SAGRADO
Universidad del Sagrado Corazón

NOTICE OF CONTRACT FOR REHABILITATION/CONSTRUCTION PROJECT

The Puerto Rico Department of Housing ("Grantee") and Universidad del Sagrado Corazón ("Subrecipient") executed a Subrecipient Agreement on May 14, 2021, for the execution of certain activities under the Small Business Incubators and Accelerators Program to support and grow Puerto Rican small businesses by providing them with technical assistance to help grow their business skills and professional network through the structure of an Incubator or Accelerator.

This Notice of Contract for Rehabilitation/Construction Project is compliant with Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701 u, and regulations, 24 C.F.R. § 135, and all applicable rules and orders issued.

ITEM	DESCRIPTION
SOURCE OF FUNDING	This Project is being supported with U.S. Department of Housing and Urban Development, Community Development Block Grant, Disaster Recovery (the "CDBG-DR") grant funding. Certain restrictions and other federal requirements apply to this opportunity.
GRANTEE	Puerto Rico Department of Housing
SUBRECIPIENT	Universidad del Sagrado Corazón
SUBRECIEPIENT CONTRACT AWARD	2021-DR0211
PROJECT DESCRIPTION	This work includes the supply, assembly, installation, and commissioning of a complete HVAC system consisting of six (6) Gree 5-ton DC-Inverter ducted air handler split systems, associated ductworks, controls, piping, supports, electrical protection, and finishing tasks as required for a functional and code-compliant installation. Detailed Scope of Work: 1. Equipment Supply & Installation o Supply and install six (6) Gree 5-ton DC-Inverter ducted air handler split system units (208-230 V / 1 phase / 60 Hz, R410A, 16 SEER) ▪ Features: multi-fan speeds, local wired thermostat, electronic expansion valve, copper tube/aluminum fin coils with anti-corrosion treatment (gold fin on outdoor units; blue fin on air handling units). 2. Ductwork System

	○ Install a complete aluminum pre-insulated ductwork system, including supply air and mixing boxes for return and fresh air (1 lot). ○ Install double-deflection supply air grilles with dampers, return air filter grilles, and fresh air intake grilles (each as 1 lot). 3. Condensing Unit Support & Anchoring ○ Provide and discuss installation of cement floor pads for the six condensing units (floor-level configuration to be confirmed with the owner). ○ Install rigid copper refrigeration piping (1 lot), ¾-inch thick insulation (1 lot), stainless-steel eyebolts, galvanized-steel cables with transparent rubber covers, and all necessary anchoring hardware. 4. Electrical Protection ○ Provide external electrical protection for each condensing unit (6 units): Wagner DSP-1 protector with time delay and voltage regulation, 2-pole contactor, and weatherproof PVC-rated outdoor junction box. 5. Supports & Infrastructure ○ Supply and install Unistrut support beds for communication, electrical, and refrigeration runs, as necessary (1 lot). 6. Balancing, Detectors & Drainage ○ Perform certified air balancing and submit a detailed report per local codes (1 qty). ○ Install a local smoke detector for each air handling unit (6 units). ○ Provide drainage runs for each air handler; include drain pumps if required (1 lot). 7. Testing & Commissioning ○ Perform nitrogen pressure testing and vacuum testing using a precision digital micrometer. ○ Conduct startup tests, system inspections, and full commissioning to ensure proper operation and compliance. 8. Documentation & Closeout ○ Deliver a comprehensive commissioning report including test results, balancing data, smoke detector installation verification, and any deviations or adjustments. ○ Provide operation manuals, warranty documents, and a project completion sign-off package.
MATERIALS	. Gree 5-Ton DC-Inverter Ducted Air Handler Split System (6 units) • Utilizes DC inverter technology, enabling variable-speed compressor operation for enhanced energy efficiency, quieter performance, and precise temperature control. greecomfort.com • Hydraulic and electronic features include:

