and subsequently broken down by levels.

4.2 Main Building – General Information

4.2.1 Building Description:

A six-level concrete building that includes: administrative offices, public service areas, human resources office, service office, theater, cafeteria, daycare, storage level, server rooms, elevators, emergency stairs, mechanical and electrical rooms, among others.

4.2.2 Building Use and Occupancy:

To assess the viability of occupancy and use of the building, the Puerto Rico Family Department engaged the services of a specialized evaluation company on November 17, 2017. Since the recommendations from the report have not been implemented to date, the current conditions remain unchanged. The complete report of findings is included as part of this evaluation. **Exhibit 3**

4.3 Summary Main Building

4.3.1 Summary Building - Level 1

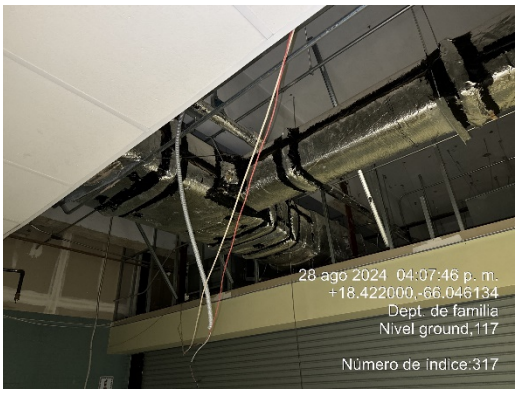
LEVEL 1	Damage inventory by level spaces:	Exhibit 4.1 (Page 2-6)
	Location Spaces by level:	Exhibit 4.1 (Page 7)
	Damage inventory images by space:	Exhibit 4.1 (Page 8-28)

Photo Documentation – Level 1













Damage estimate program – Level 1

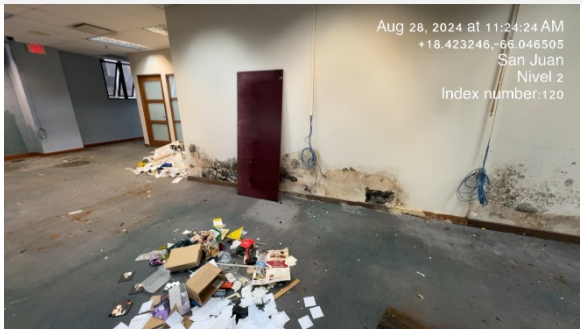
# ITEM	CODE	Damage List	Unit	Qty
1	**2.00**	**DIVISION 02 - EXISTING CONDITIONS**	**HEADING**	
2	2.01	Existing carpet removal and surface preparation	Sq.Ft.	433
3	2.03	Cleaning ceramic tiles flooring, wall, and stain removal	Sq.Ft.	5,972
4	2.05	Maintenance and restorement of stairs.	Sq.Ft.	604
5	**3.00**	**DIVISION 03 - CONCRETE**	**HEADING**	
6	3.01	Concrete floor maintenance (pressure washing and plastering where required)	Sq.Ft.	872
7	**5.00**	**DIVISION 5 - METALS**	**HEADING**	
8	5.52	Remove and install new Metal Railings	L.Ft.	744
9	**8.00**	**DIVISION 08 - OPENINGS**	**HEADING**	
10	8.01	Maintenance hollow metal doors	EA	11
11	8.02	Maintenance of wooden doors and glass	EA	22
12	8.11	Remove and replace hollow wood door (36" x 84")	EA	25
13	8.12	Remove and replace hollow wood door with glass (36" x 84")	EA	33
14	8.13	Remove and replace hollow metal door with pushbar (36" x 84")	EA	3
15	8.46	Remove & Install Circular Window	EA	31
16	8.51	Maintanece of windows 2' x 4' (new caulking and sun protection dyeing)	EA	31
17	8.54	Composite Window	EA	1
18	**9.00**	**DIVISION 09 - FISNISHES**	**HEADING**	
19	9.01	Remove and replace ceramic tiles	Sq.Ft.	196
20	9.02	Remove and replace vinyl Baseboard	L.Ft.	3,133
21	9.04	Remove and install floor vinyl tiles	Sq.Ft.	19,036
22	9.05	Commercial grade carpet installation	Sq.Ft.	300
23	9.10	Install gypsum board wall 4" with insulation	Sq.Ft.	21,203
24	9.12	Remove and replace acoustic ceiling GRID	Sq.Ft.	3,653
25	9.20	Install acoustic ceiling commercial grade (2' x 4')	Sq.Ft.	15,011
26	9.22	Water-resistant gypsum board ceiling	Sq.Ft.	195
27	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	40,742
28	**12.00**	**DIVISION 12 FURNISHINGS**	**HEADING**	
29	12.05	Removal of wooden gabinets and replacement	L.Ft.	10
30	**22.00**	**DIVISION 22 - PLUMBING**	**HEADING**	
31	22.01	Maintenance existing plumbing	LS	18
32	22.10	Remove and replace floor mounted ADA heigh toilets with Flush Valve	EA	25
33	22.11	Remove and replace Urinals	EA	3
34	22.12	Remove and replace Washbasin	EA	27
35	22.13	Bathrooms accessories (Hand Bars, Soap Dispenser, Hand Dryer)	EA	174
36	**23.00**	**DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING (HVAC)**	**HEADING**	
37	23.07	Hvac Insulation (diagnostic and repair allowance)	LS	4
38	23.21	Hrydronic Piping and pumps (diagnostic and repair allowance)	LS	5
39	**26.00**	**DIVISION 26 - ELECTRICAL**	**HEADING**	
40	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	3
41	26.11	Recessed Troffer Panel LED Light (2' x 4') (Interior)	EA	241
42	26.12	Recessed Troffer Panel LED Light (2' x 2') (Interior)	EA	23
43	26.13	Recessed Troffer Light (5" dia)(Interior)	EA	142
44	26.14	Troffer Light (1x8) (interior)	EA	1
45	**27.00**	**DIVISION 27- COMMUNICATIONS**	**HEADING**	
46	27.01	Data Room Maintanance (diagnostic and repair allowance)	LS	1
47	**28.00**	**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**	**HEADING**	
48	28.46.01	Fire Alarm	EA	10
49	28.46.02	Smoke Detector	EA	61

