

PUERTO RICO ELECTRIC POWER AUTHORITY  
**Environmental Diligence**  
**PROPOSAL REQUEST**



## I. Purpose

PREPA is seeking a qualified and experienced environmental consultant (hereinafter “the Consultant”) to undertake an evaluation of the environmental condition of approximately 465 of PREPA’s transmission and distribution (“T&D”) properties and facilities. The scope of work will consist of reviewing documents pertaining to the facilities in a data room, providing a tailored recommendation for the assessment of the properties based on available information, and completing the proposed assessments. The proposed assessments may include Transaction Screens that comply with ASTM E1528-14e1, Desktop Environmental Reviews, Phase I environmental site assessments that comply with ASTM E1527-13, or Phase II environmental site assessments, depending on the available information and environmental risk of the properties. For some properties for which Phase I information regarding historic spills is available in the data room, the Consultant may determine that a Phase II scope can be prepared without first conducting a Phase I. For other high priority or high risk sites for which little information is available, the Consultant may determine that a full Phase I environmental site assessment is necessary. For office spaces or other low risk facilities, the Consultant may determine that a Transaction Screen, Desktop Environmental Review or no review at all is necessary. PREPA would like the Consultant to tailor the environmental review and associated proposal based on the information the consultant reviews in the data room, discussions with PREPA and Hogan Lovells US LLP (“HL”) and other publicly-available information.

Appendix A provides some basic factual information regarding the facilities that may be useful to the Consultant in formulating an approach. Additional summary information as well as access to a data room that contains property level information will be made available to participating bidders following their execution of a non-disclosure agreement.

The initial proposal must identify the proposed type of environmental assessment for each property based on the information provided, and a cost estimate for each type of environmental assessment. Following the Consultant's review of the property level information in the data room, the Consultant must provide a revised list of the type of environmental assessment that will be conducted at each property, a general explanation of how the Consultant determined the appropriate scope of environmental assessment for particular types of properties and facilities, and a total cost estimate for the project.

## **II. PREPA's Contract Requirements**

PREPA is interested in receiving proposals from experienced and qualified Consultants to effectively provide the services, as described herein:

1. The Consultant shall be knowledgeable and experienced in conducting Transaction Screens, Desktop Reviews, Phase I environmental site assessments, Phase II environmental site assessments and other types of environmental site assessments in Puerto Rico,. The Consultant must possess all credentials as required by Federal and State regulations to conduct the Phase I assessment, and licensed and/or certified as required to conduct hazardous material sampling and analysis.
2. The Consultant shall have extensive knowledge of applicable Federal, State and local laws and regulations.
3. The Consultant shall have experience in projects of similar scope and scale.
4. The Consultant shall have sufficient resources to complete all aspects of the scope of work or may engage one or more consultants to assist it in the completion of the project. If the Consultant intends to rely on other consultants for some portion of the scope, the identity, qualifications and scope of such consultants must be clearly described in the proposal. Any such other consultant must possess all the qualifications described herein. The environmental documents available in the data room are in Spanish, so the Consultant must have the resources to conduct the data room review accordingly.

5. The Consultant shall comply with all applicable environmental, health and safety laws, including the Federal Occupational Safety and Health Administration (OSHA) standards and similar State Laws and standards.
6. The Consultant shall provide updated Worker's Compensation Insurance, as required by the Worker's Compensation Act of the Commonwealth of Puerto Rico. The Consultant shall also be responsible for compliance with said Workmen's Compensation Act by all his subcontractors, agents, and invitees.
7. The Consultant shall provide Employer's Liability Insurance, General Public Liability Insurance, Automobile Public Liability Insurance, Pollution Legal Liability and Contractor Liability Insurance for the amounts to be determined by PREPA's Risk Management Office.
8. The Consultant shall prepare, for approval by PREPA and HL, a sample Desktop Review, Transaction Screen and Phase I report, before producing multiple reports. The Consultant shall thereafter provide all reports in draft form for review by PREPA and HL. The Consultant shall work with PREPA and HL to address any comments PREPA and HL may have on the draft reports and shall not finalize the reports until all parties have agreed to do so. The Consultant also shall work with PREPA and HL to agree upon a proposed course of action to address the findings in each report (e.g., whether to perform a Phase II) before implementing it.

### III. **Other**

1. Compensation. [REDACTED]. The proposal shall identify a per-property cost for each Transaction Screen, Desktop Review and Phase I. As the cost for Phase IIs will vary based on scope, the Proposal shall identify unit pricing that will apply to Phase II scope, assuming such work will be billed on a time and materials basis.
2. Effective Date. The contract period will be effective [REDACTED] (the "Effective Date"). [To be determined]

3. Submittal Deadline. The Consultant must provide a preliminary proposal by [November 15, 2019]. By [December 31, 2019], the Consultant must complete its review of the data room and provide a revised tailored proposal based on available information. The Consultant shall provide completed assessments on a rolling basis in accordance with a schedule agreed upon by the Consultant, PREPA and Hogan Lovells US LLP. All assessments must be completed within [\_\_\_\_\_] days of the Effective Date.