GOBIERNO DE PUERTO RICO
ADMINISTRACIÓN DE TERRENOS

29 de julio de 2022

Firma de Servicios Profesionales de Ingeniería

NOTIFICACIÓN DE NECESIDAD DE SERVICIOS PROFESIONALES PARA LA EJECUCIÓN DE UNA EVALUACIÓN DE LOS SISTEMAS ELECTROMECÁNICOS DEL HOTEL BAÑOS DE COAMO

A quien pueda interesar:

La Administración de Terrenos de Puerto Rico (**Administración**) es dueña de la Finca Núm. Finca # 7606-000482, conocida como Hotel Baños de Coamo (**Propiedad**). Esta Propiedad fue adquirida con el objetivo de promover su redesarrollo y su máximo potencial como destino turístico y componente de desarrollo económico para la región sur de Puerto Rico y del municipio de Coamo. No obstante, como resultado del impacto del Huracán María, la Propiedad sufrió daños considerables y ha permanecido inoperante desde entonces. La Agencia Federal de Manejo de Emergencias (FEMA, por sus siglas en inglés) ha provisto una asistencia económica para la reparación de los daños de la Propiedad, así como fondos para realizar una evaluación de la condición y daños sobre los sistemas electromecánicos de la Propiedad.

Por lo tanto, como parte del proyecto de rehabilitación de la Propiedad, la Administración necesita contratar servicios profesionales de ingeniería de una firma con experiencia en la evaluación de sistemas electromecánicos. Estos servicios profesionales van dirigidos a evaluar las condiciones de los sistemas y equipos eléctricos, de acondicionadores de aire y de plomería existentes en la Propiedad, conforme alcance de trabajo definido en el **Exhibit I: Electromechanical Assessment Scope of Work for the Baños de Coamo Project.** Conforme a este alcance de proyecto, la firma seleccionada deberá presentar un informe de la condición de los sistemas electromecánicos, que incluya el estimado de costos de las reparaciones requeridas, así como los métodos y los materiales recomendados para cada reparación en cumplimiento con los códigos y reglamentación de construcción vigentes. La firma también deberá producir planos esquemáticos de las conexiones y corridas de cableado de electricidad. Como **Exhibit II** se incluyen los planos de la Propiedad en formato PDF para referencia. Estos planos se harán disponibles en formato Cad a la firma que se seleccione y contrate para proveer los servicios solicitados, si alguna, para facilitar el trabajo requerido.

Por lo tanto, a la Administración le interesa recibir propuestas de firmas con conocimiento en ingeniería electromecánica, conforme a los requerimientos y condiciones que se establecen a continuación.

1. <u>CONTENIDO DE LA PROPUESTA</u>
   La Propuesta de servicios debe incluir como mínimo lo siguiente:

   1.1 <u>Carta de Presentación:</u> La firma debe incluir una carta de presentación de no más de dos (2) páginas que incluya la siguiente información:

- Título: "Propuesta de Servicios Profesionales para la Evaluación de Los Sistemas Electromecánicos del Hotel Baños de Coamo".
- Nombre de la Firma.
- Dirección física y postal.
- Nombre de la persona designada como representante autorizado de la firma.
- Números de teléfono y dirección de correo electrónico del representante autorizado de la firma.

1.2 Descripción y Costo de los Servicios: La Propuesta debe desglosar el costo de cada uno de los servicios que la firma entienda necesarios para cumplir con cada una de las siguientes encomiendas incluidas en el **Exhibit I: Electromechanical Assessment Scope of Work for the Baños de Coamo Project.**

1.3 Estimado de Costo Probable de Construcción de Mejoras: Debe presentar un estimado de costo probable de construcción de mejoras requeridas para reparar los sistemas electromecánicos de la Propiedad, que incluya una explicación de lo que contempla el estimado y las suposiciones consideradas para su elaboración.

1.4 Experiencia de la Firma en proyectos relevantes: Debe proveer una lista de proyectos de la firma que demuestren su experiencia y capacidad en la gestión de evaluación y diseño de sistemas electromecánicos. También debe proveer la información de tres (3) de sus proyectos más recientes como muestra de su actividad y cualificación actual para proveer los servicios profesionales requeridos por la Administración. Sobre cada proyecto que presente, deberá proveer, como mínimo: (i) nombre del proyecto, (ii) breve descripción del proyecto, (iii) breve explicación del alcance de los servicios prestados por la firma, y (iv) número de teléfono y correo electrónico de alguna persona de referencia del Proyecto.

