



U.S. Department of Housing and Urban Development

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Washington, DC 20410
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Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: Hotel Ojo de Agua (PR-CRP-000493)

Responsible Entity: Puerto Rico Department of Housing

State/Local Identifier: Puerto Rico/Municipality of Rincón

Preparer: Guillermo E Acevedo Dávila, Arch

Certifying Officer Name and Title:

Aldo A. Rivera Vázquez - Permits and Environmental Compliance Director
Angel G. López Guzmán - Permits and Environmental Compliance Deputy Director
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Santa Ramírez Lebrón - Permits and Environmental Compliance Specialist
Janette I. Cambrelen - Permits and Environmental Compliance Specialist
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Mónica Machuca Ríos - Permits and Environmental Compliance Specialist
Abdul Feliciano-Plaza - Permits and Environmental Compliance Specialist
Javier Mercado-Barrera - Permits and Environmental Compliance Specialist
Priscilla Toro-Rivera - Permits and Environmental Compliance Specialist

Grant Recipient (if different than Responsible Entity): Municipio de Rincón, P.R.

Consultant (if applicable): N/A

Direct Comments to: Puerto Rico Department of Housing at environmentcdbg@vivienda.pr.gov

Project Location: 24 Parque Street, Rincón, PR 00677 (See attachment 1)

Coordinates: 18.340156, -67.251018, TPID: 124-010-015-01-003

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project will complete the construction of an existing building owned by the municipality to be used as a hotel. The project comprises the completion of the sixteen (16) room hotel known as Ojo de Agua Hotel. The three (3) story structure has an area of roughly 15,978 square feet and occupies a previously vacant lot of 6008 sq. ft. (558.19 sq m). Before construction stopped in 2017 the Work had reached upward 75% completion with all concrete and rough-in work finished. The completed hotel will support the ongoing economic redevelopment of the town center and Historic District. The Work will comprise all activities required to make Ojo the Agua Hotel operational. Among the main activities remaining to complete the project are:

- All Work required to complete the building, including fixed equipment, excluding furnishings.
- Interior nonstructural partitions.
- Interior finishes.
- Exterior finishes.
- Pool equipment and finishes.
- Electrical and communications systems finishes.
- Lighting.
- Mechanical equipment and finishes.
- Plumbing equipment and finishes.
- Architectural woodwork.
- Architectural metal screens.
- Doors, windows and hardware.
- Fire prevention equipment and finishes.
- Railings and handrails.

The renovation of the structure is distributed as follows: **First Level** – this area includes reception, administrative office, elevator, locker facilities and bathrooms for employees, laundry and storage area, janitor room, kitchen, bar service, visitor toilets, dining area, lobby, interior patio and pool area, stairs (1 and 2), entrance ramp, decorative fountain. **Second Level** – this area includes eight (8) rooms, merchant area (SPA), stairs (3 and 4), storage, electrical and data room, covered terrace and corridors. **Third Level** – includes eight (8) rooms, meeting room, stairs (5 and 6), storage, covered terrace and corridors. **Roof Level – Open Terrace** – consists of taking advantage of the building's third level roof space for use as an activities space with pergola, electrical and data room and mechanical area. This hotel may serve as an emergency shelter and temporary services center in compliance with current construction codes.

There are no planned additions to the initial hotel design, which ensures that the finished structure will remain true to the original vision of the project as reviewed by SHPO and other relevant entities. Parking will be provided through a dedicated parking bay at the adjacent municipal parking area, with about total capacity for 65 vehicles, including ADA-compliant spaces. Refer to Project Site Plan in Attachment 2.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: The repair, reconstruction, replacement and rehabilitation works are consistent with section 58.35(a)(3) Rehabilitation of buildings and improvements when the following conditions are met: (iii) in the case of non-residential structures, including commercial, industrial, and public buildings: (A) the facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and (B)

The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to the another.

Funding Information

Grant Number	HUD Program	Funding Amount
B-17-DM-72-0001 B-18-DP-72-0001 B-19-DP-78-0002 B-18-DE-72-0001	Community Development Block Grant – Disaster Recovery (CDBG-DR)	\$11,938,162,230

Estimated Total HUD Funded Amount: \$4,193,800.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$4,193,800.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	<div>Yes No</div> <div><input type="checkbox"/> <input checked="" type="checkbox"/></div>	<p>The proposed project is located 8.8 miles (46,456 feet) from the closest civilian airport Eugenio María de Hostos Airport to the southwest , 12.9 miles (68,012 feet) from the civil airport Rafael Hernández, and 82.7 miles (436,844 feet) from the nearest military airport Muñiz Air National Guard Base to the northeast. The project site is not within 2,500 feet of a civilian airport and not within 15,000 feet of a military airfield. Therefore, the project is not located within an Accident Potential Zone (APZ) or a Runway Protection Zone/Clear Zone (RPZ/CZ). The project is in compliance with the Airports Hazards requirements.</p> <p>See Airports Map in Attachments 3,4 and 5.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is not located within a designated Coastal Barrier Resources System (CBRS) unit. The nearest CBRS unit is approximately 11.293 miles (59,627 feet) to the northeast. The project is in compliance with the Coastal Barrier Resources Act. See CBRS Map in Attachment 6.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is located in an Area of Minimal Flood Hazard, classified as Zone X Unshaded, per FEMA Flood Insurance Rate Map (FIRM) Number 72000C0485J, revised on November 18, 2009. Since the site is outside a FEMA-designated Special Flood Hazard Area, flood insurance is not required. The project is in compliance with Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994. See FIRMette in Attachment 7.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The site is within the Municipio of Rincón, which is in attainment district for all criteria pollutants the EPA list of NAAQS criteria pollutants for all Puerto Rico Municipalities. This project is in compliance with the Clean Air Act requirements. See Attachment 8 for Air Quality /Puerto Rico Nonattainment/Maintenance Status and Attachment 9 for Air Quality Map.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located within the Coastal Zone Land Boundary defined as: a one-kilometer (1-km) strip inland, as well as additional distances necessary to include key coastal natural systems. The Puerto Rico Planning Board, during its meeting on July 24, 2024, issued a General Federal Consistency Certification under resolution JP-2024-004. This certification confirms the project's alignment with the Puerto Rico Coastal Management Program (PRCZMP) for initiatives financed through Federal funds under

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>the CDBG programs. An Application for Certification of Consistency with the Puerto Rico Coastal Management Program was signed by Puerto Rico Department of Housing (PRDOH) on December 18, 2024, and submitted to the Puerto Rico Planning Board. The PRPB determined on October 22, 2025, that the project at reference complies with conditions established by the resolution number JP-2024-004 as amended and it is Consistent with the Puerto Rico Coastal Zone Management Program. Therefore, the project is in compliance with the Coastal Zone Management Act, sections 307(c) and (d). Refer to Attachment 10 for Federal Consistency Certification with the PR Coastal Zone Management Program.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A search of the NEPAAssist database identified regulated sites within a 3,000-foot radius of the project site. As part of the environmental assessment, multiple evaluations were conducted to determine the presence of Recognized Environmental Conditions (RECs), underground storage tanks (USTs), lead-based paint (LBP), and asbestos-containing materials (ACM) within the site. The findings of these evaluations are detailed below.</p> <p>Following site visits conducted on May 4, 2024, no Recognized Environmental Condition (RECs) were identified within the project site. The inspection did not reveal any evidence of contamination related to hazardous substances or petroleum products, such as leaking storage tanks, improperly disposed chemicals, or malfunctioning equipment that could release contaminants into the environment. Based on these findings and the associated reports, no RECs are present that would impact the proposed project.</p> <p>Based on a review of the EPA’s ECHO database, several regulated facilities are located near the</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>Ojo de Agua Hotel project site in Rincón, Puerto Rico. These include Rincón Blue Water LLC, Earth Movement Activity at Parcel of Land, Desarrollo Costero LLC, MDF Instruments Craftech LLC, and Surgical Specialties Puerto Rico Inc. After reviewing the detailed facility reports, none of these facilities pose a contamination hazard to the project for the following reasons:</p> <ul style="list-style-type: none"> • No Significant Violations: None of the facilities have reported significant violations or enforcement actions within the last three years. • No Recent Penalties or Noncompliance: All reviewed facilities show zero quarters in noncompliance during the last three-year monitoring period and no penalties or enforcement fines have been assessed. • No Hazardous Releases Reported: There are no records of hazardous waste discharges, toxic releases, or air/water emissions that could impact the project site. • Upgradient/Distanced Facilities: Based on geospatial review and location data, the facilities are either downgradient or at a safe distance from the project site, minimizing any risk of contaminant migration. • Permit Compliance: Facilities such as Desarrollo Costero LLC and MDF Instruments Craftech LLC are listed under expired or minor general permits and are classified as non-major dischargers, with no active violations. • Low Environmental Risk Profiles: Several facilities (e.g., Surgical Specialties PR Inc.) are registered only for general compliance purposes under RCRA and do not manage large quantities of hazardous materials. <p>Based on the above, there is no indication of nearby facilities posing a risk to public health or</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>the environment that would affect the viability or safety of the proposed project.</p> <p>Supporting documentation for this determination is included in Attachments 11, 12, 13 & 14 for Field inspection Report, Contamination & Toxic Substance Map, EPA's Enforcement Compliance History Online Map & ECHO Reports.</p> <p>A review of available records, including EPA-provided mapping data, indicates that no open underground storage tanks (USTs) are present within a 3,000-foot radius of the project site. Based on this information, there are no known USTs that could present a potential environmental concern for the proposed project. Refer to Attachment 15 for USTs Map.</p> <p>Regarding Radon, HUD issued Notice CPD-23-103 on January 11, 2024, requiring the consideration of radon in the Environmental Review process for all HUD-funded projects. However, the recommended. best practices and alternative options for radon testing are deemed infeasible and impracticable for this project. As documented in the Radon Memorandum and agency correspondence, the Puerto Rico Department of Health (PRDOH) reached out to six (6) local, state, and federal agencies to assess the feasibility of radon testing. Responses were received from the United States Geological Survey, Centers for Disease Control and Prevention, Puerto Rico Department of Health, and the United States Environmental Protection Agency, confirming the lack of scientific data on radon testing for Puerto Rico and the technical challenges associated with complying with HUD's radon testing requirements. Due to these limitations, radon testing is determined to be infeasible and impracticable for this property, and no further consideration of Radon is required</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>in this environmental review. Refer to Attachment 16.</p> <p>The Ojo de Agua Hotel project (Project ID: PR-CRP-000493) involves the construction of hotel rooms, commercial concessions, and service areas. Construction began on January 25, 2016, but was halted in March 2017 due to funding constraints following the collapse of the Puerto Rico Government Development Bank (BGF). At the time of suspension, the project was approximately 75% complete, with all structural work, plumbing, and electrical rough ins finalized. The original construction included a Construction Environmental Site Safety (CESS) plan. The General Contractor also obtained a General Consolidated Permit (Permit #2015-0832239-PGC-123217) to ensure proper waste handling and contamination mitigation during construction. See Attachment 17.</p> <p>Based on site visits, EPA records, and environmental inspections, no Recognized Environmental Conditions (RECs) were found that could impact the project; hence, no mitigation is required.</p> <p>This ERR ensures compliance with HUD, EPA, and Puerto Rico EQB regulations, confirming that no major environmental risks would interfere with the proposed project at Ojo de Agua Hotel, Rincón.</p>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	On January 9, 2025, PRDOH requested concurrence with its finding that the project would be not likely to adversely affect (NLAA) these two species, based on the nature of the project, scope of work, information available, and a careful analysis of the Project Site, and IPaC species list. The project would implement the USFWS Conservation Measures for the Puerto Rican Boa to protect these species. On February 20, 2025, the USFWS signed the letter stating

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>that USFWS disagrees with the determination for the West Indian manatee. As correctly specified, the proposed project does not include in-water work nor impacts to manatee habitat, thus a no effect (NE) determination for the manatee is more appropriate for this project. The PRDOH determined that the proposed project may affect but is not likely to adversely affect the Puerto Rican boa.</p> <p>The project would implement the USFWS Conservation Measures for the Puerto Rican Boa to protect this species, in accordance with the USFWS Puerto Rican Boa Conservation Measures Guidelines and the January 2024, Amended Programmatic Biological Opinion.</p> <p>Therefore, the project is in compliance with Endangered Species Act requirements. See Attachment 18 & 19.</p>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project does not include a hazardous facility. Planned activities at the project area do not include installation of storage tanks. It was not observed aboveground stationary storage tanks (ASTs) within one mile of the project site. A site visit was conducted on May 4 and June 18, 2024, by GA+NIF, C.S.P. architects and its consultants, confirming that no ASTs were present on or adjacent to the project site. Refer to Attachment 20.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project does not include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to non-agricultural use.</p> <p>According to the Natural Resources Conservation Service (NRCS) mapping, 87.4% of the project site consists of urban land and is not classified as farmland. The remaining 12.6% at the western edge is designated as farmland of statewide importance. However, based on U.S. Census Bureau data, the entire project site is located</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>within an urbanized area. Furthermore, the project is already 75% constructed, reinforcing that the land has been previously developed and is not subject to farmland conversion.</p> <p>Under the Farmland Protection Policy Act (FPPA), protection measures apply only when farmland is converted to non-agricultural use. Given that this project is entirely within an urban area and is already significantly developed, it does not meet the criteria for FPPA applicability.</p> <p>The project is in compliance with farmlands protection requirements. See Attachments 21 & 22.</p>
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The Project site is not in the 100-year Special Flood Hazard Area (SFHA), as indicated on the Advisory Base Flood Elevation map. The project site is within the Zone X Unshaded area of minimal flood hazard.</p> <p>The Project is in compliance with Executive Order 11988, particularly section 2(a); 24 CFR Part 55. No formal compliance steps or mitigation are required. See Attachment 23.</p>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Consultation with the SHPO regarding the Department of Housing of Puerto Rico (PRDOH) Program was initiated on April 30, 2024, with a letter indicating that PRDOH contracted Horne Federal LLC to provide environmental registry review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs. The project is adjacent the Urban Center of Rincón. Despite the project is within the historically significant context, as part of the Urban Center of Rincón. Previous research and archaeological monitoring conducted between years 2004 and 2005 confirmed that the cultural resources in the project area had already been significantly altered by previous urban activities, hence, no significant findings require changes to the design</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>or implementation of the project. On February 13, 2025, PRDOH submitted to SHPO an Effect Determination Form for the proposed project with a no adverse effect recommendation. On May 1st, 2025, SHPO concurred with a finding that the proposed project will have no adverse effect upon historic properties.</p> <p>This project is in compliance with Historic Preservation requirements.</p> <p>See Attachment 24 for Historic Preservation documentation.</p>
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed project does not involve establishment of new residences, an increase in residents, or introduction of other noise sensitive uses. The project does not require further evaluation under HUD’s noise regulation. The noise that will be produced during construction is generated by the operation of construction equipment. All equipment and machinery will have noise dampers maintained in accordance with manufacturer’s recommendations to control noise generation. Construction activities will be conducted during the day and have minimal impacts on the neighboring community. The noise levels attributable to construction activities will be temporary in nature and is not expected to exceed 65 dBA.</p> <p>Therefore, the project complies with Noise Abatement and Control requirements.</p>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are no EPA sole source aquifers in Puerto Rico. The nearest sole source aquifer to the project site is approximately 966 miles (5,100,480 ft) to the northwest in Florida, USA. Furthermore, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		See Attachment 25.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The National Wetlands Inventory (NWI) mapping shows no wetlands on or near the project site. The wetland nearest the project site is approximately 0.13 mile (686 feet) to the west. The project is in compliance with wetlands protection requirements. See attachment 26.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287) protects designated rivers with outstanding natural, cultural, and recreational values. Puerto Rico has only two designated Wild and Scenic Rivers, both located in the eastern region of the island. The proposed project is in the western region, approximately 97.64 miles away from the nearest designated river. Since the project is outside the protected quarter-mile buffer and does not fall within a designated river corridor, there is no potential impact on Wild and Scenic Rivers. Additionally, the project is not a water resources project that could alter river conditions or require a Section 404 permit. See attachment 27.

Field Inspection (Date and completed by): Field Inspections carried out on May 4, 2024, by GA+NIF, C.S.P. Architects and its consultants. No RECs were identified. Refer to Attachment 11.

Summary of Findings and Conclusions:

The proposed project, which involves improvements and repairs to the existing building named Hotel Ojo de Agua at the municipality of Rincón, is not expected to result in any adverse effects on the natural or human environment. The proposed activity will preserve the environmental integrity of the surrounding area while revitalizing an important community resource. Furthermore, it is anticipated to yield substantial social and economic benefits for the Municipality of Rincón. By rehabilitating an existing structure to be a functional hotel, it will provide residents, with improved opportunities for economic development, social engagement, and community events. The project aligns with the Municipality's broader goals of promoting community well-being and economic resilience. The inspection further supports the conclusion that this initiative will have a net positive impact, contributing to the overall quality of life for the residents of Rincón. Is it not expected to negatively impact the area, as it is being undertaken in a previously developed area and identified impacts would be mitigated. The project cannot

convert to exempt because of the Endangered Species mitigation measures. The project complies with the statutes, executive orders, and regulations evaluated as part of this ERR.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Endangered Species	Conservation measures for the Puerto Rican Boa need to be implemented if the Boa is encountered during construction.
Solid Waste Disposal / Recycling	Salvaging/recycling of materials shall be as determined feasible with other program requirements. A solid waste management plan shall be developed and implemented.
Permits and endorsements	The project will adhere to all applicable regulations, ensuring full compliance with both state and federal requirements. This includes meeting standards set forth by relevant agencies, adhering to environmental, safety, and construction codes, and following established protocols to secure necessary permits and approvals.

Determination:


- ☐ This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project, OR
- ☒ This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds, OR
- ☐ This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Sol V Rosa Date: 28OCT2025

Name/Title/Organization: Guillermo E. Acevedo Dávila / President/ GA+NIF, C.S.P

Sol Vanessa Rosa / Environmental Reviewer / Tetra Tech

Responsible Entity Agency Official

Signature:  _____ Date: 10/29/2025

Name/Title: Priscilla M. Toro Rivera/ Environmental Specialist

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Attachment List:

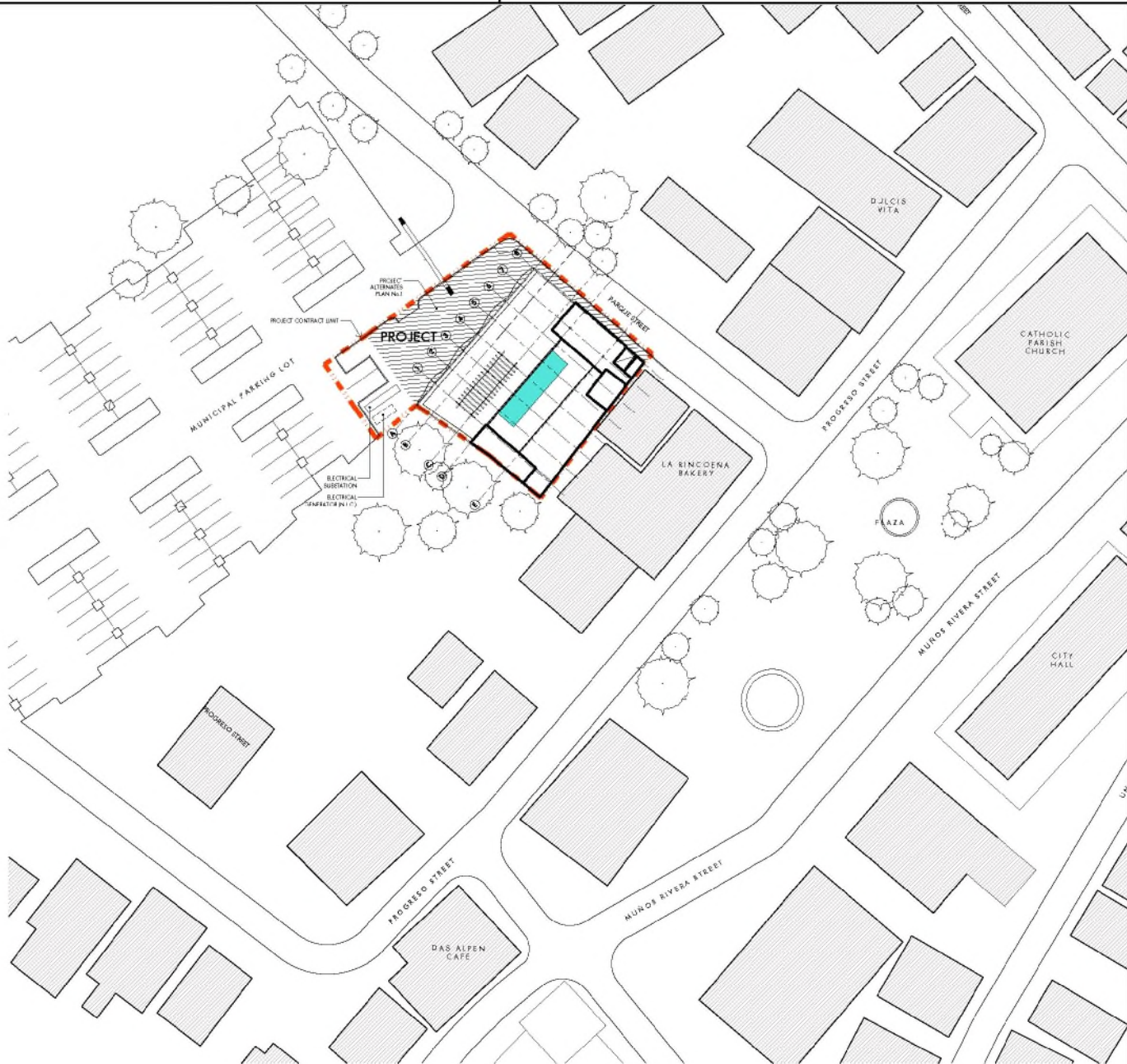
- Attachment 1: Project Location
- Attachment 2: Project Site Plan
- Attachment 3: Airport Runway clear zones map, Eugenio Maria de Hostos Airport
- Attachment 4: Airport Runway clear zones map, Rafael Hernandez.
- Attachment 5: Airport Runway clear zones map, Muñiz Air National Guard.
- Attachment 6: CBRS Unit Map
- Attachment 7: FEMA Flood Insurance Rate Map (FIRMette)
- Attachment 8: Air Quality /Puerto Rico Nonattainment/Maintenance Status
- Attachment 9: Air Quality Map for Puerto Rico Non-attainment/Maintenance Status
- Attachment 10: Certification of Consistency with the Puerto Rico Coastal Management Program
- Attachment 11: Field Inspection Report
- Attachment 12: Contamination and Toxic Substance Map
- Attachment 13: ECHO Report (EPA's Enforcement Compliance History Online) Map
- Attachment 14: ECHO Reports
- Attachment 15: Underground Storage Tanks Map
- Attachment 16: Justification for the Infeasibility and Impracticability of Radon Testing
- Attachment 17: General Consolidated Permit 2015-0832239-PGC-123217
- Attachment 18: Critical Habital Map
- Attachment 19: USFWS- NLAA Informal Consutation package
- Attachment 20: Explosive and Flammable Hazards Map
- Attachment 21: Farmlands Protection Map
- Attachment 22: Urban Areas Map
- Attachment 23: Advisory Base Flood Elevation Map
- Attachment 24: State Historic Preservation
- Attachment 25: Sole Source Aquifers Map
- Attachment 26: Wetlands Map
- Attachment 27: Wild and Scenic Rivers Map

Attachment 1: Project Location Map

PR-CRP-00493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031

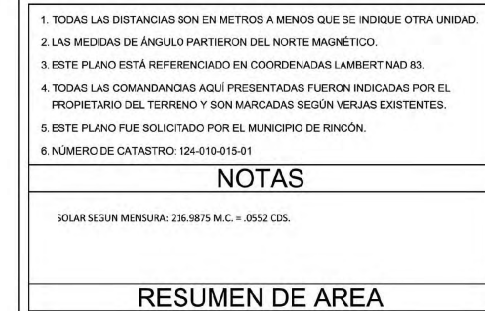
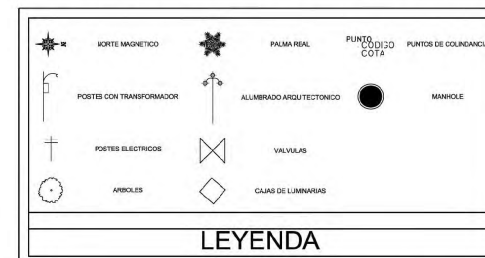
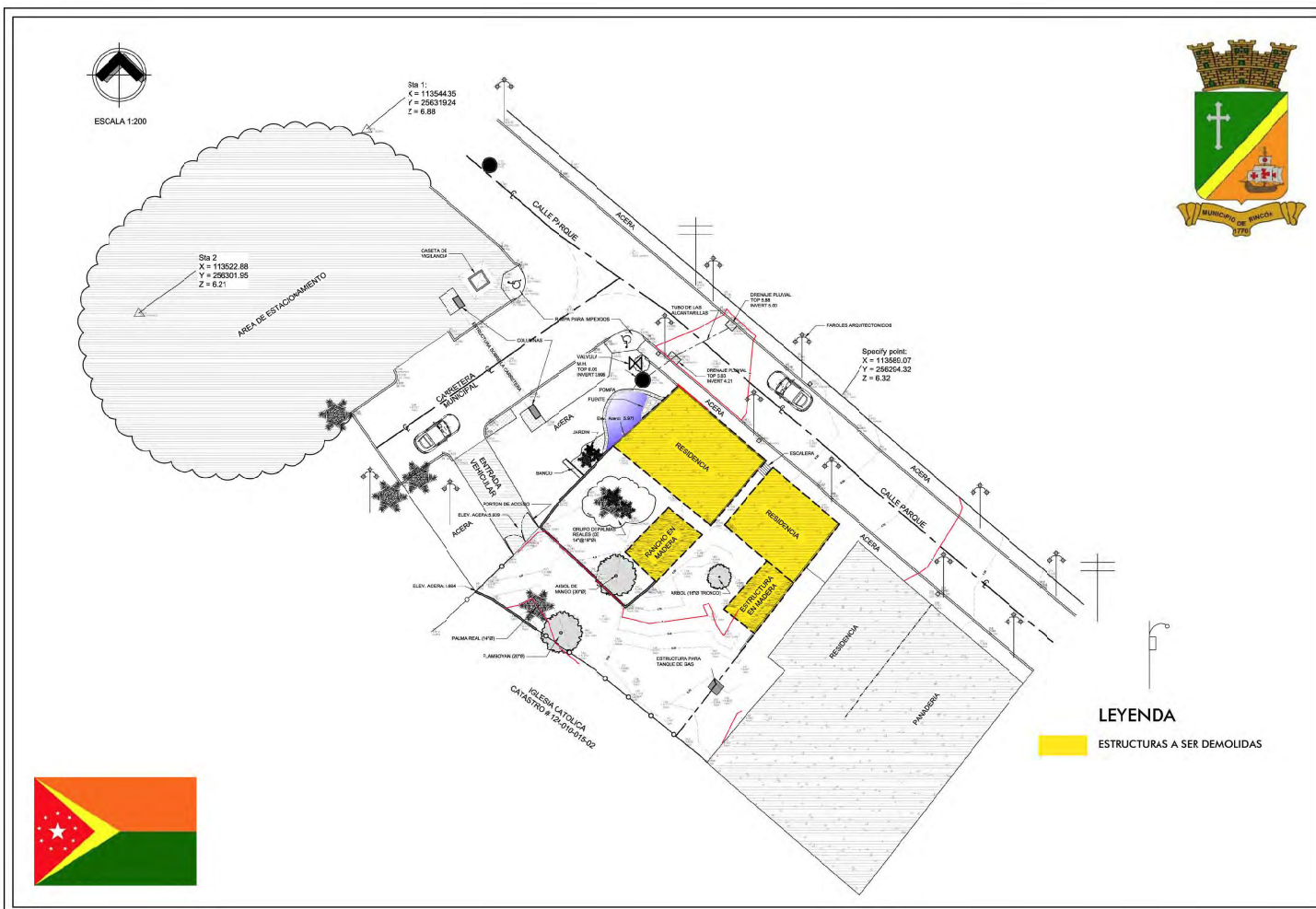


Scale : 1:1525



Sources:
GA+NIF Architects

Attachment 2: Project Site



PLANO: DE MENSURA DE UN PREDIO DONDE SE UBICA LA CASA "OJO DE MERO" PROPIEDAD DEL MUNICIPIO DE RINCON, LOCALIZADO EN LA CALLE PARQUE DEL CASCO URBANO DE RINCON.

RINCON REALTY & ENGINEERING
NELSON BONET LORENZO
 INGENIERO, TITULAR Y CORREDOR DE BIENES RAICES

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 E-MAIL: rinconrealty@gmail.com TEL: / FAX: 787-823-1764, CEL. 787-210-4694 / 787-901-7731

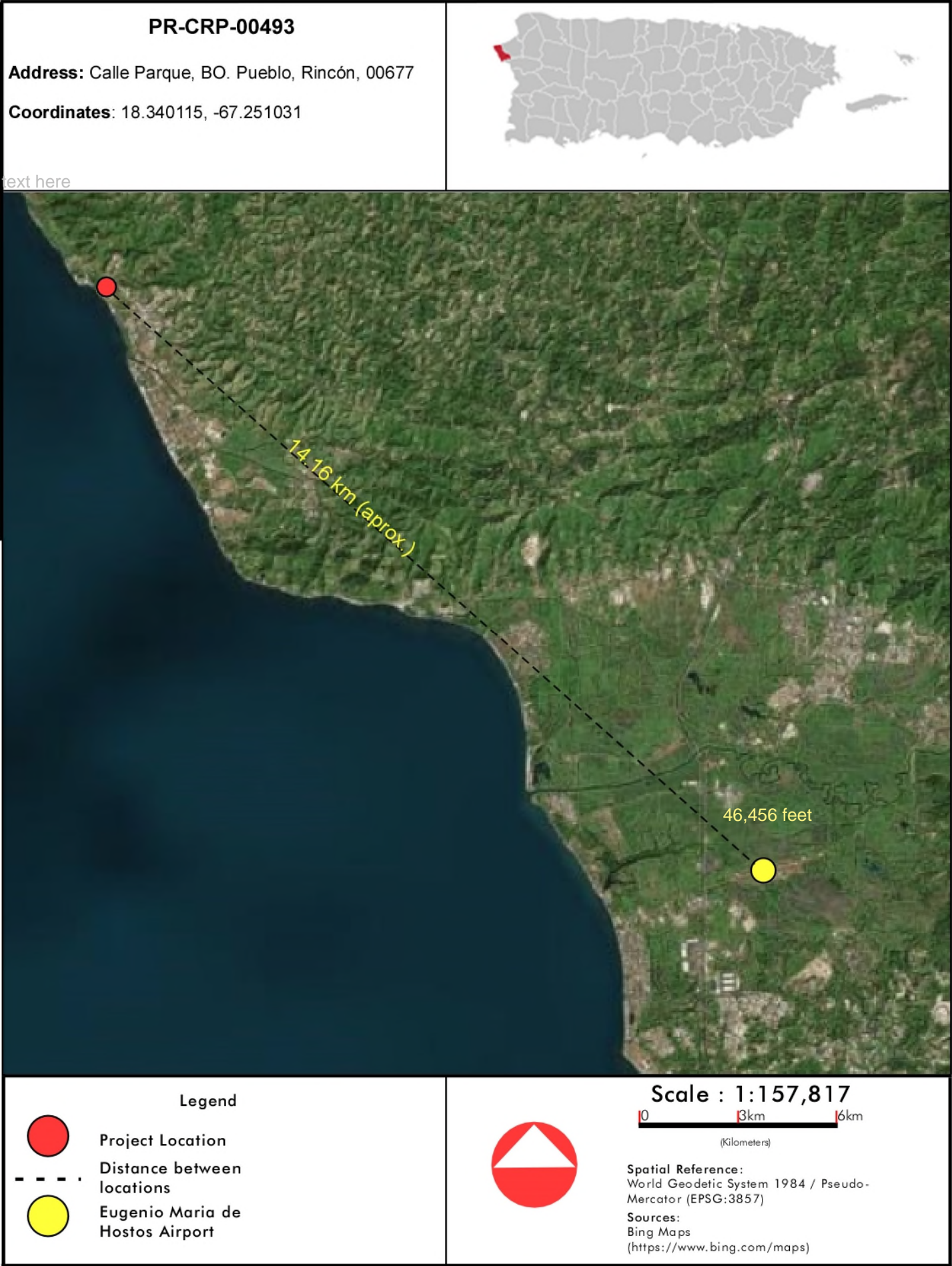
AGROMENSUR

DELINEANTE

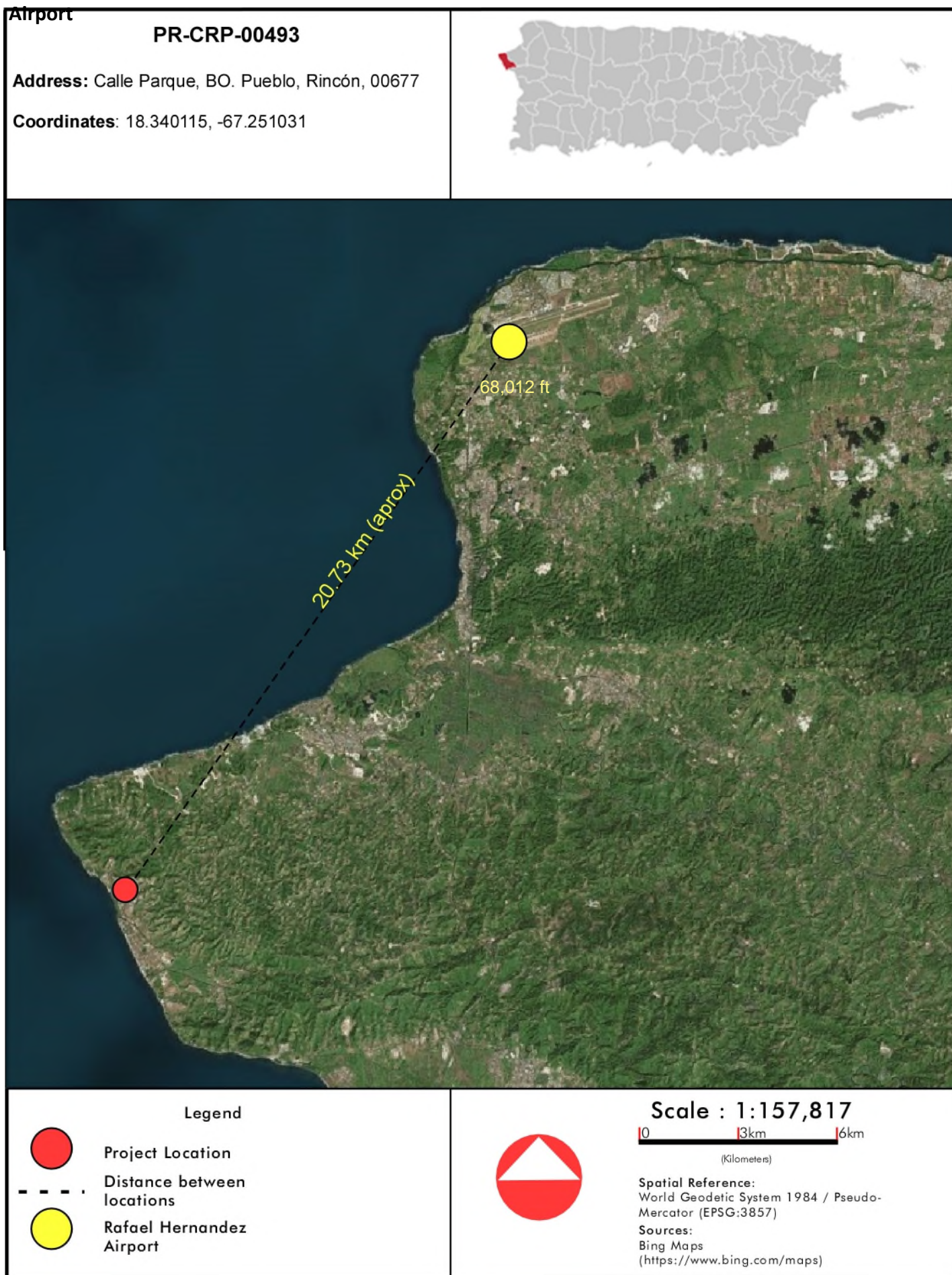
AGROM. DENNIS O. VARGAS GONZÁLEZ
 LIC. NÚM. 21581