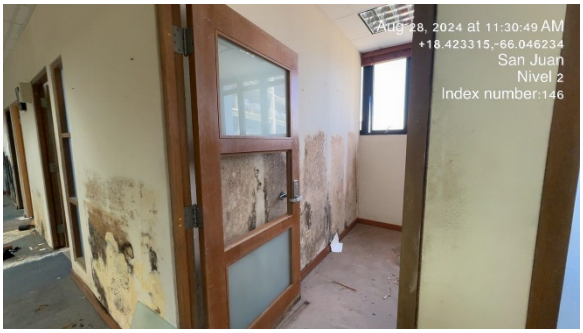
4.3.2 Summary Building - Level 2

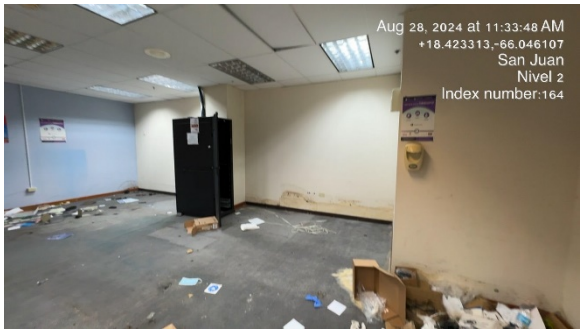
LEVEL 2	Damage inventory by level spaces:	Exhibit 4.2 (Page 2-4)
	Location Spaces by level:	Exhibit 4.2 (Page 5)
	Damage inventory images by space:	Exhibit 4.2 (Page 6 - 13)

Photo Documentation – Level 2

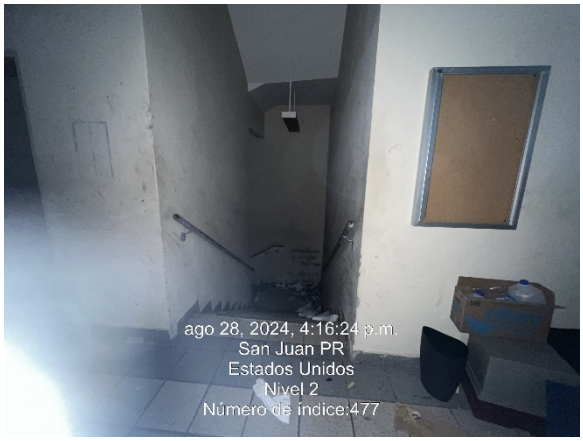












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Damage estimate program – Level 2

# ITEM	CODE	Damage List	Unit	Qty
1	**2.00**	**DIVISION 02 - EXISTING CONDITIONS**	HEADING	
2	2.01	Existing carpet removal and surface preparation	Sq.Ft.	14,642
3	2.03	Cleaning ceramic tiles flooring, wall, and stain removal	Sq.Ft.	6,785
4	**5.00**	**DIVISION 5 - METALS**	HEADING	
5	5.52	Remove and install new Metal Railings	L.Ft.	106
6	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
7	8.01	Maintenance hollow metal doors	EA	15
8	8.02	Maintenance of wooden doors and glass	EA	9
9	8.03	Replacement of elastomeric sealant window seals	EA	6
10	8.04	Maintenance of hollow wooden doors	EA	7
11	8.12	Remove and replace hollow wood door with glass (36" x 84")	EA	10
12	8.51	Maintanece of windows 2' x 4' (new caulking and sun protection dyeing)	EA	31
13	8.52	Replacement of awning windows 2' x 4' (hurricane resistant)	EA	1
14	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
15	9.01	Remove and replace ceramic tiles	Sq.Ft.	-
16	9.02	Remove and replace vinyl Baseboard	L.Ft.	84
17	9.03	Remove and replaced wood baseboard	L.Ft.	2,288
18	9.04	Remove and install floor vinyl tiles	Sq.Ft.	341
19	9.05	Commercial grade carpet installation	Sq.Ft.	14,642
20	9.06	Remove and replace ceramic tile staircase flooring	Sq.Ft.	700
21	9.10	Install gypsum board wall 4" with insulation	Sq.Ft.	11,484
22	9.12	Remove and replace acoustic ceiling GRID	Sq.Ft.	21,982
23	9.20	Install acoustic ceiling commercial grade (2' x 4')	Sq.Ft.	21,982
24	9.21	Install acoustic ceiling commercial grade (2' x 2')	Sq.Ft.	2,665
25	9.22	Water-resistant gypsum board ceiling	Sq.Ft.	429
26	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	37,235
27	9.33	High traffic floor painting	Sq.Ft.	1,111
28	**22**	**DIVISION 22 - PLUMBING**	HEADING	
29	22.13	Bathrooms accessories (Hand Bars, Soap Dispenser, Hand Dryer)	EA	60
30	22.01	Maintenance existing plumbing	LS	7
31	22.1	Remove and replace floor mounted ADA heigh toilets with Flush Valve	EA	2
32	22.11	Remove and replace Urinals	EA	1
33	22.12	Remove and replace Washbasin	EA	10
34	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
35	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	33
36	26.11	Recessed Troffer Panel LED Light (2' x 4') (Interior)	EA	231
37	26.13	Recessed Troffer Light (5" dia)(Interior)	EA	28
	27.00	**DIVISION 27- COMMUNICATIONS**		-
	27.01	Data Room Maintanance (diagnostic and repair allowance)	LS	1
40	**23**	**DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING (HVAC)**	HEADING	

4.3.3 Summary Building - Level 3

LEVEL 3	Damage inventory by level spaces:	Exhibit 4.3 (Page 2-6)
	Location Spaces by level:	Exhibit 4.3 (Page 7)
	Damage inventory images by space:	Exhibit 4.3 (Page 8-27)

