



# Amendment C

## COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY (CDBG-DR)/ COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION (CDBG-MIT)

### AMENDMENT C TO THE AGREEMENT FOR ARCHITECTURAL, ENGINEERING, AND MANAGEMENT SERVICES

BETWEEN THE  
PUERTO RICO DEPARTMENT OF HOUSING  
AND

INTEGRA DESIGN GROUP PSC

Contract No. 2023-DR0080

Amendment Contract No. 2023-DR0080C



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This **AMENDMENT C TO THE AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES, (Amendment or Amendment C)** is entered into in San Juan, Puerto Rico, this 5 day of FEBRUARY, 2026, by and between the **PUERTO RICO DEPARTMENT OF HOUSING (PRDOH)**, a public agency created under Act No. 97 of June 10, 1972, as amended, 3 LPRA § 441, *et seq.*, known as the "Department of Housing Governing Act", with principal offices at 606 Barbosa Avenue, San Juan, Puerto Rico, herein represented by Ciary Y. Pérez Peña, of legal age, single, and resident of Las Piedras, Puerto Rico, in his capacity as Secretary; and **INTEGRA DESIGN GROUP PSC (CONTRACTOR)**, with principal offices in San Juan, Puerto Rico, herein represented by Carlos I. Báez Dotel, in his capacity as President, of legal age, single, and resident of Guaynabo, Puerto Rico, duly authorized by Corporate Resolution, dated May 13, 2025, by the CONTRACTOR; collectively the "**Parties**".

#### I. RECITALS AND GENERAL AWARD INFORMATION

**WHEREAS**, on February 6, 2023, PRDOH and the CONTRACTOR entered into an Agreement for Architectural, Engineering, and Management Services, registered as Contract No. **2023-DR0080**, for a maximum amount not to exceed **EIGHTEEN MILLION SIXTY-ONE THOUSAND EIGHT HUNDRED DOLLARS (\$18,061,800.00)**, ending on **February 6, 2026 (Agreement)**.

**WHEREAS**, the Agreement was amended on August 4, 2023, through **Amendment A**, registered as Contract No. **2023-DR0080A**. In summary, **Amendment A** served the purpose of increasing the total budget amount to **NINETEEN MILLION SEVEN HUNDRED FORTY-SEVEN THOUSAND SIX HUNDRED DOLLARS (\$19,747,600.00)**. Also, modifications to **Article IV. COMPENSATION AND PAYMENT**, and **Article XXVI. MEMORANDUM NO. 2021-029; CIRCULAR LETTER NO. 013-2021 OF THE OFFICE OF THE CHIEF OF STAFF OF THE GOVERNOR (SECRETARIA DE LA GOBERNACION) & THE OFFICE OF MANAGEMENT AND BUDGET (OFICINA DE GERENCIA Y PRESUPUESTO)**, were incorporated via **Amendment A**. Furthermore, updated versions of **Attachment C (Compensation Schedule)**, **Attachment D (Performance Requirements)**, **Attachment G (Contractor Certification)** and **Attachment H (Non-Conflict of Interest Certification)**, were incorporated into the Agreement. The performance period was not modified.

**WHEREAS**, the Agreement was amended on June 6, 2025, through **Amendment B**, registered as Contract No. **2023-DR0080B**. In summary, **Amendment B** served the purpose of increasing the total budget amount to **NINETEEN MILLION NINE HUNDRED FORTY-TWO THOUSAND SIX HUNDRED DOLLARS (\$19,942,600.00)**. Also, modifications to **Article IV. COMPENSATION AND PAYMENT, Article XVII. FORCE MAJEURE, Article XX. NOTICES, Article XXX. CDBG-DR POLICIES AND PROCEDURES, and Article XLVIII. CONSOLIDATIONS, MERGERS, CHANGE OF NAME, OR DISSOLUTIONS**, were incorporated via **Amendment B**. Furthermore, updated versions of **Attachment B** (Scope of Services), **Attachment C** (Compensation Schedule), **Attachment F** (HUD General Provisions), **Attachment G** (Contractor Certification) and **Attachment H** (Non-Conflict of Interest Certification), were incorporated into the Agreement. The performance period was not modified.

**WHEREAS**, as per Article XLI of the Agreement, the Agreement may be amended in writing and signed by a duly authorized representative of each party. Nonetheless, the amendment shall not invalidate the Agreement, nor release the Parties from their obligations under the Agreement.

**WHEREAS**, this **Amendment C** is not intended to affect nor does it constitute an extinctive novation of the obligations of the Parties under the Agreement, but is rather a modification and amendment of certain terms and conditions under the Agreement.

**WHEREAS**, each party represents that the person executing this Amendment has the legal authority to do so on behalf of the respective party.

**WHEREAS**, the Parties wish to amend the Agreement, as amended, and become subject to the terms of the Agreement, as amended, and this **Amendment C**.

**NOW, THEREFORE**, in consideration of the mutual promises and the terms and conditions set forth herein, the PRDOH and the CONTRACTOR agree as follows:

## II. SAVINGS CLAUSE

The information included in this Amendment serves the purpose of modifying and amending certain terms and conditions under the Agreement, as established in the following Articles III and IV of this Amendment. All other provisions of the original Agreement, including its attachments, shall continue to be in full force and effect.