1.5 Capacidad de Ejecución de la Firma: Proveer una breve descripción de la firma y de los consultores que prevé emplear para las gestiones relacionadas al proyecto de la Administración. La descripción debe incluir las cualificaciones y experiencia de los consultores y el ingreso promedio de la firma durante los pasados tres (3) años.

1.6 Cualificaciones del Personal de la Firma: Proveer información de las cualificaciones del personal que estará a cargo del Proyecto de la Administración, que incluya su experiencia profesional, licencias, certificaciones, *resumé* y asociaciones profesionales.

2. VISITA AL LUGAR DEL PROYECTO

- La Administración permitirá una visita para que las firmas interesadas puedan familiarizarse con las condiciones actuales del proyecto para beneficios de su propuesta.
- Las firmas interesadas deberán notificar su asistencia a la visita en o antes del próximo tres (3) de agosto de 2022, al siguiente correo electrónico hector.rivera@terrenos.pr.gov y carlos.mejia@terrenos.pr.gov
- Esta visita será de carácter obligatorio y se llevará a cabo el próximo cinco (5) de agosto de 2022.
- La Administración tiene la potestad de descalificar la propuesta de aquella firma que no haya asistido a la visita.

3. REQUERIMIENTOS EN CASO DE CONTRATACIÓN

La firma debe estar consciente de que, en el caso en que la Administración decida proceder con la contratación de servicios profesionales, deberá proveer, entre otras cosas, lo siguiente:

- Una certificación válida y efectiva que acredite su inscripción en el Registro Único de Proveedores de Servicios Profesionales (RUP) de la Administración de Servicios Generales de Puerto Rico (ASG) y su elegibilidad para contratar con el Gobierno.
- Una resolución de la Junta de Directores de la entidad o una certificación, que autorice al representante de la firma a ejecutar el contrato.
- Pólizas de seguro de Responsabilidad Patronal del Fondo del Seguro del Estado y de Responsabilidad Profesional, así como cualquier otro seguro que sea requerido por la Administración.
- La Administración se reserva el derecho de solicitar cualquier otra certificación y/o documento que estime necesario previo a la ejecución algún contrato.

4. **ENTREGA DE LA PROPUESTA:**
La Propuesta debe presentarse no más tarde del **19 de agosto de 2022**. La propuesta debe estar claramente identificada y deberá dirigirse a:

Dalcia Lebrón Nieves
Directora Ejecutiva
Administración de Terrenos de Puerto Rico

A la Atención de:
Héctor Rivera Maldonado
Sub Director Ejecutivo
Administración de Terrenos de Puerto Rico

3.1 La Firma debe entregar una copia física y un expediente electrónico en formato PDF (en un CD, DVD o "*pen drive*") de la Propuesta, mediante correo certificado o personalmente en las oficinas de la Administración.

3.2 Cuando se envíe por correo certificado, se debe enviar a:

Administración de Terrenos de Puerto Rico
PO Box 363767
San Juan, PR 00936-3767

3.3 Cuando se entregue personalmente, se debe entregar en la Oficina de la Directora Ejecutiva de la Administración ubicada en el segundo piso del edificio sede de la Administración, en el 171 de la avenida Carlos Chardón, San Juan, P.R.

5. **Condiciones Generales:**
Al presentar su Propuesta, la firma reconoce y acepta las siguientes condiciones:

4.1 Para que la Administración pueda considera ejecutar un contrato, en caso de elegir a una firma entre las propuestas presentadas, esta debe estar registrada en el Registro Único de Profesionales de la Administración de Servicios Generales del Gobierno de Puerto Rico.

4.2 Todos los costos y gastos en los que incurra la firma relacionados con la elaboración de su propuesta serán por cuenta y cargo absoluto de la firma, incluido cualquier costo que resulte de asistir a alguna reunión o de preparar información adicional, luego de haber presentado su Propuesta. Por lo tanto, la Administración no será responsable de ningún costo incurrido por la firma o entidades e

individuos asociadas a ésta y la firma indemnizará a la Administración por cualquier reclamación que surja de las gestiones realizadas por la firma para presentar su Propuesta.

4.3 Al presentar su propuesta, la firma representa que, en caso de ser seleccionada por la Administración, cuenta con la capacidad para cumplir con los requerimientos y condiciones necesarias para otorgar en su día la contratación correspondiente y para ofrecer los servicios profesionales objeto de su Propuesta.