Photo Documentation – Level 3













Damage estimate program – Level 3

# ITEM	COD	Damage List	Unit	Qty
1	**2.00**	**DIVISION 02 - EXISTING CONDITIONS**	**HEADING**	
2	2.01	Existing carpet removal and surface preparation	Sq.Ft.	24,589
3	2.03	Cleaning ceramic tiles flooring, wall, and stain removal	Sq.Ft.	14,652
4	2.05	Maintenance and restorement of stairs.	Sq.Ft.	528
5	**3.00**	**DIVISION 03 - CONCRETE**	**HEADING**	
6	3.01	Concrete floor maintenance (pressure washing and plastering where	Sq.Ft.	756
7	**5.00**	**DIVISION 5 - METALS**	**HEADING**	
8	5.52	Remove and install new Metal Railings	L.Ft.	440
9	**8.00**	**DIVISION 08 - OPENINGS**	**HEADING**	
10	8.01	Maintenance hollow metal doors	EA	20
11	8.02	Maintenance of wooden doors and glass	EA	74
12	8.04	Maintenance of hollow wooden doors	EA	18
13	8.11	Remove and replace hollow wood door (36" x 84")	EA	8
14	8.12	Remove and replace hollow wood door with glass (36" x 84")	EA	33
15	**9.00**	**DIVISION 09 - FISNISHES**	**HEADING**	
16	9.01	Remove and replace ceramic tiles	Sq.Ft.	252
17	9.02	Remove and replace vinyl Baseboard	L.Ft.	146
18	9.03	Remove and replaced wood baseboard	L.Ft.	4,148
19	9.04	Remove and install floor vinyl tiles	Sq.Ft.	456
20	9.05	Commercial grade carpet installation	Sq.Ft.	18
21	9.06	Remove and replace ceramic tile staircase flooring	Sq.Ft.	252
22	9.10	Install gypsum board wall 4" with insulation	Sq.Ft.	612
23	9.12	Remove and replace acoustic ceiling GRID	Sq.Ft.	38,765
24	9.20	Install acoustic ceiling commercial grade (2' x 4')	Sq.Ft.	38,765
25	9.22	Water-resistant gypsum board ceiling	Sq.Ft.	458
26	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	49,974
27	**22.00**	**DIVISION 22 - PLUMBING**	**HEADING**	
28	22.01	Maintenance existing plumbing	LS	3
29	22.10	Remove and replace floor mounted ADA heigh toilets with Flush	EA	10
30	22.11	Remove and replace Urinals	EA	2
31	22.12	Remove and replace Washbasin	EA	10
32	22.13	Bathrooms accessories (Hand Bars, Soap Dispenser, Hand Dryer)	EA	66
33	22.47	Drinking Fountains and Water coolers	EA	1
34	**23.00**	**DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING (HVAC)**	**HEADING**	
35	23.07	Hvac Insulation (diagnostic and repair allowance)	LS	4
36	23.21	Hrydronic Piping and pumps (diagnostic and repair allowance)	LS	4
37	23.64	Packaged Water chiller (diagnostic and repair allowance)	LS	4
38	**26.00**	**DIVISION 26 - ELECTRICAL**	**HEADING**	
39	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	24
40	26.11	Recessed Troffer Panel LED Light (2' x 4') (Interior)	EA	379
41	26.12	Recessed Troffer Panel LED Light (2' x 2') (Interior)	EA	27
42	26.13	Recessed Troffer Light (5" dia)(Interior)	EA	46
43	**27.00**	**DIVISION 27- COMMUNICATIONS**	**HEADING**	
44	27.01	Data Room Maintanance (diagnostic and repair allowance)	LS	1
45	**28.00**	**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**	**HEADING**	
46	28.46.01	Fire Alarm	EA	21
47	28.46.02	Smoke Detector	EA	48

4.3.4 Summary Building - Level 4

LEVEL 4	Damage inventory by level spaces:	Exhibit 4.4 (Page 2-7)
	Location Spaces by level:	Exhibit 4.4 (Page 8)
	Damage inventory images by space:	Exhibit 4.4 (Page 9-15)

Photo Documentation – Level 4











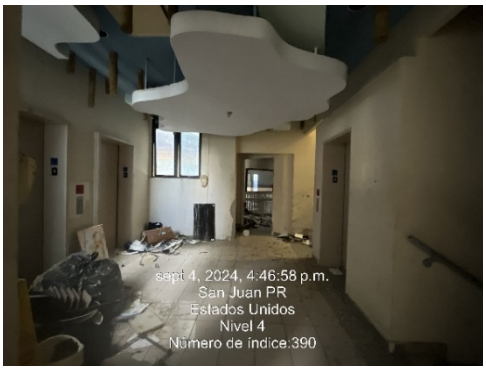

Damage estimate program – Level 4

# ITEM	CODE	Damage List	Unit	Qty
1	**2.00**	**DIVISION 02 - EXISTING CONDITIONS**	HEADING	
2	2.01	Existing carpet removal and surface preparation	Sq.Ft.	16,517
3	2.03	Cleaning ceramic tiles flooring, wall, and stain removal	Sq.Ft.	9,239
4	2.05	Maintenance and restorement of stairs.	Sq.Ft.	653
5	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
6	3.01	Concrete floor maintenance (pressure washing and plastering where requir	Sq.Ft.	5,158
7	**5.00**	**DIVISION 5 - METALS**	HEADING	
8	5.52	Remove and install new Metal Railings	L.Ft.	256
9	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
10	8.01	Maintenance hollow metal doors	EA	17
11	8.02	Maintenance of wooden doors and glass	EA	55
12	8.03	Replacement of elastomeric sealant window seals	EA	51
13	8.04	Maintenance of hollow wooden doors	EA	6
14	8.11	Remove and replace hollow wood door (36" x 84")	EA	1
15	8.12	Remove and replace hollow wood door with glass (36" x 84")	EA	6
16	8.51	Maintanece of windows 2' x 4' (new caulking and sun protection dyeing)	EA	92
17	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
18	9.01	Remove and replace ceramic tiles	Sq.Ft.	252
19	9.02	Remove and replace vinyl Baseboard	L.Ft.	109
20	9.03	Remove and replaced wood baseboard	L.Ft.	3,564
21	9.04	Remove and install floor vinyl tiles	Sq.Ft.	1,059
22	9.05	Commercial grade carpet installation	Sq.Ft.	15,467
23	9.06	Remove and replace ceramic tile staircase flooring	Sq.Ft.	252
24	9.10	Install gypsum board wall 4" with insulation	Sq.Ft.	993
25	9.11	Remove and replace ceramic base board	Sq.Ft.	7
26	9.12	Remove and replace acoustic ceiling GRID	Sq.Ft.	23,018
27	9.20	Install acoustic ceiling commercial grade (2' x 4')	Sq.Ft.	21,700
28	9.21	Install acoustic ceiling commercial grade (2' x 2')	Sq.Ft.	1,398
29	9.22	Water-resistant gypsum board ceiling	Sq.Ft.	2,472
30	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	190,048
31	9.32	Metal painting (handrails, fencing, railings)	Sq.Ft.	184
32	9.33	High traffic floor painting	Sq.Ft.	898
33	**22.00**	**DIVISION 22 - PLUMBING**	HEADING	
34	22.10	Remove and replace floor mounted ADA heigh toilets with Flush Valve	EA	11
35	22.12	Remove and replace Washbasin	EA	10
36	22.11	Remove and replace Urinals	EA	2
37	22.13	Bathrooms accessories (Hand Bars, Soap Dispenser, Hand Dryer)	EA	30
38	22.47	Drinking Fountains and Water coolers	EA	1
39	**23.00**	**DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING (HVAC)**	HEADING	
40	23.07	Hvac Insulation (diagnostic and repair allowance)	LS	5
41	23.21	Hrydronic Piping and pumps (diagnostic and repair allowance)	LS	5
42	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
43	26.01	Maintenance Testing of Electrical Systems	LS	2
44	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	29
45	26.11	Recessed Troffer Panel LED Light (2' x 4') (Interior)	EA	249
46	26.12	Recessed Troffer Panel LED Light (2' x 2') (Interior)	EA	79
47	26.13	Recessed Troffer Light (5" dia)(Interior)	EA	72
48	**27.00**	**DIVISION 27- COMMUNICATIONS**	HEADING	
49	27.01	Data Room Maintanance (diagnostic and repair allowance)	LS	1