## III. SCOPE OF AMENDMENT

In order to achieve the Program goals, the Parties acknowledge and agree that it is necessary to extend the **END TERM** of the Agreement by an additional twenty-four (24) months, for a performance period of **sixty (60) months**, ending on **February 6, 2028**. Also, modifications to **Article II. TERM OF AGREEMENT, Article XXV. MEMORANDUM NO. 2021-003; CIRCULAR LETTER 001-2021 OF THE OFFICE OF THE CHIEF OF STAFF OF THE GOVERNOR (SECRETARÍA DE LA GOBERNACIÓN) & THE OFFICE OF MANAGEMENT AND BUDGET (OFICINA DE GERENCIA Y PRESUPUESTO), Article XXVI. MEMORANDUM NO.**

**2021-029; CIRCULAR LETTER NO. 013-2021 OF THE OFFICE OF THE CHIEF OF STAFF OF THE GOVERNOR (OFICINA DE LA SECRETARÍA DE LA GOBERNACIÓN) & THE OFFICE OF MANAGEMENT AND BUDGET (OFICINA DE GERENCIA Y PRESUPUESTO) AND MEMORANDUM NO. OSG-2025-002; CIRCULAR LETTER NO. 006-2025 OF THE OFFICE OF THE CHIEF OF STAFF OF THE GOVERNOR (OFICINA DE LA SECRETARÍA DE LA GOBERNACIÓN) & THE OFFICE OF MANAGEMENT AND BUDGET (OFICINA DE GERENCIA Y PRESUPUESTO), and Article LI. RECAPTURE OF FUNDS** will be incorporated via this Amendment.

Moreover, **Attachment C** (Compensation Schedule), **Attachment G** (Contractor Certification Requirement), and **Attachment H** (Non-Conflict of Interest Certification), are being replaced with updated versions. The total authorized amount remains unchanged.

**IV. AMENDMENTS**

- A. The parties agree to replace **Article II. TERM OF AGREEMENT**, paragraph A, as follows:

*A. This Agreement shall be in effect and enforceable between the parties from the date of its execution. The Term of this Agreement will be for a performance period of **sixty (60) months**, ending on **February 6, 2028**.*

[...]

- B. **Article XXV. MEMORANDUM NO. 2021-003; CIRCULAR LETTER 001-2021 OF THE OFFICE OF THE CHIEF OF STAFF OF THE GOVERNOR (SECRETARÍA DE LA GOBERNACIÓN) & THE OFFICE OF MANAGEMENT AND BUDGET (OFICINA DE GERENCIA Y PRESUPUESTO)** is being modified as follows:

[...]

**C. Contract Review Policy of the Financial Supervision and Administration Board for Puerto Rico:** *The Parties acknowledge that the CONTRACTOR has submitted the certification entitled "Contractor Certification Requirement" required in accordance with the Contract Review Policy of the Financial Oversight and Management Board (FOMB) for Puerto Rico, signed under penalty of perjury by the Contractor's Executive Director (or another official with an equivalent position or authority to issue such certifications). A signed copy of the "Contractor's Certification Requirement" is included as **Attachment G** (Contractor Certification Requirement) to this contract.*

- C. **Article XXVI. MEMORANDUM NO. 2021-029; CIRCULAR LETTER NO. 013-2021 OF THE OFFICE OF THE CHIEF OF STAFF OF THE GOVERNOR (OFICINA DE LA SECRETARÍA DE LA GOBERNACIÓN) & THE OFFICE OF MANAGEMENT AND BUDGET (OFICINA DE GERENCIA Y PRESUPUESTO) AND MEMORANDUM NO. OSG-2025-**

**002; CIRCULAR LETTER NO. 006-2025 OF THE OFFICE OF THE CHIEF OF STAFF OF THE GOVERNOR (OFICINA DE LA SECRETARÍA DE LA GOBERNACIÓN) & THE OFFICE OF MANAGEMENT AND BUDGET (OFICINA DE GERENCIA Y PRESUPUESTO)** is being modified as follows:

[...]

*C. At the time of executing this agreement, the CONTRACTOR maintains an active contractual relationship with the following entities of the Government of Puerto Rico: Municipality of Barranquitas, Municipality of Caguas, Municipality of San Juan, Municipality of Vega Baja, GENERA PR LLC, Local Development Authority for Roosevelt Roads, Puerto Rico Electric Power Authority, Municipality of Barceloneta, Municipality of Ciales, Municipality of Dorado, Municipality of Guayanilla, Municipality of Naranjito, Municipality of Toa Alta, Municipality of Trujillo Alto, Municipality of Vega Alta, Public Buildings Authority, Public Housing Administration, Puerto Rico Convention Center District Authority, Puerto Rico Department of Education, Puerto Rico Financing Infrastructure Authority, Puerto Rico Highway and Transportation Authority, Puerto Rico Ports Authority, and University of Puerto Rico Department of Natural and Environmental Resources. The CONTRACTOR certifies that the entities mentioned are all the Government of Puerto Rico entities with which it currently has any contractual relationship. Furthermore, the CONTRACTOR acknowledges and agrees that failure to disclose any government entity with which it has an active contractual relationship may result in the termination of this agreement, if so requested by the PRDOH.*

*The CONTRACTOR certifies that, at the time of executing this contract, it does not maintain any active contractual relationship with other entities of the Government of Puerto Rico. Furthermore, the CONTRACTOR acknowledges and agrees that failure to disclose any government entity with which it has an active contractual relationship may result in the termination of this agreement, if so requested by the PRDOH.*

[...]