DELINEANTE ARMANDO ROSADO LÓPEZ
 LIC. NÚM. 3987

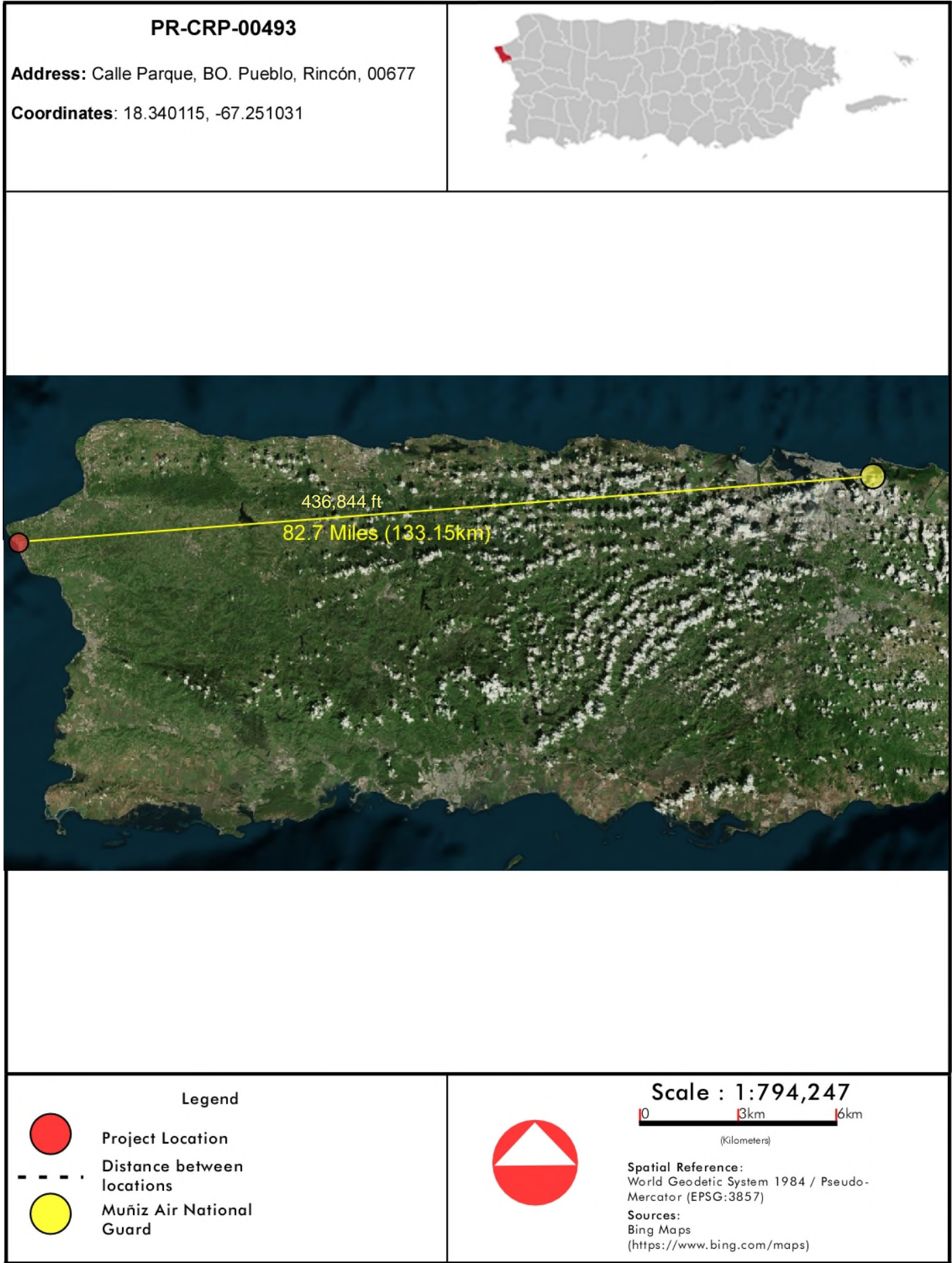
Attachment 3: Airport Runway clear zones map, Eugenio Maria de Hostos Airport



Attachment 4: Airport Runway clear zones map, Rafael Hernandez



Attachment 5: Airport Runway clear zones map, Muñiz Air National Guard

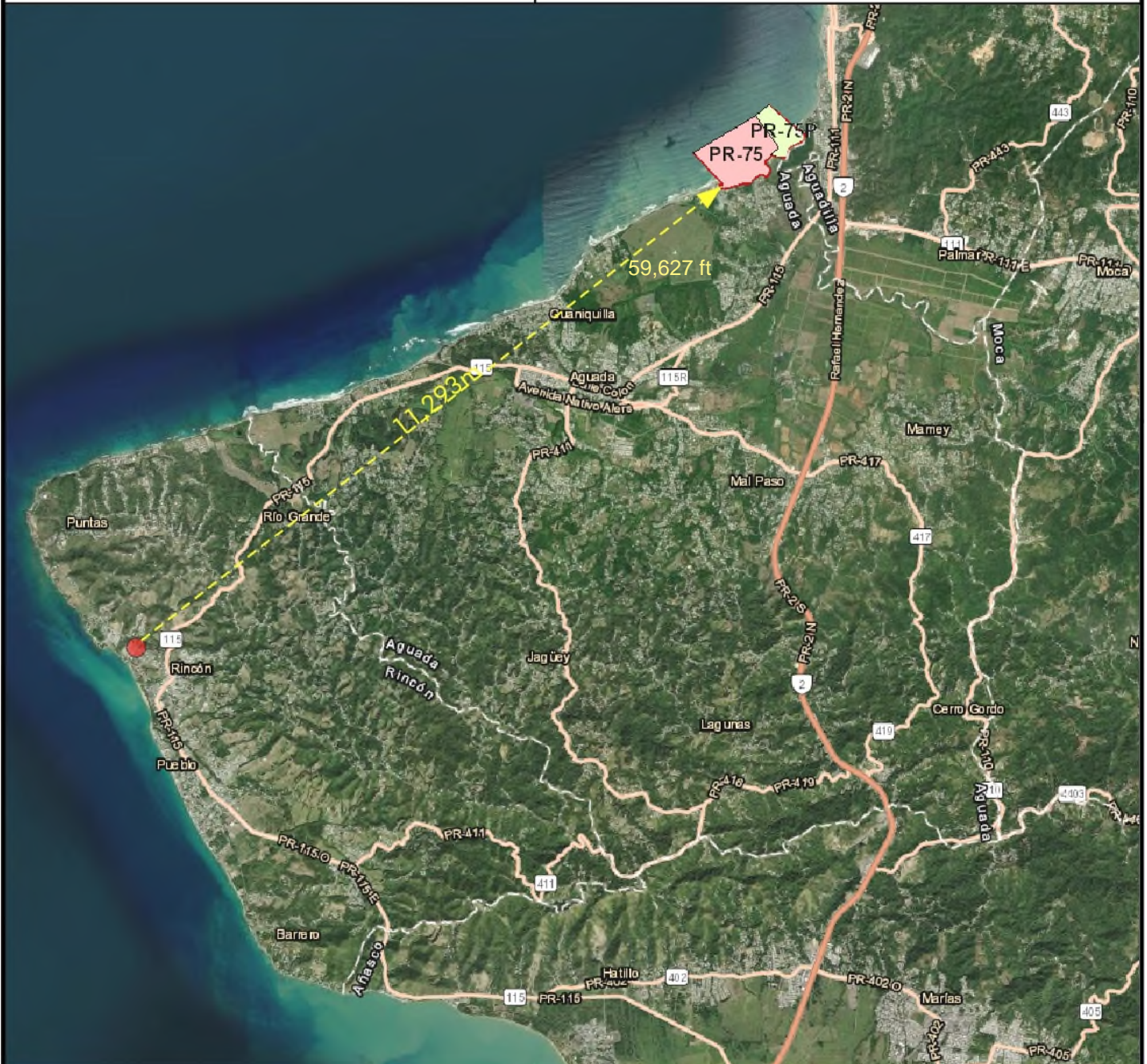


Attachment 6: CBRS Unit Map

PR-CRP-00493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend



Project Location



Protected Area



System Unit



Scale : 1:20000

0 500 1000 2000 4000

Spatial Reference:
CBRS Mapper Documentation of 1982

Sources:
CBRS Projects Mapper
(<https://fwsprimary.wim.usgs.gov>)

Attachment 7: FEMA Flood Insurance Rate Map (FIRM)



Attachment 8: Current Nonattainment Counties for All Criteria Pollutants by year



Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Data is current as of February 28, 2025

Listed by County, NAAQS, Area. The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 $\mu\text{g}/\text{m}^3$) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. ([81 FR 58009](#))

Change the State:

PUERTO RICO  

Download National Dataset: [dbf](#) | [xls](#) | [Data dictionary \(PDF\)](#)

[Important Notes](#)

County		NAAQS	Area Name	Nonattainment in Year															Redesignation to Maintenance	Classification	Whole or Part County	Population (2010)	State / County FIPS Codes
PUERTO RICO																							
Arecibo Municipio	Lead (2008)	Arecibo, PR	11 12 13 14 15 16 17 18 19 20 21 22 23 24 25															//		Part	32,185	72/013	
Bayamon Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24 25															//		Part	22,921	72/021	
Catano Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24 25															//		Whole	28,140	72/033	
Guaynabo Municipio	PM-10 (1987)	Mun. of Guaynabo, PR	92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09																02/11/2010	Moderate	Part	90,470	72/061
Guaynabo Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24 25															//		Part	23,802	72/061	
Salinas Municipio	Sulfur Dioxide (2010)	Guayama-Salinas, PR	18 19 20 21 22 23 24 25															//		Part	23,401	72/123	
San Juan Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24 25															//		Part	147,963	72/127	
Toa Baja Municipio	Sulfur Dioxide (2010)	San Juan, PR	18 19 20 21 22 23 24 25															//		Part	52,441	72/137	

[Important Notes](#)

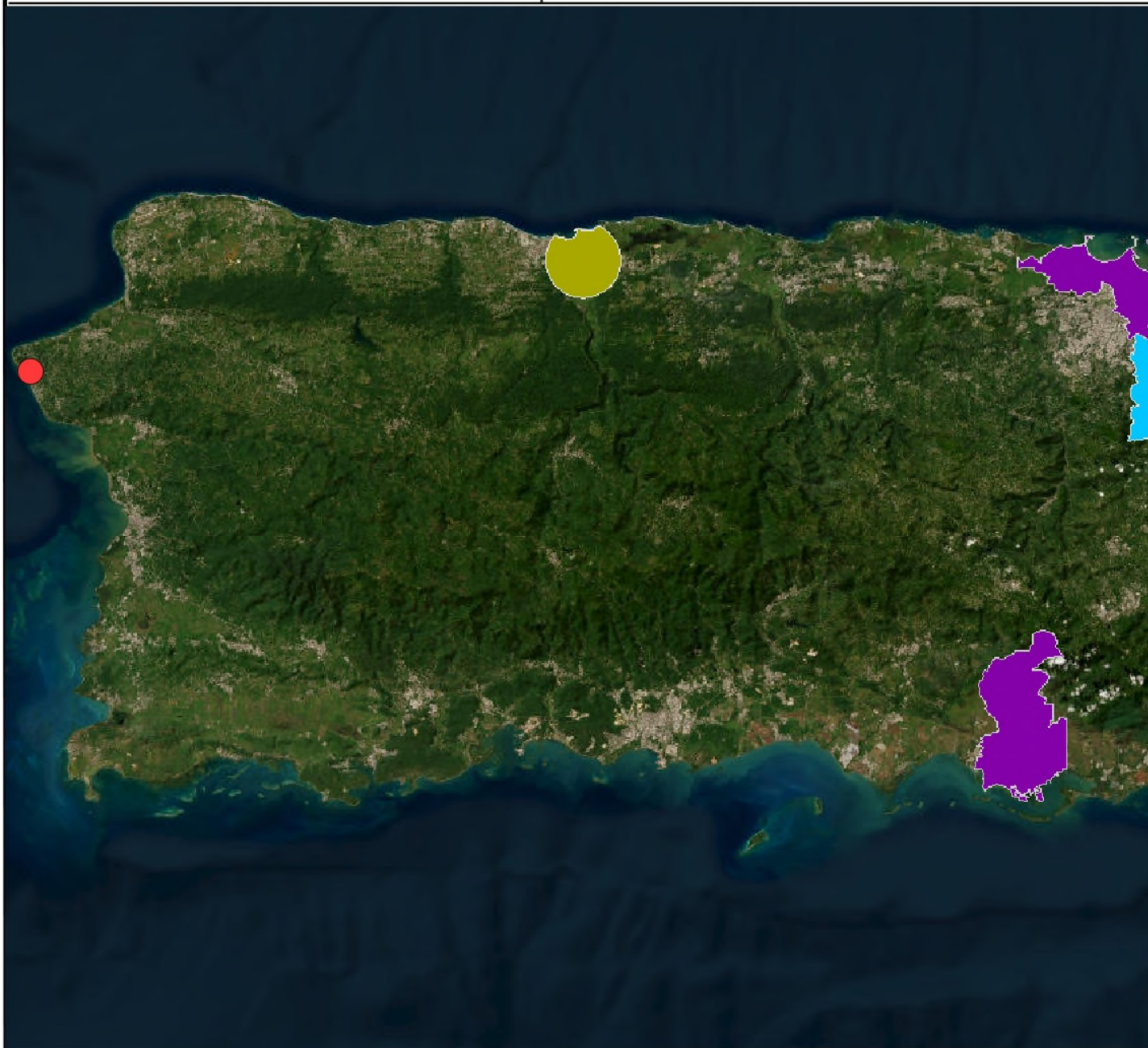
[Go Top](#)

Attachment 9: Air Quality Map - Puerto Rico Nonattainment/Maintenance Status



PR-CRP-00493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend

- | | |
|--|---|
|  Project Location |  |
|  Lead (2008 standard) nonattainment | PM10 (1987 standard) maintenance |
|  SO2 1-hr (2010 standard) nonattainment | |



Scale : 1:606,151



Spatial Reference:
earthstar geographics, U.S. EPA Office of Air and Radiation (OAR)-Office of air quality planning and standards (OAQPS)

Sources:
<https://nepassisttool.epa.gov/nepassist>



October 22, 2025

Angel López Guzmán
Director
Permits and Environmental Compliance Division
Disaster Recovery Office
PR Department of Housing
PO Box 21365
San Juan, PR 00928-1365

Federal Consistency Certification with the Puerto Rico Coastal Zone Management Program (PRCZMP)

CZ-2025-1223-037

PR-CRP-000493

Federal Assistance with CDBG-DR funds for renovation of Hotel Ojo de Agua Rincon, Puerto Rico

Dear Mr. López:

We have been evaluating the application of reference. The Puerto Rico Planning issued a General Federal Consistency Certification with the PRCZMP under resolution JP-2024-004, as amended on June 11, 2025, for projects to be financed with Federal funds under the CDBG-DR and CDBG-MIT programs. Section C of this resolution establishes that federal assistance awarded under the CDBG-DR and CDBG-MIT programs for projects that involve demolition for reconstruction, or construction of a new structure is consistent with the PRCZMP if the project fulfills the following requirements:

- 1- The project must comply with land use regulations established under the PR Land Use Plan, Territorial Plans and special plans that apply according to the location of the project.
- 2- The structure to be constructed or reconstructed must comply with applicable regulations and parameters established in the "Joint Regulation for Evaluation and Expedition of Permits Related to Development, Land Use and Business Operation" (Regulation Number 9473).
- 3- Each project must provide evidence of compliance with the PR Environmental Policy Law (Law number 416 of September 22, 2004) by providing copy of the Environmental Compliance Determination emitted by OGPe.
- 4- The structure to be built or rehabilitated must be located outside flood risk zones according to the "Recommended Base Flood Level Maps" (FEMA Advisory Maps)



effective on April 13, 2018, or the most recent FEMA map that applies according to the location of the project.

- 5- Structures located within a flood hazard zone must evidence compliance with the Special Flood Hazard Zone Regulations (Planning Regulation Number 13) by providing a copy of the FEMA Elevation Certificate (form ff-206-fy22-152) completed and signed by an engineer or surveyor.
- 6- In the case of projects that are located within Historic Zones designated by the PR Planning Board, or if the structure was designated as a Historic Site, the project must have the endorsement of the Puerto Rican Culture Institute and the State Historic Preservation Office.

With reference to the submitted application and information provided we made the following findings:

- The project property is located out of flood risk zones according to FEMA Advisory Maps.
- The property is classified as "Urban Land" according to the Puerto Rico Land Use Plan and it is located within a "Commercial Intermediate" (C-I) zoning district.
- The PR Permit Management Office (OGPe) issued an Environmental Compliance Determination under the case number 2011-798288-DEA-19360 on November 22, 2013 for the project at reference.
- The Puerto Rican Culture Institute issued favorable comments for this project in letters dated March 6, 2012 and May 3, 2012.

Therefore, the project at reference complies with conditions established by the resolution number JP-2024-004 as amended and it is Consistent with the Puerto Rico Coastal Zone Management Program.

This Certification does not exempt the project from complying with other required permits or endorsements.

Cordially.



Luis E. Lamboy

Director

Office of Geology and Hydrogeology

RAO

Commonwealth of Puerto Rico
Office of the Governor
Puerto Rico Planning Board
Physical Planning Area
Land Use Planning Bureau

Application for Certification of Consistency with the
Puerto Rico Coastal Management Program

General Instructions:

- A. Attach a 1:20,000 scale, U.S. Geological Survey topographic quadrangular base map of the site.
- B. Attach a reasonably scaled plan or schematic design of the proposed object, indicating the following:
 - 1. Peripheral areas
 - 2. Bodies of water, tidal limit, and natural systems.
- C. You may attach any further information you consider necessary for proper evaluation of the proposal.
- D. If any information requested in the questionnaire does not apply in your case, indicate by writing "N/A"(not applicable).
- E. Submit a minimum of seven (7) copies of this application.

DO NOT WRITE IN THIS BOX			
Type of application: _____		Application Number: _____	
Date received: _____		Date of Certification: _____	
Evaluation result:	<input type="checkbox"/> Objection	<input type="checkbox"/> Acceptance	<input type="checkbox"/> Negotiation
Technician: _____		Supervisor: _____	
Comments: _____			

- 1. Name of Federal Agency: Puerto Rico Department of Housing (Responsible Entity)
- 2. Federal Program Catalog Number: 14.218 Community Development Block Grant - Disaster Recovery (CDBG-DR) / City Revitalization Program
- 3. Type of Action:

☐ Federal Activity ☐ License or permit ☒ Federal Assistance
- 4. Name of Applicant: Puerto Rico Department of Housing (Responsible Entity)
- 5. Postal Address: PO Box 21365, San Juan, PR 00928-1365

Telephone: 787-274-2527 Fax: 787-758-9263
- 6. Project name: Hotel Ojo de Agua (PR-CRP-000493)
- 7. Physical Description of Project Location (area, facilities such as vehicular access, drainage, storm, and sanitary sewer placement, etc.):

The proposed hotel, located on a 558.19 square meter municipally owned site, is a three (3) level building for a construction area of 14,545.67 square feet.

Lambert Coordinates:

X= 113575.3032

Y= 256277.8052

8. Type of construction or other work proposed:

- ☐ drainage
- ☐ channeling
- ☐ landfill
- ☐ sand extraction
- ☐ pier
- ☐ bridge
- ☐ residential
- ☐ tourist
- ☒ others (specify and explain):

Finish the refurbish of the building owned by the municipality to convert as a hotel.

Description of proposed work:

The project consists of finish the renovation of the structure distributed in the following of spaces: First Level – this area includes reception, administrative office, elevator, electric room, closet facilities and bathrooms for employees, laundry and warehouse area, kitchen, bar service, visitor toilet, dining area, lobby, interior patio to the pool area, stairs (2), entrance ramp, decorative fountain. Second Level –this area includes eight (8) rooms dealer area (SPA), staircase (3 and 4), warehouse and 2 covered terraces and corridors. Third Level – includes eight (8) rooms, meeting room, stairs 3 and 4, warehouse, covered terrace, corridors. Open Terrace – consists of taking advantage of the roof space of the third level of the building, open space with pergola and storage areas (2). The proposed hotel is located nearby the municipally owned Ojo de Agua Public Parking Lot with capacity for 70 vehicles, including 5 ADA-compliant. This project hotel may serve as an emergency shelter and temporary services center in compliance with current construction codes.

9. Natural, artificial, historic, or cultural systems likely to be affected by the project

Place an X opposite any of the systems indicated below that are in the project area or its surroundings, which are likely to be affected by that activity. Indicate the distance from the project to any outside system that would likely be affected.

System	Within Project	Outside Project	Distance (meters)	Local name of affected system.
beach, dunes		X	400	Balneario de Rincón
marshes		X	215	Caño Ojo de Agua
coral, reefs		X	1,700	Tres Palmas
river, estuary		X	800	Quebrada Los Ramos
bird sanctuary		X	40,570	Refugio Nacional de Vida Silvestre (Boquerón)
pond, lake, lagoon		X	23,000	Laguna Joyuda
agricultural unit		X	17,000	Estación agrícola experimental TARS
forest, wood		X	33,000	Bosque Estatal de Maricao
cliff, breakwater		X	3,000	El Faro de Rincón
cultural or tourist area		X	3,000	El Faro de Rincón
other (explain)				

Describe the likely impact of the project on the identified system (s).

Positive ☒ Negative ☐

Explain: The Project won't have any negative impacts on the identified systems. During the construction phase, the Project will have in place a best management practices plan that guarantees the conservation of the natural resources that are close to the project. The proposed project is located in a developed area within the urban area of the municipality of Rincón. The project aims to complete the construction of a new structure for hotel rooms, commercial concessions and service areas which together comprise the Ojo de Agua Hotel in Rincón. The completion of this project is deemed essential for the economic revitalization and post-hurricane recovery of the Rincón Urban Center and the municipality. The hotel will provide for the direct creation of 17 new jobs as well as positively impacting up to 45 commercial establishments within the urban center and historic district of the town. In addition, the proposed project meets part C of the JP-2024-004 Resolution issued on 7/24/2024. The project is expected to comply with all conditions of this part prior to construction.

10. Indicate permits, approvals, and endorsements of the proposal by Federal and Puerto Rican government agencies. Evidence of such support should be attached to the proposal.

	Yes	No	Pending	Application Number
a. Planning Board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
b. Regulation and Permits Administration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
c. Environmental Quality Board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
d. Department of Natural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
e. State Historic Preservation Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHPO: 05-31-11-03 ICP (Arch): OGPE# 2011-798288-CCO-27724 ICP (Patrimonio): 2011-798288-CCO-27724 _____
f. U.S. Army Corps of Engineers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
g. U.S. Coast Guard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
h. Other (s) (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

CERTIFICATION

I CERTIFY THAT **Hotel Ojo de Agua (PR-CRP-000493)** is consistent with the Puerto Rico Coastal Zone Management Program, and that to the best of my knowledge the above information is true.

Angel López-Guzmán
Name (legible)
Deputy Director,
Permits and Environmental Compliance Division
Disaster Recovery Office, PRDOH
Position

Angel
Signature
Dec. 18, 2024
Date

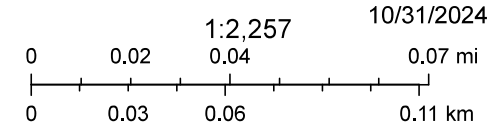
Location Map

PR-CRP-000493 Hotel Ojo de Agua
Calle Parque #24, Rincón PR 00677
Coordinates: 18.34009, -67.250978



Legend:

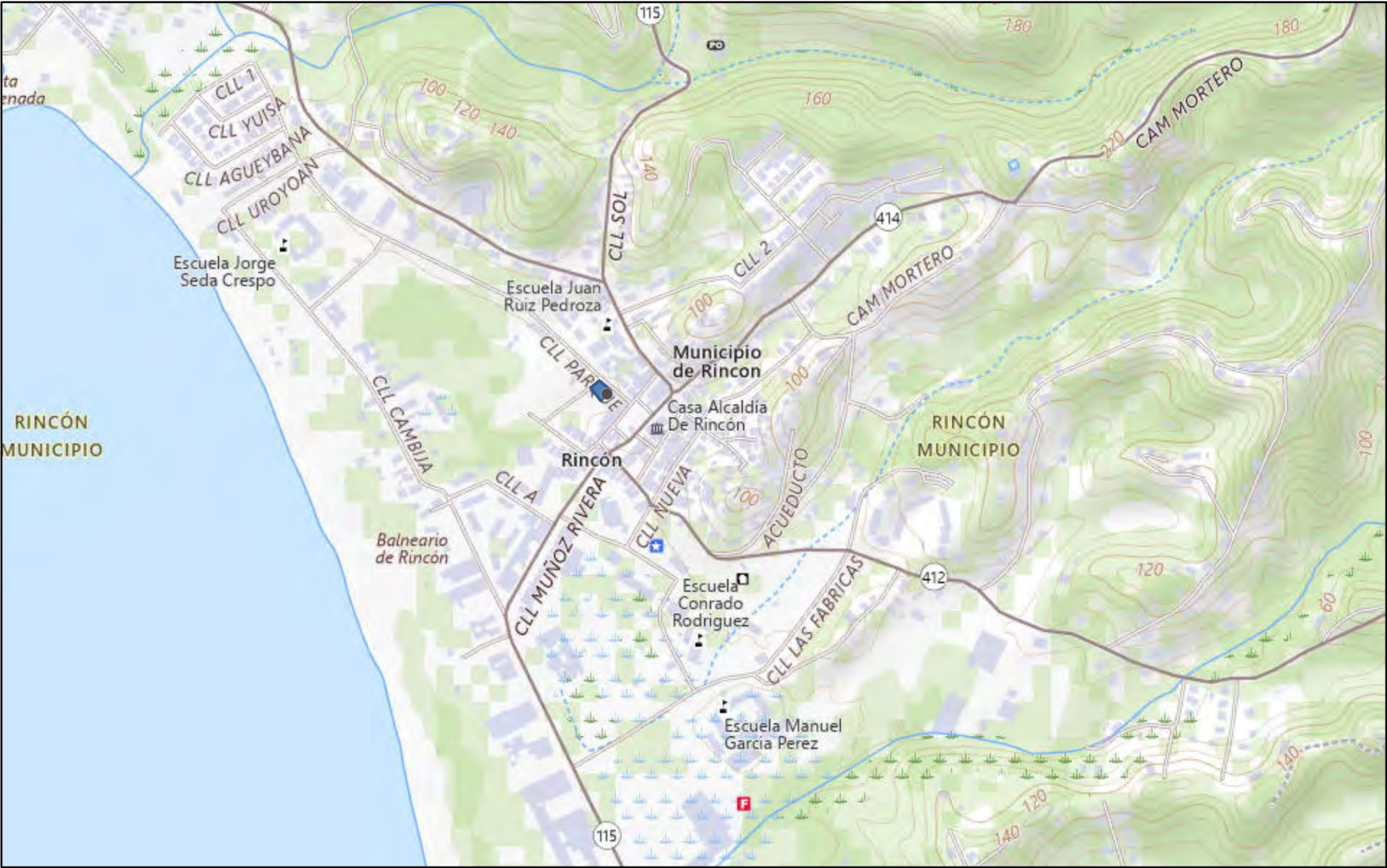
— Project Site



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

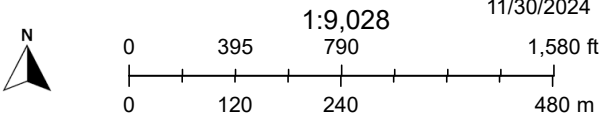
Topographic Map

PR-CRP-000493 Hotel Ojo de Agua
Calle Parque #24, Rincón PR 00677
Coordinates: 18.34009, -67.250978



Legend:

 Project Site

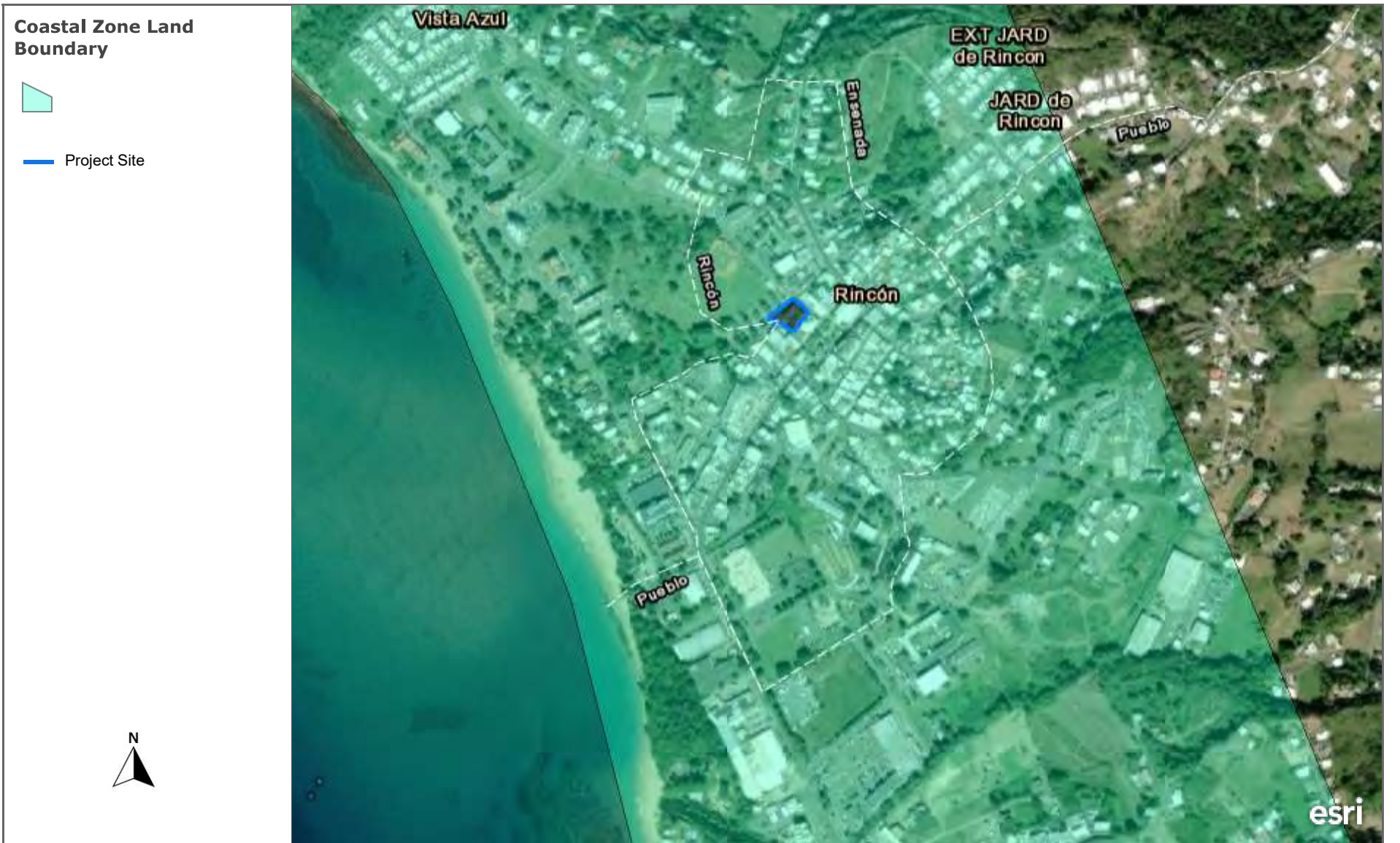


USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

<https://apps.nationalmap.gov/viewer/> 2021 USGS

Puerto Rico Coastal Zone Management Map

PR-CRP-000493 Hotel Ojo de Agua
Calle Parque #24, Rincón PR 00677
Coordinates: 18.34009, -67.250978



Puerto Rico Coastal Vulnerability ViewerThis tool is intended to provide a preliminary assessment of coastal resources and infrastructure at risk due to climate change and sea le ...

Maxar | Esri, HERE, Garmin, iPC

10/30/24

<https://www.arcgis.com/home/webmap/print.html>

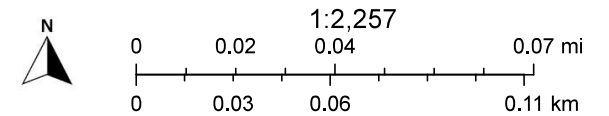
ABFE Map

PR-CRP-000493 Hotel Ojo de Agua
Calle Parque #24, Rincón PR 00677
Coordinates: 18.34009, -67.250978



Zona Inundable

A	AO	X (0.2% Probabilidad Anual de Inundación)
AE	A Costera	1 PCT Cauce Mayor
	VE	Panel



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, PRPB, FEMA



U.S. Fish and Wildlife Service

National Wetlands Inventory

PR-CRP-000493 Hotel Ojo de Agua

Calle Parque #24, Rincón PR 00677

Coordinates: 18.34009, -67.250978



October 30, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine
- Project Site



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

Attachment 1: Description of Undertaking



Hotel Ojo de Agua

Parque Street, Rincón, Puerto Rico

Project Undertaking

The project aims to complete the construction of a new structure for hotel rooms, commercial concessions and service areas which together comprise the **Ojo de Agua Hotel in Rincón**. The completion of this project is deemed essential for the economic revitalization and post-hurricane recovery of the **Rincón Urban Center** and the municipality. The hotel will provide for the direct creation of 17 new jobs as well as positively impacting up to 45 commercial establishments within the urban center and historic district of the town.

In May 2011 and in compliance with Section 106 of the National Historic Preservation Act of 1966 and 36 CFR Part 800: Protection of the Historic Properties, USDA - Rural Development Program initiated the consultation process for the construction of the **Hotel Ojo de Agua** in the urban center of Rincón, Puerto Rico, **SHPO: 05-31-11-03**. The consultation sought the advice and assistance of the **State Historic Preservation Officer** in assessing the effects of the proposed improvements upon the historic district of Rincón.

After a review of the project proposal, in a letter dated November 29, 2011, the **State Historic Preservation Officer** determined that although the proposed improvements may affect the characteristics that make the district historic, it is the opinion of the **State Historic Preservation Officer** that the effects will not be adverse and therefore a finding of **no adverse effect was appropriate**.

Construction for Hotel Ojo de Agua began January 25, 2016; alas, work on the project was halted March 3, 2017, due to funding constraints resulting from the collapse of the Government Development Bank (BGF). Nonetheless, the project was built following the Construction Documents prepared by the **GA+NIF, C.S.P.** The construction was undertaken under the supervision of **GA+NIF, C.S.P.** At the time of suspension, the work on the project had reached 75% completion. All structural work is complete. All main plumbing and electrical rough-in is complete.

The **City Revitalization Program** under **CDBG-DR Program** has granted the municipality of Rincón the funding required to complete this important project; project ID Number: PR-CRP-000493. Pursuant to this grant a Categorically Excluded Activities Subject to 58.5 (CEST per 24 CFR 58.35(a)) Level of Environmental Review was authorized February 10, 2022.

A further consultation with the **State Historic Preservation Officer** is mandatory because the project is adjacent to a traditional urban center or a historic district (see included map PRSHPO, December 16, 2020).



Hotel Ojo de Agua, Rincón, April 10 2024



Hotel Ojo de Agua, Rincón, Proposed Main Facade



Hotel Ojo de Agua, Rincón, February, 2017



Hotel Ojo de Agua, Rincón, Proposed Main Facade



Hotel Ojo de Agua, Rincón, Patio and Pool, May 2024



Hotel Ojo de Agua, Rincón, Section through Patio and Pool

The municipality requests that the **State Historic Preservation Officer** update the original finding of no adverse effect based on the following assertions:

1. The facilities and improvements are in place and will not be altered either in size or capacity.
2. The proposed original activities or land use will not be changed.
3. The original building design, as reviewed by the State Historic Preservation Officer, will be maintained.
4. Work remaining in the undertaking is mainly finishes, openings and equipment.
5. Project completion will be under the supervision of the original Architect.

Project Description

The **Work** will comprise of all activities required to make **Ojo the Agua Hotel** operational including:

1. All **Work** required for operation, including equipment.
2. Interior nonstructural partitions.
3. Interior finishes.
4. Exterior finishes.
5. Pool equipment.
6. Electrical and communications systems finishes
7. Lighting.
8. Mechanical finishes and equipment.
9. Plumbing finishes and equipment.
10. Architectural woodwork.
11. Architectural metal screen.
12. Doors and windows.
13. Door hardware.
14. Fire prevention equipment and finishes.
15. Railing and handrails.
16. Furnishings are not included.

Zoning Compliance

- | | |
|--------------------------------------|----------------------------|
| 1. Zoning: (Intermediate-Commercial) | C-I |
| 2. Lot Area: | 558.19 SM |
| 3. Building Height | 3 Stories, 9.75 M |
| 4. Building Footprint | 400.99 SM |
| 5. Gross Construction Area | 14,545.67 SF - 1,351.34 SM |
| 6. Interior Patio | |
| a. Minimum Dimension | 4.57 M |
| b. Minimum Area | 77.38 SM |
| 7. Patios | |
| a. Front | 0.0 M |
| b. Rear | 0.0 M |
| c. Left | 0.0 M |
| d. Right | 0.0 M |
| 8. Parking Spaces | 40 |
| a. Handicapped | 2 |



Hotel Ojo de Agua, Rincón, Restaurant Area, May 2024



Hotel Ojo de Agua, Rincón, Restaurant Area, Proposed

Project Data

1.	Ojo de Agua Hotel	17,604 SF
2.	Rooms (total)	16
a.	Guest rooms	14
b.	Universal access guest rooms	2
3.	First Floor	5,176 SF
a.	Reception and Service Entrance	
b.	Administration	
c.	Elevator	
d.	Electrical Closet	
e.	Service Corridor	
f.	Employee's Toilets and Lockers	
g.	Storage, Laundry Room	
h.	Restaurant and Lobby	
i.	Interior Patio and Pool Area	
j.	Stair No. 1	
k.	Stair No. 2	
l.	Entrance Ramp	
m.	Decorative Fountain	
4.	Second Floor	4,494 SF
a.	Eight (8) Rooms	
b.	Concession (Wellbeing)	
c.	Stair No. 1	
d.	Stair No. 2	
e.	Storage 1 and 2	
f.	Roofed Terrace and Corridor	
5.	Third Floor	4,518 SF
a.	Eight (8) Rooms	
b.	Concession (Wellbeing)	
c.	Stair No. 1	
d.	Stair No. 2	
e.	Storage 1 and 2	
f.	Roofed Terrace and Corridor	
6.	Roof Terrace	3,416 SF
a.	Roof Terrace	
b.	Stair No. 1	
c.	Stair No. 2	
d.	Storage 1 and 2	
e.	Roof Service Area	

Budget



1.	Project Budget	\$3,257,200.00
----	----------------	----------------

Project Schedule

1.	24 Months.
----	------------

Permits and Endorsements

1. Construction Permit, OGPE: 2011-798288-PCO-24023, September 29, 2015.
2. Pre-Construction Consultation, OGPE: 2011-798288-CCO-27724, January 23, 2014.
3. Consolidated General Permit, OGPE: 2015-083239-PGC-123217.
4. Determination of Environmental Compliance, OGPE: 2011-798288-DEA-19360, November 22, 2013.
5. State Historic Preservation Officer, SHPO: 05-31-11-03, November 29, 2011.
6. ICPR: Archeological and Ethnohistory Program, OGPE: 2011-798288-CCO-27724, May 3, 2012.
7. ICPR: Built Patrimony Program, OGPE: 2011-798288-CCO-27724, March 6, 2012.
8. DDEC: Puerto Rico Tourism Company, OGPE: 2011-798288-CCO-27724, March 8, 2012.
9. US Dept. of the Interior: Fish and Wildlife Service, July 5, 2011.
10. DRNA: O-CO-OTR11-SJ-02304-08032012; OGPE: 2011-798288-CCO-27724; JP: PR(P)11-25-0624-324-F; March 28, 2012
11. USDOD: US Army Corps of Engineers, Antilles Regulatory Section, 2012-00452(JD-EWG), February 14, 2012.
12. Environmental Recommendation, OGPE: 2011-798288-REC-83038, October 7, 2013.
13. PREPA: OGPE: 2016-107537-SRI-176676/AEE: 13-4-0196, April 11, 2016.
14. JRTPR: OGPE: 2016-107537-SRI-011114/JRTPR: 2016-RI-0143, November 7, 2016.
15. PRASA: OGPE: 2016-107537-SRI-011110/AAA-RO-13-60-0016, December 16, 2016.