4.3.5 Summary Building - Level 5

LEVEL 5	Damage inventory by level spaces:	Exhibit 4.5 (Page 2-7)
	Location Spaces by level:	Exhibit 4.5 (Page 8)
	Damage inventory images by space:	Exhibit 4.5 (Page 9-29)

Photo Documentation – Level 5











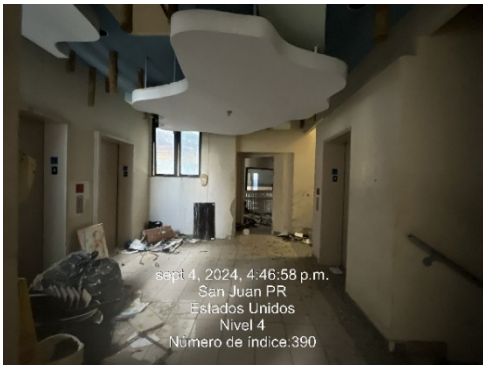

Damage estimate program – Level 5

# ITEM	CODE	Damage List	Unit	Qty
1	**2.00**	**DIVISION 02 - EXISTING CONDITIONS**	HEADING	
2	2.01	Existing carpet removal and surface preparation	Sq.Ft.	19,228
3	2.03	Cleaning ceramic tiles flooring, wall, and stain removal	Sq.Ft.	15,138
4	2.05	Maintenance and restorement of stairs.	Sq.Ft.	604
5	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
6	3.01	Concrete floor maintenance (pressure washing and plastering	Sq.Ft.	3
7	**5.00**	**DIVISION 5 - METALS**	HEADING	
8	5.52	Remove and install new Metal Railings	L.Ft.	736
9	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
10	8.01	Maintenance hollow metal doors	EA	31
11	8.02	Maintenance of wooden doors and glass	EA	3
12	8.04	Maintenance of hollow wooden doors	EA	4
13	8.11	Remove and replace hollow wood door (36" x 84")	EA	9
14	8.12	Remove and replace hollow wood door with glass (36" x 84")	EA	53
15	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
16	9.02	Remove and replace vinyl Baseboard	L.Ft.	192
17	9.03	Remove and replaced wood baseboard	L.Ft.	4,200
18	9.04	Remove and install floor vinyl tiles	Sq.Ft.	894
19	9.05	Commercial grade carpet installation	Sq.Ft.	19,058
20	9.06	Remove and replace ceramic tile staircase flooring	Sq.Ft.	252
21	9.10	Install gypsum board wall 4" with insulation	Sq.Ft.	976
22	9.12	Remove and replace acoustic ceiling GRID	Sq.Ft.	4,530
23	9.20	Install acoustic ceiling commercial grade (2' x 4')	Sq.Ft.	33,502
24	9.21	Install acoustic ceiling commercial grade (2' x 2')	Sq.Ft.	483
25	9.22	Water-resistant gypsum board ceiling	Sq.Ft.	1,130
26	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	48,138
27	**22.00**	**DIVISION 22 - PLUMBING**	HEADING	
28	22.01	Maintenance existing plumbing	LS	4
29	22.10	Remove and replace floor mounted ADA heigh toilets with Flush Valve	EA	12
30	22.11	Remove and replace Urinals	EA	2
31	22.12	Remove and replace Washbasin	EA	11
32	22.13	Bathrooms accessories (Hand Bars, Soap Dispenser, Hand Dryer)	EA	72
33	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
34	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	21
35	26.11	Recessed Troffer Panel LED Light (2' x 4') (Interior)	EA	278
36	26.12	Recessed Troffer Panel LED Light (2' x 2') (Interior)	EA	47
	26.13	Recessed Troffer Light (5" dia)(Interior)	EA	98
38	**27.00**	**DIVISION 27- COMMUNICATIONS**	HEADING	
39	27.01	Data Room Maintanance (diagnostic and repair allowance)	LS	1
40	**28.00**	**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**	HEADING	
41	28.46.01	Fire Alarm	EA	15
42	28.46.02	Smoke Detector	EA	58

4.3.6 Summary Building - Level 6

LEVEL 6	Damage inventory by level spaces:	Exhibit 4.6 (Page 2-3)
	Location Spaces by level:	Exhibit 4.6 (Page 4)
	Damage inventory images by space:	Exhibit 4.6 (Page 5-11)

Photo Documentation – Level 6













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Damage estimate program – Level 6

# ITEM	CODE	Damage List	Unit	Qty
1	**2.00**	**DIVISION 02 - EXISTING CONDITIONS**	**HEADING**	
2	2.03	Cleaning ceramic tiles flooring, wall, and stain removal	Sq.Ft.	1,312
3	2.05	Maintenance and restorement of stairs.	Sq.Ft.	352
4	**3.00**	**DIVISION 03 - CONCRETE**	**HEADING**	
5	3.01	Concrete floor maintenance (pressure washing and plastering	Sq.Ft.	5,563
6	**5.00**	DIVISION 5 - METALS	**HEADING**	
7	5.52	Remove and install new Metal Railings	L.Ft.	480
8	**8.00**	**DIVISION 08 - OPENINGS**	**HEADING**	
9	8.01	Maintenance hollow metal doors	EA	17
10	8.03	Replacement of elastomeric sealant window seals	EA	59
11	8.11	Remove and replace hollow wood door (36" x 84")	EA	10
12	8.12	Remove and replace hollow wood door with glass (36" x 84")	EA	4
13	**9.00**	**DIVISION 09 - FISNISHES**	**HEADING**	
14	9.01	Remove and replace ceramic tiles	Sq.Ft.	351
15	9.02	Remove and replace vinyl Baseboard	L.Ft.	60
16	9.03	Remove and replaced wood baseboard	L.Ft.	258
17	9.04	Remove and install floor vinyl tiles	Sq.Ft.	1,647
18	9.10	Install gypsum board wall 4" with insulation	Sq.Ft.	1,136
19	9.12	Remove and replace acoustic ceiling GRID	Sq.Ft.	31,967
20	9.20	Install acoustic ceiling commercial grade (2' x 4')	Sq.Ft.	31,967
21	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	21,508
22	**22.00**	**DIVISION 22 - PLUMBING**	**HEADING**	
23	22.01	Maintenance existing plumbing	LS	2
24	22.10	Remove and replace floor mounted ADA heigh toilets with Flush Valve	EA	10
25	22.11	Remove and replace Urinals	EA	2
26	22.12	Remove and replace Washbasin	EA	9
27	22.13	Bathrooms accessories (Hand Bars, Soap Dispenser, Hand Dryer)	EA	12
28	23.07	Hvac Insulation (diagnostic and repair allowance)	LS	4
29	23.64	Packaged Water chiller (diagnostic and repair allowance)	LS	4
30	**26.00**	**DIVISION 26 - ELECTRICAL**	**HEADING**	
31	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	4
32	26.11	Recessed Troffer Panel LED Light (2' x 4') (Interior)	EA	156
33	**28.00**	**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**	**HEADING**	
34	28.46.01	Fire Alarm	EA	4
35	28.46.02	Smoke Detector	EA	29

