Background and general Description of the Work

South Region

Bid Package S3-1 A

PW 7779: DI 219290, DI 219300

CPM PR, LLC

October 1, 2025

BACKGROUND OF THE PROGRAM

PRIDCO's multiple industrial parks and buildings ("the properties") were developed since 1950's and have been used over the years as an asset for industrials who may rent industrial properties under a discounted rent fee with the objective of promoting Puerto Rico's Industrial development and sustainability. Properties vary from structures, buildings, streets, and diverse infrastructure.

The Hurricane María impacted the island of Puerto Rico, producing heavy rains, high winds and wind-borne debris causing severe damages to the properties, leading FEMA and PRIDCO to grant and receive federal emergency funds to repair approximately 400 industrial properties (See Exhibit B). To return the buildings to its original design, function, capacity and to support the economy of Puerto Rico, PRIDCO went through a rigorous RFP process for various reconstruction related services to conduct permanent repairs, improvements and hazard mitigation works to industrial buildings and infrastructure island wide, as stated under FEMA PA-4339-DR-PR.

GENERAL DESCRIPTION OF THE WORK

The CFI has received FEMA funds for property damage as a result of Hurricane Maria (FEMA PA 4339 DR). The CFI through its Office of Property Management (OAP) has the responsibility to ensure that all the active properties of its portfolio are in optimal conditions for the use of its clients or prospective clients, which is why it must make improvements related to Construction Management for the Existing Conditions Assessment, HMP, Design, and Permitting for the repairs of multiple properties, industrial buildings and parks, that include but is not limited to: roof impermeabilization, windows, interior and exterior doors, frontal and perimeter fences, interior and exterior painting, lighting, exhaust fans, among others at multiple properties island wide.

The goal of the Office of Property Management (OAP) is to have buildings available for lease in the shortest possible period and to provide tenants with safe buildings so that manufacturing processes are not affected. It is the responsibility of the OAP to contract these works since we do not have brigades or teams that can provide these services.