PUERTO RICO 2017 DISASTER RECOVERY CDBG-DR PROGRAM - CITY REVITALIZATION PROGRAM (CRP) SECTION 106 PROGRAMMATIC AGREEMENT ALLOWANCE ANALYSIS FORM		 CITY REVITALIZATION PROGRAM
Subrecipient: Municipality of Rincón, PR	Project Number(s): PR-CRP-000493	
Project Name: Hotel Ojo de Agua		
Location/Address: Corner of Parque and Ojo de Agua Streets, Rincón, PR		
Coordinates: X=113,576.6694 Y=256,282.0231	TPID (Cadaster): 124-010-015-01-003	
Analysis Conducted by: Guillermo E Acevedo, Arch, GA+NIF, C.S.P. 		
Date Reviewed: August 10, 2024		
PM SOI-Qualified Professional:		
Date Reviewed:		
Date of Construction/Year Built Analysis (if applicable): March, 2017		

This form was developed to serve as a formal record of the above referenced project to determine if it clears on Programmatic Allowances or if Standard Section 106 Consultation is necessary. The analysis should include only CRP funded activities. In case there is FEMA or other federal agency's funding, the analysis should still address CRP activities as any other environmental compliance review will be limited to a different scope of work. This document should always include supporting documentation such as a detailed Scope of Work, Location Map and Traditional Urban Center map with the site location (if applicable).

Activities for the project have been reviewed to assess if they conform to Stipulation II.A (Project Review – Programmatic Allowances) of the Section 106 Programmatic Agreement (PA) among FEMA, SHPO and COR3, as amended (May 3, 2023). The determination after the analysis was completed and is as follows:

- ☒ **Allowances DO NOT apply, SHPO Consultation needed (proceed to Section 1).**
- ☐ **Allowances apply, Section 106 process is completed (proceed to Section 2).**

SECTION 1: SHPO Consultation triggered by one or more of the following:

- ☐ The project has been issued a FEMA Record of Environmental Consideration (REC) with applicable allowances, but the CRP activities go beyond the allowances applied (include REC as an attachment).
- ☒ Within or adjacent to a traditional urban center or a historic district, listed in or eligible for listing in the National Register of Historic Places (NRHP), or designated as a historic property on a local or state register (include a map with the project location).
- ☐ Activities include below-surface ground disturbance of potentially undisturbed soils.
- ☐ Other: DESCRIBE HERE



SECTION 106 PROGRAMMATIC AGREEMENT ALLOWANCE ANALYSIS FORM

SECTION 2: Allowances apply, Section 106 process is completed.

Allowance Analysis Determination:

- ☐ The project has been issued a FEMA REC with applicable allowances, and the CRP activities are also cleared with allowances (include REC as an attachment).
- ☐ The activities detailed in the SOW conforms with the following allowances:

Description of Activity	Allowance	Allowance Description

Attachments:

- ☐ CRP Scope of Work/description
- ☐ PRSHPO Traditional Urban Center Map/NRHP Map with Project Location (if applicable)
- ☐ FEMA's Record of Environmental Consideration and Scope of Work (when applicable)
- ☒ Other: Project Description, Project Location, Project Photographs, Project Permits or Endorsements

OFICINA ESTATAL DE
CONSERVACIÓN HISTÓRICA
OFICINA DEL GOBERNADOR

STATE HISTORIC
PRESERVATION OFFICE
OFFICE OF THE GOVERNOR



November 29, 2011

Arq. Guillermo Acevedo
GA +NIF, CSP Arquitectos
P.O. Box 3000
Suite 257-C
Coamo, Puerto Rico 00769-6000

SHPO: 05-31-11-03 HOTEL OJO DEL AGUA, RINCÓN, PUERTO RICO

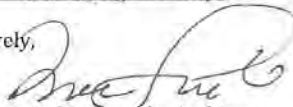
Dear Architect Acevedo:

Our Office has received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and 36 CFR Part 800: *Protection of Historic Properties* from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

We believe the urban center of Rincón is eligible for inclusion in the National Register of Historic Places, as a historic district under criteria **A** and **C**, for its contribution in the areas of Community Planning and Development, Social History and Architecture. This historic district is within the Area of Potential Effects (APE) for this project. The proposed improvements may affect the characteristics that make this district historic. However, it is our opinion that the effects will not be adverse and therefore a finding of **no adverse effect** would be appropriate for this undertaking. Rural Development will need to submit an official determination for our review in order to complete the Section 106 process, as per CFR § 800.5(b).

If you have any questions, please contact Miguel Bonini at (787) 721-3737 or mbonini@prshpo.gobierno.pr.

Sincerely,


for Carlos A. Rubio Cancela, Architect
State Historic Preservation Officer

CARC/BR5/MB/SG/eds

WWW.OECH.GOBIERNO.PR

P.O. Box 9023935
San Juan, PR 00902-3935

Teléfono/Phone | 787-721-3737
Fax | 787-721-3773

REC-2 REC'D

Project Photographs



Photo: #1

Description: View looking north, 2nd floor, interior patio, stairs and guest rooms.

Date: 06/18/24



Photo: #2

Description: View looking northwest, 2nd floor, interior, toward main façade, guest rooms.

Date: 06/18/24

Attachment 5: Project Photographs



Photo: #3

Description: View looking south, 1st floor, interior, towards pool and enclosed central patio.

Date: 05/04/23



Photo: #4

Description: View looking north, 1st floor, interior, pool and enclosed central patio towards north façade and main lobby.

Date: 06/18/24

Attachment 5: Project Photographs



Photo: #5

Description: View looking southwest, roof, roof terrace, pool and enclosed central patio.

Date: 06/18/24



Photo: #6

Description: View looking east, 3rd floor lobby and open stairs.

Date: 05/04/24

Attachment 5: Project Photographs



Photo: #7

Description: View looking southeast, roof terrace lobby, roof terrace, interior patio and 3rd floor concessions beyond.

Date: 06/18/24

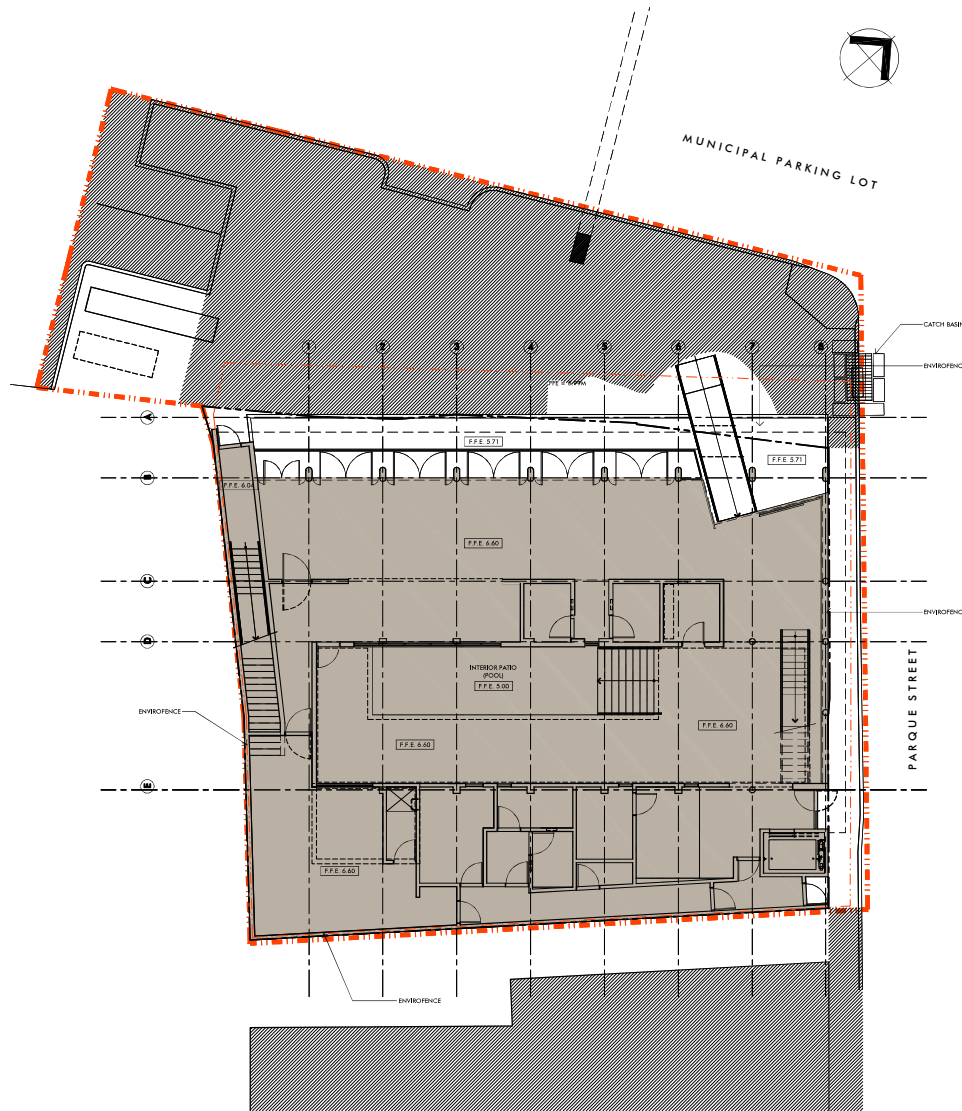


Photo: #8

Description: View from Ojo de Agua Street and municipal public parking towards west façade.

Date: 04/10/24



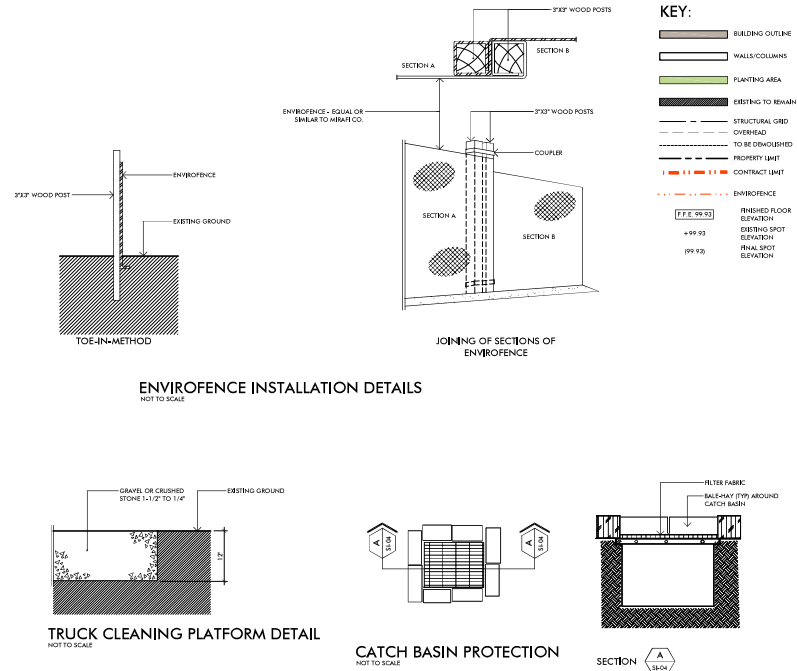


SITE 'CESS' PLAN

SCALE: 1"=100'

NOTES ON SEDIMENT CONTROL DURING CONSTRUCTION STAGE

1. CONTRACTOR SHALL CONSTRUCT, DETACH, SHALES, BERMS AND SEDIMENTATION POOLS FOR CONTROL OF EROSION AND SEDIMENT POLLUTION DURING CONSTRUCTION.
2. NO FILL SHALL BE LEFT UNSTABILIZED MORE THAN THIRTY DAYS, NOR STORED WITHOUT COMPACTION.
3. SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NECESSARY TO ASSURE A SATISFACTORY PERFORMANCE DURING CONSTRUCTION.
4. NO FILL SHALL BE STORED IN PROJECT FOR MORE THAN SEVEN DAYS.
5. ALL RUNOFF WATER DURING CONSTRUCTION STAGE SHALL ENTER THE SEDIMENTARY POOLS BEFORE LEAVING THE PROJECT.
6. ALL TRUCKS AND EQUIPMENT WHEELS SHALL BE CLEANED, AT CLEANING AREA, BEFORE LEAVING THE PROJECT.
7. DURING CONSTRUCTION THE PROJECT SHALL HAVE ONE EBT ONLY.
8. ALL PERMANENT SLOPES SHALL BE ERODED AS SOON AS POSSIBLE. CENTIPEDE GRASS SHALL BE USED AND SHALL BE PLANTED IN 12" X 12" SQUARES.
9. CONTRACTOR SHALL SPRAY WITH WATER (TWICE DAILY) ALL BARED GROUND THROUGHOUT PROJECT.
10. ALL SEDIMENT PREVENTIVE WORKS SHALL BE PERFORMED PRIOR EARTH MOVEMENT ACTIVITIES.
11. FOR ADDITIONAL INFORMATION ON SEDIMENT CONTROL DURING CONSTRUCTION SEE SPECIFICATIONS AND THE 'BEST PRACTICE' PROPOSAL.



ENVIROFENCE INSTALLATION DETAILS

TRUCK CLEANING PLATFORM DETAIL

CATCH BASIN PROTECTION

SECTION A

CONSTRUCTION BY CONTRACTORS AND THE BUILDING OWNER AND THE
DESIGNER OF THE PROJECT SHALL BE RESPONSIBLE FOR THE
COMPLETION OF THE PROJECT AND THE BUILDING OWNER
SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT
AND THE BUILDING OWNER SHALL BE RESPONSIBLE FOR THE
COMPLETION OF THE PROJECT AND THE BUILDING OWNER
SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT



SUBJERGO ACRÉDITO DAVEA, ARCHITECT
802000, TEL: 9754

PROJECT :
16 ROOM HOTEL
HOTEL OJO DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE :
SITE CES PLAN AND DETAILS

DRAWING SCALE : 1"=100'

SHEET NUMBER : 00000000000000000000

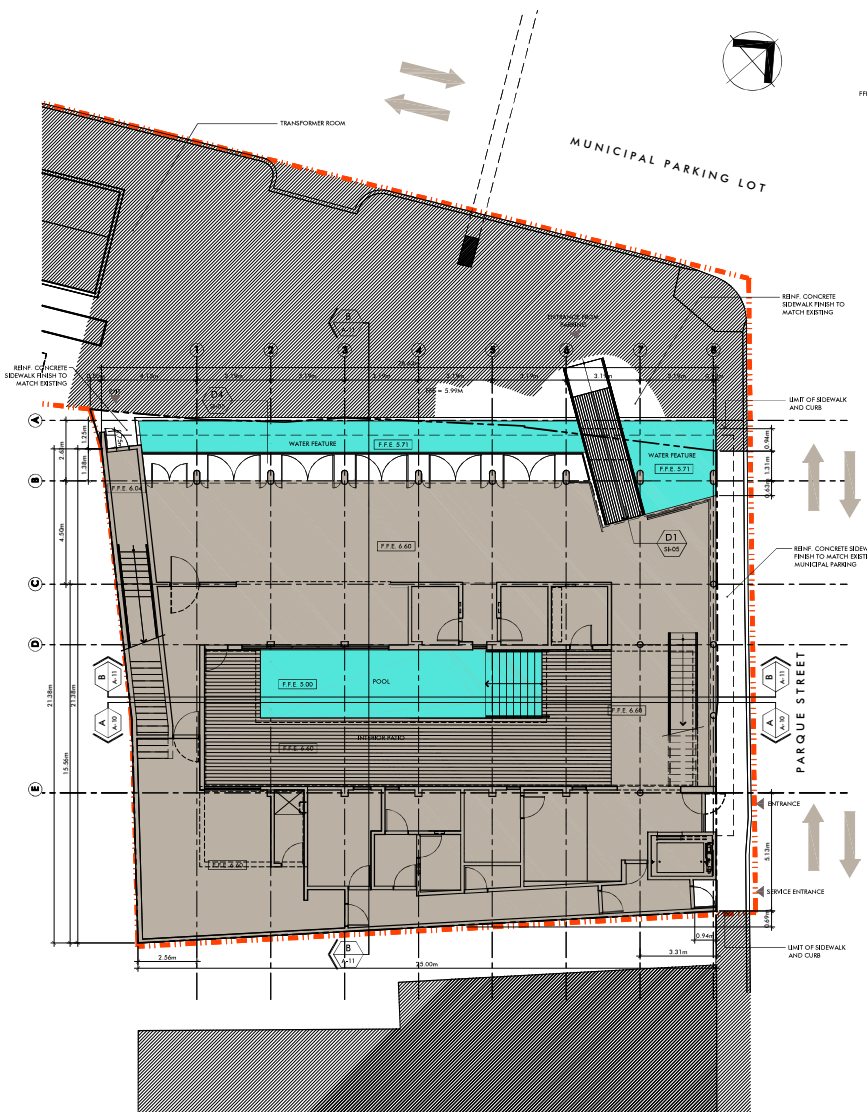
SECTION :

DRAWN BY :

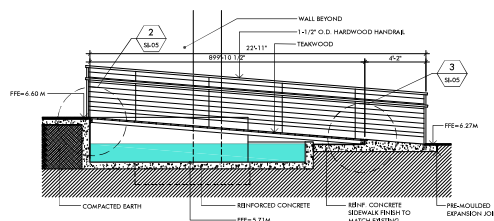
DATE : March 9, 2015

07/76

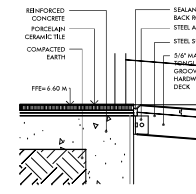
SI-04



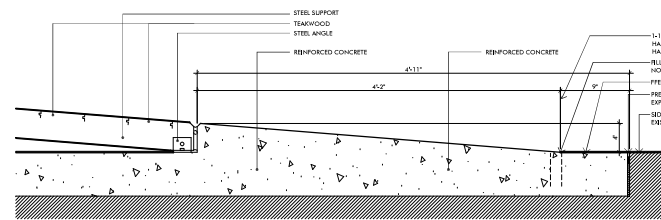
ARCHITECTURAL SITE PLAN
SCALE: 1:100



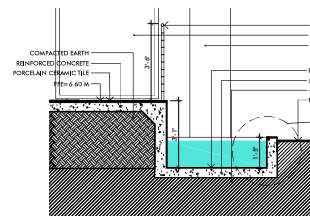
RAMP DETAIL D1
SCALE: 1/4\"/>



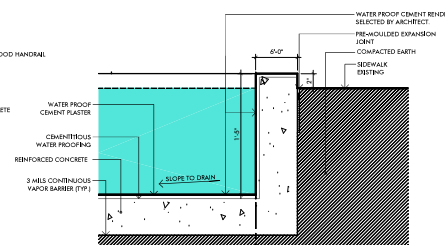
DETAIL 2
SCALE: 1/2\"/>



DETAIL 3
SCALE: 1/2\"/>

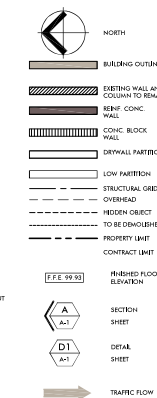


FOUNTAIN DETAIL D4
SCALE: 3/8\"/>



DETAIL 5
SCALE: 1/2\"/>

GENERAL KEY TO DRAWINGS



GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

PROJECT:
16 ROOM HOTEL
PARQUE STREET
PUEBLO WARD
RINCÓN, PUERTO RICO

Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET #7: 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
ARCHITECTURAL SITE PLAN
SITE DETAILS

DRAWING SCALE: 1:100
SHEET NUMBER: 1000_ARCH_SITE_5_00
DESIGNER:
DRAWN BY:
DATE: March 9, 2015

08/76 SI-05

Attachment 11 Field Inspection Report



Technical Memorandum to File

Date: August 26, 2025

Site Visit Project Hotel Ojo de Agua (PR-CRP-000493), Municipality of Rincón

To: To Whom It May Concern

This is to confirm that, as a result of a field reconnaissance that took place at the proposed project site on May 4, 2024, with the intent to evaluate environmental aspects pursuant to 24CFR58 regulation, the absence of structural components at the site that would warrant an **Asbestos-Containing Materials** or **Lead-Based Paint Survey** was confirmed, nor relevant regulatory environmental risks were identified.

All other environmental aspects related to the proposed action have been summarized in the **Environmental Assessment Statutory Form**.



By: Guillermo E. Acevedo Dávila
Architect, Lic. 9724
GA+NIF CSP

7 Calle
Obispo Salamanca
COAMO, PR
00769-6000

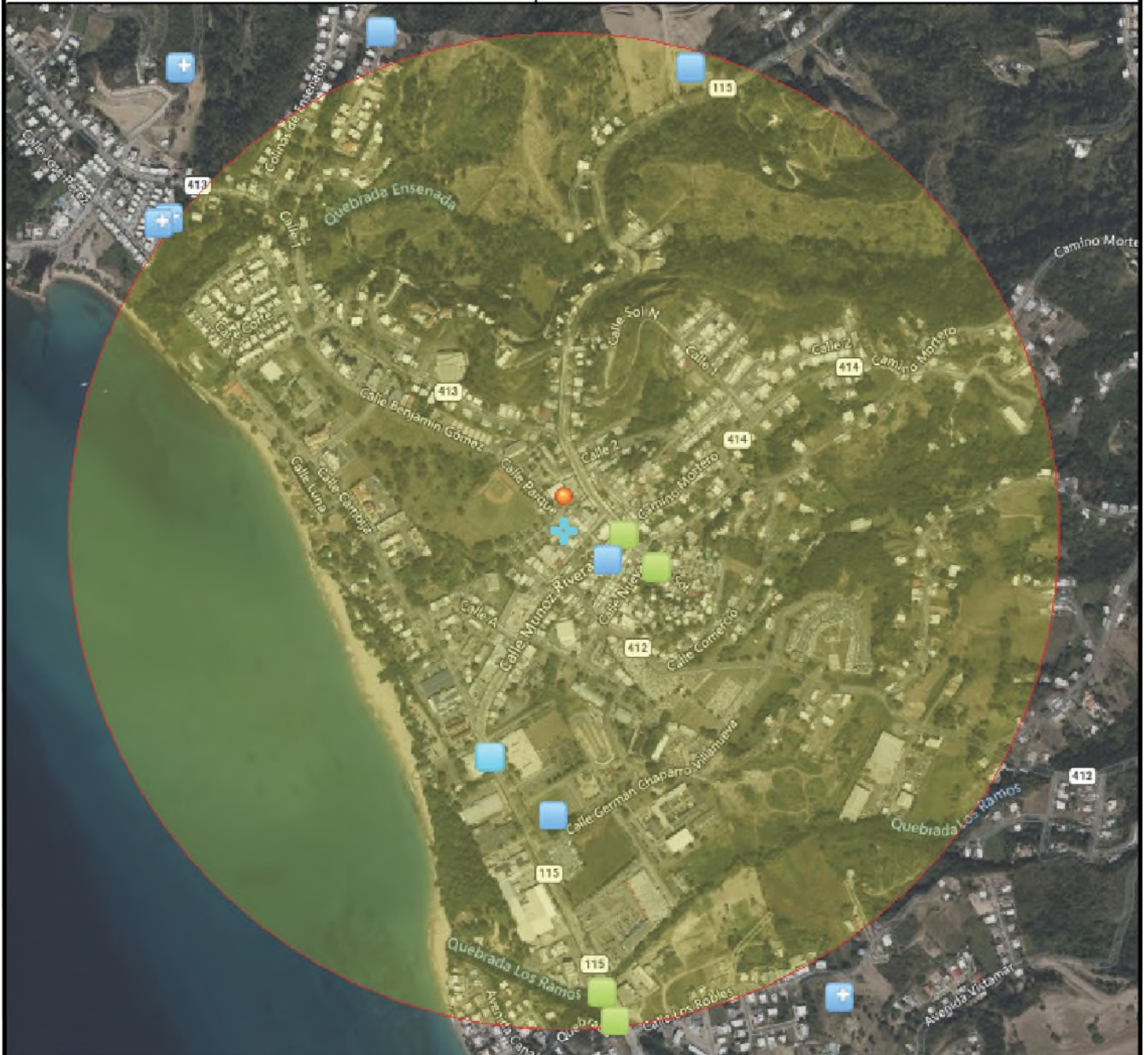
787.825.6534
www.ganifcsp.com

Attachment 12: Contamination and Toxic Substance Map






PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend

-  Project Location
-  3,000 Feet Radius of the Project Site
-  Hazardous Waste Sites (RCRA)
-  Water Discharges (NPDES) V
-  Hazardous Waste Sites (RCRA) - Inactive

Scale : 1:7200



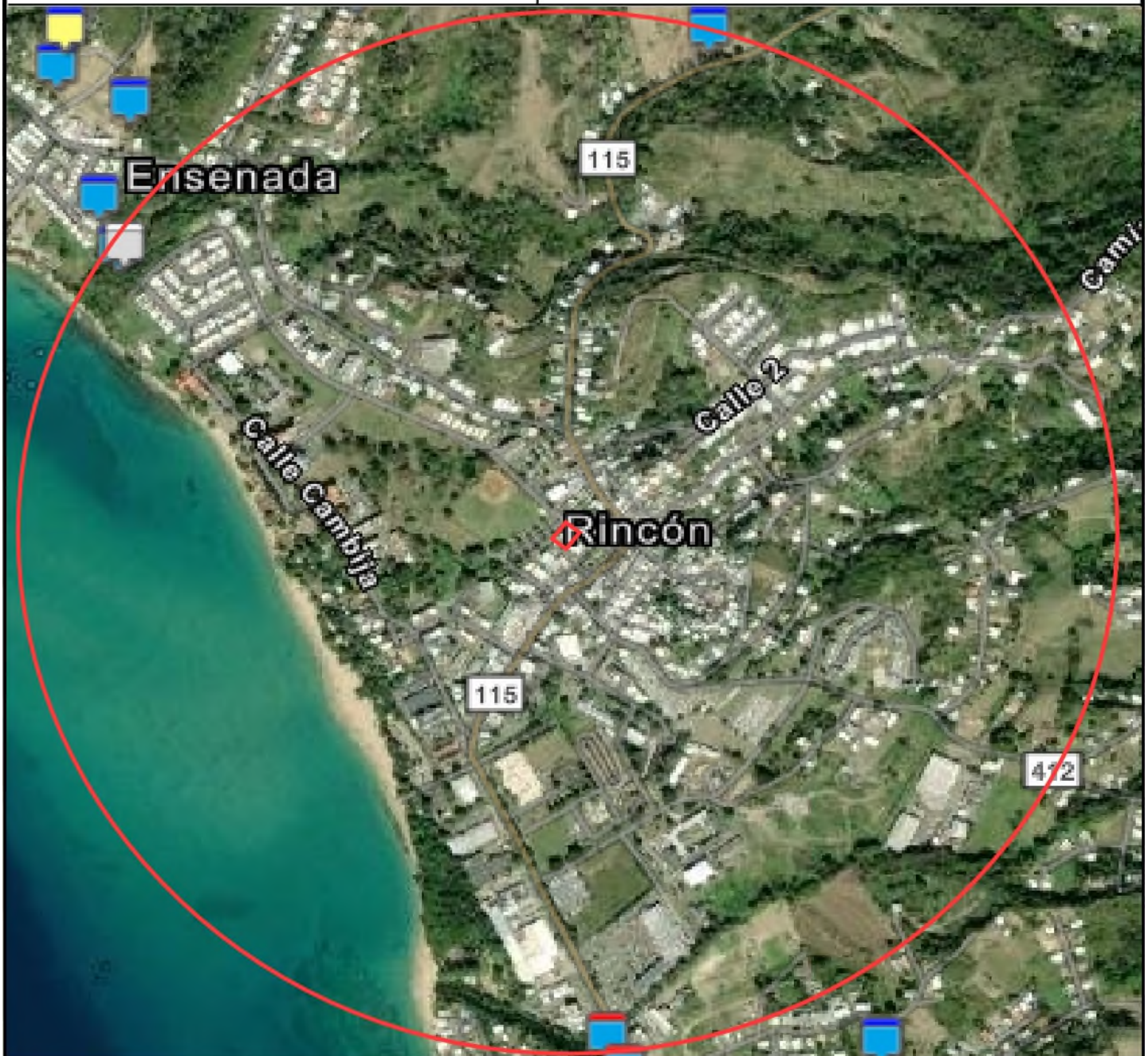
Spatial Reference:
EnviroAtlas interactive map. EPSG:3857 (Web Mercator Projection)
Sources:
U.S. Environmental Protection Agency. (2024).
<https://nepassisttool.epa.gov/nepassist/nepama.p.aspx>

Attachment 13: ECHO Report (EPA's Enforcement Compliance History Online) Map

PR-CRP-000493


Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031




Legend

 Project Location  3,000 Feet Radius

 Resource Conservation and Recovery Act (RCRA)

 Clean Water Act (CWA)

 No Violations Identified in Database

 Violation Identified

 None of the above/Facility Registry Service (FRS)

Scale : 1:7200



Spatial Reference:
EnviroAtlas interactive map. EPSG:3857 (Web Mercator Projection)

Sources:
U.S. Environmental Protection Agency. (2024).
<https://nepassisttool.epa.gov/nepassist/nepama.p.aspx>



Detailed Facility Report

Facility Summary

DEVELOPMENT OF FOUR (4) LOTS PROPERTY OF DESARROLLOS COSTEROS LLC.

ROAD PR-115 KM. 14.3 ENSENADA WARD, RINCON, PR 00677

FRS (Facility Registry Service) ID: 110071064435

EPA Region: 02

Latitude: 18.3478

Longitude: -67.2488

Locational Data Source: NPDES

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	CWA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): Non-Major, Permit Expired (PRR1000C6), Non-Major, Permit Expired (PRR1000C1)

Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110071064435					N	18.3478	-67.2488
ICIS-NPDES	CWA	PRR1000C6	Non-Major: General Permit Covered Facility	Expired	Construction Stormwater	02/15/2022	N	18.3477	-67.2491
ICIS-NPDES	CWA	PRR1000C1	Non-Major: General Permit Covered Facility	Expired	Construction Stormwater	02/15/2022	N	18.3478	-67.2488

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110071064435	DEVELOPMENT OF FOUR (4) LOTS PROPERTY OF DESARROLLOS COSTEROS LLC.	ROAD PR-115 KM. 14.3 ENSENADA WARD, RINCON, PR 00677	Rincón Municipio
ICIS-NPDES	CWA	PRR1000C6	DEVELOPMENT OF FOUR (4) LOTS PROPERTY OF DESARROLLOS COSTEROS LLC.	ROAD PR-115 KM. 14.3 ENSENADA WARD, RINCON, PR 00677	
ICIS-NPDES	CWA	PRR1000C1	DEVELOPMENT OF ONE (1) LOT PROPERTY NARMAR DEVELOPMENT LLC	ROAD PR-115 KM. 14.3 ENSENADA WARD, RINCON, PR 00677	

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

Facility Industrial Effluent Guidelines

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description
------------	----------------------------------	--------------------------------

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	PRR1000C6	No	12/31/2024	0	03/21/2025
CWA	PRR1000C1	No	12/31/2024	0	03/21/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
CWA (Source ID: PRR1000C6)		01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Quarterly Noncompliance Report History											
CWA (Source ID: PRR1000C1)		01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Quarterly Noncompliance Report History											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
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No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
210100030214	Unnamed Coastal Watersheds West of Cano La Puente mouth	ENSENADA CREEK	No	No	--	Yes

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
PR	2022	PRWQ90A	QUEBRADA PUNTA ESENADA	Unknown - With Restoration Plan	--	Not Assessed	Insufficient Information	--	Insufficient Information	--

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
No data records returned				

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

CWA (Clean Water Act) Discharge Monitoring Report (DMR)

DMR and TRI Multi-Year Loading Report

Pollutant Loadings

NPDES ID	Description
No data records returned	

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	3,522	Children 5 years and younger	121 (3%)
Population Density	1,266/sq.mi.	Minors 17 years and younger	448 (13%)
Housing Units in Area	2,485	Adults 18 years and older	3,073 (87%)
Percent People of Color	95%	Seniors 65 years and older	1,085 (31%)
Households in Area	1,495	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Households on Public Assistance	51	White	1,478 (42%)
Persons With Low Income	2,475	African-American	103 (3%)
Percent With Low Income	70%	Hispanic-Origin	3,310 (94%)
Geography		Asian	0 (0%)
Radius of Selected Area	1 mi.	Hawaiian/Pacific Islander	0 (0%)
Center Latitude	18.3478	American Indian	0 (0%)
Center Longitude	-67.2488	Other/Multiracial	213 (6%)
Total Area	3.121 sq.mi.		

Geography	
Land Area	89%
Water Area	11%
Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	487 (32.6%)
\$15,000 - \$25,000	341 (22.82%)
\$25,000 - \$50,000	304 (20.35%)
\$50,000 - \$75,000	155 (10.37%)
Greater than \$75,000	207 (13.86%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	449 (15.96%)
9th through 12th Grade	100 (3.55%)
High School Diploma	868 (30.85%)
Some College/2-year	350 (12.44%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	632 (22.46%)



Detailed Facility Report

Facility Summary

EARTH MOVEMENT ACTIVITY AT PARCEL OF LAND

ROAD PR-413, KM. 1, RINCON, PR 00677

FRS (Facility Registry Service) ID: 110070388634

EPA Region: 02

Latitude: 18.344472

Longitude: -67.257778

Locational Data Source: NPDES

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	CWA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	10/04/2018
Compliance Status	Not Applicable
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): Non-Major, (PRU089455)

Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110070388634					N	18.344472	-67.257778
ICIS		3600992214					N	18.344472	-67.257778
ICIS-NPDES	CWA	PRU089455	Non-Major: Unpermitted Facility				N	18.344472	-67.257778

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110070388634	EARTH MOVEMENT ACTIVITY AT PARCEL OF LAND	ROAD PR-413, KM. 1, RINCON, PR 00677	Rincón Municipio
ICIS		3600992214	EARTH MOVEMENT ACTIVITY AT PARCEL OF LAND	ROAD PR-413, KM. 1, RINCON, PR 00677	
ICIS-NPDES	CWA	PRU089455	EARTH MOVEMENT ACTIVITY AT PARCEL OF LAND	ROAD PR-413, KM. 1, RINCON, PR 00677	

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

Facility Industrial Effluent Guidelines

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description
------------	----------------------------------	--------------------------------

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
CWA	3600992214	ICIS	Information Request	Formal	EPA	09/11/2020	
CWA	3600992214	ICIS	Information Request	Formal	EPA	09/11/2020	
CWA	3600992214	ICIS	Information Request	Formal	EPA	09/11/2020	

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	PRU089455	No	12/31/2024	0	03/21/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
	CWA (Source ID: PRU089455)	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24
	Facility-Level Status	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Quarterly Noncompliance Report History											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
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No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
210100030214	Unnamed Coastal Watersheds West of Cano La Puente mouth	--	No	No	--	Yes

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
PR	2022	PRWQ90A	QUEBRADA PUNTA ESENENADA	Unknown - With Restoration Plan	--	Not Assessed	Insufficient Information	--	Insufficient Information	--

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
No data records returned				

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

CWA (Clean Water Act) Discharge Monitoring Report (DMR) Pollutant Loadings

DMR and TRI Multi-Year Loading Report

NPDES ID	Description
No data records returned	

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	2,562	Children 5 years and younger	80 (3%)
Population Density	1,282/sq.mi.	Minors 17 years and younger	335 (13%)
Housing Units in Area	1,977	Adults 18 years and older	2,228 (87%)
Percent People of Color	94%	Seniors 65 years and older	798 (31%)
Households in Area	1,136	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Households on Public Assistance	31	White	1,132 (44%)
Persons With Low Income	1,757	African-American	66 (3%)
Percent With Low Income	69%	Hispanic-Origin	2,391 (93%)
Geography		Asian	0 (0%)
Radius of Selected Area	1 mi.	Hawaiian/Pacific Islander	0 (0%)
Center Latitude	18.344472	American Indian	0 (0%)
Center Longitude	-67.257778	Other/Multiracial	127 (5%)
Total Area	3.121 sq.mi.		