4.3.6 Summary Building - Level 7

LEVEL 7	Damage inventory by level spaces:	Exhibit 4.7 (Page 2)
	Location Spaces by level:	Exhibit 4.7 (Page 3)
	Damage inventory images by space:	Exhibit 4.7 (Page 4-5)

Photo Documentation – Level 7



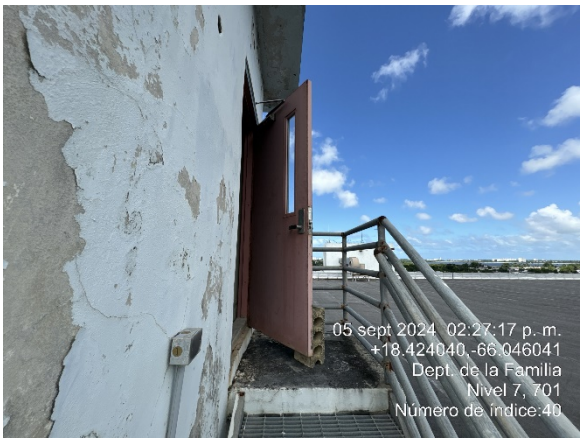














Damage estimate program – Level 7

# ITEM	CODE	Damage List	Unit	Qty
1	**7.00**	**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**	**HEADING**	
2	7.50	Membrane Roofing	Sq.Ft.	25,000
3	**8.00**	**DIVISION 08 - OPENINGS**	**HEADING**	
4	8.01	Maintenance hollow metal doors	EA	4
5	**9.00**	**DIVISION 09 - FISNISHES**	**HEADING**	
6	9.24	Cement Plastering	Sq.Ft.	110
7	**14.00**	**DIVISION 14 - CONVEYING EQUIPMENT**	**HEADING**	
8	14.01	Elevators (diagnostic and repair allowance)	LS	1
9	**23.00**	**DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING (HVAC)**	**HEADING**	
10	23.38	Ventilation Hoods (diagnostic and repair allowance)	EA	2
11	23.64	Packaged Water chiller (diagnostic and repair allowance)	LS	2
12	23.65	Cooling Towers (diagnostic and repair allowance)	LS	2

4.3.8 Summary Building – Exterior Site

Exterior Site	Damage inventory by level spaces:	Exhibit 4.3.8 (Page 2)
	Location Spaces by level:	N/A
	Damage inventory images by space:	Exhibit 4.3.8 (Page 3-4)

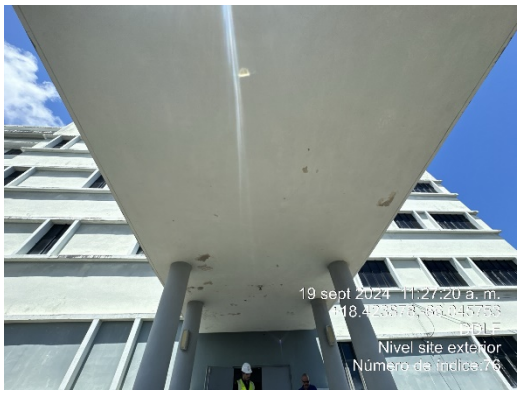
Photo Documentation – Exterior Site

















Damage estimate program – Exterior Site

# ITEM	CODE	Damage List	Unit	Qty
1	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
2	3.01	Concrete floor maintenance (pressure washing and pl	Sq.Ft.	9,260
3	**5.00**	**DIVISION 5 - METALS**	HEADING	
4	5.52	Remove and install new Metal Railings	L.Ft.	154
5	5.70	Corporeal metallic letters on facade “LILA MAYORAL” Building	LS	1
6	7.00	**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**	HEADING	
7	7.61	Grid for translucent roof assembly	Sq.Ft.	255
8	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
9	8.45	Translucent Roofing Sheet	Sq.Ft.	255
10	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
11	9.31	Exterior concrete painting	Sq.Ft.	68,810
12	9.32	Metal painting (handrails, fencing, railings)	Sq.Ft.	7,161
13	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
14	26.35	Motor for electric fence (diagnostic and repair allowance)	LS	2
15	26.50	Exterior 400w LED FloodLight façade	EA	6
16	**32.00**	**DIVISION 32 - Exterior Improvements**	HEADING	
17	32.18	Playground flooring rubber	Sq.Ft.	660
18	32.31	New Cyclone Fence (8ft Height)	L.Ft.	100
19	32.33	New Metal Fence (4 feet height)	L.ft	11
20	32.39	Metal Parking Poles	EA	2
21	**33.00**	**DIVISION 33 - Utilities**	HEADING	
22	33.56	5000 Galon Tank (diagnostic and repair allowance)	EA	1
23	**48.00**	**DIVISION 48 - Electrical Power Generation**	HEADING	
24	48.01	1750KV Generator (diagnostic and repair allowance)	EA	1

5. Parking Lot

5.1 Damage Description Summary

The Scope of Work covers the quantification and description of the damage that needs to be repaired to restore the parking building to proper operation. This includes identification of the rehabilitation work required to ensure the operability of the building.

The analysis provides an objective technical evaluation of the current state of the facilities, detailing the affected systems, such as the structure, metallic elements, electrical, plumbing, mechanical, and fire protection systems, among others.

In addition, this section presents a complete inventory of the damages detected, accompanied by an initial repair cost estimate, which is first broken down for the entire building and then detailed by levels and zones, considering the impact on the integrity of the building and the interventions required to comply with safety standards and operational functionality.

5.2 Parking Lot – General Information

5.2.1 Building Description:

Nine-story steel frame building with concrete floor slabs.

5.2.2 Building Use and Occupancy:

The building is currently in use, and on several levels the fire retardant on the metal structure is detached. As the building is completely open horizontally, this allows constant ventilation and at the same time the spread of rust on the metal elements due to lack of maintenance.