D. **Article LI. RECAPTURE OF FUNDS** is being modified as follows:

*PRDOH may recapture payments it makes to CONTRACTOR that: (i) exceed the maximum allowable rates; (ii) are not allowed under applicable laws, rules, or regulations; or (iii) are otherwise inconsistent with this Agreement, including any unapproved expenditures. CONTRACTOR must refund such recaptured payments within the term specified by PRDOH via notification, as per CDBG-DR/MIT Program Recapture of Funds Policy which may be found at <https://recuperacion.pr.gov/en/download/recapture-of-funds-policy/> for the English version; or <https://recuperacion.pr.gov/download/politica-de-recaptura-de-fondos/> for the Spanish version.*

E. An updated version of **Attachment C** (Compensation Schedule) is hereto incorporated by reference into the Agreement. (**Attachment I**) to modify the following clauses:

- Introductory paragraph for Table 2 to remove reference to the term of thirty-six (36) months.
  - The current sentence reads: **Table 2** shows the Program Management Task estimated quantity of hours, rate per hour, and estimated cost per position for the term of thirty-six (36) months.
  - The modified clause will read: **Table 2** shows the Program Management Task estimated quantity of hours, rate per hour, and estimated cost per position.
- Note (1) of the "Notes on Program Management Tasks" to eliminate reference to the initial three (3) year contract term.
  - The original note reads: **Estimated Quantity of Hours** represents the expected level of effort in hours for each of the positions for the initial three (3) year contract term. Should not be interpreted as a cap on the allowed level of effort per position. Cost caps are established in Notes 4 of the Attachment C.
  - The modified clause will read: **Estimated Quantity of Hours** represents the expected level of effort in hours for each of the positions. Should not be interpreted as a cap on the allowed level of effort per position. Cost caps are established in Notes 4 of the Attachment C.

F. An updated version of **Attachment G** (Contractor Certification) is hereto incorporated by reference into the Agreement. (**Attachment II**).

G. An updated version of **Attachment H** (Non-Conflict of Interest Certification) is hereto incorporated by reference into the Agreement. (**Attachment III**).

## V. HEADINGS

The titles of the paragraphs of this Amendment are solely for reference purposes and the convenience of the Parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Amendment.

## VI. FEDERAL FUNDING

The fulfillment of the Agreement, as amended, is based on those funds being made available to the PRDOH as the lead administrative agency for Recovery. All expenditures under the Agreement, as amended, must be made in accordance with the Agreement, as amended, the policies and procedures promulgated under the CDBG-DR/MIT Programs, and any other applicable laws. Further, the CONTRACTOR

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acknowledges that all funds are subject to recapture and repayment for non-compliance.

#### **VII. COMPLIANCE WITH LAW**

It is the intention and understanding of the Parties hereto that each and every provision of law required to be inserted in the Agreement, as amended, should be and is inserted herein. Furthermore, it is hereby stipulated that every such provision is deemed to be inserted and if, through mistake or otherwise, any such provision is not inserted herein or is not inserted in correct form, then the Agreement, as amended, shall forthwith, upon the application of any Party, be amended by such insertion so as to comply strictly with the law and without prejudice to the rights of any Party.

#### **VIII. SUBROGATION**

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*CS* . The CONTRACTOR acknowledges that funds provided through the Agreement, as amended, are Federal funds administered by HUD under the CDBG-DR/MIT Program and that all funds provided by the Agreement, as amended, are subject to audit, disallowance, and repayment. Any disagreement with adverse findings may be challenged and subject to Federal regulation, however, the CONTRACTOR shall promptly return any and all funds to the PRDOH, that are found to be ineligible, unallowable, unreasonable, a duplication of benefits, or non-compensable, no matter the cause. This clause shall survive indefinitely the termination of the Agreement, as amended.

#### **IX. COMPTROLLER REGISTRY**

The PRDOH shall remit a copy of this Amendment to the Office of the Comptroller for registration within **fifteen (15) days** following the date of execution of this Amendment and any subsequent amendment thereto. The services object of this Amendment may not be invoiced or paid until this Amendment has been registered by the PRDOH at the Comptroller's Office, pursuant to Act No. 18 of October 30, 1975, as amended by Act No. 127 of May 31, 2004.

#### **X. ENTIRE AGREEMENT**

The Agreement and this Amendment constitute the entire Agreement among the Parties for the use of funds received under the Agreement and this Amended Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written among the Parties with respect to the Agreement.

#### **XI. SEVERABILITY**

If any provision of this Amendment shall operate or would prospectively operate to invalidate the Amendment in whole or in part, then such provision only shall be deemed severed and the remainder of the Amendment shall remain operative and in full effect.

## **XII. COUNTERPARTS**

This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, however, all of which together shall constitute one and the same instrument. If the Amendment is not executed by the PRDOH within **thirty (30) days** of execution by the other party, this Amendment shall be null and void.

## **XIII. SURVIVAL OF TERMS AND CONDITIONS**

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*CS* . The terms and conditions of this Amendment related to the following subjects shall survive the termination or expiration of this Amendment: interpretive provisions; consideration; warranties; general affirmations, federal assurances, federal and state certifications; CDBG-DR/MIT and state funding, recapture of CDBG-DR/MIT and/or state funds, overpayment of CDBG-DR/MIT and/or state funds; ownership and intellectual property, copyright; records retention methods and time requirements; inspection, monitoring, and audit; confidentiality; public records; indemnification and liability; infringement of intellectual property rights; independent contractor relationship; compliance with laws; notices; choice of law and venue; severability; dispute resolution; consolidations, merger, change of name, and dissolution. Terms and conditions that, explicitly or by their nature, evidence the Parties' intent that they should survive the termination or expiration of this Amendment shall so survive.

## **XIV. COMPLIANCE WITH THE FINANCIAL OVERSIGHT AND MANAGEMENT BOARD FOR PUERTO RICO (FOMB) POLICY: REVIEW OF CONTRACTS, AS MODIFIED ON APRIL 30, 2021, REGARDING PROFESSIONAL SERVICES**

The FOMB Policy requires that all agreements that contemplate recurring professional services that may be performed by appropriately trained government staff include a provision of compliance with the adequate transfer of skills and technical knowledge to the pertinent public sector personnel. This requirement shall not apply to contracts that contemplate non-recurring professional services or specialized professional services that may not be performed by existing staff at the applicable governmental entity, including as a result of independence requirements.