Geography	
Land Area	64%
Water Area	36%
Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	355 (31.28%)
\$15,000 - \$25,000	270 (23.79%)
\$25,000 - \$50,000	214 (18.85%)
\$50,000 - \$75,000	135 (11.89%)
Greater than \$75,000	161 (14.19%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	302 (14.74%)
9th through 12th Grade	67 (3.27%)
High School Diploma	629 (30.7%)
Some College/2-year	288 (14.06%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	493 (24.06%)



Detailed Facility Report

Facility Summary

RINCON BLUE WATER, LLC

PR 413, KM 0.85, RINCON, PR 00677

FRS (Facility Registry Service) ID: 110071176421

EPA Region: 02

Latitude: 18.344521

Longitude: -67.257707

Locational Data Source: ICIS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	CWA
Compliance Monitoring Activities (5 years)	1
Date of Last Compliance Monitoring Activity	04/04/2022
Compliance Status	--
Qtrs in Noncompliance (of 12)	--
Qtrs with Significant Violation	--
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	1
Penalties from EPA Cases (5 years)	\$0

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

[Go To Enforcement/Compliance Details](#)

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI):
No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110071176421					N	18.344521	-67.257707
ICIS		3000026554					N	18.344521	-67.257707

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110071176421	RINCON BLUE WATER, LLC	PR 413, KM 0.85, RINCON, PR 00677	
ICIS		3000026554	RINCON BLUE WATER, LLC	PR 413, KM 0.85, RINCON, PR 00677	

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
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No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
CWA	3000026554	ICIS	Inspection/Evaluation	Case Development - On-Site	EPA	04/04/2022	
CWA	3000026554	ICIS	Information Request	Formal	EPA	09/11/2020	

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
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No data records returned

Three-Year Compliance History by Quarter

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
CWA	ICIS	404	ICIS/3000026554	Administrative - Formal	02- 2023- 3501	EPA	Calrincon Corp. et al.	03/14/2023	1	03/14/2023	\$0	\$0	--	\$0	\$15,000

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)- listed Aquatic Species?
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No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
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No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (ACS (American Community Survey))	
Total Persons	2,575
Population Density	1,282/sq.mi.
Housing Units in Area	1,987
Percent People of Color	94%
Households in Area	1,141
Households on Public Assistance	32
Persons With Low Income	1,766
Percent With Low Income	69%

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	80 (3%)
Minors 17 years and younger	335 (13%)
Adults 18 years and older	2,239 (87%)
Seniors 65 years and older	802 (31%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	1,138 (44%)
African-American	66 (3%)
Hispanic-Origin	2,401 (93%)
Asian	0 (0%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	0 (0%)
Other/Multiracial	128 (5%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	303 (14.72%)
9th through 12th Grade	67 (3.26%)
High School Diploma	632 (30.71%)
Some College/2-year	289 (14.04%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	494 (24%)

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.344521
Center Longitude	-67.257707
Total Area	3.121 sq.mi.
Land Area	64%
Water Area	36%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	357 (31.32%)
\$15,000 - \$25,000	271 (23.77%)
\$25,000 - \$50,000	215 (18.86%)
\$50,000 - \$75,000	135 (11.84%)
Greater than \$75,000	162 (14.21%)



Detailed Facility Report

Facility Summary

SURGICAL SPECIALTIES PUERTO RICO INC

RD 115 KM 12.7 INDUSTRIAL PARK BLDG #2, RINCON, PR 00677

FRS (Facility Registry Service) ID: 110037247921

EPA Region: 02

Latitude: 18.332002

Longitude: -67.25011

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	04/26/2013
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active SQG, (PRR000021949)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110037247921					N	18.332002	-67.25011
ICIS		1400007368					N	18.335028	-67.252222
RCRAInfo	RCRA	PRR000021949	SQG	Active (H)			N	18.335028	-67.252222

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110037247921	SURGICAL SPECIALTIES PUERTO RICO INC	RD 115 KM 12.7 INDUSTRIAL PARK BLDG #2, RINCON, PR 00677	Rincón Municipio
ICIS		1400007368	SURGICAL SPECIALTIES PUERTO RICO INC	RD 115 KM 12.7 INDUSTRIAL PARK BLDG #2, RINCON, PR 00677	Rincón Municipio
RCRAInfo	RCRA	PRR000021949	SURGICAL SPECIALTIES PUERTO RICO INC	RD 115 KM 12.7 INDUSTRIAL PARK, RINCON, PR 00677	Rincón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
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No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

Entries in *italics* are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000021949	No	03/22/2025	0	03/21/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
	RCRA (Source ID: PRR000021949)	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency										

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

Entries in *italics* are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
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No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
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No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
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No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	3,777	Children 5 years and younger	207 (5%)
Population Density	1,936/sq.mi.	Minors 17 years and younger	566 (15%)
Housing Units in Area	2,709	Adults 18 years and older	3,210 (85%)
Percent People of Color	95%	Seniors 65 years and older	972 (26%)
Households in Area	1,525	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Households on Public Assistance	61	White	1,772 (47%)
Persons With Low Income	2,631	African-American	135 (4%)
Percent With Low Income	70%	Hispanic-Origin	3,585 (95%)
Geography		Asian	0 (0%)
Radius of Selected Area	1 mi.	Hawaiian/Pacific Islander	0 (0%)
Center Latitude	18.332002	American Indian	0 (0%)
Center Longitude	-67.25011	Other/Multiracial	209 (6%)
Total Area	3.121 sq.mi.	Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Land Area	63%	Less than 9th Grade	411 (14.52%)
Water Area	37%	9th through 12th Grade	205 (7.24%)
Income Breakdown (ACS (American Community Survey)) - Households (%)		High School Diploma	894 (31.58%)
Less than \$15,000	488 (32%)	Some College/2-year	351 (12.4%)
\$15,000 - \$25,000	249 (16.33%)	B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	647 (22.85%)
\$25,000 - \$50,000	413 (27.08%)		
\$50,000 - \$75,000	168 (11.02%)		
Greater than \$75,000	207 (13.57%)		



Detailed Facility Report

Facility Summary

MDF INSTRUMENTS CRAFTTECH LLC

PR-115 KM 12.8 BO PUEBLO, RINCON, PR 00677

FRS (Facility Registry Service) ID: 110070733056

EPA Region: 02

Latitude: 18.332475

Longitude: -67.250346

Locational Data Source: RCRAINFO

Industries: Miscellaneous Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	06/28/2013
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG,
(PRR000026641)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110070733056					N	18.332475	-67.250346
RCRAInfo	RCRA	PRR000026641	VSQG	Active (H)			N	18.332475	-67.250346

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110070733056	MDF INSTRUMENTS CRAFTTECH LLC	PR-115 KM 12.8 BO PUEBLO, RINCON, PR 00677	Rincón Municipio
RCRAInfo	RCRA	PRR000026641	MDF INSTRUMENTS CRAFTTECH LLC	PR-115 KM 12.8 BO PUEBLO, RINCON, PR 00677	Rincón Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000026641	339112	Surgical and Medical Instrument Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy
<<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results
<<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000026641	No	03/22/2025	0	03/21/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: PRR000026641)		04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency										

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	--------------------	----------------------	-------------------------	--------------------------	-------------------------------	--------------------------	-----------	------------------

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
-------	--------------	--------------------	----------------------	-----------------	-----------------------	--------------------	----------------	----------------------	----------------	-----------

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
-----------	-----------------------------------	---	---------------------------------	---

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

e-Manifest Hazardous Waste History (Public)
Hazardous Waste Shipped in Kilograms by Year (Through 12/21/2024)

Source ID	Waste Description	2022	2023	2024	2025
PRR000026641	Hazardous Waste	18	--	--	--
PRR000026641	Acute Hazardous Waste	0	--	--	--
PRR000026641	Pharmaceutical Hazardous Waste	0	--	--	--

“Pharmaceutical Hazardous Waste” refers to quantities managed under 40 CFR part 266 subpart P and thus excluded from the Hazardous and Acute Hazardous Waste quantities shown above.

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

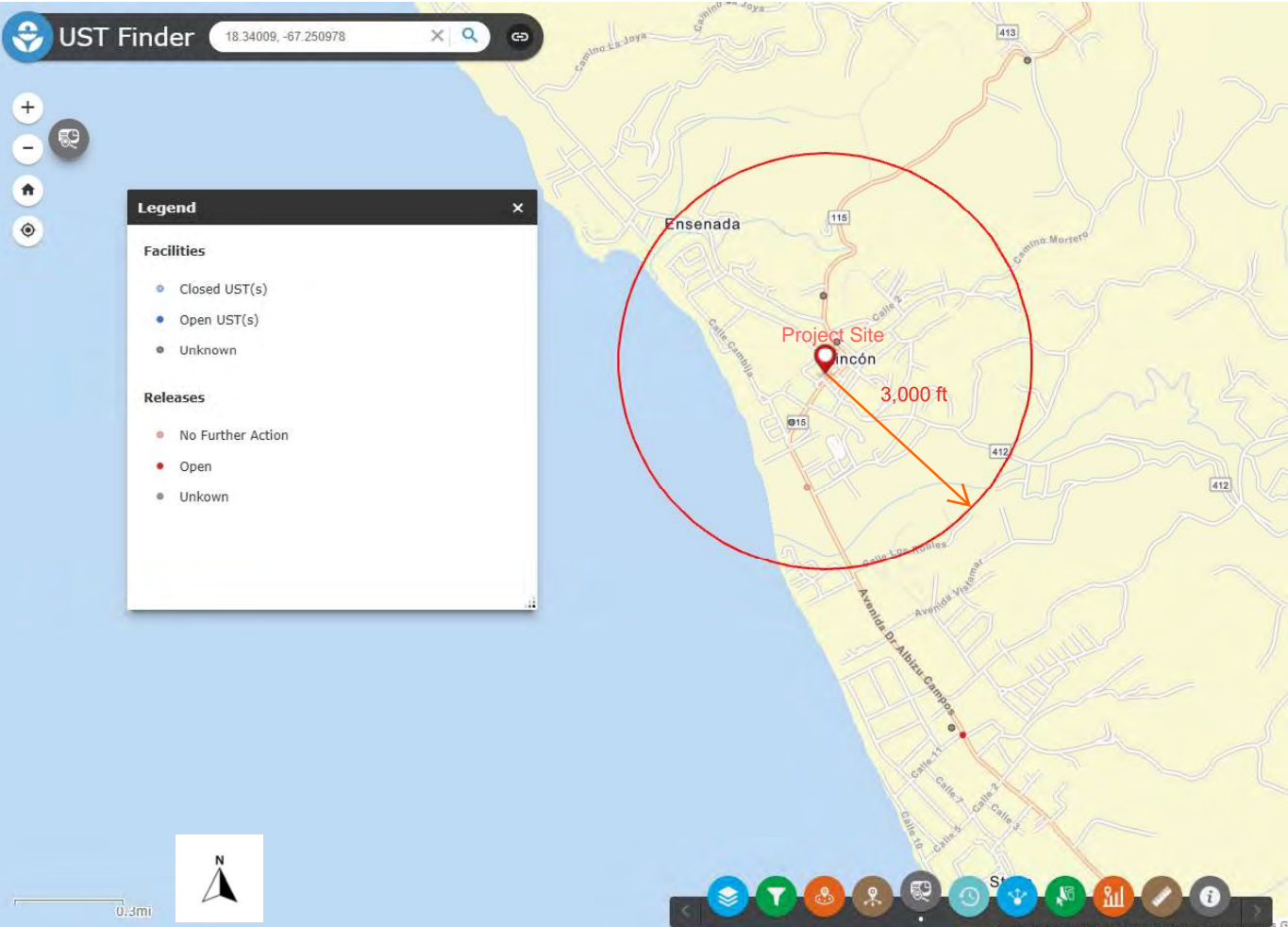
This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	3,761	Children 5 years and younger	203 (5%)
Population Density	1,922/sq.mi.	Minors 17 years and younger	559 (15%)
Housing Units in Area	2,701	Adults 18 years and older	3,201 (85%)
Percent People of Color	95%	Seniors 65 years and older	974 (26%)
Households in Area	1,526	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Households on Public Assistance	61	White	1,759 (47%)
Persons With Low Income	2,613	African-American	134 (4%)
Percent With Low Income	69%	Hispanic-Origin	3,570 (95%)
Geography		Asian	0 (0%)
Radius of Selected Area	1 mi.	Hawaiian/Pacific Islander	0 (0%)
Center Latitude	18.332475	American Indian	0 (0%)
Center Longitude	-67.250346	Other/Multiracial	208 (6%)
Total Area	3.121 sq.mi.	Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Land Area	63%	Less than 9th Grade	412 (14.58%)
Water Area	37%	9th through 12th Grade	199 (7.04%)
Income Breakdown (ACS (American Community Survey)) - Households (%)		High School Diploma	896 (31.71%)
Less than \$15,000	491 (32.18%)	Some College/2-year	351 (12.42%)
\$15,000 - \$25,000	254 (16.64%)	B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	647 (22.89%)
\$25,000 - \$50,000	406 (26.61%)		

Income Breakdown (ACS (American Community Survey)) - Households (%)	
\$50,000 - \$75,000	168 (11.01%)
Greater than \$75,000	207 (13.56%)

Attachment 15: Underground Storage Tanks Map

PR-CRP-000493 Hotel Ojo de Agua
Calle Parque #24, Rincón PR 00677
Coordinates: 18.3340156, -67.251018



<https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=b03763d3f2754461adf86f121345d7bc>

Facility ID	Name	Address	City	State	Latitude	Longitude	Facility Status
PR_11342-25601	TEXACO SS #624	CARR 115 KM 13.0	RINCON	PR	18.3377	-67.2524	Unknown
PR_11447-25760	RAMOS SERVICE CENTER (L	CARR 115 KM 15.6	RINCON	PR	18.3521	-67.2425	Unknown
PR_11362-25636	TEXXAS	CARR 115 KM 12.8	RINCON	PR	18.3409	-67.2505	Unknown
PR_11357-25657	PRTC RINCON	CARR 115 KM 14	RINCON	PR	18.3427	-67.251	Unknown



DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO

Attachment 16



Memorandum to File

Date: July 30, 2025

From: Sol V Rosa Ramos
Env Reviewer – Tetra-Tech
CDBG-DR Program
City Revitalization Program
Puerto Rico Department of Housing

Application Number: PR-CRP-000493

Project: Hotel Ojo de Agua

Re: Justification for the Infeasibility and Impracticability of Radon Testing

After reviewing Application Number PR-CRP-000493 Hotel Ojo de Agua under the City Revitalization Program, administered by the Puerto Rico Department of Housing (**PRDOH**), to complete the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. § 58.5(i), we have determined that testing the property's radon levels is infeasible and impracticable.

Per the U.S. Department of Housing and Urban Development's (**HUD**) CPD Notice 23-103, the recommended best practices and alternative options for radon testing are infeasible and impracticable in this case due to the following reasons:

- As required by the CPD Notice 23-103, the scientific data reviewed in lieu of testing must consist of a minimum of ten documented test results over the previous ten years. If there are less than ten documented results over this period, it is understood that there is a lack of scientific data. The latest report for radon testing in Puerto Rico was prepared in 1995 by the U.S. Department of the Interior in Cooperation with the U.S. Environmental Protection Agency. No other completed studies and reports on radon testing are available in Puerto Rico.
- There is no available science-based or state-generated information for Puerto Rico for the last ten years that can be used to determine whether the project site

is in a high-risk area. The Department of Health and Human Services, Centers for Disease Control and Prevention (**CDC**), National Environmental Public Health Tracking, and Radon Testing map do not include Puerto Rico data.

- There are only two (2) licensed professionals in Puerto Rico who can conduct radon testing using the American National Standards Institute/American Association of Radon Scientists and Technologists (**ANSI/AARST**) testing standards, which makes it difficult, time-consuming, and highly expensive to coordinate and secure a site visit for the contamination evaluation.
- Do-it-yourself (**DIY**) radon test kits are known to be unreliable in assuring and controlling the quality of the test results; they are not readily available in Puerto Rico, and the cost and time required for purchasing and sending them for analysis are unreasonable when weighed against the results' reliability and the need for prompt results.
- Local authorities in Puerto Rico do not have the specialized radon monitoring equipment or trained staff needed to conduct the radon testing analysis and ensure proper quality control and quality assurance practices are adhered to. We also do not have a radiation laboratory certified for radon testing.

As part of the evaluation for this determination, PRDOH sent information requests to six (6) local agencies at the state and federal levels. We received responses from the following agencies:

- United States Geological Survey
- Centers for Disease Control and Prevention
- Puerto Rico Department of Health; and
- United States Environmental Protection Agency.

The agencies mentioned above confirmed the lack of scientific data on Radon testing for Puerto Rico and the technical difficulties that we face to comply with HUD's Radon testing requirement. For the above-mentioned reasons, Radon testing is infeasible and impracticable for this property, and no further consideration of Radon is needed for the environmental review.

Radon Attachments



August 20, 2024

Mrs. Carmen R. Guerrero Pérez
Director
Caribbean Environmental Protection Division
City View Plaza II – Suite 7000
#48 Rd. 165 km 1.2
Guaynabo, PR 00968-8069

Via email: guerrero.carmen@epa.gov

RE: Request for information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

This Notice emphasizes the importance of radon testing and mitigation in ensuring safe living environments, particularly in HUD-assisted properties. PRDOH, as the grantee of the Community Development Block Grant for Disaster Recovery and Mitigation (CDBG-DR/MIT), is responsible for ensuring compliance with environmental requirements under CDBG-DR/MIT programs. To fulfill our obligations under this Notice, we must compile comprehensive and up-to-date information on radon levels, testing practices, and any mitigation efforts within the islands of Puerto Rico.

Specifically, we are seeking for possible availability of the following information:

Radon testing data – Results from radon testing conducted within your agency's purview, including details on location, testing methods, and recorded radon levels.

Barbosa Ave. #606, Building Juan C. Cordero O'Falla, Río Piedras, PR 00981 | PO Box 21365 San Juan, PR 00928-1365
Tel: (787) 274-2527 | www.cuendepa.gov



August 20, 2024

Dr. Silvinia Cancelos
Professor
College of Engineering
University of Puerto Rico – Mayagüez Campus
259 Norte Blvd. Alfonso Valdés Cobián
Mayagüez, Puerto Rico

Via email: silvinia.cancelos@upr.edu

RE: Request for information regarding available data on radon testing and levels within Puerto Rico

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Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or mitigation.

Policies and guidelines – Information or any policy, guideline, or protocol your agency follows concerning radon testing, exposure limits, or mitigation.

Historical data – If available, historical data or trends in radon levels within the regions you monitor that may impact HUD-assisted housing.

This information is vital to ensure that our radon management strategies are practical and compliant with federal requirements. If some of this information may be sensitive or confidential, we are prepared to discuss any necessary agreements or protocols for sharing this data securely.

Please let us know if you require additional details or have any questions regarding this request. We would greatly appreciate your response by September 15, 2024, so we can incorporate this data into our ongoing compliance efforts.

Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Oleg Povelko, Povelko.Oleg@epa.gov
Mr. Matthew Lantila, lantila.matthew@epa.gov

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Dr. Carlos Marín, carlos.marin3@upr.edu



August 20, 2024

Dr. Jessica Irazary
Director
Office of Island Affairs
U.S. Centers for Disease Control and Prevention
1324 Cll Canada, San Juan, 00920
Guaynabo, PR 00968-8069

Via email: OIA@cdc.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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Barbosa Ave. #506, Building Juan C. Cordero Davila, Rio Piedras, PR 00918 | PO Box 21365 San Juan, PR 00926-1365
Tel: (787) 274-2527 | www.vivendia.pr.gov

CDBG-DR/MIT Program
Request for Information in relation with HUD CPD-23-103 for Puerto Rico
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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary



August 20, 2024

Mrs. Anais Rodríguez
Secretary
Puerto Rico Department of Natural Resources
Carretera 8838, km. 6.3, Sector El Cinco,
Rio Piedras San Juan, PR 00926

Via email: anais.rodriguez@dma.pr.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Luis Márquez, secretariogaire@dma.pr.gov
Eng. Amarilis Rosario, aire@dma.pr.gov
Mrs. Elid Ortega, ortega@dma.pr.gov



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Dr. Carlos R. Mellado López
Secretary
Puerto Rico Department of Health
PO Box 70184
San Juan, PR 00936-8184

Via email: dr.carlos.mellado@salud.pr.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Mrs. Holly Weyers
Regional Director, Southeast – Puerto Rico
US Geological Survey
3914 Sunset Ridge Road
Raleigh, NC 27607

Via email: hweyers@usgs.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Raúl Hernández Doble, rhernandez2@salud.pr.gov

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Request for Information in relation with HUD CDP-23-103 for Puerto Rico
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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. R. Randall Schumann, rschumann@usgs.gov

From: Charp, Paul (CDC/NCEH/DEHSP) <pac4@cdc.gov>
Sent: Tuesday, September 3, 2024 6:36 AM
To: Miranda, Sandra (CDC/PHIC/DPS); Irizarry, Jessica (CDC/PHIC/DPS); Rzeszutarski, Peter (CDC/NCEH/DEHSP); Vinson, D. Aaron (CDC/NCEH/DEHSP)
Cc: Kostak, Liana (CDC/PHIC/DPS); Vazquez, Germaine (CDC/NCEH/DEHSP)
Subject: RE: REHi: Puerto Rico Request for Information- Randon testing and levels

Good morning, Sandra and others,

In response to the request from Mr. William Rodriguez of the Department of Housing, Government of Puerto Rico, I have reviewed all the available data within the CDC National Environmental Public Health Tracking Network system for data related to radon in Puerto Rico. In addition to the tracking data available on the internet, I also reached out to Mr. Aaron Vinson of the NCEH Tracking Branch.

I was not able to find any data in the CDC systems and this was confirmed by Mr. Vinson. We also reached out the US Environmental Protection Agency who indicated they had no radon data in their systems. Please relay this information to Mr. Rodriguez in your response to his requests

If you have any additional questions, please contact me.

Thank you and best regards,

Paul A. Charp, Ph.D., Fellow, HPS
Senior Health Physicist
Emerging Environmental Hazards and Health Effects Branch (EEHHEB)
Division of Environmental Health Science and Practice (DEHSP)
National Center for Environmental Health (NCEH)
Centers for Disease Control and Prevention (CDC)
pcharp@cdc.gov
770-488-0723 office
404.388.0614 Cell



From: Schumann, R. Randall <rschumann@usgs.gov>
Sent: Wednesday, August 21, 2024 4:39 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Weyers, Holly S <hsweyers@usgs.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>
Subject: RE: Request for Information- Radon testing and levels

Dear Ms. Medina Smaine,

In the early 1990s the U.S. Geological Survey (USGS) conducted geologic assessments of radon potential for all 50 states and the territories of Guam and Puerto Rico, in collaboration with the U.S. EPA. I conducted the geologic radon potential assessment for Puerto Rico. The PDF file of the report is too large to attach to this message but it can be obtained at <https://pubs.usgs.gov/of/1993/0292k/report.pdf>. The USGS did not conduct indoor radon testing and we did not conduct field studies associated with this assessment; it was based on existing data. Mr. David Saldana of the Puerto Rico Department of Health kindly provided us with data for 610 homes that were tested for indoor radon by his agency between 1993 and 1995, which are summarized in the report. I am not aware of any other radon-related geologic studies conducted in the Commonwealth of Puerto Rico by the U.S. Geological Survey.

Best regards,

R. Randall Schumann
Scientist Emeritus
U.S. Geological Survey
Geosciences and Environmental Change Science Center
Denver, Colorado, USA
rschumann@usgs.gov
<https://www.usgs.gov/staff-profiles/r-randall-schumann>

From: Raul Hernandez Doble <rhernandez2@salud.pr.gov>
Sent: Wednesday, August 21, 2024 2:13:31 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Dr. Carlos Mellado <drcarlos.mellado@salud.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Mayra Toro Tirado <mtoro@salud.pr.gov>
Subject: RE: [EXTERNAL] Request for Information- Radon testing and levels

Good afternoon. Ms. Medina

I regret to inform that we do not have any recent information on radon testing, since we do not have a certified radiation laboratory certified for radon testing. There are companies that sell test kits available online that can be done and mailed to a testing laboratory. There are also lists of radon contractors and these companies that process radon testing cartridges with instructions, on the Environmental Protection Agency Indoor air Quality web page. The last radon study in Puerto Rico done by the PR Department of Health was done on the year 1993.

Raul Hernandez Doble
Director, Seccion Salud Radiologica
Division de Salud Ambiental
Secretaria Auxiliar para la Vigilancia y la Proteccion de la Salud Publica
rhernandez2@salud.gov.pr
Phone: (787)765-2929 ext. 3210

From: Reyes, Brenda <Reyes.Brenda@epa.gov>
Sent: Wednesday, September 18, 2024 11:48 AM
To: Cesar O Rodriguez Santos <cesarrodriguez@drna.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Silvina Cancelos Mancini <silvina.cancelos@upr.edu>; Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Povetko, Oleg (he/him/his) <Povetko.Oleg@epa.gov>
Subject: RE: Request for Information- Randon testing and levels

Saludos.

La EPA esta trabajando una respuesta a su petición. Se sometió borrador a la directora y el subdirector para su aprobación y firma.

Brenda Reyes Tomassini
Public Affairs
U.S. EPA
Region 2
Caribbean Environmental Protection Division
(787) 977-5869/(787) 977-5865
Mobile: 202-834-1290

From: Silvina Cancelos Mancini <silvina.cancelos@upr.edu>
Sent: Friday, September 6, 2024 15:04
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Reyes, Brenda <Reyes.Brenda@epa.gov>; Povetko, Oleg <Povetko.Oleg@epa.gov>
Subject: Re: Request for Information- Randon testing and levels

Estimada Melanie Medina

Quería dejarle saber que recibimos su correo el 21 de agosto al igual que el de Maritza Rosa el pasado 4 de septiembre. Ya las personas involucradas de EPA, junto conmigo y el Dr. Marín estamos al tanto del asunto y estamos trabajando para poder enviarles la información.

Atentamente

Silvina Cancelos
Professor
Associate Director
Mechanical Engineering Department
University of Puerto Rico - Mayaguez
Call BOX 9000 Mayaguez PR 00680
Tel: 787-832-4040 ext 5956
email: silvina.cancelos@upr.edu



Bubble Dynamics Lab
University of Puerto Rico - Mayaguez



September 23, 2024

VIA EMAIL

William O. Rodríguez Rodríguez, Esq.
Secretary
Puerto Rico Department of Housing
Barbosa Ave. 606 Building Juan C. Cordero
San Juan, PR 00917
Email: W.Rodriguez@vivienda.pr.gov

RE: EPA Response to August 20, 2024 request for information of data on radon testing and levels in Puerto Rico

Dear Honorable Secretary Rodríguez Rodríguez:

This communication is in response to your letter of August 20, 2024 addressed to the Puerto Rico Department of Natural and Environmental Resources (DNER) and referred to the U.S. Environmental Protection Agency (EPA) regarding available data on radon testing and levels within Puerto Rico.

EPA's National Radon Action Plan 2021–2025 sets a goal for the nation to find, fix and prevent high indoor radon levels in 8 million buildings by 2025 and prevent 3,500 lung cancer deaths per year. Under this plan, leaders from across multiple sectors are working together to plan, guide, and sustain nationwide action to prevent exposure to radon.

Due to the lack of data in Puerto Rico, EPA undertook an investigation in collaboration with the University of Puerto Rico-Mayaguez (UPRM) Campus, Departments of Civil Engineering and Surveying and Mechanical Engineering, to find out if radon presented a problem in Puerto Rico. Up until 2021, the only data we had for Puerto Rico was a 1993–1995, mail-in radon screening study referred to by the U.S. Geological Survey report (USGS, 1995) in which the USGS concluded that several areas of Puerto Rico have the geologic potential to generate indoor radon levels exceeding the EPA Action Level of 4 pCi/L (picocuries per liter), perhaps locally reaching very high levels above 50 pCi/L, if a house construction and

ventilation allow for soil-gas radon to enter and concentrate within the structure.¹ According to the USGS report, most of these areas are located in the northwest part of the island. Please note that the actual 1993–1995 study documentation is not available to the EPA.

Typical radon testing technology used in mainland United States (charcoal canisters or electric-powered devices) are impractical in Puerto Rico because of high humidity and power outages. The recovery and rebuilding of communities following the aftermath of 2017 Hurricanes Irma and Maria presented an opportunity to develop radon prevention and mitigation strategies in 2019. Initially, EPA sampled indoor radon air in over 170 single-family residences in the municipalities of San Sebastián, Lares, Gales, Arecibo, Morovis, Camuy, and Hatillo and later expanded the project to other municipalities such as Rincon, Aguada, Aguadilla, Isabela, Quebradillas, Barceloneta and Vega Baja. The quality assurance protocols were anchored in American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) standards of practice (ANSI/AARST, 2019). The sampling was designed in two stages: scoping and confirmatory sampling. The scoping sampling was conducted using Corentium Home (CH) electronic monitors and E-Perm systems. Locations measuring above the EPA Action Level of 4 pCi/L with CH were measured at the second stage of the sampling using RAD7 and Corentium Pro Continuous Radon Monitors (CRMs). Nationally certified radon sampling professionals led by one such professional from the UPRM conducted confirmatory sampling in the second stage. Also, during the study, the nationally certified radon mitigation professionals inspected several homes with elevated indoor radon levels.

Mapping radon in Puerto Rico proved to be a complicated endeavor given the COVID-19 pandemic in 2020. EPA and UPRM continue to work on the project, however, results have not been finalized, and no scientific report has been published yet. Unfortunately, EPA cannot share preliminary data at this time because it contains privileged information. Nevertheless, preliminary data from the study does show homes with levels over 4 pCi/L (EPA Action Level) that might need mitigation to protect the health of their inhabitants.

Although many states have developed laws and regulations governing radon disclosure, certification, and mitigation, Puerto Rico lacks legislation or mandatory radon testing provisions for new construction, remodeling, selling or buying homes. Given this loophole and aiming to answer your request, the EPA can provide information on Best Management Practices for sampling indoor radon in Puerto Rico.

¹ **Reference:** USGS. Geologic Radon Potential of Guam and Puerto Rico, Report 93-292-K. Washington, DC: USGS. Retrieved 9/11/2024, from <https://pubs.usgs.gov/of/1993/0292k/report.pdf>.

CITY VIEW PLAZA II BUILDING, 7TH FLOOR
ROUTE 185 GUAYNABO, PR 00988

2

If you have any questions or need any additional information, please contact me at 787-977-5865 or guerrero.carmen@epa.gov or have your staff contact Reyes, Brenda at reyes.brenda@epa.gov or (787) 977-5869.

Sincerely,

**CARMEN
GUERRERO
PEREZ**

Carmen R. Guerrero Pérez
Director

Digitally signed by
CARMEN GUERRERO PEREZ
Date: 2024.09.23 09:41:39
-04'00'

cc: Roberto Mendez, Esq (Acting Secretary, PR Department of Natural and Env. Resources)
Melany Medina: mmedina@vivienda.pr.gov
Elaine Dume Mejia: Edume@vivienda.pr.gov
Luz S Colon Ortiz: Lcolon@vivienda.pr.gov
Aldo A. Rivera-Vazquez: arivera@vivienda.pr.gov
Cesar O. Rodriguez: cesarrodriiguez@drna.pr.gov
Marita Rosa Olivares: maritzarosaolivares@drna.pr.gov

Attachment 17: General Consolidated Permit 2015-0832239-PGC-123217



Permiso General Consolidado

Hotel Ojo de Agua

Tipo de Solicitud: Nuevo

Datos Localización

De conformidad con las disposiciones legales y reglamentarias vigentes, se expide el presente Permiso General Consolidado para un predio de terreno ubicado en:

Dirección Física:

BO PUEBLO RINCÓN Calle Parque Rincon , Rincón, Puerto Rico, 00677

Número de Catastro:

124-010-015-01

Distrito(s) de Calificación:

C-I (98%), DT-G (2%)

Coordenadas Lambert:

X=113575 Y=256278

Dueño(s):Municipio de Rincon
P.O. Box 97 , Rincón, Puerto Rico, 00677**Contratista:**Pedro F Diez Rodriguez
PO Box 3607 , Mayagüez, Puerto Rico, 00681**Inspector Autorizado:**Alexis Rosado Lic. No. 17072
HC 01 Box 4202 , Rincón, Puerto Rico, 00677**Documento Ambiental:**

2011-798288-DEA-19360

Datos del permiso

Tipo de obra a realizar:

Construcción, Demolición

Tipo de dependencia a construir:**Componentes de la corteza terrestre**

Volumen total a remover: 85.0 metros cúbicos.

Volumen total a rellenar: 100.0 metros cúbicos.



Hotel

Cantidad de unidades a construir:

1.0

Área Total

Lugar del proyecto:

558.0 metros cuadrados

Obras a realizarse:

400.0 metros cuadrados

Fecha estimada

Inicio de obras:

15-10-2015 (dd-mm-yyyy)

Terminación de obras:

15-04-2017 (dd-mm-yyyy)

Cuerpo(s) de agua receptor(es) de la escorrentía:

Volumen total a almacenar: 0.0 metros cúbicos.

Volumen total a disponer: 85.0 metros cúbicos.

Volumen total a extraer: 0.0 metros cúbicos.

Desperdicios sólidos

Volumen total a generar: 110.0 yardas cúbicas.

Demolición

Volumen de material a generar: 125.0 metros

Tipo de material: Escombros de madera, cemento y bloques

Instalación de tuberías y/o cables

Distancia lineal: 50.0 pies.

Condiciones

GENERALES

1. Se deberá instalar un rótulo en la entrada del proyecto inmediatamente sea expedido el Permiso General Consolidado. Este rótulo deberá ser de un tamaño mínimo de 4 pies por 8 pies que incluya el nombre del proyecto y el número de Permiso General Consolidado. El tamaño mínimo de las letras será de 3 pulgadas.
2. De interesar continuar la actividad para la cual se expidió este Permiso con posterioridad a la fecha de expiración de éste, deberá someter la correspondiente Solicitud de Renovación a tenor con las disposiciones reglamentarias aplicables. Esta solicitud deberá presentarse utilizando la Forma provista para estos fines, por lo menos treinta (30) días antes de la fecha de expiración de este Permiso.
3. Toda información, especificación y documentos sometidos en esta solicitud forman parte de su Permiso General Consolidado. Será considerado como modificación cualquier cambio que se realice a la solicitud originalmente presentada.
4. Cualquier modificación realizada al permiso aprobado originalmente no altera la vigencia del mismo.
5. La JCA, al emitir este Permiso a través de la OGPe, no releva al solicitante de su responsabilidad de obtener permisos o autorizaciones adicionales de la JCA, según requerido por ley. La emisión del Permiso no debe considerarse como una autorización para llevar a cabo actividades que no están específicamente cubiertas en el mismo, las cuales pueden causar contaminación del agua, aire o terreno.



GENERALES

1. Se deberá instalar un rótulo en la entrada del proyecto inmediatamente sea expedido el Permiso General Consolidado. Este rótulo deberá ser de un tamaño mínimo de 4 pies por 8 pies que incluya el nombre del proyecto y el número de Permiso General Consolidado. El tamaño mínimo de las letras será de 3 pulgadas.
2. De interesar continuar la actividad para la cual se expidió este Permiso con posterioridad a la fecha de expiración de éste, deberá someter la correspondiente Solicitud de Renovación a tenor con las disposiciones reglamentarias aplicables. Esta solicitud deberá presentarse utilizando la Forma provista para estos fines, por lo menos treinta (30) días antes de la fecha de expiración de este Permiso.
3. Toda información, especificación y documentos sometidos en esta solicitud forman parte de su Permiso General Consolidado. Será considerado como modificación cualquier cambio que se realice a la solicitud originalmente presentada.
4. Cualquier modificación realizada al permiso aprobado originalmente no altera la vigencia del mismo.
5. La JCA, al emitir este Permiso a través de la OGPe, no releva al solicitante de su responsabilidad de obtener permisos o autorizaciones adicionales de la JCA, según requerido por ley. La emisión del Permiso no debe considerarse como una autorización para llevar a cabo actividades que no están específicamente cubiertas en el mismo, las cuales pueden causar contaminación del agua, aire o terreno.
6. La JCA podrá solicitar al poseedor de este permiso que dentro de un término razonable provea cualquier información para determinar si existe causa para modificar o revocar, o para determinar si se está cumpliendo con sus términos.
7. El poseedor del permiso permitirá a la JCA, o un representante autorizado por ésta, la entrada a la instalación para inspeccionar y verificar el cumplimiento con los reglamentos sustantivos y procesales aplicables.
8. La JCA se reserva el derecho de intervenir con este proyecto en otros aspectos no cubiertos en este permiso.
9. Cada condición de este Permiso es considerada independientemente de las demás. Si la aplicación de cualquier condición de este Permiso quedará sin efecto debido a cualquier circunstancia, las restantes

PERMISO CES

10. El dueño u operador deberá mantener copia de este formulario, el cual constituye su Permiso General Consolidado y copia del Plan CES autorizado por este permiso en el lugar del proyecto.
11. El dueño u operador de las obras deberá implantar en todas sus partes el Plan CES autorizado por este Permiso y mantener en buenas condiciones de operación todas las medidas de control de erosión y sedimentación y otras medidas de protección identificadas en el Plano CES.
12. Todas las medidas de control de erosión y sedimentación deberán ser seleccionadas, instaladas y mantenidas de acuerdo al Manual de Puerto Rico para el Control de la Erosión y Sedimentación en Áreas de Desarrollo y a cualquier especificación relevante del manufacturero y las mejores prácticas de la ingeniería.
13. Los sedimentos de las trampas de sedimentos y charcas de sedimentación deberán ser removidos cuando se alcance el 50% de la capacidad de diseño de las mismas, según especificado en el Plan CES.
14. Se deberán instalar medidas de control en aquellas áreas donde se hayan cesado temporera o permanentemente las actividades de construcción.
15. De ser necesario realizar una modificación mayor según definida en el Reglamento para el Control de la Erosión y Prevención de la Sedimentación, el dueño, agente o representante autorizado deberá presentar a la JCA a través de la OGPe una Solicitud de Modificación de Permiso General Consolidado acompañada de todos los documentos correspondientes que requieren reflejar la modificación antes de implantar la misma.
16. El inspector designado deberá ser un ingeniero o arquitecto autorizado a ejercer la profesión en Puerto Rico. Deberá someter informes periódicos sobre la implantación del Plan CES y el desarrollo de sus actividades. El primer informe deberá ser sometido no más tarde del quinto (5to) día laborable a partir de la fecha de inicio de las obras. El mismo deberá ser acompañado de la Certificación del Inspector. Los informes subsiguientes deberán someterse mensualmente a partir de la fecha en que sea sometido el



17. Todos los informes sometidos, según requeridos en las condiciones de este Permiso deberán incluir fotografías con un tamaño mínimo de 4 pulgadas por 6 pulgadas a colores que evidencien las medidas de control de erosión provisionales y permanentes implantadas.

18. Una vez finalicen las actividades autorizadas mediante este Permiso deberá someter un informe final que evidencie la culminación de las mismas y la implantación de las medidas de control de erosión permanentes aplicables.

PERMISO DS-3

19. Todo cargamento de desperdicios sólidos no peligrosos producido por una actividad generadora, será enviado única y exclusivamente a una instalación de disposición final (Relleno Sanitario) acompañado de un manifiesto. El manifiesto a utilizarse será el formulario oficial provisto por la JCA. Ninguna finca privada deberá ser utilizada para disponer finalmente de tales desperdicios.

20. Todo desperdicio generado será transportado para su disposición final por una compañía o empresa debidamente autorizada por la JCA.

21. Deberán mantener en el proyecto un registro de todos los manifiestos (formulario oficial provisto por la JCA) originados y devueltos por la instalación de disposición final.

22. Ninguna persona podrá mantener una propiedad o sitio de construcción en forma tal que se exponga a los vehículos a recoger lodo, polvo, sustancias pegajosas, basura, o material viscoso o extraño en las ruedas u otras partes del vehículo, los cuales a su vez puedan ser depositados en las calles, callejones u otro sitio público.