	○ Local wired thermostat ○ Electronic expansion valve ○ Copper tube with aluminum fin coils treated for corrosion resistance (gold fin on the outdoor units, blue fin on the air handlers) b. Aluminum Pre-Insulated Ductwork (1 lot) • Constructed from rigid foam insulation core (such as PU or PIR foam) sandwiched between embossed aluminum facings on one or both sides. Wikipediauntduct.net • Offers: ○ Excellent thermal insulation (low thermal conductivity) and energy savings alp.itGFI ○ Superior airtightness, reducing air leakage significantly beyond traditional ductwork (up to 8 times better) GFIuntduct.net ○ Lightweight and easy installation, lowering labor and structural support requirements GFIPro-R Outdoor Duct Systemsteksolgroupsolutions.com ○ Hygienic interior: aluminum surfaces prevent fiber shedding, resist microbial growth, and improve indoor air quality hvacductsystem.comGFI ○ Fire-safe and eco-friendly: often meets strict fire ratings (UL 181, NFPA 90A, BS 476) and uses non-CFC, recyclable materials hvacductsystem.comteksolgroupsolutions.comuntduct.net c–e. Grilles and Mixing Components (1 lot each for supply, return, fresh air) • Double-deflection supply air grilles with dampers provide adjustable airflow direction and volume control. • Return air filter grilles facilitate air filtration before returning to HVAC equipment. • Fresh air intake grilles allow outdoor air integration for ventilation as per local codes. f. Cement Floor Pad for Condensing Units • A concrete slab or pad that serves as a stable and level base for mounting outdoor condensing units. Final placement is pending alignment with the owner's preference. g–h. Rigid Refrigeration Copper Piping and Insulation • High-quality rigid copper tubing for refrigerant lines. • ¾-inch thick pipe insulation (typically closed-cell foam) to minimize thermal losses and prevent condensation. i. Anchoring Hardware • Stainless steel eyebolts, galvanized steel cables, and rubber-coated covers to anchor condensing units securely. • Designed for durability, corrosion resistance, and flexible strain relief. j. External Electrical Protection (6 units) • Each condensing unit will receive: ○ A Wagner DSP-1 protector (with time delay and voltage range protection) ○ A 2-pole contactor ○ A PVC outdoor-rated junction box for safe enclosure and wiring. k. Unistrut Support Beds

	• Metal Unistrut framing to neatly support communication wiring, electrical conduits, and refrigeration lines, spaced appropriately for structural integrity. l. Certified Air Balancing & Report • Professional airflow balancing conducted per standards, including documentation and reporting showing compliance with local requirements. m. Local Smoke Detectors (6 units) • Installed at each air handler, as part of safety and fire detection strategies. n. Drainage System • Drain lines from each air handler; drain pumps will be included if gravity drainage isn't feasible. o–p. Pressure and Vacuum Testing • Nitrogen pressure testing to verify system integrity. • Vacuum testing using a precision digital micrometer to ensure proper evacuation before refrigerant charge. q. Equipment Startup Tests & Inspection • Full system commissioning, startup testing, and inspection to confirm performance, safety, and proper operation of all system components.
SPECIAL REQUIREMENTS	It is required that interested: 1) self-identify with Section 3 definition of "Worker" (24 C.F.R. § 135); and 2) self-identify with the definition of Minority/Women Business Enterprise (M/WMBE) (2 C.F.R. 200.321**)**; and 3) submit evidence that they comply with Section 3 and M/WMBE requirements; and 4) other federal and Puerto Rico requirements including must not appear on https://sam.gov/ disbarment list.
SUBMISSION DATE/TIME	Interested parties must submit a proposal/quote for the Project in writing. Closing Date: September 15, 2025 Time: 5:00 p.m
PERIOD OF PERFORMANCE	Start Date: October 1, 2025 End Date: November 30, 2025
CONTACT PERSON	For questions, contact : Ing. Pedro Rodríguez Anadón T. 787.728.1515, ext. 5409 E. operaciones@sagrado.edu