4.4 Los documentos e información presentados en la Propuesta serán propiedad de la Administración una vez recibidas.

4.5 La Administración evaluará la Propuesta a base de su respuesta a los asuntos aquí establecidos y de cualquier otro factor que estime apropiado.

4.6 Esta Notificación de Necesidad de Servicios no es vinculante para la Administración. Al presentar su Propuesta, la firma reconoce que su presentación no constituye un compromiso de la Administración de adjudicar u otorgar ningún acuerdo o contrato. La Administración se reserva el derecho de rechazar cualquier Propuesta sin necesidad de notificación, explicación o clarificación alguna al respecto. La Administración no será responsable por ningún costo o efecto que puedan tener para la Firma las acciones o determinaciones de la Administración sobre la Propuesta que reciba.

4.7 El profesional que se proponga para contratar con la Administración, en caso de que se acepte la Propuesta, debe ser un profesional licenciado y admitido para practicar su profesión en Puerto Rico.

4.8 La Firma reconoce que, en caso de contratación, estará sujeta a las condiciones de la Ley Número 2, de 4 de enero de 2018, "Código Anticorrupción para el Nuevo Puerto Rico".

4.9 La Administración se reserva el derecho de realizar investigaciones sobre la firma, su personal y proyectos previos, o en proceso, como parte de la evaluación de la Propuesta y de requerir información o aclaraciones adicionales sobre la misma. La sola acción de presentar una Propuesta se considerará como una autorización a la Administración para que haga tales investigaciones y solicite información a terceros, así como una autorización a terceros para que provean la información que la Administración le solicite.

Agradecemos su atención a este asunto y esperamos recibir su Propuesta dentro del término de tiempo establecido. De necesitar información adicional, puede comunicarse con la Ing. Verónica Nieves Muñoz, Directora de la Oficina de Desarrollo y Administración de Propiedades, al (787) 753-9300, extensión 308 o al correo electrónico veronica.nieves@terrenos.pr.gov.

Cordialmente,

Dalcia Lebrón Nieves
Directora Ejecutiva

VNM/CIMA

ELECTROMECHANICAL ASSESSMENT SCOPE OF WORK FOR THE BAÑOS DE COAMO PROJECT

BUILDING #01:

Execute a check and assessment of All electromechanical systems in the two story Building depicted in Sheets No. A101.0 and A101.1 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all electrical connections to A/C units.
7) Inspect and assess all electrical connections to the Water Heaters. Check and assess all Water Heater Units.
8) Inspect and assess all electrical connections to the Exhaust Systems. Check and assess all Exhaust Units.
9) Inspect and assess all water pipes to be structurally sound with no leaks.
10) Inspect and assess all sewage pipes to be structurally sound with no leaks.
11) Inspect and assess all bathrooms piping connections and equipment (lavatories, faucets, toilets, bathtubs, showers). Check and assess equipment to be structurally sound and operating properly.

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING #02:

Execute a check and assessment of All electromechanical systems in two story Building depicted in Sheets No. A102.0 and A102.1 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all electrical connections to A/C units.
7) Inspect and assess all electrical connections to the Water Heaters. Check and assess all Water Heater Units.
8) Inspect and assess all electrical connections to the Exhaust Systems. Check and assess all Exhaust Units.
9) Inspect and assess all water pipes to be structurally sound with no leaks.

10) Inspect and assess all sewage pipes to be structurally sound with no leaks.
11) Inspect and assess all bathrooms piping connections and equipment (lavatories, faucets, toilets, bathtubs, showers). Check and assess equipment to be structurally sound and operating properly.

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING #03:

Execute a check and assessment of All electromechanical systems in the two story Building depicted in Sheets No. A103.0 and A103.1 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all electrical connections to A/C units.
7) Inspect and assess all electrical connections to the Water Heaters. Check and assess all Water Heater Units.
8) Inspect and assess all electrical connections to the Exhaust Systems. Check and assess all Exhaust Units.
9) Inspect and assess all water pipes to be structurally sound with no leaks.
10) Inspect and assess all sewage pipes to be structurally sound with no leaks.
11) Inspect and assess all bathrooms piping connections and equipment (lavatories, faucets, toilets, bathtubs, showers). Check and assess equipment to be structurally sound and operating properly.

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING #04:

Execute a check and assessment of All electromechanical systems in the two story Building depicted in Sheets No. A104.0 and A104.1 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all electrical connections to A/C units.