5.3 Summary Parking Lot

5.3.1 Summary Parking Lot - Level 1

PL – Level 1	Damage inventory by level spaces:	Exhibit 5.1 (Page 2-3)
	Location Spaces by level:	Exhibit 5.1 (Page 4)
	Damage inventory images by space:	Exhibit 5.1 (Page 5-12)

Photo Documentation – Level 1













Damage estimate program – Level 1

# ITEM	CODE	Damage List	Unit	Qty
1	**3.00**	**DIVISION 03 - CONCRETE**	**HEADING**	
2	3.01	Concrete floor maintenance (pressure washing and plastering where required)	Sq.Ft.	3,869
3	**5.00**	**DIVISION 5 - METALS**	**HEADING**	
4	5.52	Remove and install new Metal Railings	L.Ft.	964
5	**7.00**	**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**	**HEADING**	
6	7.81	Removal and application of Fire retardant for metal beams (5%)	Sq.Ft.	9,125
7	**8.00**	**DIVISION 08 - OPENINGS**	**HEADING**	
8	8.01	Maintenance hollow metal doors	EA	10
9	8.02	Maintenance of wooden doors and glass	EA	6
10	8.11	Remove and replace hollow wood door (36" x 84")	EA	4
11	**9.00**	**DIVISION 09 - FISNISHES**	**HEADING**	
12	9.02	Remove and replace vinyl Baseboard	L.Ft.	508
13	9.04	Remove and install floor vinyl tiles	Sq.Ft.	2,392
14	9.12	Remove and replace acoustic ceiling GRID	Sq.Ft.	2,392
15	9.20	Install acoustic ceiling commercial grade (2' x 4')	Sq.Ft.	3,896
16	9.24	Cement Plastering	Sq.Ft.	957
17	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	9,000
18	9.31	Exterior concrete painting	Sq.Ft.	14,191
19	9.54	Remove and replace metal ceiling	Sq.Ft.	352
20	9.91	Paint for Metal beams	Sq.Ft.	9,125
21	**22**	**DIVISION 22 - PLUMBING**	**HEADING**	
22	22.02	Pump and tank system (diagnostic and repair allowance)	LS	1
23	22.1	Remove and replace floor mounted ADA heigh toilets with Flush Valve	EA	1
24	22.12	Remove and replace Washbasin	EA	1
25	22.13	Bathrooms accessories (Hand Bars, Soap Dispenser, Hand Dryer)	EA	1
26	**26.00**	**DIVISION 26 - ELECTRICAL**	**HEADING**	
27	26.02	Troffer Light (1x1) (exterior)	EA	35
28	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	23
29	26.11	Recessed Troffer Panel LED Light (2' x 4') (Interior)	EA	35
30	26.12	Recessed Troffer Panel LED Light (2' x 2') (Interior)	EA	2
31	26.13	Recessed Troffer Light (5" dia)(Interior)	EA	1
32	**32.00**	**DIVISION 32 - Exterior Improvements**	**HEADING**	
33	32.17	Replacement of Parking wheel steps	EA	23
34	28.46.02	Smoke Detector	EA	13

5.3.2 Summary Parking Lot - Level 2

PL – Level 2	Damage inventory by level spaces:	Exhibit 5.2 (Page 2)
	Location Spaces by level:	Exhibit 5.2 (Page 3)
	Damage inventory images by space:	Exhibit 5.2 (Page 4-7)

Photo Documentation – Level 2













Damage estimate program – Level 2

# ITEM	CODE	Damage List	Unit	Qty
1	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
2	3.01	Concrete floor maintenance (pressure washing and plastering where required)	Sq.Ft.	62,146
3	**5.00**	**DIVISION 5 - METALS**	HEADING	
4	5.52	Remove and install new Metal Railings	L.Ft.	1,080
5	**7.00**	**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**	HEADING	
6	7.81	Removal and application of Fire retardant for metal beams	Sq.Ft.	3,067
7	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
8	8.01	Maintenance hollow metal doors	EA	7
9	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
10	9.24	Cement Plastering	Sq.Ft.	957
11	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	2,940
12	9.31	Exterior concrete painting	Sq.Ft.	17,699
13	9.32	Metal painting (handrails, fencing, railings)	Sq.Ft.	3,067
14	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
15	26.02	Troffer Light (1x1) (exterior)	EA	51
	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	11
17	26.52	Exit Signs	EA	5
18	**28.00**	**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**	HEADING	
19	**32.00**	**DIVISION 32 - Exterior Improvements**	HEADING	
20	32.17	Replacement of Parking wheel steps	EA	56
21	28.46.02	Smoke Detector	EA	24

5.3.3 Summary Parking Lot - Level 3

PL – LEVEL 3	Damage inventory by level spaces:	Exhibit 5.3 (Page 2)
	Location Spaces by level:	Exhibit 5.3 (Page 3)
	Damage inventory images by space:	Exhibit 5.3 (Page 4-6)

Photo Documentation – Level 3













Damage estimate program – Level 3

# ITEM	CODE	Damage List	Unit	Qty
1	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
2	3.01	Concrete floor maintenance (pressure washing and plastering where required)	Sq.Ft.	62,146
3	**5.00**	**DIVISION 5 - METALS**	HEADING	
4	5.19	Metal Tension Cables	L.Ft.	-
5	5.52	Remove and install new Metal Railings	L.Ft.	1,080
6	7.81	Removal and application of Fire retardant for metal be	Sq.Ft.	3,067
7	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
8	8.01	Maintenance hollow metal doors	EA	5
9	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
10	9.24	Cement Plastering	Sq.Ft.	957
11	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	2,700
12	9.31	Exterior concrete painting	Sq.Ft.	17,699
13	9.32	Metal painting (handrails, fencing, railings)	Sq.Ft.	3,067
14	9.33	High traffic floor painting	Sq.Ft.	-
15	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
16	26.02	Troffer Light (1x1) (exterior)	EA	51
17	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	10
18	26.11	Recessed Troffer Panel LED Light (2' x 4') (Interior)	EA	-
19	26.12	Recessed Troffer Panel LED Light (2' x 2') (Interior)	EA	-
20	26.13	Recessed Troffer Light (5" dia)(Interior)	EA	-
21	26.52	Exit Signs	EA	5
22	**32.00**	**DIVISION 32 - Exterior Improvements**	HEADING	
23	32.17	Replacement of Parking wheel steps	EA	58
24	28.46.02	Smoke Detector	EA	22