Accordingly, given that the agreements under CDBG-DR/MIT are non-recurring professional services or specialized professional services, the PRDOH certifies that the transfer of skills and technical knowledge required by the Certified Fiscal Plan is inapplicable given the non-recurring or specialized nature of the contracted services.

As mentioned before, HUD allocated funds for disaster recovery assistance to the Government of Puerto Rico under the CDBG-DR/MIT Programs. These funds are intended to provide financial assistance to address unmet needs that arise and that are not covered by other sources of financial aid. In addition, with these allocations of funding under the Grant Agreement, the PRDOH will conduct a comprehensive recovery to benefit the residents of Puerto Rico.

**XV. COMPLIANCE WITH THE FINANCIAL OVERSIGHT AND MANAGEMENT BOARD FOR PUERTO RICO (FOMB) POLICY, REVIEW OF CONTRACTS**

As part of the PRDOH contract process, and pursuant to Section 204(b)(2) of the "Puerto Rico Oversight, Management, and Economic Stability Act," 48 U.S.C. §2101, *et seq.*, also known as "PROMESA", the Financial Oversight and Management Board for Puerto Rico (FOMB) require approval of certain contracts and amendments to assure that they "promote market competition" and "are not inconsistent with the approved fiscal plan." For the approval process, the FOMB requests, among other information, the Contractor Certification Requirement for its evaluation.

In compliance with the above, the CONTRACTOR represents and warrants that the information included in the Contractor Certification Requirement is complete, accurate and correct, and that any misrepresentation, inaccuracy or falseness in such Certification will render the contract null and void and the CONTRACTOR will have the obligation to reimburse immediately to the Commonwealth any amounts, payments or benefits received from the Commonwealth under the proposed Amendment and original Agreement.

**XVI. COMPLIANCE WITH ADMINISTRATIVE ORDER NO. OA-HD-25-03 OF PRDOH**

On April 28, 2025, PRDOH issued an Administrative Order No. OA-HD-25-03, to establish public policy regarding the use and management of electronic and digital signatures within PRDOH. Additionally, to recognize electronic and digital signatures in the course of PRDOH's operations.

In compliance with OA-HD-25-03, PRDOH validates the consent of the electronic signatories through the incorporation of the following clause:

**The Parties agree that this document may be signed by electronic means. They further acknowledge that, if signed in this manner, the document shall retain its legal validity and effect with respect to enforceability, consent, applicability, and admissibility.**

**IN WITNESS THEREOF**, the Parties hereto execute this **Amendment C** in the place and on the date first above written.

**PUERTO RICO DEPARTMENT OF HOUSING**

**INTEGRA DESIGN GROUP PSC**



**Ciary Y. Pérez Peña**

Secretary



**Carlos I. Báez Dotel**

President

**ATTACHMENT C  
COMPENSATION SCHEDULE  
Integra Design Group, PSC  
Architectural, Engineering, and Management Services  
Request for Proposals No. CDBG-DRMIT-RFP-2022-01  
(Revised for Amendment C)**

The following sections contains cost information that considers the hours worked and hourly rates for each staff, task, or unit completed by the Architectural, Engineering, and Management firms through their Price Form in compliance with the Request for Proposals (**RFP**) CDBG-DRMIT-RFP-2022-01.

The Procurement Division recommends allocating Integra Design Group, PSC (**Integra**) to SIH-MIT and SIH Programs. In case of discrepancy between the Price Form and the Compensation Schedule, the Price Form will prevail.

**Table 1** presents a summary of the rates presented by Integra.

**Table 1: Integra Rates for SIH-MIT and SIH Programs**

<b>ID Task</b>	<b>Quantity [ A ]</b>	<b>Units [ B ]</b>	<b>Unit Cost <sup>(1)</sup> [ C ]</b>	<b>Total Cost [ D = A x C ]</b>
<b>Integra Rates for SIH-MIT</b>				
<b>A</b> 3.1: Program Management	1	Lump Sum	\$7,192,800.00	\$7,192,800.00
<b>B</b> 3.2.1: Project Concept Planning and Feasibility Analysis	40	Projects	\$35,000.00	\$1,400,000.00
<b>C</b> 3.2.2: Preliminary Design	40	Projects	\$35,000.00	\$1,400,000.00
<b>D</b> 3.2.3: Working Drawings and Specifications	40	Projects	\$75,000.00	\$3,000,000.00
<b>E</b> 3.2.4: Services During the Procurement Phase	40	Projects	\$10,000.00	\$400,000.00
<b>F</b> 3.2.5: Services During the Construction Phase	40	Projects	\$35,000.00	\$1,400,000.00
<b>G</b> 3.3: Environmental	40	Projects	\$3,500.00	\$140,000.00
<b>H</b> 3.4: Additional Services Allowance	1	Allowance	\$2,600,000.00	\$2,600,000.00
<b>I</b> 3.5: Reimbursable Expenses	1	Allowance	\$529,000.00	\$529,000.00
<b>J Subtotal Proposal Cost for SIH-MIT Program <sup>(2)</sup></b>				<b>\$18,061,800.00</b>

