

COLEGIO PONCEÑO, INC.

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AMENDMENT 2 TO RFP #25-02 REQUEST FOR PROPOSALS FOR RESIDENT INSPECTOR SERVICES 11/18/2025

See below for the questions and answers related to RFP#25-02, with answers being underlined:

1. **General – Scope of Work** – Please confirm whether both the temporary campus (Phase I) and the permanent campus (Phase II) will be awarded under a single contract or if separate contracts will be issued for each phase.

With respect to this RFP and scope, both Phase I and Phase II will be under one contract.

2. **Scope of Work – General Oversight** – Please clarify whether construction activities for Phase I and Phase II will overlap, or if Phase II will begin only after completion of Phase I.

There may be some overlap in terms of timing activities, but a construction schedule has not been determined yet for Phase II.

3. **Scope of Work – General Oversight** – To better understand the expected service period and staffing level, can you provide the anticipated duration or construction schedule for each phase (temporary and permanent campuses)?

For the temporary campus, this is expected to be completed in 14-18 months. For the permanent campus, this will likely be a 3-4 year construction schedule.

4. **Scope of Work – Coordination with Authorities** – In order to understand the Resident Inspector's role in scheduling and oversight of special inspections, who will be responsible for coordinating the required special inspections — the Owner, the A/E team, or the Resident Inspector?

The owner, in consultation with the Resident Inspector, and others as needed.

5. **Scope of Work – Monitoring & Documentation** – Will the project require the use of a specific project management information system platform, or can the proponent provide daily inspection reports through its preferred software (e.g., Procore)?

The proponent may use software best suited to the tasks.

6. **Deliverables – Final Compliance Certification** – Will the Resident Inspector be responsible for compiling all special inspection reports into the final compliance package, or only for certifying general inspection compliance?

The proponent will need to compile the inspection reports in a manner that meets Puerto Rican Law.

7. **Resources** – Are the listed roles (Resident Inspector, Junior Inspector, Project Support Specialist) mandatory positions? Please define the roles and responsibilities of the Project Support Specialist.

The proponent must use these positions but can also propose other positions. The roles and responsibilities should be prescribed by each proponent. It is the hope of the Owner that proponents would provide scalable resources that provide value such that when tasks are not required to be completed by a licensed engineer, they can be at lower cost.

8. **Section III – Campus Site and Buildings** – The link provided for the temporary campus design is not active. Could you provide updated drawings or site plans, or grant access to proposers to review the plans in order to understand the level of inspection effort required?

The Owner will ensure the link is active.

9. **Section V – Pricing** – Please clarify whether the contract will be based on time and materials (actual hours worked) or a lump-sum fee based on estimated hours.

Because of the unpredictable nature of the work, a time and materials contract with a ceiling (fixed cost) will be used.

10. **General** – The RFP specifications establish a 25-page limit for the proposal. However, considering the requested requirements (experience, work approach, résumés, licenses, certifications, among others), we have observed that it exceeds the established page limit, despite attempts to comply. We request that the established limit be reconsidered or that it be allowed to exclude the required attachments (résumés, corporate profile, SAM, affidavit) from the total count.

Resumes, licenses, and any affidavits can be included as exhibits and will not count toward the total page count. All other content must meet the 25 page limit.