23. De ser necesario modificar el Plan de Operación, el dueño, agente o representante autorizado deberá someter a la JCA a través de OGPe una Solicitud de Modificación de Permiso General Consolidado junto al Plan enmendado antes de implantar la modificación.

24. Una vez finalicen las actividades autorizadas mediante este Permiso deberá someter todos los manifiestos (formulario oficial provisto por la JCA) originados y devueltos por la instalación de disposición final.

PERMISO PFE

25. Deberán proveer y utilizar un sistema para controlar las emisiones de polvo fugitivo en todo el proyecto para evitar en todo momento que materia particulada gane acceso al aire más allá de la colindancia de este proyecto.

26. Deberán cubrir con toldos o encerados los camiones de acarreo de material de relleno y escombros durante los viajes de carga y descarga.

Apercibimiento

La JCA podrá revocar este Permiso antes de la fecha de vencimiento si se violan las condiciones del mismo o reglamentos sustantivos o procesales aplicables de la JCA; la agencia además podrá emitir una Orden de Cese y Desistimiento y Mostrar Causa. "Cuando la agencia deniegue la concesión de una licencia, franquicia, permiso, endoso, autorización o gestión similar, la parte adversamente afectada tendrá derecho a impugnar la determinación de la agencia por medio de un procedimiento adjudicativo, según se establezca en el Reglamento de Vistas Administrativas de la Junta de Calidad Ambiental de la JCA y en las Secciones 2151 a 2168 de la Ley Núm. 170 del 12 de agosto de 1988, según enmendada, Ley de Procedimiento Administrativo Uniforme".

Firmas y sellos

Fecha de expedición:

21-10-2015 (dd-mm-yyyy)

Fecha de expiración:




Weldin F. Ortiz Franco
Presidente de la JCA



20-10-2020 (dd-mm-yyyy)



MAMMALS

NAME	STATUS
<p>West Indian Manatee <i>Trichechus manatus</i></p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat. <i>This species is also protected by the Marine Mammal Protection Act, and may have additional consultation requirements.</i></p> <p>Species profile: https://ecos.fws.gov/ecp/species/4469</p> <p>General project design guidelines: https://ipac.ecosphere.fws.gov/project/KXU2MGKRHBCRXJUCX75SE35INM/documents/generated/7138.pdf</p>	Threatened

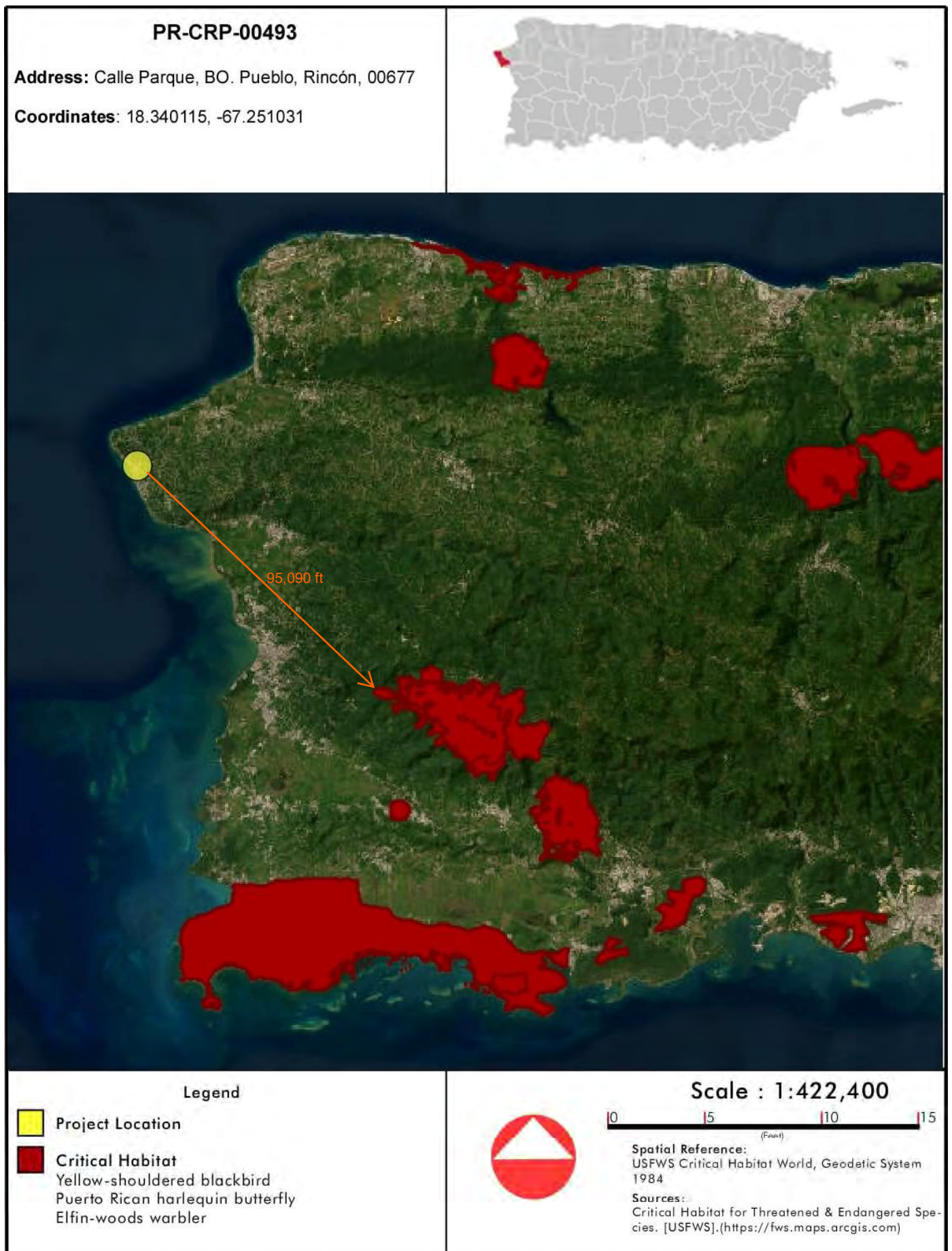
BIRDS

NAME	STATUS
<p>Black-capped Petrel <i>Pterodroma hasitata</i></p> <p>No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4748</p>	Endangered
<p>Roseate Tern <i>Sterna dougallii dougallii</i></p> <p>Population: Western Hemisphere except NE U.S. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2083</p>	Threatened

REPTILES

NAME	STATUS
<p>Green Sea Turtle <i>Chelonia mydas</i></p> <p>Population: North Atlantic DPS There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199 General project design guidelines: https://ipac.ecosphere.fws.gov/project/KXU2MGKRHBCRXJUCX75SE35INM/documents/generated/7133.pdf</p>	Threatened
<p>Hawksbill Sea Turtle <i>Eretmochelys imbricata</i></p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656 General project design guidelines: https://ipac.ecosphere.fws.gov/project/KXU2MGKRHBCRXJUCX75SE35INM/documents/generated/7131.pdf</p>	Endangered
<p>Leatherback Sea Turtle <i>Dermochelys coriacea</i></p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493 General project design guidelines: https://ipac.ecosphere.fws.gov/project/KXU2MGKRHBCRXJUCX75SE35INM/documents/generated/7132.pdf</p>	Endangered

Attachment 18: Critical Habitats Map





United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Bayamón | Mayagüez | Maricao | Río Grande | St Croix
P.O. Box 491
Boquerón, Puerto Rico 00622



In Reply Refer To:
FWS/R4/CESFO/72117-033

Submitted Via Electronic Mail: jcperez@vivienda.pr.gov

Juan Carlos Pérez-Bofill, PE, MEng.
Director – Disaster Recovery CDBG-DR Program
Puerto Rico Department of Housing
P.O. Box 21365
San Juan, P.R 00928-1365

Re: PR-CRP-000493 – Hotel Ojo de Agua,
Rincón, Puerto Rico

Dear Mr. Pérez-Bofill

Thank you for your letter of January 09, 2025, requesting informal consultation on the above referenced project. As per your request, our comments are provided as under the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.).

The Puerto Rico Department of Housing (PRDOH) through the City Revitalization Program (CRP) is proposing to finish the refurbish of the building (owned by the municipality) to convert as a hotel that may also serve as an emergency shelter and temporary services center in compliance with current design and construction codes. The building is located at #24 Parque Street (18°20'24.3"N 67°15'03.5"W) in the municipality of Rincón, Puerto Rico.

Using the U.S. Fish and Wildlife Service's (Service) Information for Planning and Consultation (IPaC) system, the PRDE has determined that the proposed project lies within the range of Puerto Rican boa (*Chilabothrus inornatus*) and West Indian manatee (*Trichechus manatus*).

Based on the nature of the project, scope of work, information available, and analysis of the area where the project will be developed, the PRDOH has determined that the proposed project may affect but is not likely to adversely affect the West Indian manatee and the Puerto Rican boa. Conservation measures developed by the Service for these species will be implemented.

The Service disagrees with the determination for the West Indian manatee. As correctly specified, the proposed project does not include in-water work nor impacts to manatee habitat, thus a no effect (NE) determination for the manatee is more appropriate for this project. Therefore, no further consultation is needed for this species.

As for the Puerto Rican boa, we have reviewed the information provided and our files, and concur with PRDOH's determination that the proposed project may affect, but is not likely to adversely affect this species with the implementation of the conservation measures.

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impact of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on this project. If you have any questions or require additional information, please contact us via email at caribbean_es@fws.gov or by phone at (786) 244-0081.

Sincerely,

LOURDES
MENA

Digitally signed by
LOURDES MENA
Date: 2025.02.20
06:14:09 -04'00'

Lourdes Mena
Field Supervisor

drr
cc:
HUD



January 9, 2025

Lourdes Mena
Field Supervisor
Caribbean Ecological Services Field Office
U.S. Fish and Wildlife Service
Office Park I, Suite 303
State Road #2 Km 156.5
Mayagüez, Puerto Rico 00680
Email: caribbean_es@fws.gov; Lourdes.Mena@fws.gov

**Re: Puerto Rico Department of Housing / CDBG-DR City Revitalization Program
PR-CRP-000493 – Hotel Ojo de Agua
Endangered Species Concurrence for NLAA Determination**

Dear Ms. Mena,

The Puerto Rico Department of Housing (PRDOH) is requesting an informal consultation under Section 7 (a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 et seq.) for the proposed project PR-CRP-000493, located at #24 Parque Street, Rincón, PR 00677; coordinates 18.34009, -67.250978 (Cadaster #124-010-015-01-003). A map of the project site location can be found in Appendix A: Figure 1.

The proposed project is part of the City Revitalization Program (CRP) that establishes a fund for municipalities to enable a variety of critical recovery activities aimed at reinvigorating urban centers and key community corridors to focus investments, reduce sprawl, and create a symbiotic environment to nurture complimentary investments from the private sector.

The proposed activities for PR-CRP-000493 consists in finishing the refurbish of the building owned by the municipality to convert as a hotel that may also serve as an emergency shelter and temporary services center in compliance with current design and construction codes. Building spaces are being distributed in the following of spaces: First Level – reception, administrative office, elevator, electric room, closet facilities and bathrooms for employees, laundry and warehouse area, kitchen, bar service, visitor toilet, dining area, lobby, interior patio to the pool area, stairs (2), entrance ramp, decorative fountain; Second Level – eight (8) rooms, concession, staircase (3 and 4), warehouse and 2 covered terraces and corridors; Third Level – eight (8) rooms, concession, meeting room, stairs 3 and 4, warehouse, covered terrace, corridors; and

Open Terrace – an open space with pergola and storage areas. All such improvements and repairs shall comply with state and federal design parameters for public spaces and that do not negatively impact the historical/urban environment before the ICP and the State Office of Historic Preservation.

Using the Information for Planning and Consultation (IPaC) system, we have determined that the proposed project lies within the range of the following federally listed species and critical habitats:

Name of the species	Threatened/Endangered/Candidate
West Indian Manatee (<i>Trichechus manatus</i>)	Threatened
Puerto Rican boa (<i>Chilabothrus inornatus</i>)	Endangered
Critical habitat	
There are no critical habitats at this location.	

Based on the nature of the project, scope of work, information available, and a careful analysis of the Information for Planning and Consultation (IPaC) system we have made the following effects determinations:

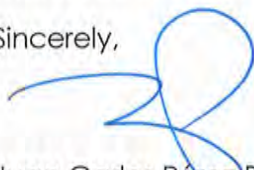
Name of the Species	Effect Determination	Conservation Measures that will be implemented
West Indian Manatee (<i>Trichechus manatus</i>)	Not Likely to Adversely Affect (NLAA)	USFWS Conservation Measures for the Antillean Manatee 2020
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Not Likely to Adversely Affect (NLAA)	USFWS Conservation Measures for the Puerto Rican Boa 2024

In order to complete the informal consultation process, we are requesting your concurrence for the NLAA determinations for the species included in this letter. Attached to this letter, we are including the documents used to reach our effect determinations for the listed species.

For any questions or clarifications, please do not hesitate to contact us at the information below.

Thank you in advance for your consideration of this issue.

Sincerely,



Juan Carlos Pérez Bofill, PE, MEng.
Director - Disaster Recovery, CDBG-DR/MIT Program
environmentcdbg@vivienda.pr.gov | 787.274.2527 ext. 4320

Attachments:

Appendix A:

Figure 1 – Location Map

Figure 2 – Critical Habitat Map

Figure 3 – Wetland Map

Appendix B: IPaC Information for Planning and Consultation

Appendix C: Site Photos

Appendix D: Species Conservation Measures

Appendix E: Description of Undertaking

C: Angel G. López-Guzmán, MSEM Deputy Director
Permits and Environmental Compliance Division

Appendix A

Location Map

Critical Habitat Map

Wetlands Map

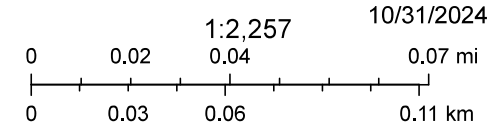
Location Map

PR-CRP-000493 Hotel Ojo de Agua
Calle Parque #24, Rincón PR 00677
Coordinates: 18.34009, -67.250978



Legend:

— Project Site



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Critical Habitat Map

PR-CRP-000493 Hotel Ojo de Agua
Calle Parque #24, Rincón PR 00677
Coordinates: 18.34009, -67.250978



A specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

Maxar | Esri Community Maps Contributors, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, US Census Bureau, USFWS



U.S. Fish and Wildlife Service

National Wetlands Inventory

PR-CRP-000493 Hotel Ojo de Agua

Calle Parque #24, Rincón PR 00677

Coordinates: 18.34009, -67.250978



October 30, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine
- Project Site



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

Appendix B

IPaC Information for Planning and Consultation

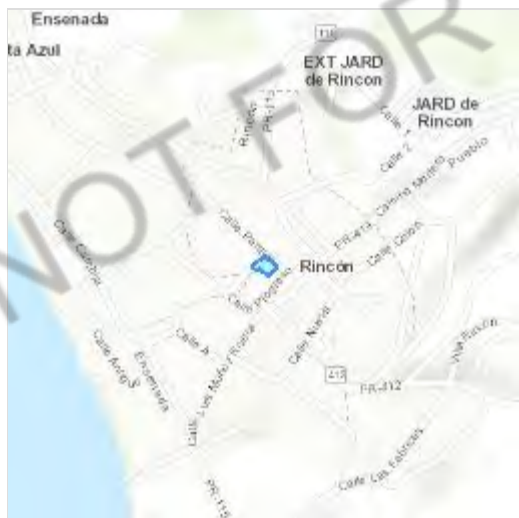
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Rincón County, Puerto Rico



Local office

Caribbean Ecological Services Field Office

☎ (939) 320-3135

📞 (787) 851-7440

✉ CARIBBEAN_ES@FWS.GOV

MAILING ADDRESS

Post Office Box 491

Boqueron, PR 00622-0491

PHYSICAL ADDRESS

Office Park I

State Road #2 Km 156.5, Suite 303}

Mayaguez, PR 00680

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
West Indian Manatee <i>Trichechus manatus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4469	Threatened Marine mammal

Reptiles

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6628	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The [data](#) in this location indicates there are no migratory [birds of conservation concern](#) expected to occur in this area.

There may be migratory birds in your project area, but we don't have any survey data available to provide further direction. For additional information, please refer to the links above for recommendations to minimize impacts to migratory birds or contact your local FWS office.

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine mammals

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The [Endangered Species Act](#) (ESA) of 1973.
2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

West Indian Manatee *Trichechus manatus*
<https://ecos.fws.gov/ecp/species/4469>

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Appendix C

Site Photos





Appendix D

USFWLS Conservation Measures



**U.S. FISH AND WILDLIFE SERVICE
CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE**

Conservation Measures for the Antillean manatee (*Trichechus manatus manatus*) for marine events.

Section 7 (a)(1) of the Endangered Species Act (ESA) charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies, through consultation with the U.S. Fish and Wildlife Service (Service), to ensure their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats. Section 7 applies to the management of Federal lands as well as Federal actions that may affect listed species, such as Federal approval of private activities through the issuance of Federal funding, permits, licenses, or other actions. Any person that injures, captures, or kills a manatee is subject to penalties under Federal law. If federal funds or permits are needed, the funding or permitting agency shall initiate Section 7 consultation with the Service. To initiate a consultation under the Section 7 of the ESA, you must submit a project package with the established minimum requirements. These conservation measures should be incorporated into the project plans to minimize possible impacts to the species. Download the [project evaluations fact sheet](#) to learn more about the requirements or visit our [project evaluations webpage](#).

The U.S. Fish and Wildlife Service (USFWS) considers shallow coastal areas, bays, estuaries, river mouths and mangrove lagoon ecosystems as important for the conservation of the Antillean manatee because these areas contain the three key ecological attributes necessary for species' long-term survival: sea grass, freshwater for drinking, calm and shallow waters. Not all of these resources need to be present in order for manatees to use any particular area. The Antillean manatee in U.S. Caribbean, including Vieques, Culebra, and occasionally the U.S. Virgin Islands, are thought to spend the majority of their time in shallow waters less than 20 feet deep and regularly moving into deeper waters when moving between local sites and resources. Actions proposed for these areas should be carefully evaluated to ensure that manatees and their habitat are not affected, especially by the improper use of watercrafts within manatee habitat.

To evaluate the potential effects of any proposed marine event on manatees and its habitat, the Applicant needs to provide the following information:

- Describe the type and amount of watercraft associated to the marine event.
- Provide a map of the entire marine event course with the water depths in that area.
- Describe all types and amount of in-water markers (e.g., buoys) that will be used for the marine event.

For most high speed and high-risk events, we recommend aerial surveys (i.e., helicopter) to spot manatees in the water and track their movements. However, alternatives to aerial surveys may be considered when the Applicant justifies why they are not using aerial surveys and submit an

alternate dedicated manatee observer plan (watch team) designed specifically for each marine event.

The Service has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the Antillean manatee and its habitat. These recommendations may be incorporated into new project plans and under certain circumstances into existing projects. Depending on the project, additional recommendations can be provided.

1. Marine events must be coordinated with the U.S. Coast Guard (USCG), the National Oceanic and Atmospheric Administration (NOAA), Puerto Rico Department of Natural and Environmental Resources (PRDNER), and the U.S. Virgin Islands Department of Planning and Natural Resources (VIDPNR), if events are conducted in U.S. Virgin Islands
2. Do not plan marine events in areas shallower than 10 feet.
3. For marine events that take place at night, all watercraft should proceed at a safe speed (5 mph), in order to avoid striking any protected species.
4. All marine event personnel and participants should be informed of the possible presence of manatees in the marine event area, and the need to avoid any collision with them. A manatee awareness meeting should be held before the event. All marine event personnel and participants should be advised that there are civil and criminal penalties established by the Federal government for harming, harassing, or killing a manatee. Be aware, that the permit holder and/or contractor for the event may be held responsible for any manatee harmed, harassed, or killed as a result of the marine event if permit conditions are not followed.
5. The event area must be continuously monitored for manatees before (at least 30 to 60 minutes) and during the event to detect manatees that may approach or enter the event area by qualified manatee observers. The qualified manatee observers (watch team) should be provided with proper communication equipment (e.g., two-way radios) to allow them to stay in close communication with each other as well as with the event officials while conducting monitoring. Manatee observers should also employ the use of flags for warning or stopping an event. If communication is interrupted during an event, the race will stop until communication is restored.
 - **Note:** There is no agency observer or training program. Observers may be considered qualified based on their experience. Permit holder and/or contractor are responsible for keeping track of each observer's qualifications and experience.
6. Manatee observers should be designated exclusively for that purpose and no other. An appropriate amount of manatee observers (watch team) should be designated to cover the entire area of the marine event. The position of each observer within the marine event area or on land must also be recorded. A watch team should include a team coordinator, multiple observers at an elevated position on boats and/or land, and/or an observer in a plane or helicopter. All observers should use polarized sunglasses in order to reduce glare and enhance observations.

7. Manatee observers will be in close communication with race officials in order to stop the event if a manatee is observed within the boundaries of the event or upon the request of any observer. If a manatee is sighted within 500 feet of the perimeter of the event boundaries, the observer will immediately notify the event official to alert them that the event may need to be halted. The event official will notify the participants that extreme caution needs to be taken since there is an animal in the vicinity. The event must be stopped immediately upon request of the manatee observer. The event should not resume until the animal has moved away from the area on its own. Manatees must not be herded or harassed to leave the event area. If the observer loses sight of a manatee observed in or near the event area, the event will not resume for at least 30 minutes following the initial sighting, provided that the manatee is not observed again.
8. All participating vessels will travel to and from the event course under the direct supervision of event officials and at idle speed, or the slowest possible navigable speed, until arriving at the course.
9. All participants and official boats should adhere to speed zones adjacent to the event site.
10. A final manatee observer report should be submitted to the USFWS (refer to contact emails below) within 30 days of the event, including a copy of the final USCG permit. Any manatee injury or deaths should be reported immediately:
 - PRDNER: (787) 724-5700, (787) 230-5550, (787) 771-1124
 - USFWS: (786) 244-0081
 - Puerto Rico Manatee Conservation Center: (787) 400-2782, (787) 279-1912 ext. 2070
11. No marine event watercrafts, including spectators, should anchor on or above seagrass and coral reefs.
12. If any of the above recommendation is not met prior to or during the event, the event should be immediately terminated.
13. All marine events should also avoid potential effects on sea turtle nests or sea turtles in the water. Be aware these recommendations are for manatees only, sea turtles in the water or other marine mammals are under the purview of NOAA, thus consultation with them should be initiated as well.

If you have any questions regarding the above conservation measures, please contact the Service:

- Marelisa Rivera, Deputy Field Supervisor
 - Email: marelisa_rivera@fws.gov
 - Office phone (786) 244-0081 or mobile (305) 304-1814
- José Cruz-Burgos, Endangered Species Coordinator
 - Email: jose_cruz-burgos@fws.gov
 - Office phone (786) 244-0081 or mobile (305) 304-1386



U.S. FISH & WILDLIFE SERVICE
CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE
JANUARY 2012

TECHNICAL ASSISTANCE TO EVALUATE EFFECTS ON ANTILLEAN MANATEES

The Service considers shallow coastal areas, bays, estuaries, river mouths and mangrove lagoon ecosystems as important for the conservation of the Antillean manatee because these areas contain all the natural elements preferred by manatees: abundant sea grass relatively calm waters, sheltered spots, and freshwater sources, as well as a relatively low number of boats within the bay. Actions proposed for these areas should be carefully examined, to ensure that elements required by this species are not compromised.

To evaluate the potential effect of proposed action on manatees, we need the applicants to address the following issues:

1. Type and amount of watercraft associated to the project
2. Amount of boat facilities (e.g. ramps, piers, dry-stacks, buoys, among others)
3. Amount of habitat to be affected (e.g. acres of sea grasses and/or mangroves)
4. Provisions / restrictions to be taken to prevent collisions with manatees (e.g. delineation of an entrance channel, marking buoys, navigation aids, among others).
5. Outreach efforts to be implemented concerning boat operation. One of the main components of a successful operation of facilities that implement mechanisms to safeguard threatened and endangered species is a comprehensive outreach program that clearly indicates to the public 1) the actions that the facility is undertaking to protect such species (including assurances on the implementation of protection measures), and 2) the activities that the public should take to minimize or prevent impacts to sensitive species and their habitats. Guidelines for safe operation of watercrafts should be included as part of the outreach/education component of the proposed project (example attached below).
6. Any other site-specific conservation measure applicable for the project.

EXAMPLE OF CONSERVATION MEASURES FOR IN-WATER PROJECTS (INCLUDING DREDGING ACTIVITIES)

The following manatee conservation measures are recommended:

1. The contractor instructs all personnel associated with construction of the facility of the presence of manatees and the need to avoid collisions with manatees.
2. All construction personnel will be advised that there are civil and criminal penalties for harming, harassing, or killing manatees, which are protected under the Endangered Species Act of 1973 and the Marine Mammal Protection Act of 1972. The permit holder and/or contractor will be held responsible for any manatee harmed, harassed, or killed as a result of construction of the project.

3. The project work area shall be surveyed for the presence of manatees at least one hour before any dredging starts and prior to the installation of the silt fence. If manatees are found before any in-water project activity starts, the contractor shall wait for the manatee to leave the area by itself and be at least 100 feet from the project in-water area. Manatees must not be herded or harassed into leaving the area.
4. Siltation barriers will be made of material in which manatee cannot become entangled, are properly secured, and are regularly monitored to avoid manatee entrapment. Barriers must not block manatee entry to or exit from essential habitat.
5. All vessels associated with the project construction will operate at “no-wake/idle” speed at all times while in water within manatee areas and vessels will follow routes of deep water whenever possible.
6. If manatees are seen within 100 yards (300 feet) of the in-water work area, all appropriate precautions shall be implemented to ensure protection of the manatees. These precautions shall include operating all equipment in such a manner that moving equipment does not come any closer than 50 to 100 feet of any manatee. If a manatee is within 50 feet of in-water work, all in-water activities must shut down, until manatee moves on its own at least 100 feet away from the in-water work area. Manatees must not be herded or harassed into leaving the area.
7. Any collision with and/or injury to a manatee shall be reported immediately to the Department of Natural and Environmental Resources Law Enforcement (787-724-5700) and the USFWS Caribbean Ecological Services Field Office (787-851-7297).
8. The contractor shall keep a log detailing sightings, collisions, or injury to manatees, which have occurred during the contract period. Following project completion, a report summarizing the above incidents and sightings will be submitted to the U.S. Fish and Wildlife Service, Caribbean Ecological Services Field Office, P.O. Box 491, Boquerón, Puerto Rico 00622.
9. The permit holder and/or contractor shall install and maintain temporary and permanent manatee signs as recommended by the following guidelines:
 - a. Signs must be placed in a prominent location for maximum visibility. Areas that are recommended include: dock walkways, dock master offices, near restrooms or other high patron foot traffic areas.
 - b. Signs must be replaced when faded, damaged or outdated.
 - c. If the facility is large or has multiple docks with separate walkways that are a considerable distance apart, multiple signs should be installed.
 - d. These signs must not face the water, must never be attached to pilings or navigational markers in the water. Some exceptions to signs facing the water exist for temporary signs during in-water work.
 - e. For durability, all signs should be fiberglass, PVC or metal with rounded corners (hand-sanded to remove all sharp edges and burrs), constructed of 0.08 Gauge 5052-H38 Aluminum with an Alodine 1200 conversion coating and Engineer Grade Type I reflective sheeting. Signs constructed to other specifications may not provide durability acceptable to the consumer.
 - f. Signs other than depicted may be considered, but should be approved by USFWS.

PRECAUCIÓN: HÁBITAT DE MANATÍ
CAUTION: MANATEE HABITAT

Toda embarcación
VELOCIDAD MÁXIMA 5MPH
All project vessels **IDLE SPEED/NO WAKE**

Si observa un manatí a 50 pies o menos del área de trabajo,
toda actividad en el agua debe

DETENERSE

When a manatee is within 50 feet of work all in-water activities must **SHUT DOWN**

Informe cualquier accidente con un manatí.
Report any collision with or injury to a manatee.

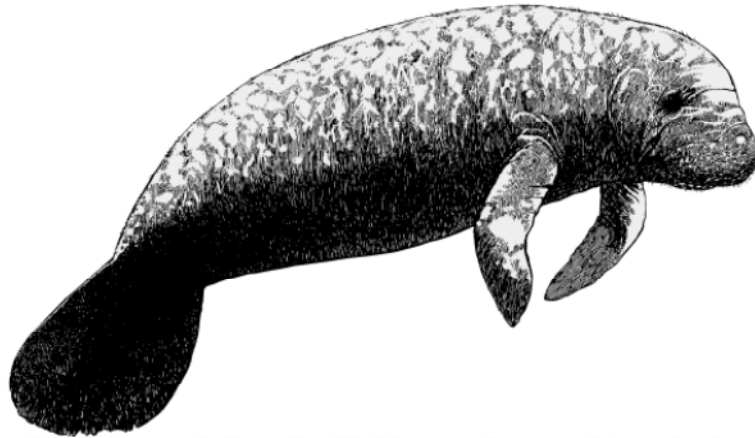


Vigilantes DRNA
(787)724-5700

This **temporary** bilingual sign is required as part of the standard manatee construction conditions and is intended to be placed near dredge, tugboat and work boat operators. Minimum size should be at least 8½" inches tall by 11" inches wide, and besides the above recommendation, the sign may be in laminated paper. This sign shall be installed or distributed prior to the initiation of construction. Temporary signs will be removed by the permit holder upon completion of construction.

To obtain a ready to print copy of this sign, please contact the
USFWS Caribbean Ecological Services Field Office at (786) 244-0081
or by email at jan_zegarra@fws.gov

PRECAUCIÓN
Manatíes en el Área
Caution: Watch for Manatees



VELOCIDAD MÁXIMA 5MPH
IDLE SPEED/NO WAKE

Informe cualquier accidente con un manatí.

Vigilantes DRNA
(787) 724-5700

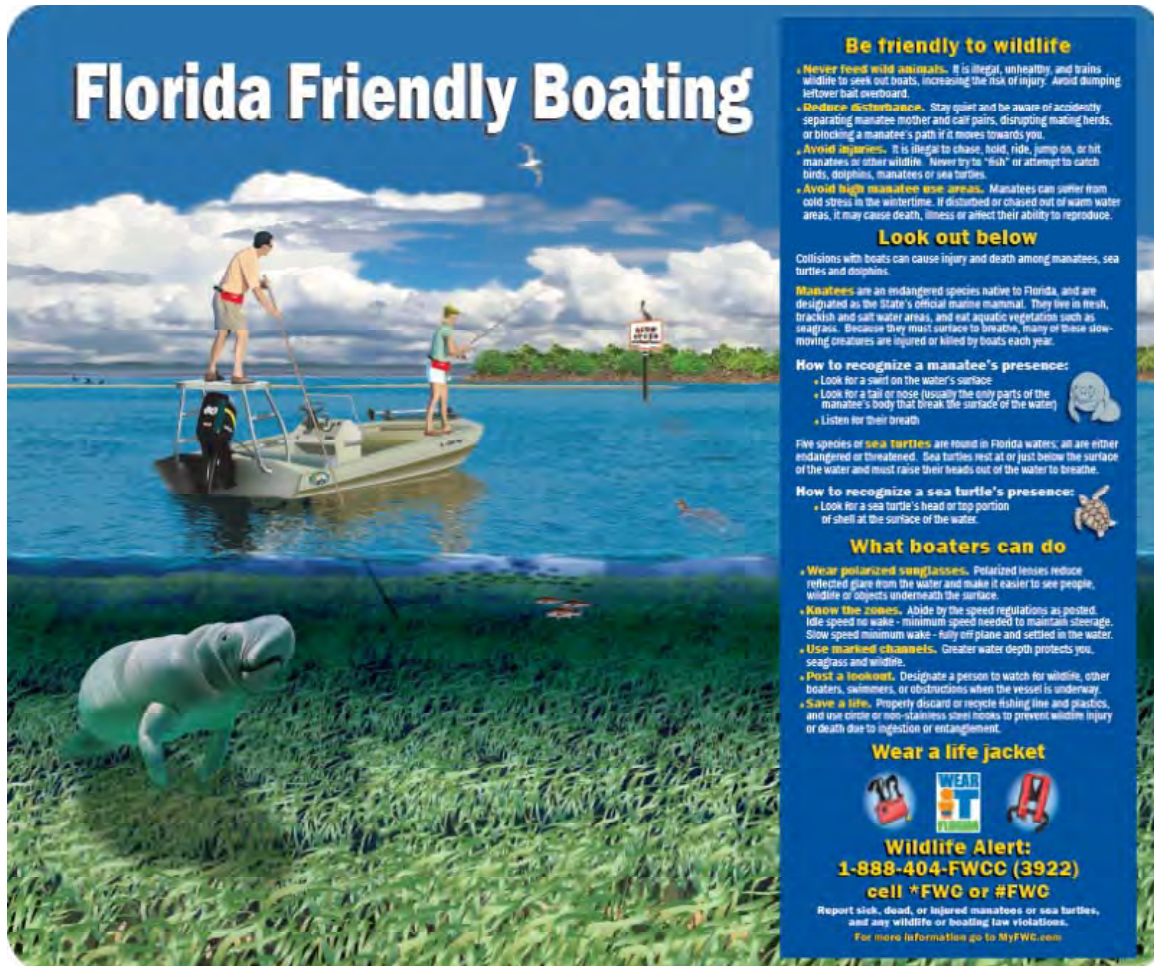
Report collisions, sick, dead or injured manatees.

This **permanent** bilingual sign is required as part of the standard manatee construction conditions and is intended to be placed within docking and launching facilities. Minimum size should be at least 30" inches tall by 24" inches wide with rounded corners. This sign shall be installed prior, during or after project construction. This permanent sign may not be required for coastal projects that **do not** have docking and/or launching facilities.

To obtain a ready to print copy of this sign, please contact the USFWS Caribbean Ecological Services Field Office at 787-851-7297 ext. 220 or by email at jan_zegarra@fws.gov

10. A permanent bilingual manatee educational sign should be installed and maintained prior to mooring occupancy at a prominent location to increase the awareness of boaters using the facility of boats to these animals. The numbers of educational signs that may be installed will depend on the docking facility design. One manatee educational sign is recommended at each boat ramp or travel lift (if applicable). Manatee educational signs remain the responsibility of the owner(s) and the Service recommends the signs be maintained for the life of the docking facility in a manner acceptable to the Corps of Engineers.

EXAMPLE MANATEE EDUCATIONAL SIGN



This **permanent** educational sign should have a minimum size of at least 30" inches tall by 36" inches wide with rounded corners.

11. A notarized verification letter stating that permanent signs have been installed at designated locations shall be forwarded to the Corps of Engineers, Antilles Regulatory Section, as soon as they are installed. Signs and pilings remain the responsibility of the owner(s) and are to be maintained for the life of the docking and launching facility in a manner acceptable to the Corps of Engineers.
12. Signs other than depicted above may be considered, but should be approved by USFWS. Signs shall have at least the following minimal recommend information:
 - a. Temporary bilingual signs:

PRECAUCIÓN
MANATÍES EN EL ÁREA
Mantenga velocidad de 5 mph dentro del área de construcción
Informe cualquier incidente con un manatí
Vigilantes DRNA 787-724-5700

CAUTION
MANATEES IN THE AREA
Maintain idle speed/no wake (5 mph) within construction site
Report any collisions with or injury to a manatee

- b. Permanent bilingual signs:

PRECAUCIÓN
MANATÍES EN EL ÁREA
Velocidad máxima 5 mph
Informe cualquier incidente con un manatí
Vigilantes DRNA 787-724-5700

CAUTION
MANATEES IN THE AREA
Idle speed/No wake (5 mph) zone
Report collisions, sick, dead or injured manatees

- c. Permanent bilingual educational sign and some of the of the recommended information it should include:

GUÍA PARA LA PROTECCIÓN Y CONSERVACIÓN DEL MANATÍ
(MANATEE PROTECTION AND CONSERVATION GUIDELINES)

1. Utilice gafas polarizadas mientras navega. Éstas ayudan a detectar mejor al manatí, las áreas llanas y cualquier obstáculo en el mar. (*Use polarized sunglasses while navigating. These help to detect any manatee, shallow waters and any other obstacle in the wáter.*)
2. Si usted ve un manatí en la trayectoria de su embarcación, reduzca la velocidad a 5 mph y conduzca la embarcación fuera del paso del manatí o espere a que el manatí salga del área poniendo su embarcación en neutro. (*If you see a manatee within the*

path of your vessel, reduce the velocity to 5 mph and turn your vessel away from the manatee's path or wait until the manatee has moved from the area by putting your vessel in neutral.)

3. Luego de asegurarse de que el manatí esté fuera de la trayectoria de su embarcación, continúe navegando despacio (no más de 5 mph) hasta que su embarcación se encuentre a no menos de 50 pies (15 metros) del manatí. *(After you are certain that the manatee is well outside of the path of your vessel, resume navigation slowly (not more than 5 mph) until your vessel is not less than 50 feet (15 meters) away from the manatee.)*
4. Obedezca las zonas con límites de velocidad y reduzca la velocidad en aguas llanas menores a 10 pies de profundidad en particular cerca de la costa, en las desembocaduras de ríos, en praderas de hierbas marinas y manglares. *(Obey regulatory speed zones and reduce velocity in shallow waters less than 10 feet, particularly close to the coast, in river mouths, in sea grass beds and mangroves.)*
5. Si observa un manatí mientras usted está en el agua, obsérvelo pasivamente, no lo persiga, acose o lo toque. *(If you observe a manatee while in the water, passively observe it, do not follow it, nor harass or touch.)*
6. No tire basura al agua. El manatí puede ingerirla o enredarse en ella, lo cual podría causarle heridas o la muerte. *(Do not throw trash in the water. Manatees may ingest or entangle on trash, which may injure or kill it.)*
7. Nunca alimente o le ofrezca agua a un manatí. Es ilegal y los malacostumbra a acercarse a lugares donde pueden ser lastimados. *(Never feed or give water to a manatee. It is illegal and will wrongly habituate them to approach areas where they can be injured.)*

Informe accidentes con un manatí inmediatamente. Si encuentra un bebé manatí solo, en peligro, herido o muerto, llame al Cuerpo de Vigilantes del Departamento de Recursos Naturales y Ambientales al 787-724-5700 o al Programa de Rescate de Mamíferos Marinos al 787-833-2025, 787-538-4684 ó 787-645-5593. *(Inform any accident with a manatee immediately. If you find a baby manatee alone, in danger, injured or dead, call the Department of Natural and Environmental Resources Law Enforcement at 787-724-5700 or the Marine Mammal Rescue Program at 787-833-2025, 787-538-4684 or 787-645-5593.)*

Herir o matar un manatí puede conllevar multas de más de \$50,000 y/o no menos de dos años de cárcel. ¡EVÍTESE ESE RIESGO!
(Harming or killing a manatee could carry fines of more than \$50,000 and/or not less than two years in prison. AVOID THIS RISK!)