5.3.4 Summary Parking Lot - Level 4

PL – LEVEL 4	Damage inventory by level spaces:	Exhibit 5.4 (Page 2)
	Location Spaces by level:	Exhibit 5.4 (Page 3)
	Damage inventory images by space:	Exhibit 5.4 (Page 4-6)

Photo Documentation – Level 4













Probable Cost Estimated – Level 4

# ITEM	CODE	Damage List	Unit	Qty
1	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
2	3.01	Concrete floor maintenance (pressure washing and plastering where required)	Sq.Ft.	62,146
3	**5.00**	**DIVISION 5 - METALS**	HEADING	
4	5.19	Metal Tension Cables	L.Ft.	216
5	5.52	Remove and install new Metal Railings	L.Ft.	1,080
6	**7.00**	**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**	HEADING	
7	7.81	Removal and application of Fire retardant for metal beams	Sq.Ft.	3,067
8	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
9	8.01	Maintenance hollow metal doors	EA	5
10	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
11	9.13	Removal of gypsum board walls 4" with insulation	Sq.Ft.	6,350
12	9.14	Removal of acoustic ceiling GRID	Sq.Ft.	6,350
13	9.15	Removal of acoustic ceiling	Sq.Ft.	6,350
14	9.24	Cement Plastering	Sq.Ft.	957
15	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	2,700
16	9.31	Exterior concrete painting	Sq.Ft.	17,699
17	9.32	Metal painting (handrails, fencing, railings)	Sq.Ft.	3,067
18	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
19	26.02	Troffer Light (1x1) (exterior)	EA	51
20	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	10
21	26.52	Exit Signs	EA	5
22	**28.00**	**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**	HEADING	
23	**32.00**	**DIVISION 32 - Exterior Improvements**	HEADING	
24	32.17	Replacement of Parking wheel steps	EA	58
25	28.46.02	Smoke Detector	EA	22

5.3.5 Summary Parking Lot - Level 5

PL – Level 5	Damage inventory by level spaces:	Exhibit 5.5 (Page 2)
	Location Spaces by level:	Exhibit 5.5 (Page 3)
	Damage inventory images by space:	Exhibit 5.5 (Page 4-6)

Photo Documentation – Level 5













Damage estimate program – Level 5

# ITEM	CODE	Damage List	Unit	Qty
1	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
2	3.01	Concrete floor maintenance (pressure washing and plastering where required)	Sq.Ft.	3,877
3	**5.00**	**DIVISION 5 - METALS**	HEADING	
4	5.52	Remove and install new Metal Railings	L.Ft.	1,080
5	**7.00**	**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**	HEADING	
6	7.81	Removal and application of Fire retardant for metal beams	Sq.Ft.	3,067
7	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
8	8.01	Maintenance hollow metal doors	EA	5
9	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
10	9.24	Cement Plastering	Sq.Ft.	957
11	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	2,700
12	9.31	Exterior concrete painting	Sq.Ft.	17,699
13	9.32	Metal painting (handrails, fencing, railings)	Sq.Ft.	3,067
14	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
15	26.02	Troffer Light (1x1) (exterior)	EA	51
16	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	10
17	26.52	Exit Signs	EA	5
18	**28.00**	**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**	HEADING	
19	**32.00**	**DIVISION 32 - Exterior Improvements**	HEADING	
20	32.17	Replacement of Parking wheel steps	EA	58
21	28.46.02	Smoke Detector	EA	22

5.3.6 Summary Parking Lot - Level 6

PL – Level 6	Damage inventory by level spaces:	Exhibit 5.6 (Page 2)
	Location Spaces by level:	Exhibit 5.6 (Page 3)
	Damage inventory images by space:	Exhibit 5.6 (Page 4-7)

Photo Documentation – Level 6













Damage estimate program – Level 6

# ITEM	CODE	Damage List	Unit	Qty
1	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
2	3.01	Concrete floor maintenance (pressure washing and	Sq.Ft.	62,146
3	**5.00**	**DIVISION 5 - METALS**	HEADING	
4	5.52	Remove and install new Metal Railings	L.Ft.	1,080
	7.00	**DIVISION 07 - THERMAL AND MOISTURE**	HEADING	
6	7.81	Removal and application of Fire retardant for metal beams	Sq.Ft.	3,067
7	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
8	8.01	Maintenance hollow metal doors	EA	5
	9.00	**DIVISION 09 - FISNISHES**	HEADING	
10	9.24	Cement Plastering	Sq.Ft.	957
11	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	2,700
12	9.31	Exterior concrete painting	Sq.Ft.	17,699
13	9.32	Metal painting (handrails, fencing, railings)	Sq.Ft.	3,067
14	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
15	26.02	Troffer Light (1x1) (exterior)	EA	51
16	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	10
17	26.52	Exit Signs	EA	5
18	**32.00**	**DIVISION 32 - Exterior Improvements**	HEADING	
19	32.17	Replacement of Parking wheel steps	EA	58
20	**28.00**	**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**	HEADING	
21	28.46.02	Smoke Detector	EA	22

5.3.7 Summary Parking Lot - Level 7

PL – Level 7	Damage inventory by level spaces:	Exhibit 5.7 (Page 2)
	Location Spaces by level:	Exhibit 5.7 (Page 3)
	Damage inventory images by space:	Exhibit 5.7 (Page 4-7)

Photo Documentation – Level 7













Damage estimate program – Level 7

# ITEM	CODE	Damage List	Unit	Qty
1	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
2	3.01	Concrete floor maintenance (pressure washing and plastering where required)	Sq.Ft.	62,146
3	**5.00**	**DIVISION 5 - METALS**	HEADING	
4	5.52	Remove and install new Metal Railings	L.Ft.	1,080
5	**7.00**	**DIVISION 07 - THERMAL AND MOISTURE**	HEADING	
6	7.81	Removal and application of Fire retardant for metal	Sq.Ft.	3,067
7	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
8	8.01	Maintenance hollow metal doors	EA	5
9	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
10	9.24	Cement Plastering	Sq.Ft.	957
11	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	2,700
12	9.31	Exterior concrete painting	Sq.Ft.	17,699
13	9.32	Metal painting (handrails, fencing, railings)	Sq.Ft.	3,067
14	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
15	26.02	Troffer Light (1x1) (exterior)	EA	51
16	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	10
17	26.52	Exit Signs	EA	5
18	**32.00**	**DIVISION 32 - Exterior Improvements**	HEADING	
19	32.17	Replacement of Parking wheel steps	EA	57
20	28.46.02	Smoke Detector	EA	22

5.3.8 Summary Parking Lot - Level 8

PL – Level 8	Damage inventory by level spaces:	Exhibit 5.8 (Page 2)
	Location Spaces by level:	Exhibit 5.8 (Page 3)
	Damage inventory images by space:	Exhibit 5.8 (Page 4-7)