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ID Task	Quantity [ A ]	Units [ B ]	Unit Cost <sup>(1)</sup> [ C ]	Total Cost [ D = A x C ]
<b>Integra Rates for SIH</b>				
<b>K</b> 3.1: Program Management	1	Lump Sum	\$1,004,800.00	\$1,004,800.00
<b>L</b> 3.2.1: Project Concept Planning and Feasibility Analysis	3	Projects	\$35,000.00	\$105,000.00
<b>M</b> 3.2.2: Preliminary Design	3	Projects	\$35,000.00	\$105,000.00
<b>N</b> 3.2.3: Working Drawings and Specifications	3	Projects	\$75,000.00	\$225,000.00
<b>O</b> 3.2.4: Services During the Procurement Phase	6	Projects	\$10,000.00	\$60,000.00
<b>P</b> 3.2.5: Services During the Construction Phase	6	Projects	\$35,000.00	\$210,000.00
<b>Q</b> 3.3: Environmental	6	Projects	\$3,500.00	\$21,000.00
<b>R</b> 3.4: Additional Services Allowance	1	Allowance	\$75,000.00	\$75,000.00
<b>S</b> 3.5: Reimbursable Expenses	1	Allowance	\$75,000.00	\$75,000.00
<b>T Subtotal Proposal Cost for SIH Program <sup>(2)</sup></b>				<b>\$1,880,800.00</b>
<b>U Total Proposal Cost for SIH-MIT and SIH Programs</b>				<b>\$19,942,600.00</b>

**Notes on Total Proposal Cost for SIH-MIT and SIH Programs**

1. **Unit Costs** to be used for the purpose of calculating the Total Proposal Costs for SIH-MIT Program are as follows:
  - a. For **Task 3.1: Program Management** the Proposer will use the proposed cost in the SIH-MIT and SIH Programs Positions Total Cost (Column [C] from Table 02) in the Task 3.1: Program Management Proposal Table.
  - b. For **Task 3.2: Design Services** (including **Subtasks 3.2.1, 3.2.2, 3.2.3, 3.2.4, and 3.2.5**) the Proposer will use the proposed costs that correspond to a Category 2 Project with a Construction Cost Range of \$1.5M to \$2M in the Task 3.2: Design Services Proposal Table (Table 03).
  - c. For **Task 3.3: Environmental** the Proposer will use the proposed cost of a Non-Residential Environmental Assessment (Column [C] from Table 04) in the Task 3.3: Environmental Proposal Table.
2. **Total Proposal Cost for SIH-MIT and SIH Programs** represents the total proposed cost for Architectural, Engineering, and Management Services under the SIH-MIT Program if the Proposer is awarded a contract by PRDOH; assuming forty (40)

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Category 2 Projects for SIH-MIT; three (3) Category 2 Projects for ID Tasks 3.2.1- 3.2.3 for SIH and six (6) Category 2 Projects with ID Task 3.2.4, 3.2.5 and 3.3 for SIH; with a construction cost range between \$1.5M and \$2M and that all environmental reviews will have a Non-Residential Environmental Assessment Level of Review. The actual costs to be paid to the Contractor for design and environmental services in each project will be established based on Project Category, Construction Cost Range, and Level of Environmental Review of the specific project.

**Program Management Task**

**Table 2** shows the Program Management Task estimated quantity of hours, rate per hour, and estimated cost per position.

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**Table 2: Program Management**

Position	Estimated Quantity of Hours <sup>(1)</sup> [ A ]	Rate Per Hour <sup>(2)</sup> [ B ]	Estimated Total Cost Per Position <sup>(3)</sup> [ C = A x B ]
<b>Program Management Task of the SIH-MIT Program</b>			
Program Manager	6,480	\$160.00	\$1,036,800.00
Design and Permitting Coordinator	6,480	\$125.00 <sup>(5)</sup>	\$810,000.00 <sup>(6)</sup>
Project Coordinator	32,400	\$80.00	\$2,592,000.00
Project Control	19,440	\$75.00	\$1,458,000.00
Scheduler	16,200	\$80.00	\$1,296,000.00
<b>SIH-MIT Program Positions Subtotal Cost <sup>(4)</sup></b>			<b>\$7,192,800.00</b>
<b>Program Management Task of the SIH Program</b>			
Program Manager	2,100	\$160.00	\$336,000.00
Design and Permitting Coordinator	910	\$125.00 <sup>(5)</sup>	\$113,750.00 <sup>(6)</sup>
Project Coordinator	4,700	\$80.00	\$376,000.00
Project Control	2,014	\$75.00	\$151,050.00
Scheduler	350	\$80.00	\$28,000.00
<b>SIH Program Positions Subtotal Cost <sup>(4)</sup></b>			<b>\$1,004,800.00</b>

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<b>SIH-MIT and SIH Programs Positions</b>	
<b>Total Cost</b>	<b>\$8,197,600.00</b>

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### Notes on Program Management Task

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- (1) **Estimated Quantity of Hours** represents the expected level of effort in hours for each of the positions. Should not be interpreted as a cap on the allowed level of effort per position. Cost caps are established in Notes 4 below.
  - (2) **Rate Per Hour** includes overhead, profit, royalties, reimbursements, travel, fringe benefits, taxes, as well as any other additional fees and administrative costs applicable to the services.
  - (3) **Estimated Total Cost Per Position** represents the estimated cost of positions based on the **Estimated Quantity of Hours** and **Rate Per Hour** proposed. Should not be interpreted as a cap on the allowed billing per position. Cost caps are established in Note 4 below.
  - (4) **MIT and DR Programs Positions Total Cost** represents the maximum amount that the Contractor is allowed to invoice for the positions of Program Manager, Design and Permitting Coordinator, Project Coordinator, Project Controls, and Scheduler under the Program Management Task for the SIH-MIT and SIH Programs. An individual position may invoice for an amount greater than that established in the Estimated Total Cost Per Position; but the total amount to be invoiced for the group of positions may not exceed the **SIH-MIT and SIH Programs Positions Total Cost**. Contractor must exercise caution in accurately managing the MIT and DR Programs Subtotal Costs to ensure continued ability to provide services throughout the life of the contract.
  - (5) **Design and Permitting Coordinator** resources that are not a licensed architect or engineer will charge a **Rate per Hour** of \$112.50.
  - (6) For the purpose of calculating the **Estimated Total Cost Per Position** for the **Design and Permitting Coordinator**, it is assumed that all hours were invoiced by a licensed architect or engineer resource.