GRACIAS POR AYUDAR A SALVAR LOS MANATÍES
THANKS FOR HELPING SAVE THE MANATEES

NATIONWIDE STANDARD CONSERVATION MEASURES

Listed below are effective measures that should be employed at all project development sites nationwide with the goal of reducing impacts to birds and their habitats. These measures are grouped into three categories: General, Habitat Protection, and Stressor Management. These measures may be updated through time. We recommend checking the Conservation Measures website regularly for the most up-to-date list.

1. General Measures

- a. Educate all employees, contractors, and/or site visitors of relevant rules and regulations that protect wildlife. See the Service webpage on [Regulations and Policies](#) for more information on regulations that protect migratory birds.
- b. Prior to removal of an inactive nest, ensure that the nest is not protected under the Endangered Species Act (ESA) or the Bald and Golden Eagle Protection Act (BGEPA). Nests protected under ESA or BGEPA cannot be removed without a valid permit.
 - i. See the [Service Nest Destruction Policy](#)
- c. Do not collect birds (live or dead) or their parts (e.g., feathers) or nests without a valid permit. Please visit the [Service permits page](#) for more information on permits and permit applications.
- d. Provide enclosed solid waste receptacles at all project areas. Non-hazardous solid waste (trash) would be collected and deposited in the on-site receptacles. Solid waste would be collected and disposed of by a local waste disposal contractor. For more information about solid waste and how to properly dispose of it, see the [EPA Non-Hazardous Waste](#) website.
- e. Report any incidental take of a migratory bird, to the [local Service Office of Law Enforcement](#).
- f. Consult and follow applicable [Service industry guidance](#).

2. Habitat Protection

- a. Minimize project creep by clearly delineating and maintaining project boundaries (including staging areas).
- b. Consult all local, State, and Federal regulations for the development of an appropriate buffer distance between development site and any wetland or waterway. For more information on wetland protection regulations see the Clean Water Act sections [401](#) and [404](#).
- c. Maximize use of disturbed land for all project activities (i.e., siting, lay-down areas, and construction).
- d. Implement standard soil erosion and dust control measures. For example:
 - i. Establish vegetation cover to stabilize soil
 - ii. Use erosion blankets to prevent soil loss
 - iii. Water bare soil to prevent wind erosion and dust issues

3. Stressor Management

Stressor: Vegetation Removal

Conservation Goal: Avoid direct take of adults, chicks, or eggs.

Conservation Measure 1: Schedule all vegetation removal, trimming, and grading of vegetated areas outside of the peak bird breeding season to the maximum extent practicable. Use available resources, such as internet-based tools (e.g., the FWS's Information, Planning and Conservation system and Avian Knowledge Network) to identify peak breeding months for local bird species; or, contact local Service Migratory Bird Program Office for breeding bird information.

Conservation Measure 2: When project activities cannot occur outside the bird nesting season, conduct surveys prior to scheduled activity to determine if active nests are present within the area of impact and buffer any nesting locations found during surveys.

- 1) Generally, the surveys should be conducted no more than five days prior to scheduled activity.
- 2) Timing and dimensions of the area to be surveyed vary and will depend on the nature of the project, location, and expected level of vegetation disturbance.
- 3) If active nests or breeding behavior (e.g., courtship, nest building, territorial defense, etc.) are detected during these surveys, no vegetation removal activities should be conducted until nestlings have fledged or the nest fails or breeding behaviors are no longer observed. If the activity must occur, establish a buffer zone around the nest and no activities will occur within that zone until nestlings have fledged and left the nest area. The dimension of the buffer zone will depend on the proposed activity, habitat type, and species present and should be coordinated with the local or regional Service office.
- 4) When establishing a buffer zone, construct a barrier (e.g., plastic fencing) to protect the area. If the fence is knocked down or destroyed, work will suspend wholly, or in part, until the fence is satisfactorily repaired.
- 5) When establishing a buffer zone, a qualified biologist will be present onsite to serve as a biological monitor during vegetation clearing and grading activities to ensure no take of migratory birds occurs. Prior to vegetation clearing, the monitor will ensure that the limits of construction have been properly staked and are readily identifiable. Any associated project activities that are inconsistent with the applicable conservation measures, and activities that may result in the take of migratory birds will be immediately halted and reported to the appropriate Service office within 24 hours.
- 6) If establishing a buffer zone is not feasible, contact the Service for guidance to minimize impacts to migratory birds associated with the proposed project or removal of an active nest. Active nests may only be removed if you receive a permit from your local Migratory Bird Permit Office. A permit may authorize active nest removal by a qualified biologist with bird handling experience or by a permitted bird rehabilitator.

Conservation Measure 3: Prepare a vegetation maintenance plan that outlines vegetation maintenance activities and schedules so that direct bird impacts do not occur.

Stressor: Invasive Species Introduction

Conservation Goal: Prevent the introduction of invasive plants.

Conservation Measure 1: Prepare a weed abatement plan that outlines the areas where weed abatement is required and the schedule and method of activities to ensure bird impacts are avoided.

Conservation Measure 2: For temporary and permanent habitat restoration/enhancement, use only native and local (when possible) seed and plant stock.

Conservation Measure 3: Consider creating vehicle wash stations prior to entering sensitive habitat areas to prevent accidental introduction of non-native plants.

Conservation Measure 4: Remove invasive/exotic species that pose an attractive nuisance to migratory birds.

Stressor: Artificial Lighting

Conservation Goal: Prevent increase in lighting of native habitats during the bird breeding season.

Conservation Measure 1: To the maximum extent practicable, limit construction activities to the time between dawn and dusk to avoid the illumination of adjacent habitat areas.

Conservation Measure 2: If construction activity time restrictions are not possible, use down shielding or directional lighting to avoid light trespass into bird habitat (i.e., use a 'Cobra' style light rather than an omnidirectional light system to direct light down to the roadbed). To the maximum extent practicable, while allowing for public safety, low intensity energy saving lighting (e.g. low pressure sodium lamps) will be used.

Conservation Measure 3: Minimize illumination of lighting on associated construction or operation structures by using motion sensors or heat sensors.

Conservation Measure 5: Bright white light, such as metal halide, halogen, fluorescent, mercury vapor and incandescent lamps should *not* be used.

Stressor: Human Disturbance

Conservation Goal: Minimize prolonged human presence near nesting birds during construction and maintenance actions.

Conservation Measure 1: Restrict unauthorized access to natural areas adjacent to the project site by erecting a barrier and/or avoidance buffers (e.g., gate, fence, wall) to minimize foot traffic and off-road vehicle uses.

Stressor: Collision

Conservation Goal: Minimize collision risk with project infrastructure and vehicles.

Conservation Measure 1: Minimize collision risk with project infrastructure (e.g., temporary and permanent) by increasing visibility through appropriate marking and design features (e.g., lighting, wire marking, etc.).

Conservation Measure 2: On bridge crossing areas with adjacent riparian, beach, estuary, or other bird habitat, use fencing or metal bridge poles (Sebastian Poles) that extend to the height of the tallest vehicles that will use the structure.

Conservation Measure 3: Install wildlife friendly culverts so rodents and small mammals can travel under any new roadways instead of over them. This may help reduce raptor deaths associated with being struck while tracking prey or scavenging road kill on the roadway.

Conservation Measure 4: Remove road-kill carcasses regularly to prevent scavenging and bird congregations along roadways.

Conservation Measure 5: Avoid planting “desirable” fruited or preferred nesting vegetation in medians or Rights of Way.

Conservation Measure 6: Eliminate use of steady burning lights on tall structures (e.g., >200 ft).

Stressor: Entrapment

Conservation Goal: Prevent birds from becoming trapped in project structures or perching and nesting in project areas that may endanger them.

Conservation Measure 1: Minimize entrapment and entanglement hazards through project design measures that may include:

1. Installing anti-perching devices on facilities/equipment where birds may commonly nest or perch
2. Covering or enclosing all potential nesting surfaces on the structure with mesh netting, chicken wire fencing, or other suitable exclusion material prior to the nesting season to prevent birds from establishing new nests. The netting, fencing, or other material must have no opening or mesh size greater than 19 mm and must be maintained until the structure is removed.
3. Cap pipes and cover/seal all small dark spaces where birds may enter and become trapped.

Conservation Measure 2: Use the appropriate deterrents to prevent birds from nesting on structures where they cause conflicts, may endanger themselves, or create a human health and safety hazard.

1. During the time that the birds are trying to build or occupy their nests (generally , between April and August, depending on the geographic location), potential nesting

- surfaces should be monitored at least once every three days for any nesting activity, especially where bird use of structures is likely to cause take. It is permissible to remove non-active nests (without birds or eggs), partially completed nests, or new nests as they are built (prior to occupation). If birds have started to build any nests, the nests shall be removed before they are completed. Water shall not be used to remove the nests if nests are located within 50 feet of any surface waters.
2. If an active nest becomes established (i.e., there are eggs or young in the nest), all work that could result in abandonment or destruction of the nest shall be avoided until the young have fledged or the nest is unoccupied. Construction activities that may displace birds after they have laid their eggs and before the young have fledged should not be permitted. If the project continues into the following spring, this cycle shall be repeated. When work on the structure is complete, all netting shall be removed and properly disposed of.

Stressor: Noise

Conservation Goal: Prevent the increase in noise above ambient levels during the nesting bird breeding season.

Conservation Measure 1: Minimize an increase in noise above ambient levels during project construction by installing temporary structural barriers such as sand bags

Conservation Measure 2: Avoid permanent additions to ambient noise levels from the proposed project by using baffle boxes or sound walls.

Stressor: Chemical Contamination

Conservation Goal: Prevent the introduction of chemicals contaminants into the environment.

Conservation Measure 1: Avoid chemical contamination of the project area by implementing a Hazardous Materials Plan. For more information on hazardous waste and how to properly manage hazardous waste, see the [EPA Hazardous Waste](#) website.

Conservation Measure 2: Avoid soil contamination by using drip pans underneath equipment and containment zones at construction sites and when refueling vehicles or equipment.

Conservation Measure 3: Avoid contaminating natural aquatic and wetland systems with runoff by limiting all equipment maintenance, staging laydown, and dispensing of fuel, oil, etc., to designated upland areas.

Conservation Measure 4: Any use of pesticides or rodenticides shall comply with the applicable [Federal and State laws](#).

1. Choose [non-chemical](#) alternatives when appropriate
2. Pesticides shall be used only in accordance with their registered uses and in accordance with the manufacturer's instructions to limit access to non-target species.

3. For general measures to reducing wildlife exposure to pesticides, see EPA's [Pesticides: Environmental Effects](#) website.

Stressor: Fire

Conservation Goal: Minimize fire potential from project-related activities.

Conservation Measure 1: Reduce fire hazards from vehicles and human activities (e.g., use spark arrestors on power equipment, avoid driving vehicles off road).

Conservation Measure 2: Consider fire potential when developing vegetation management plans by planting temporary impact areas with a palette of low-growing, sparse, fire resistant native species that meet with the approval of the County Fire Department and local FWS Office.



U.S. FISH AND WILDLIFE SERVICE CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE

Conservation Measures for the Puerto Rican boa (*Chilabothrus inornatus*)

Section 7 (a)(1) of the Endangered Species Act (ESA) charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies, through consultation with the U.S. Fish and Wildlife Service (Service), to ensure their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats. Section 7 applies to the management of Federal lands as well as Federal actions that may affect federally listed species, such as Federal approval of private activities through the issuance of Federal funding, permits, licenses, or other actions. Any person that injures, captures, or kills a Puerto Rico boa is subject to penalties under the ESA. If Federal funds or permits are needed, the funding or permitting agency should initiate Section 7 consultation with the Service. To initiate a consultation under the Section 7 of the ESA, you must submit a project package with the established minimum requirements. These conservation measures should be incorporated into the project plans to minimize possible impacts to the species.

The endangered Puerto Rican (PR) boa (*Chilabothrus inornatus*, formerly *Epicrates inornatus*) is the largest endemic snake species that inhabits Puerto Rico. The PR boa is non-venomous and does not pose any life threatening danger to humans, but some individuals may try to bite if disturbed or during capture or handling. Its body color ranges from tan to dark brown with irregular diffuse marking on the dorsum, but some individuals lack marking and are uniformly dark. Juveniles may have a reddish color with more pronounced markings. In general, as they mature, their body color tends to darken.



The PR boa was federally listed in 1970. Currently, the species has an island-wide distribution and occurs in a wide variety of habitat types, ranging from wet montane to subtropical dry forest and can be found from mature forest to areas with different degrees of human disturbance such as roadsides or houses, especially if near their habitat in rural areas. The PR boa is considered mostly nocturnal, remaining less active, concealed or basking under the sun during the day.

The Service has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the PR boa and its habitat. These recommendations may be incorporated into new project plans and under certain circumstances into existing projects. Depending on the project, additional conservation measures can be implemented besides the ones presented in this document.

Conservation Measures:

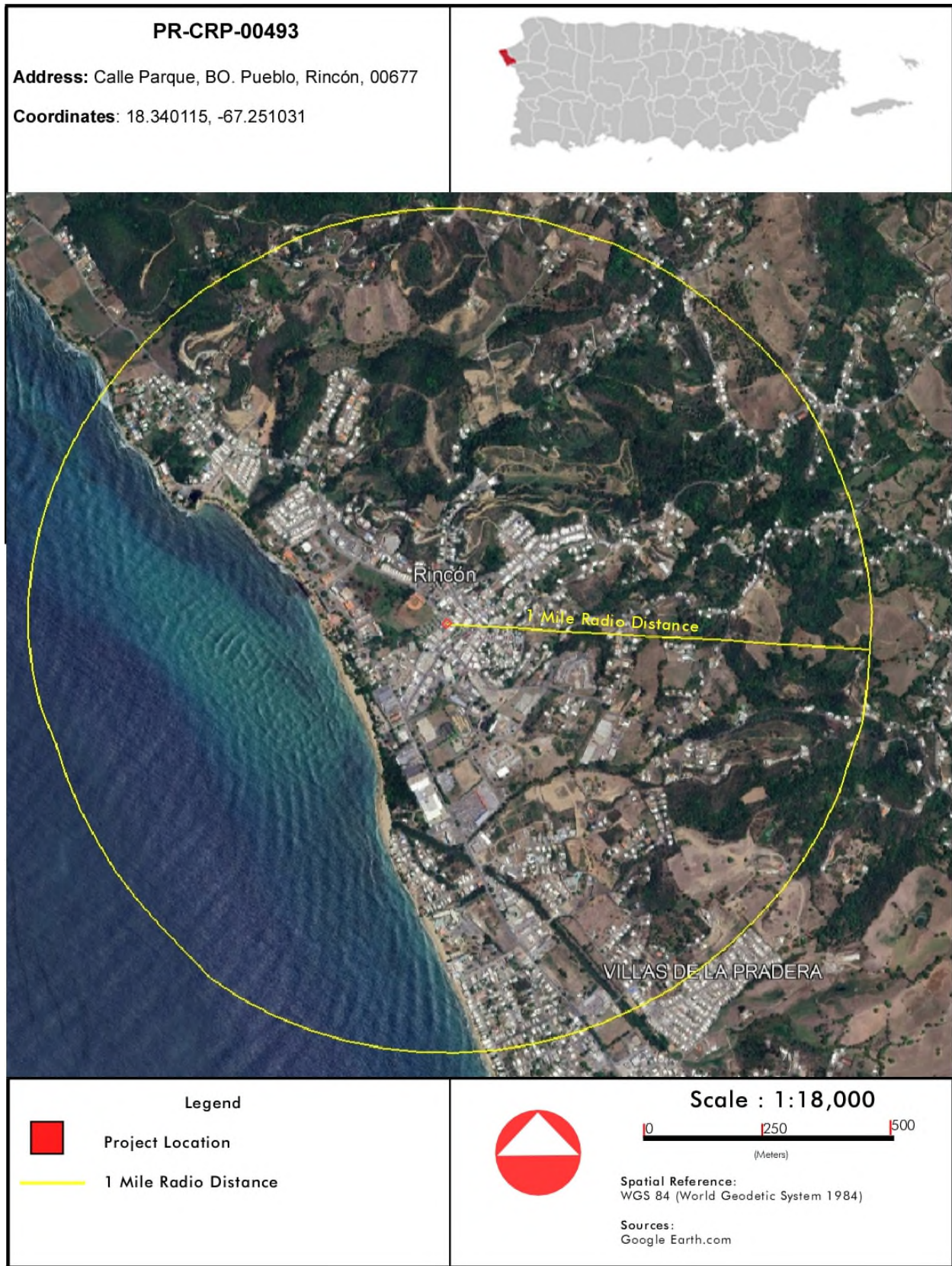
1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.
2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas.
3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or project personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.
4. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #5). **Do not capture the boa.** If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal: (787) 999-2200 ext. 2911. **If immediate relocation is not an option, project-related activities at that area must stop until the boa moves out of harm's way on its own.** Activities at other work sites, where no boas have been found after surveying the area, may continue.
5. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior.

6. If a PR boa is captured by PRDNER personnel, record the name of that person and information on where the PR boa will be taken. This information should be reported to the Service.
7. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal, and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #4). If not possible, the animal should be left alone until it leaves the vehicle on its own.
8. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.
9. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #5). If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.
10. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

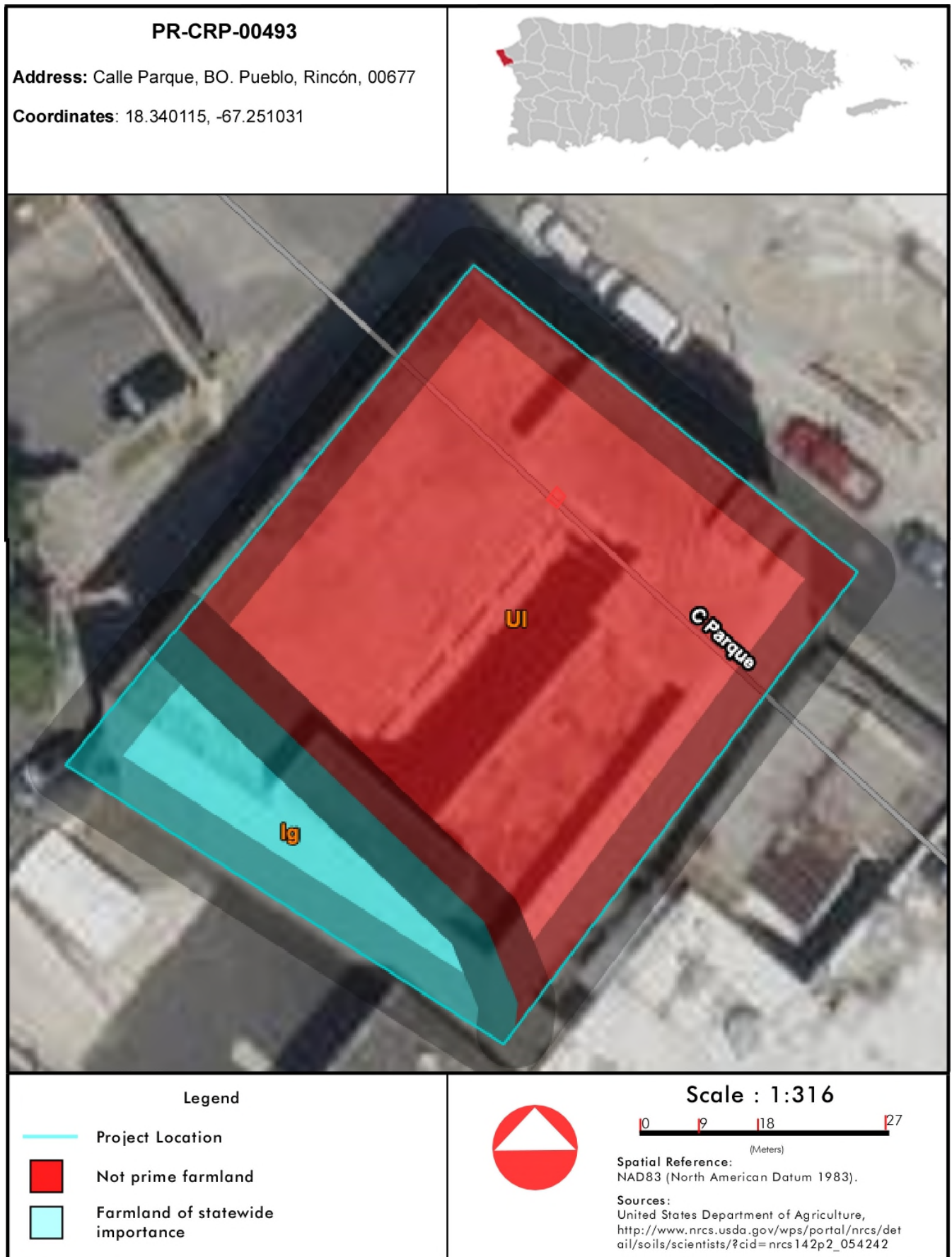
If you have any questions regarding the above conservation measures, please contact the Service:

- José Cruz-Burgos, Endangered Species Program Coordinator
 - Email: jose_cruz-burgos@fws.gov
 - Office phone (305) 304-1386
- Jan Zegarra, Fish and Wildlife Biologist
 - Email: jan_zegarra@fws.gov
 - Office phone (786) 933-1451

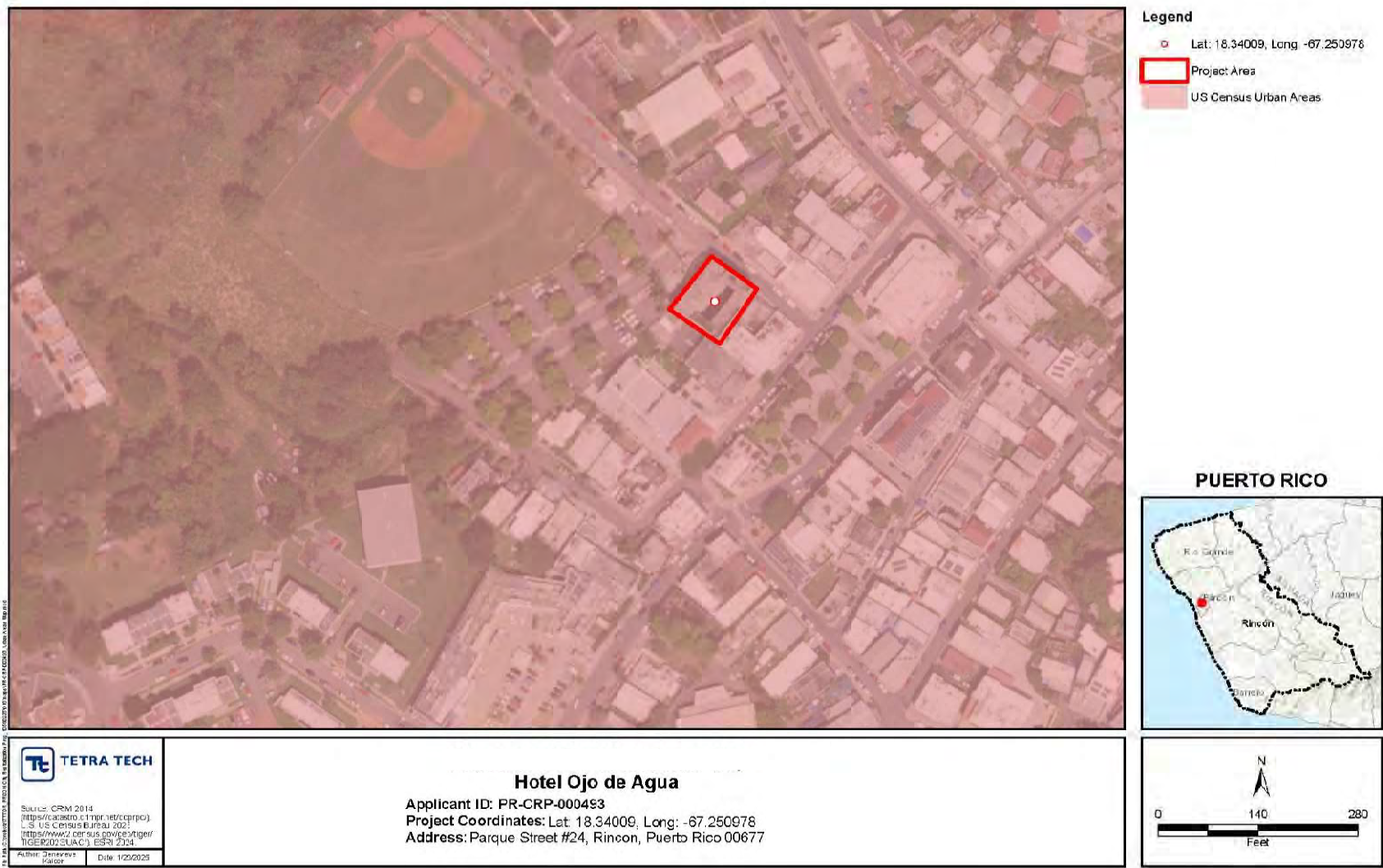
Attachment 20: Explosive and Flammable Hazards Map



Attachment 21: Farmlands Protection Map.



Attachment 22: Urban Areas Map

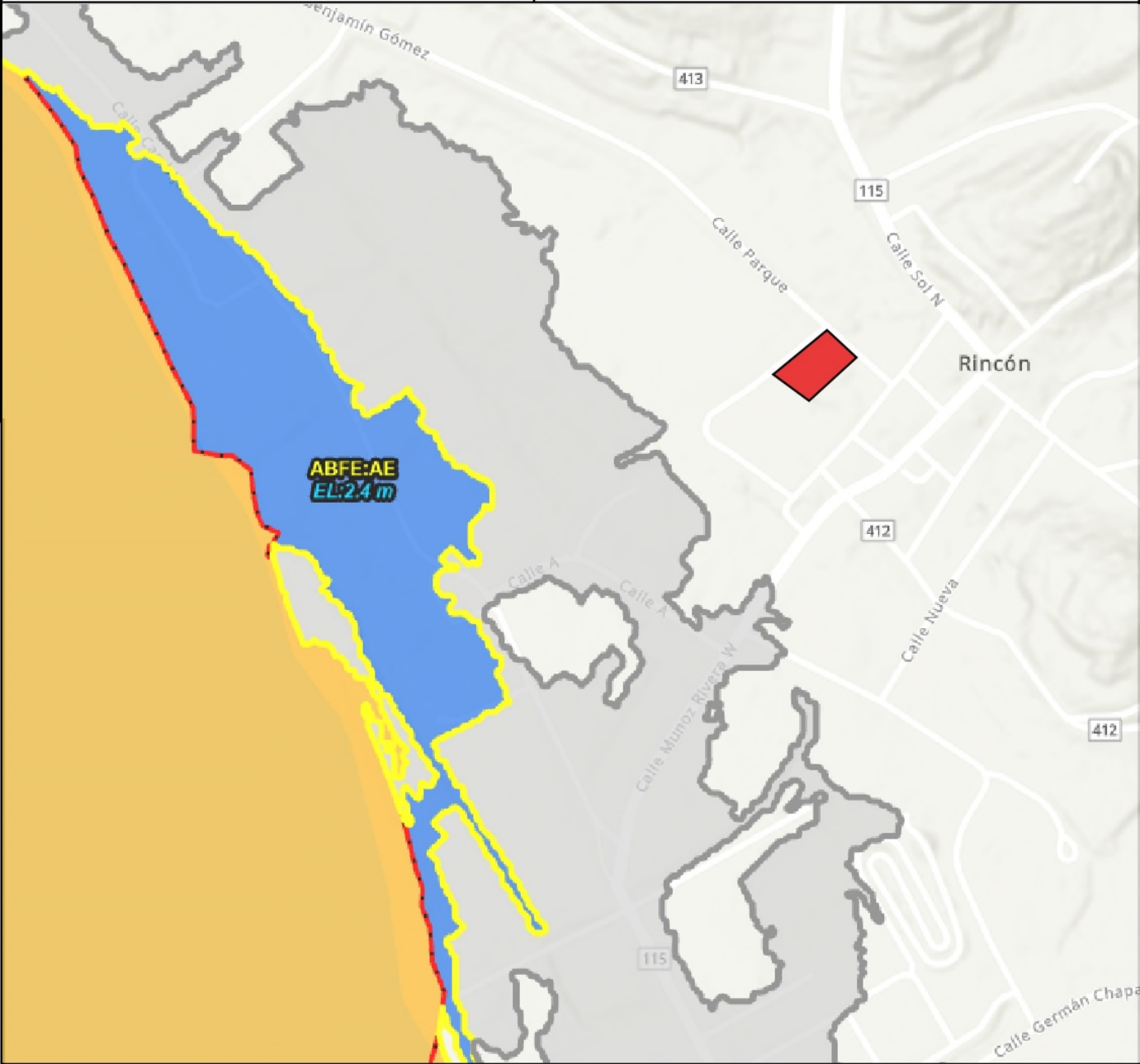


Attachment 23: Advisory Base Flood Elevation

PR-CRP-00493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031

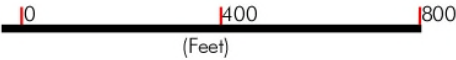


Legend

- 0.2% Annual Chance Flood Zone
- AE
- VE
- project location
- 0.2% Annual Chance Flood Zone
- 1.0% Annual Chance Flood Zone
- Zone/BFE Boundary



Scale: 1:4363



Spatial Reference:
WGS 84 (World Geodetic System 1984)
Sources:
Puerto Rico Advisory Base Flood Elevations (ABFE's)
<https://fema.maps.arcgis.com>



GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio Cancela | carubio@prshpo.pr.gov

Saturday, March 1, 2025

Lauren B Poche

269 Avenida Ponce de León, San Juan, PR, 00917

SHPO-CF-02-13-25-02 PR-CRP-000493 (Rincón), Hotel Ojo de Agua

Dear Ms. Poche,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the National Historic Preservation Act, as amended) and 36 CFR Part 800: Protection of Historic Properties from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

After a review of all the documentation, the PRSHPO concurs with your finding that the proposed project will have no adverse effect upon historic properties.

Please note that should the Agency discover other historic properties at any point during project implementation, you should notify the SHPO immediately. If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer

CARC/GMO/ OJR



OFICINA ESTATAL DE
CONSERVACIÓN HISTÓRICA
OFICINA DEL GOBERNADOR

STATE HISTORIC
PRESERVATION OFFICE
OFFICE OF THE GOVERNOR

Cuartel de Ballajá (Tercer Piso), Calle Norzagaray, Esq. Beneficencia, Viejo San Juan, PR 00901 | PO Box 9023935, San Juan, PR 00902-3935



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

April 30, 2024

Arch. Carlos A. Rubio Cancela

Executive Director

Puerto Rico State Historic Preservation Office

Cuartel de Ballajá, Third Floor

San Juan, Puerto Rico 00901

Re: Authorization to Submit Documents for Consultation

Dear Arch. Rubio Cancela,

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

To expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Aldo A. Rivera Vázquez, PE

Director

Division of Environmental Permitting and Compliance

Office of Disaster Recovery

February 13, 2025

Carlos A. Rubio Cancela
State Historic Preservation Officer
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá (Tercer Piso)
San Juan, PR 00902-3935

Puerto Rico Disaster Recovery, CDBG-DR City Revitalization (City-Rev) Program
Section 106 NHPA Effect Determination Submittal for PR-CRP-000493, Hotel Ojo de Agua, Rincón, Puerto Rico – No Adverse Effect

Dear Architect Rubio Cancela,

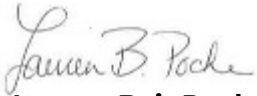
On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (PRDOH) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents. To faithfully comply with HUD's environmental requirements, PRDOH contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support their objectives for the CDBG-DR funds.

On behalf of PRDOH, HORNE is submitting documentation for the proposed Hotel Ojo de Agua project adjacent to the Rincón Traditional Urban Center, which is eligible for listing in the National Register of Historic Places. The Municipality of Rincón proposes completion of the sixteen (16) room hotel known as Ojo de Agua Hotel. The three (3) story structure has an area of roughly 15,978 square feet and occupies a previously vacant lot of 558.19 square meters. Before construction stopped in 2017 the work had reached 75% completion with all concrete and rough-in work finished. PRSHPO previously reviewed this undertaking (SHPO 05-31-11-03), and in 2014, supported a finding of no adverse effect. The proposed scope of work remains the same. The full scope of the project is described in the submitted documentation, which includes mapping, photographs, and the construction plans.

Based on the documentation provided, the Program requests a concurrence with a determination that "**No Adverse Effect**" is appropriate for this undertaking.

If you have any questions or concerns, please contact me by email at lauren.poche@horne.com or phone at 225-405-7676.

Kindest regards,



Lauren Bair Poche. M.A.

Architectural Historian, EHP Senior Manager
LBP/KPS


Attachments

PR-CRP-000493

Hotel Ojo de Agua Project

Rincón, Puerto Rico

Section 106 Effect Determination Form

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination		
Subrecipient: Municipality of Rincón, PR		
Project Name: Hotel Ojo de Agua		Project ID: PR-CRP-000493

Project Location: Corner of Parque and Ojo de Agua Streets, Rincón, PR	
Project Coordinates: X=18.340093 Y=-67.250994	
TPID (Número de Catastro): 124-010-015-01-003	
Type of Undertaking: <input checked="" type="checkbox"/> Substantial Repair <input type="checkbox"/> New Construction	
Construction Date (AH est.): 2017	Property Size (acres): 0.14

SOI-Qualified Architect/Architectural Historian: Guillermo E Acevedo Davila, Arch.
Date Reviewed: October 29, 2024 / February 05, 2025.
SOI-Qualified Archaeologist: Norma Medina-Carrillo
Date Reviewed: October 29, 2024 / February 05, 2025.

In compliance with Section 106 of the National Historic Preservation Act (NHPA), the Program is responsible for identifying historic properties listed in the NRHP and any properties not listed that would be considered eligible for listing that are located within the geographic area of potential effects (APE) of the proposed project and assessing the potential effects of its undertakings on these historic properties. It has been determined by the SOI-qualified professionals that the project undertaking does not conform to Stipulation II.A (Project Review – Programmatic Allowances) of the Section 106 Programmatic Agreement (PA) among FEMA, SHPO and COR3, as amended (May 3, 2023).

Project Description (Undertaking)


The Ojo de Agua Hotel project in Rincón, Puerto Rico, addresses the need for lodging facilities in the town's historic center. The project includes guest accommodations, food and beverage services, a pool terrace, a roof terrace, a meeting room, concessions, and support facilities. Parking is provided through a dedicated bay in the adjacent municipal parking area. The construction adheres to preservation standards, ensuring that it is tangentially visible from key vantage points in the historic district without compromising its integrity.

The project supports local economic development by creating new businesses through the rental of concessions within the premises and engaging local suppliers for services and materials. It also provides direct employment opportunities for town residents. Increased visitor traffic generated by the hotel will benefit existing businesses in the town center.

The hotel aligns with the objectives of the Tourism Company's **Posada En la Plaza Program**, which focuses on creating high-end accommodations within Puerto Rico's historic urban centers. The program fosters economic development by encouraging partnerships between hotels and local businesses, promoting urban life, and creating a network of tourism circuits that highlight the best of Puerto Rican culture and history.

Scope of Work:

The project comprises the **completion** of the sixteen (16) room hotel known as **Ojo de Agua Hotel**. The three (3) story structure has an area of roughly **15,978 square feet** and occupies a previously vacant lot of **558.19 square meters**. Before construction stopped in 2017 the Work

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Municipality of Rincón, PR	
Project Name: Hotel Ojo de Agua	Project ID: PR-CRP-000493

had reached **75% completion** with all concrete and rough-in work finished. The completed hotel will support the ongoing economic redevelopment of the town center.

Project description:

The Work will comprise of all activities required to make complete **Ojo the Agua Hotel** and make it operational. Among the main activities remaining to complete the project are:

- All Work required to complete the building, including fixed equipment, excluding furnishings.
- Interior nonstructural partitions.
- Interior finishes.
- Exterior finishes.
- Pool equipment.
- Electrical and communications systems finishes
- Lighting.
- Mechanical equipment and finishes.
- Plumbing equipment and finishes.
- Architectural woodwork.
- Architectural metal screen.
- Doors, windows and hardware.
- Fire prevention equipment and finishes.
- Railings and handrails.


There are no planned additions to the initial hotel design, which ensures that the structure will remain true to its original vision reviewed by SHPO and other pertinent entities. This commitment to maintaining the integrity of the design reflects a respect for the historical character of Rincón and supports the broader goals of the revitalization project.

The **Ojo de Agua Hotel** represents a significant investment in Rincón's tourism infrastructure. By providing high-quality accommodations in a thoughtfully designed building, this project aims to enhance the visitor experience while contributing to the local economy. The strategic location, combined with careful architectural planning, positions the hotel as a cornerstone of Rincón's revitalization efforts, benefiting both tourists and the surrounding community.

Area of Potential Effects

As defined in 36 CFR §800.16(d), the Area of Potential Effects (APE) refers to the geographic area within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the *undertaking*, the Program has determined the following:

- **Direct APE:**
 - The direct APE is identified as the site of the **Ojo de Agua Hotel** itself, located on the corner of Parque and Ojo de Agua Streets at the entrance to the Municipal Parking, within Rincón's Town Center.
 - This direct APE comprises an area of 70 feet by 88 feet (approximately 6,503.22 square feet) dedicated to guest rooms, a light food bar, terraces, a rooftop

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	
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terrace, and concessions on a level, 558.19-square-meter lot, classified as an Urban Lot (SU) and zoned for Intermediate Commercial (C-I) use.