7) Inspect and assess all electrical connections to the Water Heaters. Check and assess all Water Heater Units.
8) Inspect and assess all electrical connections to the Exhaust Systems. Check and assess all Exhaust Units.
9) Inspect and assess all water pipes to be structurally sound with no leaks.
10) Inspect and assess all sewage pipes to be structurally sound with no leaks.
11) Inspect and assess all bathrooms piping connections and equipment (if any). Check and assess equipment to be structurally sound and operating properly.

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING #05:

Execute a check and assessment of All electromechanical systems in the two-story Building depicted in Sheets No. A105.0 and A105.1 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all electrical connections to A/C units. Check and assess all A/C Units.
7) Inspect and assess all electrical connections to the Water Heaters. Check and assess all Water Heater Units.
8) Inspect and assess all electrical connections to the Exhaust Systems. Check and assess all Exhaust Units.
9) Inspect and assess all water pipes to be structurally sound with no leaks.
10) Inspect and assess all sewage pipes to be structurally sound with no leaks.
11) Inspect and assess all bathrooms piping connections and equipment (lavatories, faucets, toilets, bathtubs, showers). Check and assess equipment to be structurally sound and operating properly.

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING #06:

Execute a check and assessment of All electromechanical systems in the one story, double height Building with a mezzanine, depicted in Sheets No. A105.0 and A105.1 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel for that building section (if existing). Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.

3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all electrical connections to the Exhaust Systems (bathrooms). Check and assess all Exhaust Units.
7) Inspect and asses all water pipes to be structurally sound with no leaks.
8) Inspect and assess all sewage pipes to be structurally sound with no leaks.
9) Inspect and assess all bathrooms piping connections and equipment (lavatories, faucets, toilets, urinals). Check and assess equipment to be structurally sound and operating properly.
10) Inspect and assess the Fire Alarm system that may be existing in the area. Check and assess connectivity to the Main Panel Control, power intake, signal wiring and individual warning devices and alarms.
11) Inspect and assess the DATA & Telephone Systems that may be existing in the area.
12) Inspect and assess the CCTV Surveillance and Intercom Systems (if existing).

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections and Data/Telephone/CCTV/Surveillance systems.

BUILDINGS #07, #8, #9, #10, #21:

Execute a check and assessment of All electromechanical systems in the two story Buildings depicted in Sheets No. A105.0 and A105.1 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Three (3) Electrical Panels. Check the structure of each Panel. At each Panel check and assess the condition of Breakers, circuits and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all electrical connections to A/C units.
7) Inspect and assess the whole Fire Alarm system. Check and assess the Main Panel Control, power intake, programming, signal wiring and individual warning devices and alarms.
8) Inspect and assess the DATA & Telephone Systems.
9) Inspect and assess the CCTV Surveillance and Intercom Systems (if existing).
10) Inspect and assess all electrical connections to Water Heaters. Check and assess all Water Heater Units.
11) Inspect and assess all electrical connections to Exhaust Systems. Check and assess all Exhaust Units.
12) Inspect and assess all water pipes to be structurally sound with no leaks.
13) Inspect and assess all sewage pipes to be structurally sound with no leaks.
14) Inspect and assess all bathrooms piping connections and equipment (lavatories, faucets, toilets, urinals). Check and assess equipment to be structurally sound and operating properly.
15) Inspect and assess all Propane gas pipes and connections to the kitchen.
16) Inspect and assess all kitchen piping connections and equipment Check and assess all Kitchen Equipment (ovens, stoves, freezers, sinks) for sound operation.
17) Inspect and assess existing elevator.
18) Inspect and assess fire suppression systems.

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections and Data/Telephone/CCTV/Surveillance systems.

BUILDING #11:

Execute a check and assessment of All electric systems in the one story Building depicted in Sheet No. A111.0 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.

Deliver a report with the conditions of the electric system assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING #12:

Execute a check and assessment of All electromechanical systems in the one story Building and Gazebo Bar Area depicted in Sheet No. A112.0 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all water pipes to be structurally sound with no leaks.
7) Inspect and assess all sewage pipes to be structurally sound with no leaks.
8) Inspect and assess all Sink equipment and connections.

Deliver a report with the conditions of the electromechanical system assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING #13:

Execute a check and assessment of All electromechanical systems in the one story Building depicted in Sheet No. A113.0 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all Propane gas pipes and connections to Cooking Equipment.
7) Inspect and assess all Cooking Equipment for sound operation.
8) Inspect and assess all water pipes to be structurally sound with no leaks.
9) Inspect and assess all sewage pipes to be structurally sound with no leaks.
10) Inspect and assess all Sink equipment and connections.