### Design Services Task

**Table 3** shows the Design Services Task estimated cost per project.

**Table 3: Design Services**

Subtask	Project Construction Cost Range <sup>(1)(2)(3)(4)</sup>					
	\$0 - \$500k	\$500k - \$1M	\$1M - \$1.5M	\$1.5M - \$2M	\$2M - \$2.5M	\$2.5M - \$3M
<b>3.2.1: Project Concept Planning and Feasibility Analysis</b>						
	\$15,500.00	\$20,500.00	\$30,000.00	\$35,000.00	\$42,000.00	\$47,000.00
<b>3.2.2: Preliminary Design</b>						
	\$10,000.00	\$18,000.00	\$25,000.00	\$35,000.00	\$40,000.00	\$50,000.00
<b>3.2.3: Working Drawings and Specifications</b>						
	\$22,000.00	\$50,000.00	\$58,000.00	\$75,000.00	\$100,000.00	\$128,000.00
<b>3.2.4: Services During the Procurement Phase</b>						
	\$10,000.00	\$10,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$15,000.00
<b>3.2.5: Services During the Construction Phase</b>						
	\$12,000.00	\$20,000.00	\$25,000.00	\$35,000.00	\$45,000.00	\$50,000.00
<b>Project Construction Cost Range <sup>(1)(2)(3)(4)</sup></b>						
<b>\$3M - \$4M   \$4M - \$5M   \$5M - \$6M   \$6M - \$7M   \$7M - \$8M   \$8M - \$9M</b>						
<b>3.2.1: Project Concept Planning and</b>						
	\$45,000.00	\$55,000.00	\$67,000.00	\$78,500.00	\$90,000.00	\$101,000.00

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Feasibility  
 Analysis

[Redacted]

3.2.2:

Preliminary Design \$60,000.00 \$75,000.00 \$90,000.00 \$105,000.00 \$120,000.00 \$135,000.00

[Redacted]

3.2.3: Working

Drawings and Specifications \$175,000.00 \$225,000.00 \$275,000.00 \$320,000.00 \$370,000.00 \$315,000.00

[Redacted]

3.2.4: Services

During the Procurement Phase \$15,000.00 \$15,000.00 \$15,000.00 \$20,000.00 \$20,000.00 \$20,000.00

[Redacted]

3.2.5: Services

During the Construction Phase \$60,000.00 \$75,000.00 \$75,000.00 \$105,000.00 \$115,000.00 \$125,000.00

[Redacted]

**Project Construction Cost Range** <sup>(1)(2)(3)(4)</sup>

**\$9M - \$10M                      \$10M - \$12.5M                      \$12.5M - \$15M**

[Redacted]

3.2.1: Project  
 Concept  
 Planning and  
 Feasibility  
 Analysis

[Redacted]

3.2.2:

Preliminary Design \$150,000.00 \$175,000.00 \$214,000.00

[Redacted]

3.2.3: Working

Drawings and Specifications \$465,000.00 \$550,000.00 \$640,000.00

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3.2.4: Services

During the Procurement Phase	\$20,000.00	\$25,000.00	\$25,000.00
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3.2.5: Services

During the Construction Phase	\$135,000.00	\$155,000.00	\$190,000.00
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**Notes on Design Services**

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- (1) **Project Construction Cost Range** represents the cost range under which projects funded through the SIH-MIT is expected to fall.
- (2) All costs to be proposed for design services shall be under the assumption of a Project Category 2 as set forth in the Manual for Professional Practices and Guidelines for the Compensation of Professional Services of the College of Engineers and Land Surveyors of Puerto Rico (**CIAPR**).
- (3) The Contractor will be compensated for each project’s design services based on the estimated cost and under which Project Construction Cost Range such actual construction costs fall. The Contractor’s compensation for each project’s design will also be dependent on the actual Project Category as established in the Manual for Professional Practices and Guidelines for the Compensation of Professional Services of the CIAPR. To establish compensation for Project Categories 1, 3, 4, and 5 the following will apply:
  - a. For Project Category 1 the proposed costs of the Contractor will be multiplied by a factor of 0.8 as established in the Manual for Professional Practices and Guidelines for the Compensation of Professional Services of the CIAPR.
  - b. For Project Category 3 the proposed costs of the Contractor will be multiplied by a factor of 1.10 8 as established in the Manual for Professional Practices and Guidelines for the Compensation of Professional Services of the CIAPR.
  - c. For Project Category 4 the proposed costs of the Contractor will be multiplied by a factor of 1.20 as established in the Manual for Professional Practices and Guidelines for the Compensation of Professional Services of the CIAPR.

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d. For Project Category 5 the proposed costs of the Contractor will be multiplied by a factor of 1.30 as established in the Manual for Professional Practices and Guidelines for the Compensation of Professional Services of the CIAPR.