- **Indirect/Visual APE:**

- The indirect or visual APE is defined by the viewshed of the project within the Rincón Historic District. This district encompasses surrounding properties near the Town Plaza, Rincón Traditional Urban Center (TUC), and is primarily characterized by commercial, intermediate density (C-I) zoning.
- The viewshed includes adjacent properties to the north, east, and south of the site, as well as the new municipal parking facility to the west. The indirect APE covers an approximate total area of 27,106 square meters and extends along Parque Street in Rincón up to its intersection with Progreso Street in Rincón.

- **Potentially Affected Resources:**

- According to prior studies conducted by the **Urbanism Directorate** under the **Puerto Rico Department of Transportation and Public Works**, and reviewed by the **State Historic Preservation Officer**, **no adverse effects on historic, cultural, or archeological resources are anticipated.**¹
- An archaeological **Phase 1A** study was conducted and reviewed by the **Institute of Puerto Rican Culture** and a "**finding of no adverse effect**" was issued.²
- The **Institute of Puerto Rican Culture, Built Patrimony Program (ICP-PHE)** determined that the proposed project will not adversely affect protected historic or eligible properties.⁴

As stated, the scope of work for this project involves completing the construction of a three-story, 16-room hotel with various amenities, supporting the ongoing economic redevelopment efforts within the **Rincón Traditional Urban Center**. Since the structural framework is already finished, the delineated **Area of Potential Effect (APE)** ensures attention to the surrounding historic district and compliance with all relevant preservation standards.

Identification of Historic Properties - Archaeology


Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this information, by the Program's contracted **Historic Preservation Specialist**, meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), indicates that the project area is adjacent to, but not within, the boundaries of the **National Register of Historic Places-eligible Rincón, P.R. Traditional Urban Center**.

Based on the research and data obtained from the **Institute of Puerto Rican Culture** and the **State's Historic Preservation Officer**, within a quarter-mile radius of the project, the following previous investigations were identified within ¼ mile radius:

¹ The State Historic Preservation Officer (SHPO), SHPO 05-31-11-03, letter of July 15, 2014.

² ICPR, Estudio Arqueológico Fase IA Hotel Ojo de Agua, Rincón. Caso OGPE# 2011-798288-27724.

⁴ ICPR, Built Patrimony Program, Hotel Ojo de Agua, Rincón. Caso OGPE# 2011-798288-27724.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination		
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Site/Identification	Location	Culture association	Period	Description	Results	Distance	Coordinates
RC0200007 (La Cambija)	Cambija St, Bo. Pueblo, Rincon.	Colonial Espanol-northeastern	XIX-XX	Located in Barrio Ensenada, south of Rincón. This historic structure once supplied water to steam trains and serves as a reminder of Puerto Rico's railroad era.	Cistern with a capacity of 4,420 gallons of water. Used for supplying the circumferential train. It was in operation until 1950.	0.23 miles (~0.37 km)	X=18.338958, Y=-67.253674

Table #1: Phase IA, Hotel Ojo de Agua, Rincón, October 24, 2011. Inventory of Sites for the Municipality of Rincón.³

Preliminary Results:

The previous archaeological investigations, conducted as part of the Phase IA and the archaeological monitoring between 2004 and 2005, were crucial for evaluating cultural resources in the area of the Traditional Urban Center of Rincón before the construction of the project. The primary objective of these studies was to identify and assess the presence of archaeological resources and determine any potential impact of the development on these elements.

During the investigations, fragments of colonial brick and ceramics were identified, although these findings were scarce and lacked original context due to previous disturbances in the area. These fragments provide limited but important evidence associated with the historical development process of the urban center of Rincón. No significant remains were found that would have altered the construction plans, and the archaeological monitoring corroborated the interpretation that the area had been heavily disturbed by various previous construction activities.

Regarding potential impacts, the analysis of the previous studies and the archaeological monitoring showed that, although the area had undergone significant changes, any cultural resource that may have been affected by the project likely had low integrity due to the impact of previous developments.

The archaeologist's recommendations included the need to conduct exploratory excavations in areas with higher archaeological potential. However, the negative results of the monitoring carried out between 2004 and 2005 confirmed that no additional mitigation plan was necessary, as no significant resources were found that would warrant changes in the design or implementation of the project.

It is important to note that the project area is within a historically significant context, as the Urban Center of Rincón dates back to 1772, but the previous studies and investigations demonstrate that urban transformations have profoundly affected the original topography of the area, reducing the potential for intact archaeological finds.

In summary, the research conducted prior to the construction of the project and the archaeological monitoring carried out confirmed that the cultural resources in the project area had already been significantly altered by previous urban activities, and no significant findings were made that required changes to the design or implementation of the project.

³ Inventario Yacimientos para el municipio de Rincón en Archivos del Consejo de Arqueología Terrestre

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493

PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend

- Rincon TUC
- 1/4 Mile Radius
- APE
- 1/4 mile radius




Scale : 1:1525

0 31 63 127 254
(Feet)

Spatial Reference:
World Geodetic System 1984 / Pseudo-Mercator (EPSG:3857)

Sources:
CRIM PR
<https://catastro.crimpr.net/cdprpc/>

Picture #1: Identification of archaeological sites in the general area of the project. The image above showcases all previous archaeological studies.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Municipality of Rincón, PR	
Project Name: Hotel Ojo de Agua	Project ID: PR-CRP-000493

Identification of Historic Properties - Architecture

Information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review by the Program's contracted Historic Preservation Specialist shows that the project area is adjacent to the boundaries of the National Register of Historic Places (NRHP)-eligible, or Traditional Urban Center. There are NRHP-listed/eligible properties that have been identified within a ¼ mile radius of the APE.

The following NRHP listed/eligible properties have been identified within a ¼ mile radius of the APE:

1. Municipal Cemetery of Rincón


- Location: PR-412, Rincon, PR
- Built: Unknown
- Style: Vernacular
- Architect: Unknown
- Distance to APE: 0.14 miles
- Description: The Municipal Cemetery of Rincón, located on a hillside, features above-ground tombs made of cement and marble, arranged in rows with access pathways. It combines a simple design with traditional elements of Puerto Rican cemeteries.

2. Presbyterian Church in Rincón

- Location: Progreso street, Rincón, Puerto Rico
- Built: A. 20TH Century
- Style: Vernacular with religious architectural influences
- Architect: Unknown
- Distance to APE: 0.04miles
- Description: The Presbyterian Church in Rincón is a simple rectangular structure with a pitched roof and minimal decoration, reflecting vernacular religious architecture. Built around early 20th century, it serves as a place of worship and community gatherings, marking the early Protestant presence in the region

3. Parish of Saint Rose of Lima

- Location: Central Plaza, Rincon, Puerto Rico
- Built: Established in 1789; reconstructed in 1824, 1920, and remodeled in 1971
- Style: Vernacular
- Architect: Unknown
- Distance to APE:
- Description: The Parish of Saint Rose of Lima, located near the central plaza in Rincón, Puerto Rico, was established in 1789 and rebuilt multiple times due to natural disasters, including in 1824, 1920, and remodeled in 1971. Featuring

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	
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vernacular architecture, it serves as a central hub for religious and community activities, reflecting the town's cultural and historical significance.

4. **Rincón municipal theater**


- Location: 2-14 Calle Comercio, Rincón, Puerto Rico
- Built: Date unknown
- Style: Vernacular with elements typical of Puerto Rican municipal theaters
- Architect: Unknown
- Distance to APE: 0.03 miles
- Description: The Rincón Municipal Theater serves as a central venue for cultural events, performances, and community gatherings in Rincón, Puerto Rico. Featuring a modest auditorium with seating arrangements and basic stage facilities, it accommodates theatrical productions, concerts, and other artistic presentations. The theater plays a vital role in promoting local arts and culture, serving as a hub for creative expression and community engagement within the town.

5. **Rincón Public Plaza**

- Location: Center of Rincón, Puerto Rico
- Built: A. 20th century
- Style: Vernacular with public space elements typical of Puerto Rican plazas
- Architect: Unknown
- Distance to APE: 0.03 miles
- Description: The Rincón Public Plaza serves as a central gathering space for the community, offering landscaped areas, seating, and pathways designed for social interaction and events. It is surrounded by significant landmarks, including the Parish of Saint Rose of Lima and various municipal buildings, which enhance its cultural and historical importance. As the cultural and social heart of Rincón, the plaza plays a vital role in fostering community engagement and preserving local traditions.

6. **House on Calle Nueva**

- Location: New Street in Rincón, PR.
- Built: date unknown
- Style: Vernacular with traditional Caribbean influences
- Architect: Unknown
- Distance to APE: 0.11
- Description: The Casa en Calle Nueva in Rincón, Puerto Rico, is a well-preserved example of vernacular Caribbean architecture. It features a single-story design with wooden clapboard siding painted in soft tones and a pitched metal roof suited to the tropical climate. The façade includes a small balcony with decorative railings, intricate woodwork, and symmetrical windows with ornamental glass panels. Elevated on a foundation to protect against flooding, the house reflects practical adaptations to local environmental

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conditions. It's simple yet elegant design showcases the traditional craftsmanship and architectural heritage of the region.

7. Santana House

- Location: Road 115, KM 14.1, Bo. Ensenada, Rincón, Puerto Rico
- Built: date unknown
- Style: Vernacular Finca House
- Architect: Unknown
- Distance to APE: 0.14 miles
- Description: Casa Santana is a vibrant, single-story home featuring a symmetrical design and a prominent pitched roof with a central dormer for ventilation. The structure is painted in bright green with white decorative elements, including ornate railings and columns lining the covered porch. Large windows with shutters enhance natural ventilation, while the elevated foundation reflects adaptations to the tropical climate. This house is an excellent example of vernacular Caribbean architecture, showcasing functionality, charm, and traditional craftsmanship.


Context of Surrounding Area:

- The project is in the western edge of Rincón's Urban Center, an area dominated by commercial properties, with some mixed-use lots.
- Architectural styles within this district reflect a mix of late 19th and early 20th-century Spanish Colonial and Caribbean designs, characterized by modest facades and colorful, stuccoed buildings.
- The surrounding area has been relatively stable, with the urban plan and building styles in the historic district preserved, despite modernization efforts in the mid-20th century. Historical maps and aerial photographs from 1936 to 2000 show that the original street layout and overall town structure have largely remained intact.

National Register Eligibility and Contributing/Non-Contributing Status:

- **Eligibility of Ojo de Agua Hotel Site:** Based on data obtained from the **State Historic Preservation Officer (SHPO)** and the **Institute of Puerto Rican Culture**, the site of the **Ojo de Agua Hotel** is not within the National Register of Historic Places - Eligible boundaries of the Rincón Historic District⁴. Therefore, it is not considered individually eligible for listing due to the lack of intact, historical structures on the original vacant lot.
- **Contribution to Historic District:** While the **Ojo de Agua Hotel** site is not a contributing resource within the **Rincón Historic District** itself, its architectural style and design elements align with the historic aesthetic of the surrounding buildings. The design

⁴ The State Historic Preservation Officer (SHPO)
Oficina Estatal de Conservación Histórica

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Municipality of Rincón, PR	
Project Name: Hotel Ojo de Agua	Project ID: PR-CRP-000493

integrates harmoniously with the district's character through the ongoing construction, enhancing the overall appearance of the area.

Overview of Structures in the indirect/Visual Effect Area:

The buildings within the Potential Visual Effect Area consist of a diverse mix of structures lining the pedestrian pathways. These neighboring properties include commercial buildings, residences, monuments, office spaces, the Santa Rosa de Lima Church, and parking facilities. There are **no well-preserved historic buildings** or modern new constructions that contribute or detract from the character of the proposed historic district, which is a traditional urban center.⁵

⁵ Estudio Arqueológico Fase IA, Hotel Ojo de Agua, Rincón, 24 octubre, 2011.

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493

PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend

- Rincón TUC
- 1/4 Mile Radius
- Historic Properties
- Direct APE



Scale : 1:1525

0 31 63 127 254
(Feet)

Spatial Reference:
World Geodetic System 1984 / Pseudo-Mercator (EPSG:3857)

Sources:
CRIM PR
<https://catastro.crimpr.net/cdprpc/>

Picture #2: Identification of Historic Properties-Architecture Location Map

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493

Historical Aerial Imagery



Picture #3: Plan of the urban center of rincon 1930

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493




PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend

-  Traditional Urban center
-  Direct APE
-  1/4 mile radio



Scale : 1:1525



Spatial Reference:
World Geodetic System 1984 / Pseudo-Mercator (EPSG:3857)

Sources:
<https://costavispr.com/>

Picture #4: Plan of the urban center of rincon 1956

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua





Project ID: PR-CRP-000493

PR-CRP-00493

Address: Calle I **PR-CRP-000493** 00677

Coordinates: 18.340115, -67.251031



-  Traditional urban center
-  Direct APE
-  1/4 mile radius
-  1/4 mile radio



Scale : 1:1525

0 31 63 127 254
(Feet)

Spatial Reference:
World Geodetic System 1984 / Pseudo-
Mercator (EPSG:3857)
Sources:
Google Earth

Picture #5: Plan of the urban center of rincon 1994

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493




PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031

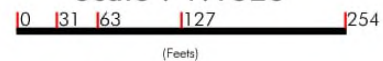


Legend

-  Traditional urban center
-  Direct APE
-  1/4 mile radius



Scale : 1:1525



Spatial Reference:
World Geodetic System 1984 / Pseudo-Mercator (EPSG:3857)
Sources:
<https://docs.pr.gov/files/OECH>
PR state Historic Preservation Office

Picture #6: Plan of the urban center of rincon 2004

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493




PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031

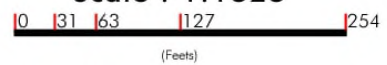


Legend

-  Traditional urban center
-  Direct APE
-  1/4 mile radius



Scale : 1:1525



Spatial Reference:
World Geodetic System 1984 / Pseudo-Mercator (EPSG:3857)
Sources:
Google Earth

Picture #7: Plan of the urban center of rincon 2016

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493




PR-CRP-00493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend

-  Traditional urban center
-  Direct APE
-  1/4 mile radius




Scale : 1:1525

0 31 63 127 254
(Feet)

Spatial Reference:
World Geodetic System 1984 / Pseudo-
Mercator (EPSG:3857)

Sources:
Google Earth

Picture #8: Plan of the urban center of rincon 2024

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	
Subrecipient: Municipality of Rincón, PR	
Project Name: Hotel Ojo de Agua	Project ID: PR-CRP-000493

Determination

Direct Effects:


- As a result of thorough investigations, it has been determined that no historic properties are present within the Direct APE, ensuring that the proposed construction activities will not directly affect any historic resources.

Indirect Effects:

- The proposed hotel is situated in a location where it may be visible from certain public streets within the town center.
- Based on the results of our historic property identification efforts, the Program has determined that project actions will not adversely affect any historic properties within the indirect APE.
- The hotel's architectural design has been carefully crafted to integrate elements consistent with the historic character of the surrounding area, thereby maintaining visual harmony and complementing the cultural landscape.
- Given that the primary public view corridors will not be obstructed, and the hotel's visibility from the public right-of-way is minimized, the Program has concluded that **there will be no adverse effect on historic properties**, including those within the TUC.

This approach avoids adverse effects on historic resources, including the Traditional Urban Center (TUC), while contributing to the cultural and economic revitalization of the area. By incorporating historically sensitive design elements, the Ojo de Agua Hotel enhances the visual and cultural coherence of the town, preserving its historic integrity.

The project is expected to attract visitors, support local businesses, and generate employment opportunities, creating a positive and sustainable impact on the region's social and economic landscape. The findings confirm that this thoughtful and balanced approach to construction complies with both local and federal preservation standards and will not adversely affect historic properties.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Municipality of Rincón, PR		
Project Name: Hotel Ojo de Agua		Project ID: PR-CRP-000493

Recommendation

The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):

- ☐ No Historic Properties Affected
☒ No Adverse Effect

Condition (if applicable):

- ☐ Adverse Effect

Proposed Resolution (if applicable)

This Section is to be Completed by SHPO Staff Only

The Puerto Rico State Historic Preservation Office has reviewed the above information and:	
<input type="checkbox"/> Concurs with the information provided. <input type="checkbox"/> Does not concur with the information provided.	
Comments: 	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493

PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend

- Indirect Visual APE
- Direct APE

Scale : 1:1525

0 31 63 127 254
(Feet)



Spatial Reference:
World Geodetic System 1984 / Pseudo-Mercator (EPSG:3857)

Sources:
CRIM PR
<https://catastro.crimpr.net/cdprpc/>

Picture #9: Project (Parcel) Location: Area of Potential Effect Map (Aerial)

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493

PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Scale : 1:1525



Sources:
GA+NIF Architects

Picture #10: Project (Parcel) Location

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493

PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend

- Survey Area/Traditional urban center (tuc)
— Parcels
■ Direct APE

Scale : 1:436



Spatial Reference:
NAD83 (North American Datum 1983)

Sources:
PR State Historic Preservation Office December 16,
2020

Picture #11: Project (Parcel) Location - Rincon Traditional Urban Center boundaries

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493








PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

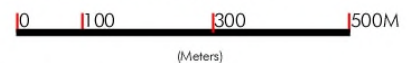
Coordinates: 18.340115, -67.251031



Legend

	Project Location		
	Expressway		Local Connector
	Secondary Hwy		Local Road
	Ramp		4WD

Scale : 1:6000



Spatial Reference:
US Topo 7.5-minute map for Rincón OE W, PR
US Topo 7.5-minute map for Rincón, PR

Sources:
U.S. Geological Survey
(<https://topobuilder.nationalmap.gov>)

Picture #12: Project (Parcel) Location - Rincon Traditional Urban Center boundaries

Subrecipient: Municipality of Rincón, PR

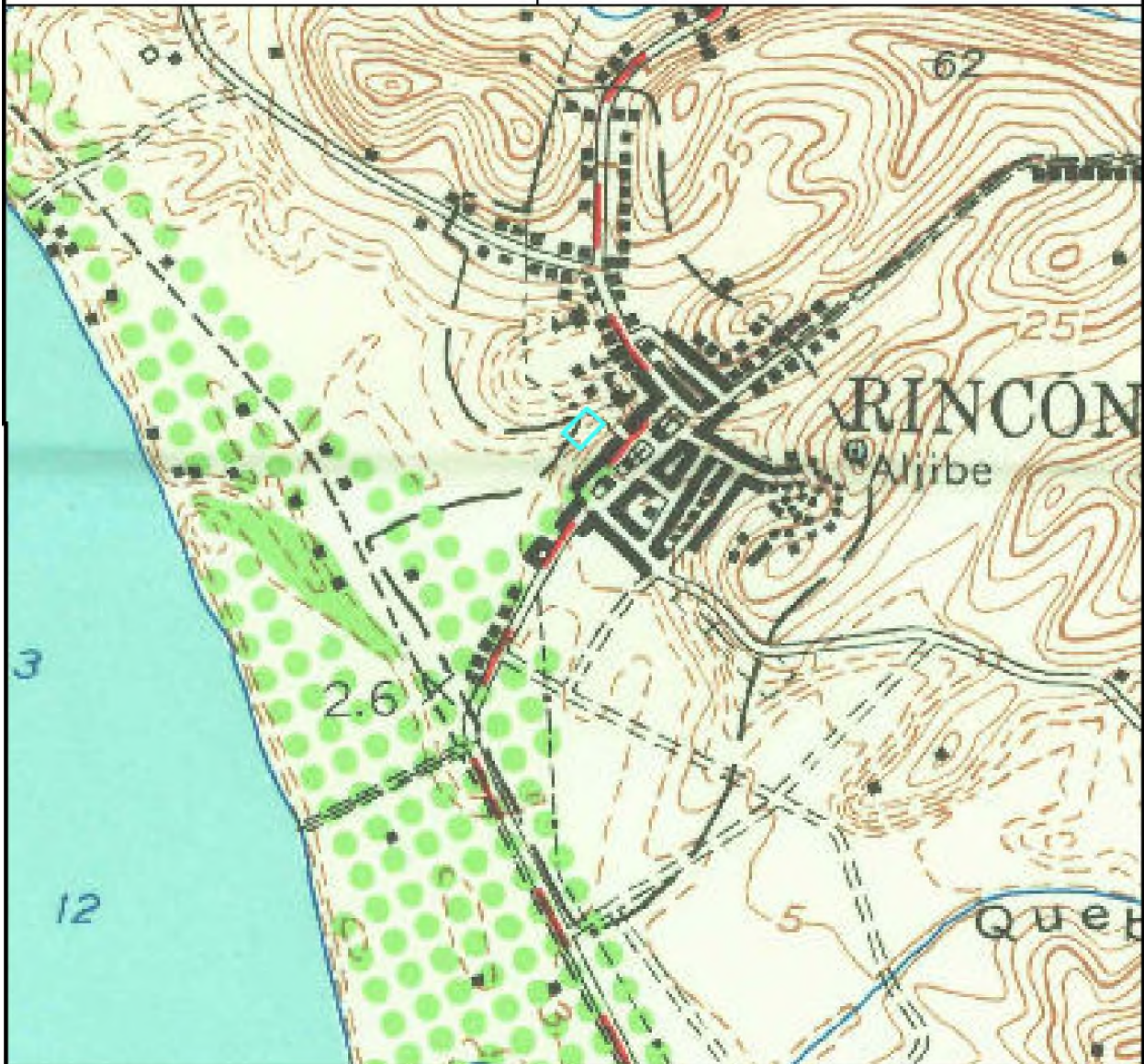
Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493

PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031

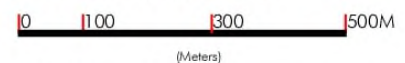


Legend

	Project Location		
	Expressway		Local Connector
	Secondary Hwy		Local Road
	Ramp		4WD



Scale : 1:6000



Spatial Reference:
US Topo 7.5-minute map for Rincón OE W, PR
US Topo 7.5-minute map for Rincón, PR

Sources:
U.S. Geological Survey
(<https://topobuilder.nationalmap.gov>)

Picture #13: USGS Historical Topographic Map 1955

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493








PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031

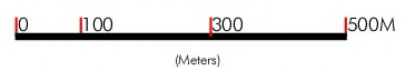


Legend

	Project Location		Expressway		Local Connector
	Secondary Hwy		Local Road		4WD
	Ramp				



Scale : 1:6000



Spatial Reference:
US Topo 7.5-minute map for Rincón OE W, PR
US Topo 7.5-minute map for Rincón, PR
Sources:
U.S. Geological Survey
(<https://topobuilder.nationalmap.gov>)

Picture #14: USGS Historical Topographic Map 1966

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493

PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031

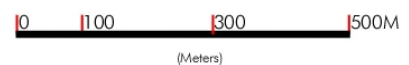


Legend

	Project Location		Expressway		Local Connector
	Secondary Hwy		Local Road		4WD
	Ramp				



Scale : 1:6000



Spatial Reference:
US Topo 7.5-minute map for Rincón OE W, PR
US Topo 7.5-minute map for Rincón, PR

Sources:
U.S. Geological Survey
(<https://topobuilder.nationalmap.gov>)

Picture #15: USGS Historical Topographic Map 2018

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493



Picture #16: USGS Topographic Map 2024

Subrecipient: Municipality of Rincón, PR

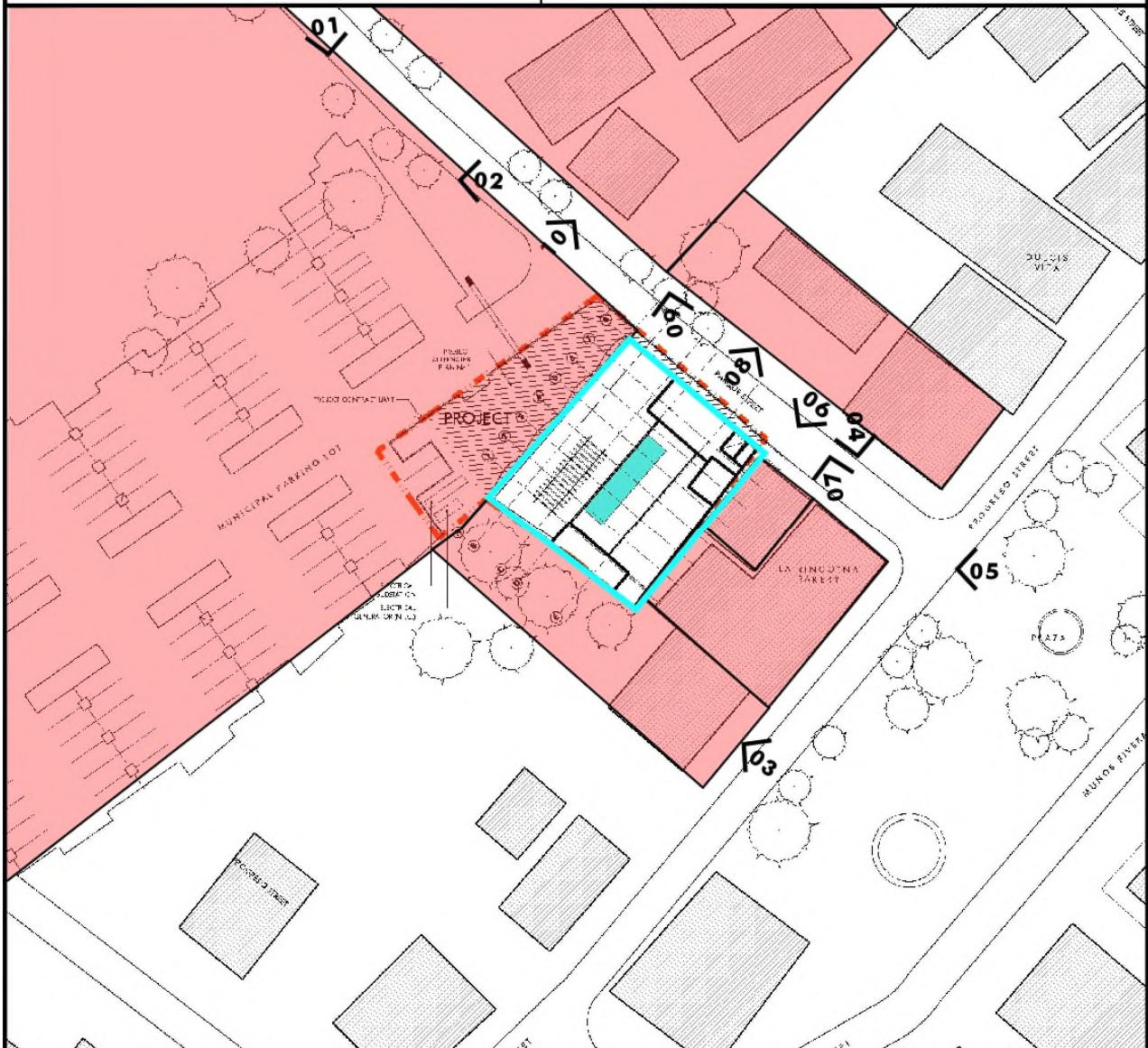
Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493

PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



- Legend**
- ##> View/picture Indicator
 - Indirect Visual APE
 - Direct APE



Scale : 1:195

0 195 390

(feet)

Sources: **GA+NIF** Architects

Picture #17: Key Map for Properties within the Indirect/Visual APE

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493



Source: Google Earth Street view, 2016

Photo #:1,2

This baseball park features a two-level main structure with gable zinc metal roofs. It includes side structures that serve as bleachers for seating. It is located on Parque Street.

Date: May 2016



Source: Google Earth Street view, 2016

Photo #:

This minimalist commercial building on Calle Progreso in Rincón, Puerto Rico, features a concrete structure with a flat roof. It has large glass windows and doors.

Date: May 2016

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493



Photo #:4,5

This minimalist commercial building on Calle Progreso in Rincón, Puerto Rico, features a concrete structure with a flat roof. It has large glass windows and doors, making it a functional spot in the area.

Date: May 2011



Photo #:

This wooden house features a gable zinc roof. It has ornate steel railings on the balcony and the gate of the carport. Both the carport and the balcony have a flat concrete roof. It is located next to the Direct APE on Calle Parque.

Date: May 2011

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493



Photo #:7,8

Two-floor level concrete structure. Current use, commercial at first floor. Front view from Calle Parque.

Date: may 2011



Source: Google Earth Street view, 2016



Photo #:

This school in Rincón, Puerto Rico, located on Parque Street, is somewhat deteriorated. It has single-story buildings with flat concrete roofs and some gable zinc roofs.

Date: May 2016

Subrecipient: Municipality of Rincón, PR

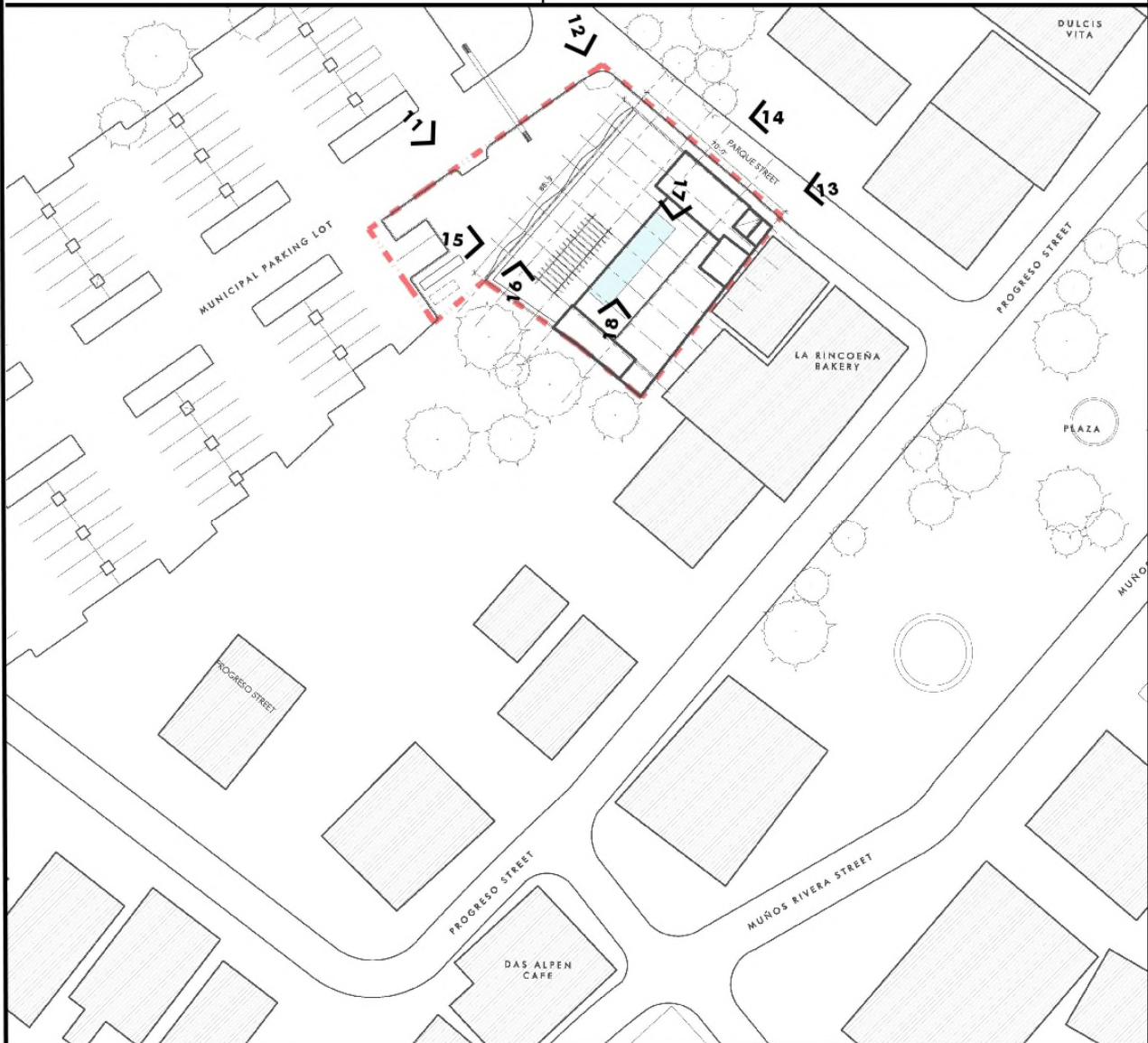
Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493

PR-CRP-000493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend

##> View/picture Indicator

Direct APE

Scale : 1:195

0 195 390
(feet)



Sources:GA+NIF Architects

Picture #18: Key Map for Direct APE

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493



Photo #:11,12

Four-story reinforced concrete structure, unfinished, without cladding, with rectangular openings, and enclosed by a fence in an urban area.

Date: August 2024



Photo #:13,14

Four-story reinforced concrete structure, unfinished, without cladding, with rectangular openings, and enclosed by a fence in an urban area.

Date: August 2024

Subrecipient: Municipality of Rincón, PR

Project Name: Hotel Ojo de Agua

Project ID: PR-CRP-000493



Photo #:15,16

Date: August 2024


The existing structure features a reinforced concrete frame with exposed columns, beams, and slabs. The interior remains unfinished, with bare walls and open spaces. The area shows signs of vegetation growth and partial graffiti.



Photo #:17,18

Date: August 2024

The existing structure consists of an unfinished reinforced concrete frame with large open courtyards. Walls remain unplastered, with scattered debris and vegetation growth.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Municipality of Rincón, PR	
Project Name: Hotel Ojo de Agua	Project ID: PR-CRP-000493

Attachment A: Estudio Arqueológico Fase I “Hotel Ojo de Agua” Rincón, Puerto Rico, 24 de octubre de 2011

Estudio Arqueológico Fase I

"Hotel Ojo de Agua"

Rincón, Puerto Rico

Presentado por:
Honorable Carlos López
Alcalde, Municipio de Rincón

Presentado a:
Oficina Estatal de Conservación Histórica
San Juan, Puerto Rico

View of Rincón looking W. from hills above the town.



24 de octubre de 2011

Estudio Arqueológico Fase I "Hotel Ojo de Agua" Rincón, Puerto Rico

Realizado por:
Lapislázuli, Inc.

Norma Medina Carrillo

N. Medina-Carrillo Ph.D

*#34 calle Corrientes
Urb., Riachuelo, Trujillo Alto, PR*

Presentado a:
Oficina Estatal de Conservación
Histórica
San Juan, Puerto Rico

24 de octubre de 2011



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1.0 INTRODUCCIÓN

El Gobierno Municipal de Rincón y su Alcalde Honorable Carlos López Bonilla, propone la construcción de un Hotel Boutique de doce (12) habitaciones en la calle del Parque en el Centro Urbano de Rincón. El Hotel será construido en un lote de 501.21 metros cuadrados propiedad del municipio identificada con el Numero de Catastro 124-010-015-01. El municipio se dispone adquirir mediante compraventa la estructura que ubica en el inmueble. En esta propiedad, el Municipio de Rincon se propone erigir el Hotel "Ojo del Agua". La estructura propuesta tendrá una altura de tres pisos y 14,652 pies cuardras de construcción. El Hotel Ojo de Agua contara con habitaciones regulares y habitaciones para impedidos, una piscina, salón comedor y SPA. Se aspira a que el precio de las habitaciones sea uno moderado dirigido al turismo familiar. El proyecto esta dirigido a la creación de empleos en el sector del turismo y a ayudar a fomentar el proceso de rehabilitación urbana del pueblo de Rincón.

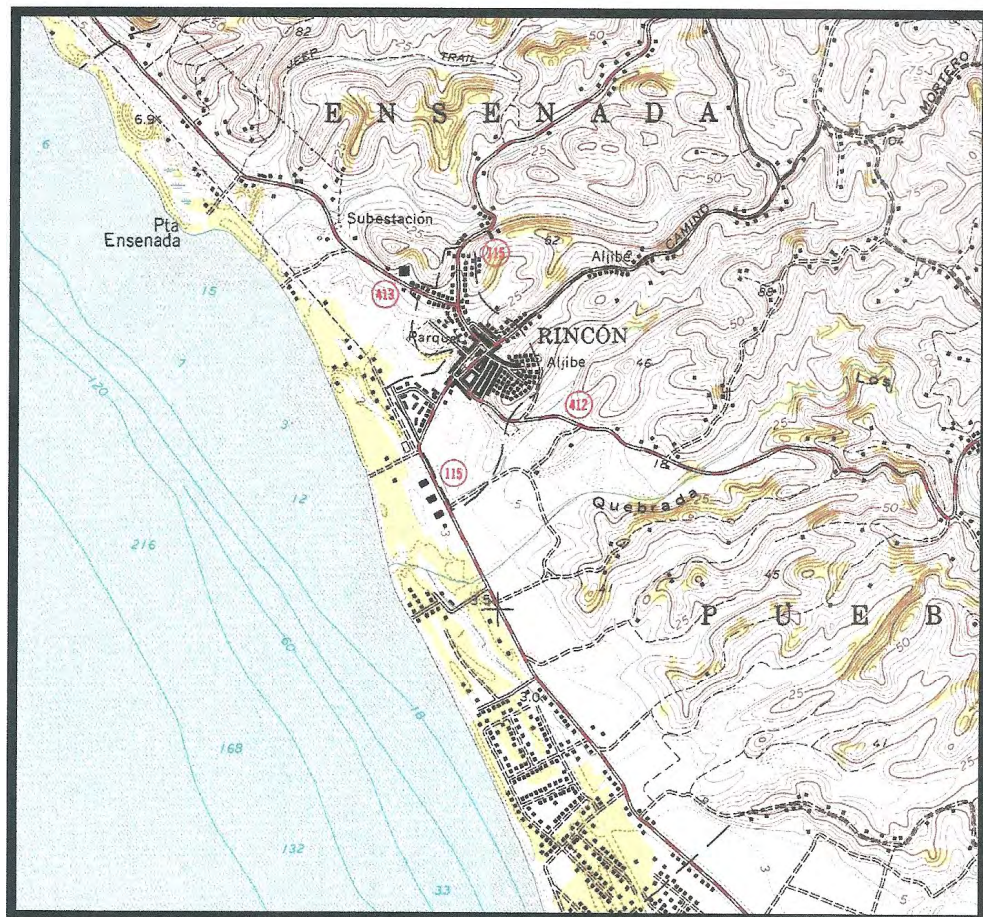
El proyecto Hotel Ojo de Agua seguirá los criterios y objetivos del programa Posadas en la Plaza de la Compañía de Turismo de Puerto Rico. Este programa persigue propósitos de promover el desarrollo económico en los centros Urbanos tradicionales de Puerto Rico. Existió un manantial en la esquina suroeste del predio de donde el proyecto toma su nombre. Consta evidencia de este manantial en mapas antiguos de Rincón de 1869 y 1889. El proyecto contempla contratar un ingeniero experto en hidráulica e hidrologia para realizar la evaluación y recomendación técnica para definir el manejo apropiado del recurso.