Deliver a report with the conditions of the electromechanical system assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

POOL AREA #14, #15:

Execute a check and assessment of All electromechanical systems in the Pool Area and surrounding structures depicted in Sheets No. A114.0 and A115.0 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
2) Inspect and assess all receptacles.
3) Inspect and assess all on/off switches.
4) Inspect and assess all illumination devices.
5) Inspect and assess all electrical connections to the Pool Pumping System.
6) Inspect and assess all water pipes to be structurally sound with no leaks. Check and assess Water Pipes connections to the Pool Showers, the Pool and Pump System.
7) Inspect and assess all Used Water Discharge Pipes to be structurally sound with no leaks. Check and assess Used Water Discharge Pipes connections to the Pool Showers, the Pool and Pump System.

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING & THERMAL POOL #16:

Execute a check and assessment of All electric systems in the one-story Building, Thermal Pool and surrounding area, depicted in Sheet No. A116.0 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.

4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.

Deliver a report with the conditions of the electric systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING #17:

Execute a check and assessment of All electromechanical systems in the one story Building and rooftop terrace depicted in Sheet No. A117.0 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all electrical connections to Exhaust Systems. Check and assess all Exhaust Units.
7) Inspect and assess all water pipes to be structurally sound with no leaks.
8) Inspect and assess all sewage pipes to be structurally sound with no leaks.
9) Inspect and assess all bathrooms piping connections and equipment (lavatories, faucets, toilets, urinals). Check and assess equipment to be structurally sound and operating properly.

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING #18:

Execute a check and assessment of All electric systems in the remaining structure of once one story Building, depicted in Sheet No. A100.0 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.

Deliver a report with the conditions of the electric systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

BUILDING #20:

Execute a check and assessment of All electromechanical systems in the three story Building depicted in Sheet No. A120.0 of Exhibit II. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect heck and assess the Electrical Panel in the building. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
2) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
3) Inspect and assess all receptacles.
4) Inspect and assess all on/off switches.
5) Inspect and assess all illumination devices.
6) Inspect and assess all electrical connections to the Kitchen Appliances. Check and assess all Kitchen Appliances (Freezer, Stove/Oven, and Exhaust Units).
7) Inspect and assess all water pipes to be structurally sound with no leaks (water supply to bathrooms and kitchen).
8) Inspect and assess all sewage pipes to be structurally sound with no leaks (sewage discharge from kitchen and bathrooms).
9) Inspect and assess all bathrooms and kitchen inlet and outlet piping connections, and equipment (lavatories, faucets, toilets, bathtubs, sinks). Check and assess equipment to be structurally sound and operating properly.

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.

Property Site:

Execute a check and assessment of All electromechanical systems as existing, in the outdoor grounds of the Property. Certify the sound operation of All systems and/or identify damaged equipment and materials. As a minimum:

1) Inspect and assess a Sub-Station and/or Transformers (if existing).
2) Inspect and assess the Emergency Generator System. Check and assess the Generator to be structurally sound and all components and control circuitry to be operating properly.
3) Inspect and assess the Electrical Panel controlling the operation of the outdoor electric systems. Check the structure of the Panel. Check and assess the condition of Breakers and the incoming and outgoing cables.
4) Inspect and assess all electrical lines runs. Check and assess the condition, conductivity and connectivity of all electrical cables and conduits.
5) Inspect and assess all existing outdoor site receptacles.
6) Inspect and assess all existing outdoor on/off switches.
7) Inspect and assess all Luminaries (outdoors spot areas illumination devices and high poles lamps).
8) Inspect and assess the whole Outdoor Fire *Prevention* system. Check and assess the Main Panel Control, power intake, signal wiring and individual remote warning devices and alarms (if existing).
9) Inspect and assess the outdoor DATA & Telephone wiring, conduits and systems.

10) Inspect and assess the outdoor CCTV, Surveillance and Intercom wiring, conduits and systems (if existing).
11) Inspect and assess all outdoor runs of water pipes to be structurally sound with no leaks.
12) Inspect and assess all outdoor runs of sewage pipes to be structurally sound with no leaks.
13) Inspect and assess all piping connections (inlet and outlet) to the Water Fountain. Check and assess the systems of the Water Fountain to be structurally sound and operating properly.
14) Inspect and assess diesel tank for structural soundness and absence of leaks.

Deliver a report with the conditions of the electromechanical systems assessed, including methods, materials and cost estimates for repairs in compliance with actual codes standards. Deliver schematic drawings of the electrical cable runs and connections.