(4) Design services costs include all tasks and services associated with each subtask, including costs associated to Subtask 3.2.6: Permitting, as included in the Scope of Work. The cost must include all expenses, including incidental, taxes, profit, as well as any other administrative costs associated with the services. For the purpose of clarity, the cost of mandatory fees of the CIAPR, permit taxes (*aranceles*), and permit application fees, among other costs or fees established by law or regulation are not included as part of the Design Services. These costs will be reimbursed to the Contractor, at cost, through the allowance for Task 3.5: Reimbursable Expenses.

**Environmental Task**

**Table 4** shows the Environmental Task estimated unit cost per project.

**Table 4: Environmental**

Level of Environmental Review [A]	Assumptions [B]	Proposed Unit Cost <sup>(1)</sup> [C]
<b>Exempt</b>	<i>None</i>	\$950.00
<b>Categorical Exclusion Not Subject to 58.5</b>	<i>None</i>	\$1,750.00
<b>Categorical Exclusion Subject to 58.5</b>	<i>Consultation with SHPO and related activities included. 8-Step Process Publication Costs not Included. NOI/RROF Publication Costs not Included. FONSI Publication Costs not included.</i>	\$2,200.00
<b>Non-Residential Environmental Assessment</b>	<i>Consultation with SHPO and related activities included. 8-Step Process Publication Costs not Included. NOI/RROF Publication Costs not Included. FONSI Publication Costs not included. Phase I ESA not included.</i>	\$3,500.00

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<b>Level of Environmental Review [A]</b>	<b>Assumptions [B]</b>	<b>Proposed Unit Cost <sup>(1)</sup> [C]</b>
<b>Residential Environmental Assessment</b>	<i>Consultation with SHPO and related activities included. 8-Step Process Publication Costs not Included. NOI/RROF Publication Costs not Included. FONSI Publication Costs not included. Includes a Phase I ESA and a Noise Study.</i>	\$3,500.00

**Notes on Task 3.3: Environmental**

- (1) Proposed Unit Cost** includes overhead, profit, royalties, reimbursements, travel, fringe benefits, taxes, as well as any other additional fees and administrative costs applicable to the services.
- (2)** The Contractor will be compensated for each project’s environmental services based on the actual level of environmental review required for the project.
- (3)** If additional environmental review services to those included in Task 3.3: Environmental become necessary for a specific project then such tasks will be compensated to the Contractor through Task 3.4: Additional Services.

**Additional Services (Allowance)**

**Table 5** shows the Additional Services for the SIH-MIT and SIH Programs. Some projects may require additional services, surveys, studies, and tests for the Contractor to deliver a complete and thorough design. These are considered Additional Services by PRDOH. Estimated amounts of allowances for SIH-MIT and SIH Programs are depicted in the table below.

**Table 5: Additional Services**

<b>Additional Services Allowance</b>	<b>Allowance Amount</b>
SIH-MIT Program	\$2,600,000.00
SIH Program	\$75,000.00
<b>Total Additional Services Allowance</b>	<b>\$2,675,000.00</b>

Whenever Additional Services are required, the Contractor shall develop an Additional Service Work Plan, including a justification of need for the service, the scope of work, the credentials of the staff to perform the services, a schedule, the costs, and a list of deliverables to be prepared. The Additional Service Work Plan shall be submitted by the Contractor to the PRDOH through a Request for Approval (RFA) for approval prior

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to the Contractor performing the services. PRDOH will evaluate each Additional Service for need and cost reasonableness and, if determined to be of need and in the best interest of the project, approve the performance of the services by the Contractor. No Additional Service shall be performed by the Contractor without the written approval of PRDOH.

If the cost of any Additional Services is more than \$10,000 (the micro purchase procurement threshold), then the Contractor shall submit to PRDOH at least three (3) economic proposals for the Additional Services. These three (3) economic proposals must be from different Subcontractors for the performance of the Additional Services. One of the economic proposals may consider the performance of the Additional Service with the Contractor's own staff, if the Contractor has the internal capacity to perform them.

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**Reimbursable Expenses**

For the Contractor to adequately complete all tasks under the Scope of Services, there are certain costs established by law or regulation that must be paid. These costs include mandatory fees of the Puerto Rico College of Engineers and Land Surveyors (CIAPR for its Spanish acronym), permit taxes (aranceles), and permit application fees. These costs will be paid by the Contractor to the corresponding entities and presented for reimbursement to the PRDOH. The PRDOH will reimburse the direct costs incurred by the Contractor on the fees. Estimated amount of allowance for the SIH-MIT and SIH Programs are depicted in the table below.

**Table 6: Reimbursable Expenses**

Reimbursable Expenses Allowance	Allowance Amount
SIH-MIT Program	\$529,000.00
SIH Program	\$75,000.00
<b>Total Reimbursable Expenses Allowance for SIH-MIT and SIH</b>	<b>\$604,000.00</b>

The Puerto Rico Department of Housing (**PRDOH**) reserves the right to re-distribute the amounts shown above if benefits the Programs successful implementation without modifying the Total Contract Cost Awarded. The PRDOH may evaluate the need for re-distribution, and if determined the redistribution is in benefits of the Programs and the available balance of funds is validated, the PRDOH will provide written confirmation. Until the written confirmation is submitted by the PRDOH, the redistribution cannot be considered as authorized. A re-distribution of funds, as described here shall be considered binding and will not require an amendment to this contract.

**END OF COMPENSATION SCHEDULE.**



## **ATTACHMENT G**

### **APPENDIX C CONTRACTOR CERTIFICATION FINANCIAL OVERSIGHT AND MANAGEMENT BOARD FOR PUERTO RICO CONTRACTS REVIEW POLICY**

#### **INTEGRA DESIGN GROUP PSC**

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The following is hereby certified to the Oversight Board regarding the request for authorization to amend the contract for **Architectural, Engineering, and Management Services for Disaster Recovery and Mitigations Programs (CDBG-DR/MIT)** by and between the **Puerto Rico Department of Housing** and **Integra Design Group PSC**:

1. The expected subcontractor(s) in connection with the proposed contract<sup>1</sup> is (are) the following:

a. Name of individual or firm, including names of principals and principal stakeholders.