Photo Documentation – Level 8













Damage estimate program – Level 8

# ITEM	CODE	Damage List	Unit	Qty
1	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
2	3.01	Concrete floor maintenance (pressure washing and plastering where required)	Sq.Ft.	62,146
3	**5.00**	**DIVISION 5 - METALS**	HEADING	
4	5.52	Remove and install new Metal Railings	L.Ft.	1,080
5	**7.00**	**DIVISION 07 - THERMAL AND MOISTURE**	HEADING	
6	7.81	Removal and application of Fire retardant for metal	Sq.Ft.	3,067
7	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
8	8.01	Maintenance hollow metal doors	EA	5
9	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
10	9.24	Cement Plastering	Sq.Ft.	957
11	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	2,700
12	9.31	Exterior concrete painting	Sq.Ft.	17,699
13	9.32	Metal painting (handrails, fencing, railings)	Sq.Ft.	3,067
14	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
15	26.02	Troffer Light (1x1) (exterior)	EA	51
16	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	10
17	26.52	Exit Signs	EA	5
18	**28.00**	**DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**	HEADING	
19	**32.00**	**DIVISION 32 - Exterior Improvements**	HEADING	
20	32.17	Replacement of Parking wheel steps	EA	58
21	28.46.02	Smoke Detector	EA	22

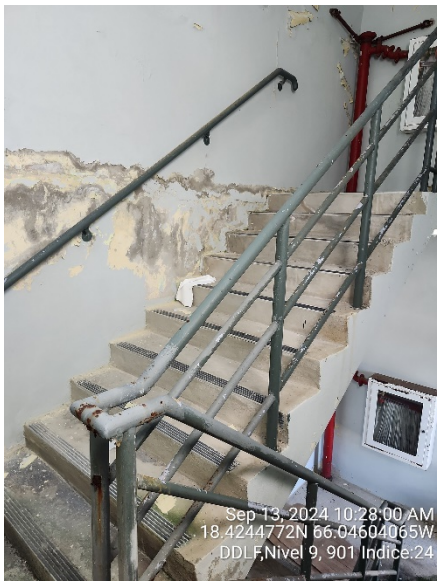
5.3.9 Summary Parking Lot - Level 9

PL – Level 9	Damage inventory by level spaces:	Exhibit 5.9 (Page 2)
	Location Spaces by level:	Exhibit 5.9 (Page 3)
	Damage inventory images by space:	Exhibit 5.9 (Page 4-7)

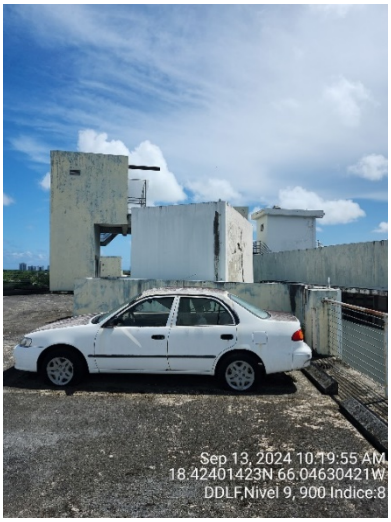
Photo Documentation – Level 9













Damage estimate program – Level 9

# ITEM	CODE	Damage List	Unit	Qty
1	**3.00**	**DIVISION 03 - CONCRETE**	HEADING	
2	3.01	Concrete floor maintenance (pressure washing and plastering where required)	Sq.Ft.	4,133
3	**5.00**	**DIVISION 5 - METALS**	HEADING	
4	5.52	Remove and install new Metal Railings	L.Ft.	1,460
5	**8.00**	**DIVISION 08 - OPENINGS**	HEADING	
6	8.01	Maintenance hollow metal doors	EA	6
7	8.62	Replacement of Unit Skylight	EA	5
8	**9.00**	**DIVISION 09 - FISNISHES**	HEADING	
9	9.24	Cement Plastering	Sq.Ft.	5,041
10	9.30	Painting interior (walls, fascia, roof)	Sq.Ft.	3,724
11	9.31	Exterior concrete painting	Sq.Ft.	5,431
12	**14.00**	**DIVISION 14 - CONVEYING EQUIPMENT**	HEADING	
13	14.01	Elevators (diagnostic and repair allowance)	LS	2
14	**26.00**	**DIVISION 26 - ELECTRICAL**	HEADING	
15	26.10	Wraparound LED Light (1' x 4') (Interior)	EA	10
16	26.52	Exit Signs	EA	5
17	**32.00**	**DIVISION 32 - Exterior Improvements**	HEADING	
18	32.17	Replacement of Parking wheel steps	EA	55
19	32.39	Metal Parking Poles	EA	12

7. Points of Interest

a. The photographs included in this report are exclusively representative of the damage observed in the buildings evaluated. For quantitative details and a more comprehensive assessment of the damage, please refer to the inventory tables and sketch plans. These exhibits provide a comprehensive view of the extent of damage and its precise location in each building by level. The contents are detailed below:

   Office and Administration Building: Exhibits 4.1 to 4.8.

   Multi-story parking building: Exhibits 5.1 to 5.9.

b. The damage inventory was performed between August and September 2024. Due to the natural progression of deterioration in the elements affected by external agents, such as exposure to the elements, thermal variations and disuse of the facilities, it is estimated that the quantification of the damage could increase within 90 days after this evaluation.

Conclusion / Recommendations

Given the variety and extent of the observed damages, it is recommended that the Puerto Rico Family Department, proceed with the following actions:

1. Hire technical specialists to conduct a series of comprehensive functional tests across all engineering divisions, covering 100% of the systems over continuous 72-hour cycles. These tests will allow for the precise diagnosis of operational deficiencies and the generation of a detailed report outlining the corrective maintenance required on existing systems. Additionally, the evaluation will determine if certain engineering systems need to be redesigned or reconstructed at the floor or building level, depending on the severity of the findings.
2. Initiate a comprehensive design project to modernize and upgrade both buildings. This project should be based on the previous exploratory studies and this report, contemplate the partial or total redesign of the relevant engineering divisions, with the objective of ensuring the safety, regulatory compliance and operational efficiency of the facilities.

These recommendations can be implemented prior to the construction bidding process, or, if the Puerto Rico Family Department decides to proceed directly with the bidding, they can be included as initial elements forming part of the process.

Certification

I hereby certify that the data included in this report has been the result of damage assessment using established best practices and guidelines. The information included in the referenced report is true, correct and complete.

For that instance, I sign the present certification on September 7, 2024

William Meléndez Rivas, PhD, MEM, PE, ESQ, PgMP, PMP, CCM, LPP
President