"Principal stakeholders" shall mean all entities or individuals with an ownership or membership interest, as the case may be, equal to or higher than ten percent (10%) in a subcontractor. "Principals" shall mean persons and entities that have full authority to act on behalf of each subcontractor)

b. Principal terms and conditions of the contractual relation and role of the subcontractor

c. Amount of proposed contract payable to each subcontractor

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<sup>1</sup> As used herein, the term "contract" is inclusive of any amendments, modifications or extensions.

2. Neither the contractor nor any of its owners<sup>2</sup>, partners, directors, officials, or employees, has agreed to share or give a percentage of the contractor's compensation under the contract to, or otherwise compensate, any third party, whether directly or indirectly, in connection with the procurement, negotiation, execution or performance of the contract, except as follows:

a. **Name of individual or firm, including names of principals or owners of the latter**

b. **Principal terms and conditions of the compensation sharing arrangement**

3. To the best knowledge of the signatory (after due investigation), no person has unduly intervened in the procurement, negotiation or execution of the contract, for its own benefit or that of a third person, in contravention of applicable law.

4. To the best knowledge of the signatory (after due investigation), no person has: (i) offered, paid, or promised to pay money to; (ii) offered, given, or promised to give anything of value to; or (iii) otherwise influenced any public official or employee with the purpose of securing any advantages, privileges or favors for the benefit of such person in connection with the contract (such as the execution of a subcontract with contractor, beneficial treatment under the contract, or the written or unwritten promise of a gift, favor, or other monetary or non-monetary benefit).

5. Neither the contractor, nor any of its owners, partners, directors, officials or employees or, to the best of its knowledge (after due investigation), its representatives or sub-contractors, has required, directly or indirectly, from third persons to take any action with the purpose of influencing any public official or employee in connection with the procurement, negotiation or execution of the contract, in contravention of applicable law.

6. Any incorrect, incomplete or false statement made by the contractor's representative as part of this certification shall cause the nullity of the proposed contract, and the contractor must reimburse immediately to the Commonwealth any

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<sup>2</sup> For purposes of this certification, a contractor's "owner" shall mean any person or entity with more than a ten percent (10%) ownership interest in the contractor.

amounts, payments, or benefits received from the Commonwealth under the proposed contract.

[The above certifications shall be signed under penalty of perjury by the Chief Executive Officer (or equivalent highest rank officer) in the following form:]

SUBCONTRACTOR	PRINPRINCIPALS OR OWNERS	ROLE	ESTIMATED SUBCONTRACT AMOUNT
FS Surveying LLC	Fernando Santiago Nivea M. Jiménez	Topographic and surveying services	\$60,000.00
Javier Bidot & Associates, PSC	Javier Bidot	Geotechnical, Engineering Consultant	\$120,000.00
Heinsen Global Engineering, PSC	Alan Heinsen Sotelo, PE	Forensic and Structural Consultant	\$30,000.00
Nortol Environmental & Occupational Safety Inc.	Norma Torres Lebrón	Hazardous Material Consultant	\$50,000.00
MGV Geotechnical Group, PSC	Marcus García, PE	Geotechnical, Engineering Consultant	\$40,000.00
Jaca & Sierra Engineering, PSC	Luis Sierra Pérez Rommel Cintrón Aponte Manuel Candelaria Cosme	Geotechnical, Engineering Consultants	\$60,000.00
Despiau Associates	José R. Despiau	Geotechnical, Engineering Consultants	\$45,000.00
Is Appraiser Group PSC	Ismael Isern	Engineers, Appraisers & Consultants	\$10,000.00
AM Group	Fernando Alvarado	Archaeologist	\$15,000.00
Super Foundation Specialist, Corp	Juan Mejias	Geotechnical, Engineering Consultant	\$60,000.00

I hereby certify under penalty of perjury that the foregoing is complete, true, and correct on this 12 day of January of 2026.

  
\_\_\_\_\_  
Signature

1/12/2026

\_\_\_\_\_  
Date

Carlos I. Baez Dotel

\_\_\_\_\_  
Printed Name

President

\_\_\_\_\_  
Position

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**ATTACHMENT H**

**NON-CONFLICT OF INTEREST CERTIFICATION**

**INTEGRA DESIGN GROUP PSC**

The CONTRACTOR certifies that:

1. No public servant of this executive agency has a pecuniary interest in this contract, subrecipient agreement, purchase, or commercial transaction.
2. No public servant of this executive agency has requested me or accepted from me, directly or indirectly, for him (her), for any member of his family unit or for any person, gifts, bonuses, favors, services, donations, loans or anything else of monetary value.
3. No public servant (s) requested or accepted any good of economic value, linked to this transaction, from any person of my entity as payment for performing the duties and responsibilities of their employment.
4. No public servant has requested from me, directly or indirectly, for him (her), for any member of his or her family unit, or for any other person, business, or entity, something of economic value, including gifts, loans, promises, favors or services in exchange for the performance of said public servant is influenced in my favor or of my entity.
5. I have no kinship relationship, within the fourth degree of consanguinity and second by affinity, with any public servant who has the power to influence and participate in the institutional decisions of this executive agency.

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"I hereby certify under penalty of perjury that the foregoing is complete, true, and correct."

Signature

1/12/2026

Date

Carlos I. Baez Dotel

Printed Name

President

Position