1.1 LOCALIZACIÓN DEL PROYECTO

Figura 1: Localización del municipio de Rincón

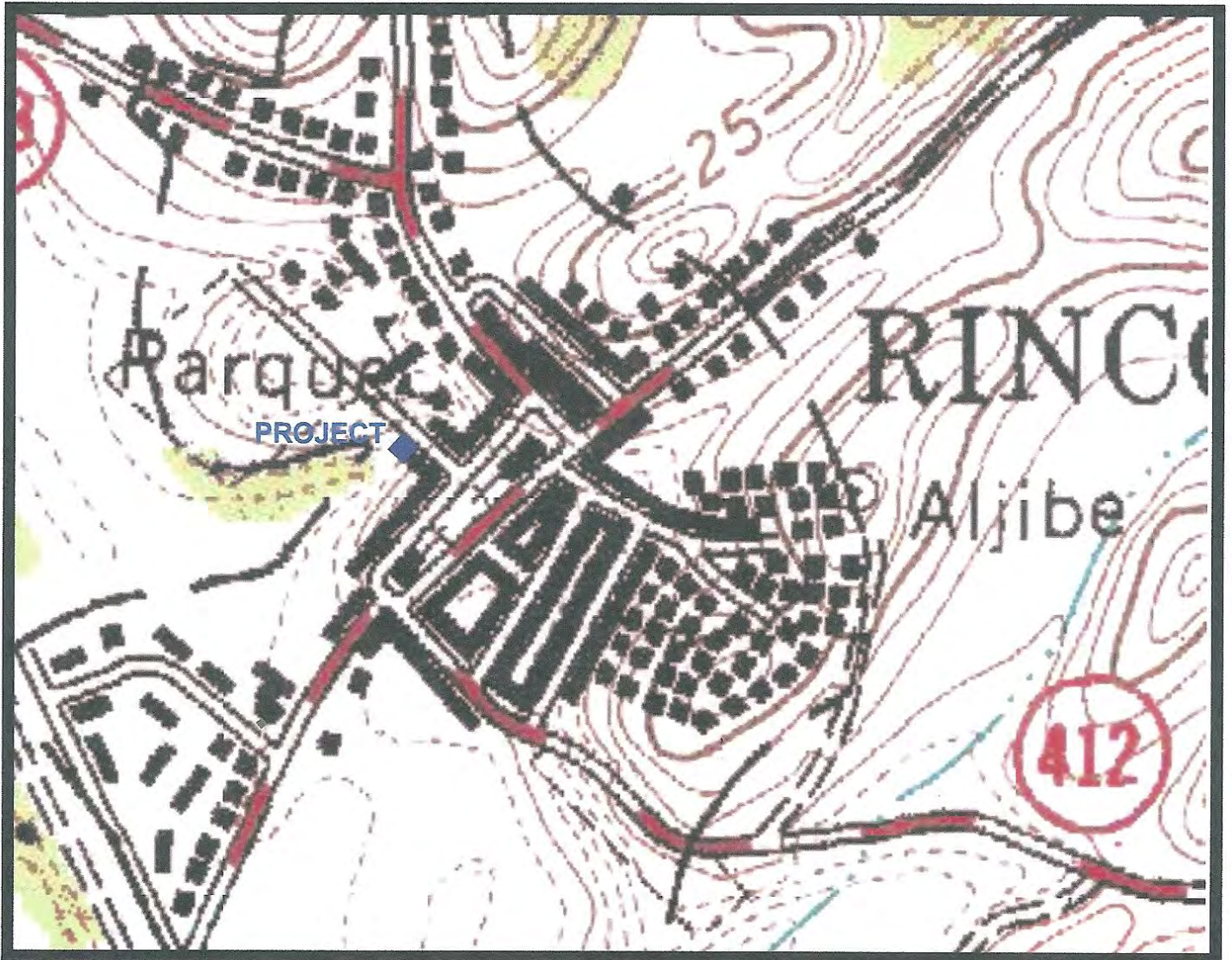


FIGURA 2: MAPA USGS CON LA LOCALIZACIÓN DEL PROYECTO



LOCATION
SCALE : 1 = 20,000

FIGURA 3: LOCALIZACIÓN DEL SOLAR DEL PROYECTO

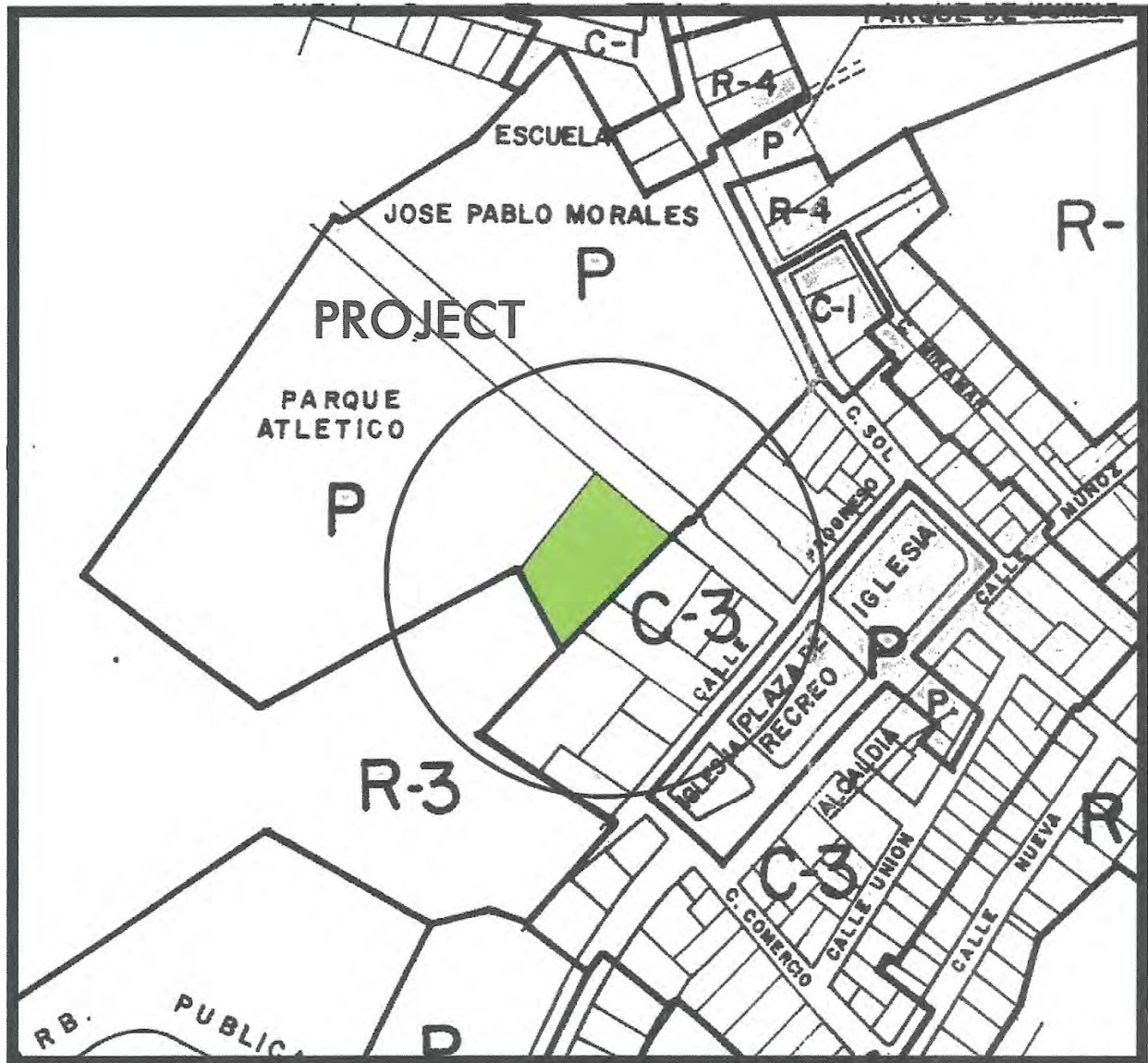


LOCATION NOT TO SCALE

FIGURA 4: FOTO AÉREA CON LOCALIZACIÓN DEL SOLAR DEL PROYECTO



FIGURA 5: LOCALIZACIÓN DEL SOLAR DEL PROYECTO EN EL MAPA DE ZONIFICACIÓN



ZONING PLAN

SCALE : 1 = 2000

1.2 OBJETIVOS DE LA FASE IA

Los objetivos de la Fase IA están dirigidos a identificar la presencia o ausencia de recursos culturales dentro de los límites o periferia del área de impacto directo o indirecto de un determinado proyecto o desarrollo. Se evalúan las posibilidades de descubrir recursos arqueológicos desconocidos hasta el momento que pudieran encontrarse en el área del proyecto y definir el impacto adverso, si alguno, que pudiera ocasionar el desarrollo del proyecto sobre cualquier posible recurso cultural que se encuentre presente en el área del proyecto o en su periferia. El Informe Fase IA debe ofrecer recomendaciones sobre la necesidad de efectuar estudios adicionales de campo basado en los resultados de la investigación de archivo y de campo y la evidencia presentada en el informe.

1.3 MARCO GEOGRÁFICO Y AMBIENTAL

Geografía

Rincón pertenece geográficamente a la Región Geográfica de los “Valles de la costa Occidental”. En estos valles discurren a lo largo de la costa oeste, desde Aguadilla hasta Cabo Rojo. Rincón ubica en el Valle de Córcega.¹

Suelos

Esta región de Rincón presenta suelos de la Serie Múcara y Naranjito y suelos de Alubión.²

¹ Pico, Rafael, Nueva Geografía de Puerto Rico, Río Piedras: Editorial Universitaria, 1975. Pág. 47.

² Ibid. Pág. 223 y 225.

- **Múcara**-Naranjito abundan en la mitad este de la Cordillera Central, pero también penetran en la zona cafetalera y en varios puntos de la costas este y oeste de Puerto Rico. E stos suelos han sido formados por una lluvia de entre 65 a 100 pulgadas anuales. E stos suelos son muy susceptibles a la erosión especialmente el las zonas escarpadas.
- **Alubión**-Son suelos transportados de considerable profundidad. Comprenden las Series T oa y Coloso. E stos suelos son muy abundantes en las costas norte, este y oeste de la Isla. E stán asociados con una media de lluvia de 80 pulgadas anuales. Son suelos de color pardo a gris pardo oscuro. Ligeramente ácidos, generalmente muy fértiles, excelentes para la agricultura.

Figura 6: Mapa de suelos de Puerto Rico³



³ Soil Survey of Mayaguez Area, of Puerto Rico. U.S. Department of Agriculture. Soil Conservation Service, 1979.

Clima

En Puerto Rico existen dos zonas de temperatura diferenciadas por la altura: la “tierra caliente” (tropical), en los llanos y lomas bajas, y la tierra “tierra templada” (subtropical), en la parte alta de las montañas. La finca en evaluación se encuentra localizada en la zona tropical. Este límite está representado por una isoterma de 74 grados Fahrenheit.⁴

Los vientos predominantes que pasan por la Isla son los denominados vientos alisios, que soplan en dirección Este-Oeste. Los otros regímenes de viento identificados para la isla son las brisas de mar y tierra, de montaña y valle y los huracanes⁵ El clima se considera un indicador de la sensibilidad arqueológica. En la isla de Puerto Rico, la cual posee un clima “tropical marítimo” el cual enfrenta escasas fluctuaciones, en general es un clima propicio para el desarrollo de actividades y asentamientos humanos en el pasado prehistórico y el periodo colonial. El área bajo evaluación se ubica en la región denominada “Región Húmeda de la Costa Norte. La región esta favorecida por las lluvias que son abundantes de mayo a noviembre y algo escasas de diciembre a marzo.

“El promedio anual de lluvia fluctúa entre las 60 y las 90 pulgadas. Los cuatro primeros meses del año son los menos húmedos, solamente febrero y marzo pueden considerarse los meses mas secos del año. “En junio y julio la lluvia disminuye y aumenta luego a un máximo en noviembre.”⁶

⁴ Pico, Rafael, Nueva Geografía de Puerto Rico, Río Piedras: Editorial Universitaria, 1975. Pág. 159.

⁵ Ibid., Pág. 162.

⁶ Ibid.

Hidrografía

El sistema hidrográfico del municipio de Rincón consiste de los ríos Grande y Córcega, la Laguna de Rincón y varias quebradas. Las principales quebradas son: la Quebrada del Llano y la Quebrada de la Altura. Inmediato al área del proyecto y colindando con este al Norte, existía en el terreno una quebrada, manantial u ojo de agua. Este cuerpo de agua se anota en los planos históricos del poblado de Rincón. Antiguamente la población utilizaba este manantial para abasto de agua. Lamentablemente, en 1995 cuando se construyó el Estacionamiento Ojo del Agua "este manantial se canalizó con tubería PVC y se le colocó un respiradero u alcantarilla".⁷

En dirección hacia el Sur, a medio kilómetro, localiza la Quebrada Ramos, la cual tiene nacimiento en el barrio Cruces de Rincón. Esta quebrada desemboca en el Pasaje de la Mona al Oeste del predio del proyecto. El cuerpo de agua más cercano al área del proyecto es el Manantial conocido como "Ojo del Agua" que colinda con el solar por el Este.

Flora

El predio donde ubica el proyecto la vegetación original se encuentra sustituida por varios árboles flamboyanes, un árbol de mango y varias palmas reales.

Geología y Topografía

Rincón localiza en la región del llano costanero del Oeste. Cada una de las principales costas de Puerto Rico culmina en un llano costanero. El de mayor extensión es el llano costanero del Norte, mientras el llano costanero del Sur es de menor extensión y los llanos del este y el oeste son aún más estrechos.

⁷ Alemán Crespo, Harry, Fase IA "Remodelación de Estacionamiento Municipal "Ojo de Agua", Centro Urbano, Barrio Pueblo, Rincón, Puerto Rico, 1995. Pág. 6.

La formación geológica de Rincón se remonta a la Época del Paleoceno del Periodo Terciario de la Era Cenozoica, lo cual equivale a unos 70 millones de años antes del presente. El sustrato rocoso contiene formaciones "T s" donde abundan la Limonita, Arenisca, y conglomerados de lava y toba volcánica.⁸

El área del proyecto presenta una topografía con pendiente suave en dirección Este - Oeste. En el mapa USGS de 1943 (Ver Pág. 23) se observan las cotas de nivel que forma la pendiente de esta área urbana. La topografía original del solar se ha perdido por vía de las construcciones existentes y las acciones de depósitos de material de relleno en el solar.

⁸ Pico, Rafael, Nueva Geografía de Puerto Rico, Río Piedras: Editorial Universitaria, 1975. Pág. 56-63.

2.0 BREVE TRASFONDO HISTÓRICO DE RINCÓN

Los antecedentes de la fundación de Rincón se remontan al periodo inicial de la conquista española del *Boriken* taíno. El poblado de Sotomayor fundado por Cristóbal de Sotomayor en las cercanías del río *Güaorabo* (Grande de Añasco) localizaba al Sur del actual pueblo de Rincón. A principios del año 1511 se levantaron en *guasábara* Aguaybana y sus capitanes contra los cristianos del poblado de Sotomayor. A Cristóbal de Sotomayor lo mataron a macanazos en las cercanías del río *Caúyo*. Este incidente inicia la guerra entre cristianos y taínos, liderados los cristianos por Juan Ponce de León y sus capitanes de guerra y los taínos liderados por Aguaybana. Ponce de León nombró capitanes a Diego de Salazar, Pedro López de Angulo, Miguel del Toro, Luis de Almasa, Juan Gil, Joan López, Juan de León y a Sancho de Arango y a cada uno le asignó treinta hombres.⁹, Aguaybana llamó a los caciques para liderar la *guasábara*, Guarionex y Mabodomoca.¹⁰ En este periodo histórico inicial la región del actual Rincón formaba parte de la “tierra alzada” (levantada en guerra) de los taínos y es allí donde se libran las primeras batallas entre taínos y españoles en 1511.

Para los años 1520 al 1523 en esta zona operaba un ingenio azucarero propiedad del genovés Tomás De Castellón. Este ingenio estaba localizado en las costas de lo que hoy se le llama Sector Córcega del barrio Calvache. A este ingenio se le conocía como Ingenio *San Juan de las Palmas* o Bohío de Azúcar. Fue el primero en su clase en la Isla y operaba con energía hidráulica. Tomás de Castellón tenía en su ingenio de azúcar dos mayordomos: Sancho de Archas y Gonzalo de Rincón. Estos mayordomos tenían a su cargo la operación del ingenio y unos cien esclavos como fuerza laboral. Al enfermar Don Tomás de Castellón este

⁹ Fernández de Oviedo, Fernando, Historia General y Natural de las Indias, Madrid: Ediciones Atlas, 1959. Págs. 94-95.

¹⁰ *Ibíd.*

preparó su testamento favoreciendo a su mayordomo favorito Don Gonzalo de Rincón con tierras y 150 pesos en oro. Para el 1528, el ingenio San Juan de las Palmas fue destruido cuando lo atacaron e incendiaron soldados franceses.

Se entiende que Gonzalo de Rincón poseía los terrenos en donde hoy se encuentra el pueblo de Rincón. Don Gonzalo permitió que algunas familias pobres, construyeran sus viviendas en sus terrenos. Con el paso del tiempo estos pobladores bautizaron el lugar con el nombre del *Cerro de los Pobres*.¹¹

Hasta fines del Siglo XVII, Rincón formaba parte de Aguada. El poblado de Santa Rosa del Rincón se constituyó en un pueblo independiente de Aguada en 1772, siendo Gobernador de la Isla Don Miguel de Muesas. La iglesia del pueblo de Rincón se estableció bajo la advocación de Santa Rosa de Lima.

Cuatro años después de su fundación como pueblo, en 1776, en la descripción de Fray Iñigo Abbad y Lasierra, el historiador menciona lo siguiente;

“A dos leguas cortas esta el pueblo de Santa Rosa del Rincón, en la punta de Calvache, en un arenal inmediato al puerto de su nombre. Se fundó en agosto de 1772. Tiene once (11) casas con la iglesia, que es harto pobre su vecindario que asciende a 210 familias con 1,130 almas, habitan en los cerros que median hasta Añasco, en donde poseen algunos vallecitos útiles para la cría de ganado y frutos de la tierra, cosechan bastante arroz y tabaco, que por la mayor parte pasa al Guaricó. Las tierras de la costa del mar son areniscas y estériles. Este pueblo y el de San Carlos de la Aguadilla, están expuestos a cualquier insulto de los corsarios, que se presentan en la orilla del mar sin ninguna defensa”.¹²

Iniciado el Siglo XIX el pueblo de Rincón pertenecía al Partido de Aguada y estaba constituido por los barrios Pueblo, Río Grande, Cruz, Jalaya y Calvache. Hacia finales de este siglo surge la división del territorio de Rincón en los barrios, Pueblo, Cruz, Río Grande, Puntas, Ensenada, Atalaya, Jagüey, Calvache y

¹¹ <http://www.rinconpr.info/rincon-historia-y-evolucion.html>

¹² Abbas y Lasierra Fray Iñigo, Historia Geográfica Civil y Natural de la Isla de San Juan Bautista de Puerto Rico, Río Piedras: Editorial Universitaria, 1966. Pág. 135.

En 1831, Pedro Tomas de Córdoba anota "La mayor parte de las tierras son quebradas y bastante altas, resultando muy pocas las vegas o bajuras a la inmediación de la playa. Los vecinos no conocen otra industria que la labranza y alguna corta pesca. Los frutos que produce el territorio son café, maíz, plátanos y raíces y el ganado que hay es muy poco."¹⁵

De Córdoba apunta dos caminos o veredas de nombre Las Puntas y Río Grande que van hacia Aguadilla, el camino del Mortero que conduce hacia la Aguada y el camino de la Costa que conduce hacia Añasco. Las quebradas Calbache, de la Joya de las Ausubas y la quebrada de la Cruz anotando que las mismas no son permanentes y que todas salen a la costa. De Córdoba anota en el pueblo de Rincón 5 casas y 30 "bojíos" y en el partido 48 casas y 486 bojíos, 7 tiendas y 4 ventorrillos."¹⁶

Estadística de la producción de Rincón en 1828¹⁷

Producto	Cantidad producida
T rapiches de madera	31
Alambiques de ron	3
Cuerdas sembradas de cana	73
Cuerdas sembradas de plátanos	284
Cuerdas sembradas de arroz	236
Cuerdas sembradas de maíz	377
Cuerdas sembradas batatas	250
Cuerdas sembradas frijoles	10
Pies de café	50,240
Palmas de coco	639

¹⁵ De Córdoba Pedro Tomas, Memorias Geográficas....de la Isla de Puerto Rico, Vol. II San Juan: Instituto de Cultura Puertorriqueña, 1968. Pág. 174-175.

¹⁶ Ibid. Pág. 175.

¹⁷ Ibid. Pág. 176- 177.

De Córdoba apunta en su inventario que en 1825 se trabajó en las zanjas y desagües y se repararon los caminos. En 1826 se construyó un cuerpo de guardia y se cegó una ciénaga y **“Se limpió el ojo de agua de que usa el vecindario.”**¹⁸ Este manantial servía de acuífero a los residentes del pueblo de Rincón y a partir de 1891-1896 se utilizaba además, para abastecer de agua al tren de circunvalación. El agua del manantial era conducida por un canal de mampostería y ladrillos hasta el reservorio denominado La Cambija.¹⁹ “El agua discurría desde la esquina noroeste del actual estacionamiento donde existe hoy la alcantarilla”.²⁰

Los terrenos donde ubica el proyecto Hotel Ojo de Agua, colindaron con los cañaverales de la Hacienda Fussá. Esta hacienda azucarera se fundo en 1872 por Bartolomé Fussá. En el año 1902 la Hacienda Fussá estaba en propiedad de Bardomero Rosado. Esta hacienda situaba al Este del camino hacia Aguadilla y al Oeste de las faldas de las lomas que ubican en el barrio Pueblo de Rincón. La hacienda contaba con 60 cuerdas de terreno de las cuales 12 estaban sembradas de cana en 1902. Su producción alcanzaba los 50 bocoyes de azúcar moscabado. Presentaba la hacienda aguas de quebradas en épocas de lluvia.²¹ La Hacienda Fussá poseía un molino de bueyes, casa de pailas, batería, y casas de vivienda, todas construcciones en madera.²²

¹⁸ Ibíd. Pág. 178.

¹⁹ Alemán Crespo, Harry, E valuación Arqueológica Fase IA Remodelación de E stacionamiento Municipal Ojo de Agua, Centro Urbano, Rincón Puerto Rico, 2004. Pág. 47.

²⁰ Ibíd. Pág. 47.

²¹ Ferreras Pagan, J. Biografía de las Riquezas de Puerto Rico. 2 Vols. San Juan: Imprenta Luis Ferreras Pagan, 1901-02. Págs. 87-89.

²² Ibíd. Págs. 87-89.

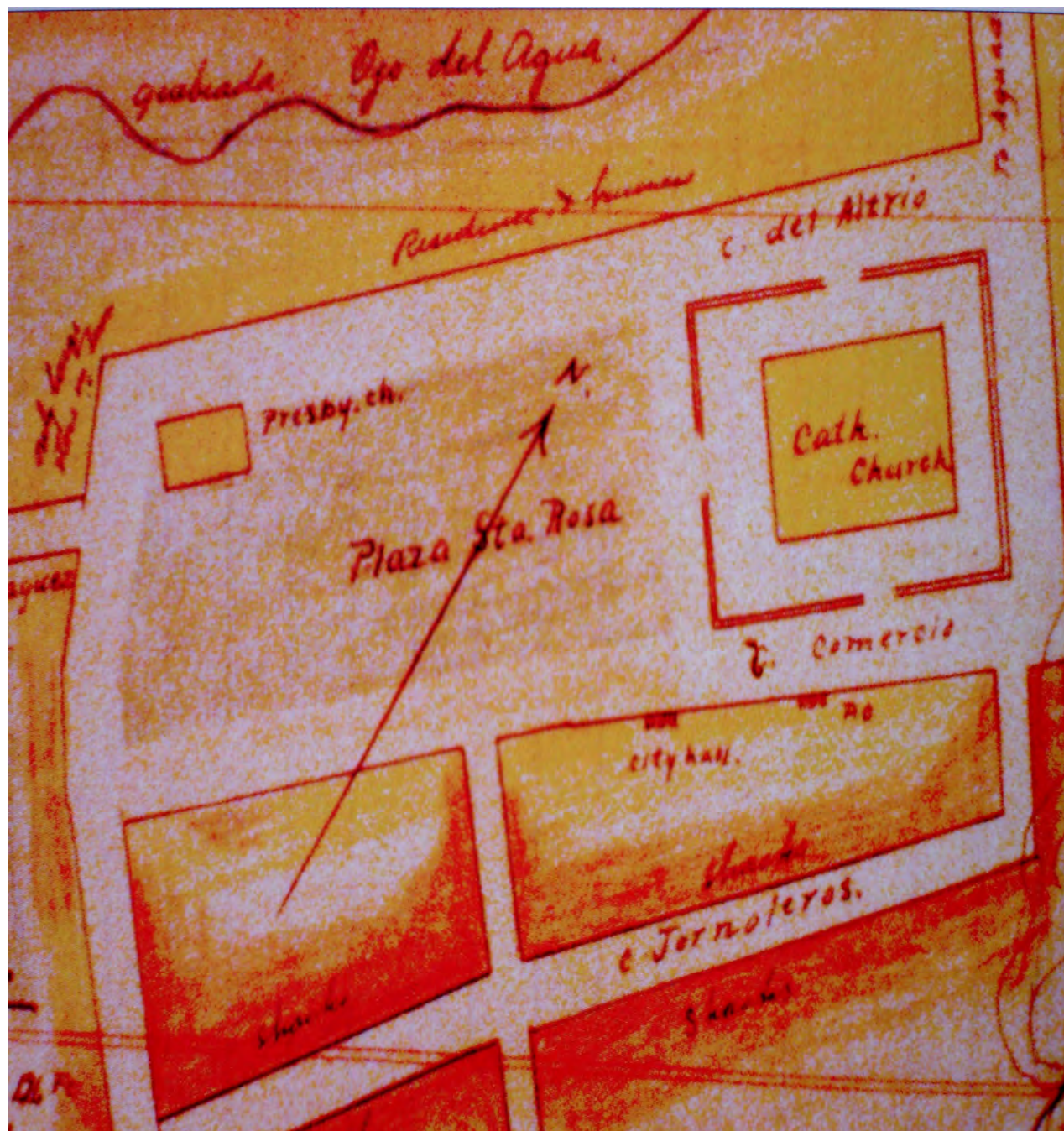
Figura 8: Croquis de Rincón en 1889.



Detalle del plano anterior 1889.



Figura 9: Plano de Rincón 1910 por William H. Armstrong²³



²³ Sepúlveda, Anibal, Puerto Rico Urbano. Vol. 3. San Juan: CARIMAR. Pág. 324.

Al iniciarse el Siglo XX Rincón presentaba un exiguo desarrollo urbano. En la descripción que realiza Armstrong en 1910 señala:

"Rincón es una villa muy aislada en la parte mas oriental de la Isla. El pueblo esta formado por 21 casa y 22 bohíos. No existe teléfono ni telégrafos. No hay escuelas, no hay agua y muy poco comercio. Rincón tiene solamente cuatro tiendas y una persona que fabrica cigarros baratos. No tienen hospital, ni farmacia, ni medico. La alcaldía es un edificio de un solo piso y el correo es similar. No tiene nada de importancia relacionado al pueblo con excepción de los cocoteros y los campos de cana de una hacienda cercana. El pueblo no tiene suburbios, El caserío mas cercanos se encuentra a una milla de distancia cerca de Añasco."²⁴

Hasta mediados del Siglo XX se cultivaba caña de azúcar y se procesaba en la Central Córscica. Esta Central fue fundada por Domingo Rafucci en 1885 y contaba con 250 cuerdas de terreno. La Hacienda Fussá fundada en 1872 por Baldomero Rosado y la Hacienda Juanita fundada en 1886 por Juan A. Rodríguez fueron varias de las más importantes haciendas de Rincón.

En el plano del pueblo de Rincón de 1889 no se observa desarrollo urbano en el área del proyecto. Mientras, en el Plano de Rincón 1910 por William H. Armstrong se observa anotada la calle del Atrio pero no se observa trazada la calle del Parque donde ubica el proyecto. Lo anterior apunta a que el desarrollo urbano de la calle del Parque ocurre posterior a 1910.

Hacia mediados del Siglo XX en Rincón se experimentó con la producción de energía eléctrica nuclear. El 15 de agosto de 1964 se inaugura la Central Eléctrica Nuclear Bonus. Hacia finales del Siglo XX la mayor industria de Rincón y la más importante es el turismo. Rincón ofrece un atractivo especial para la práctica del deporte de surfing.

²⁴ Sepúlveda, Anibal, Puerto Rico Urbano, Vol 3, San Juan: CARIMAR, 2004. Pág. 324.

2.1 HISTORIA DEL SECTOR DONDE UBICA EL PROYECTO

Desde finales del Siglo XVIII Rincón se perfilaba como un pueblo de agricultores y de ganadería. Ya en año de 1776, Rincón poseía 175 estancias de cultivo, 78 cuerdas sembradas de caña de azúcar, 13,129 palos de café, y 5 hatos ganaderos.²⁵ Inigo Abbad señala que en Rincón los vecinos cosechaban bastante arroz y tabaco productos que vendían en el Guarico en la Isla Española.²⁶ El área donde ubica el proyecto formó parte de los terrenos de cultivo de caña desde el siglo XIX. En 1872 estos campos formaron parte de la Hacienda Fussá. Los cultivos de caña en la región prevalecieron hasta el Siglo XX. En la fotografía panorámica de Rincón de principios de Siglo XX se observa el área del proyecto colindando hacia el Oeste con un campo sembrado de caña. La calle del Sol se observa con un hilera de casas de madera y techo de zinc acomodadas de frente a la calle, no obstante la calle del Parque no se observa aún establecida en la cuadrícula urbana. Los terrenos donde ubica el proyecto propuesto se observan cubiertos de vegetación y hacia el noroeste se observan los sembradíos de caña de azúcar.

En el mapa USGS de Rincón de 1943 se observa definida la alineación inicial de la calle del Parque. Se observan varias estructuras del lado Este de esta calle, sin embargo, no se observan estructuras o casas del lado Oeste (donde localiza el solar del proyecto) de la incipiente alineación urbana. Los terrenos al suroeste de la futura calle del Parque se observan anotados con cotas de nivel formados por terrenos en pendiente. En la fotografía aérea de 1963 ya se observan cuatro estructuras construidas en el lado Oeste de la calle del Parque, área donde ubica el proyecto "Ojo del Agua". Basado en lo anteriormente expuesto, podemos ubicar el desarrollo urbano de este sector a partir de la década de 1960.

²⁵ Abbas y Lasierra Fray Inigo, Historia Geográfica Civil y Natural de la Isla de San Juan Bautista de Puerto Rico, Río Piedras: Editorial Universitaria, 1966. Pág.165.

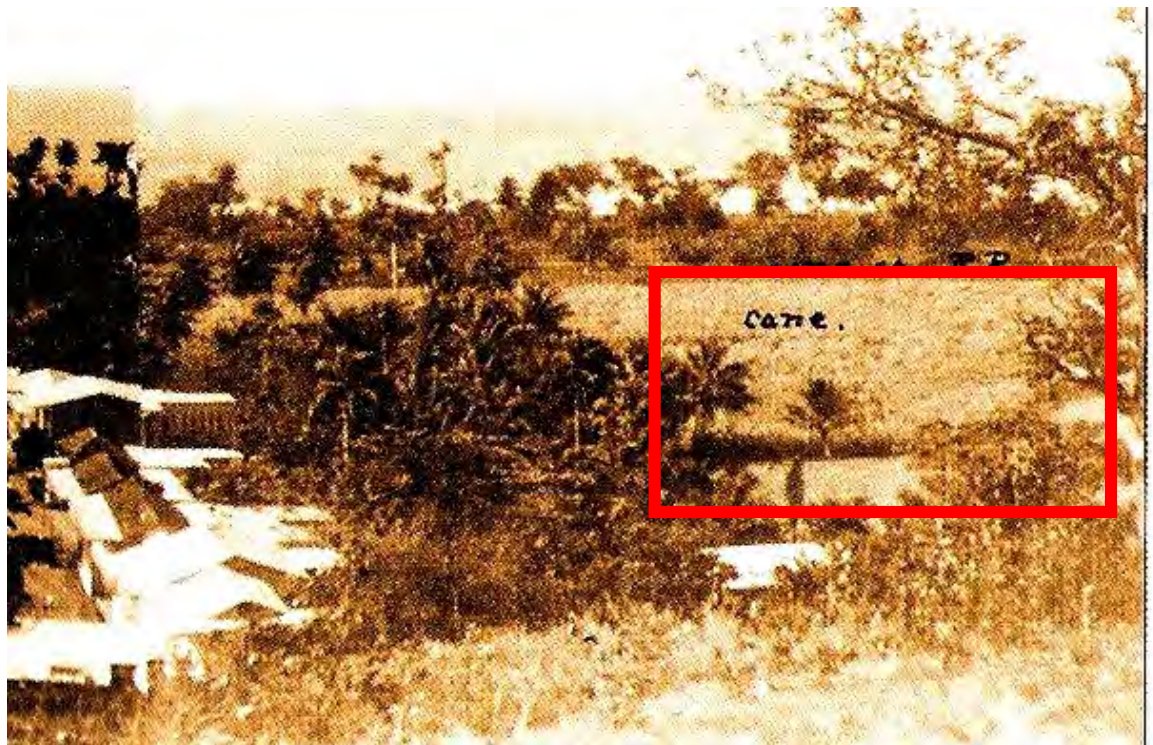
²⁶ Ibid. Pág. 135.

Fotografía panorámica del pueblo de Rincón visto desde las colinas en dirección E ste a Oeste.

View of Rincon looking W. from hills above the town.



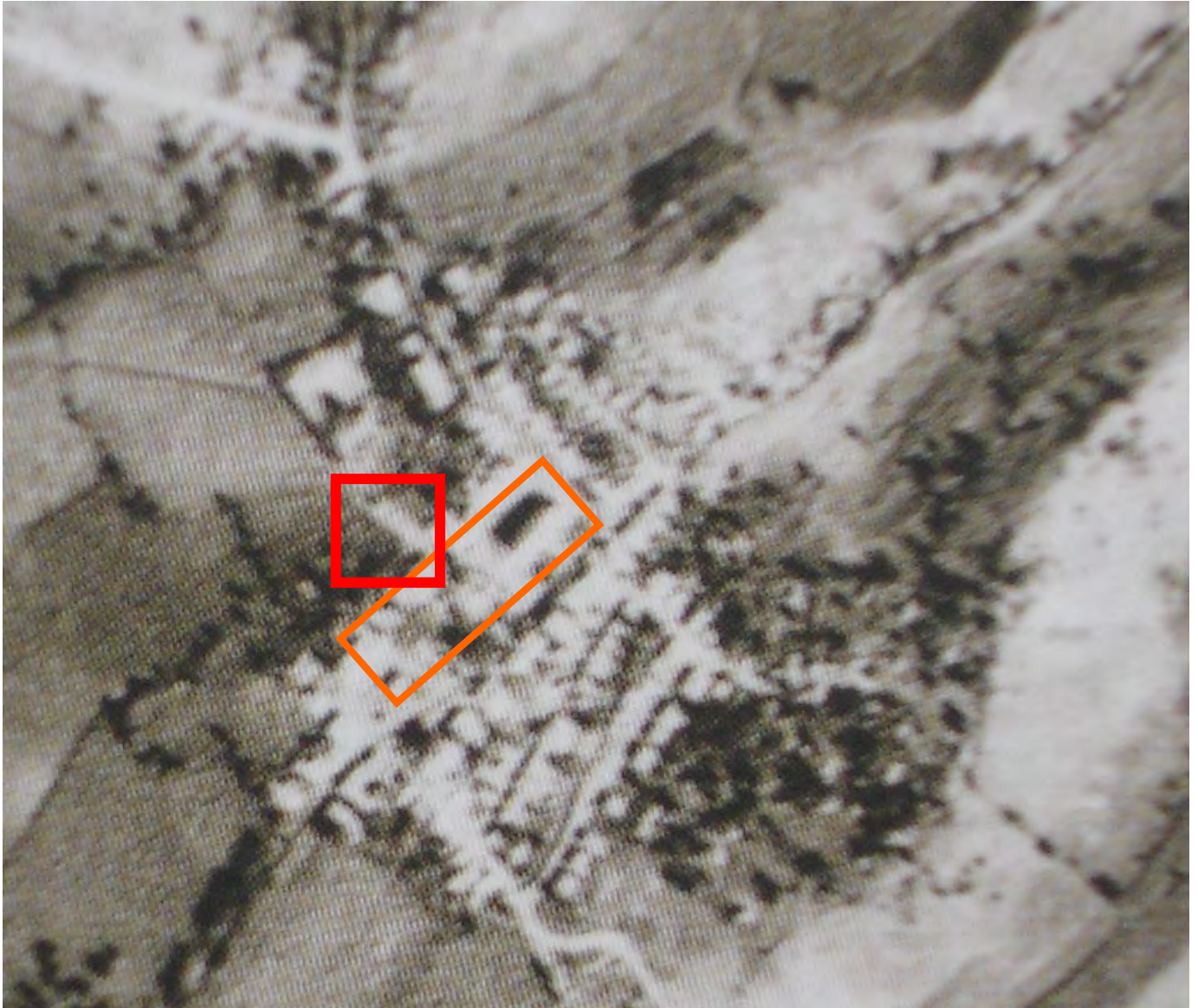
Detalle de la fotografía anterior, muestra área del proyecto actual.



FOTOGRAFÍA AÉREA -1936



FOTOGRAFÍA AÉREA -1936



Plano USGS - 1943

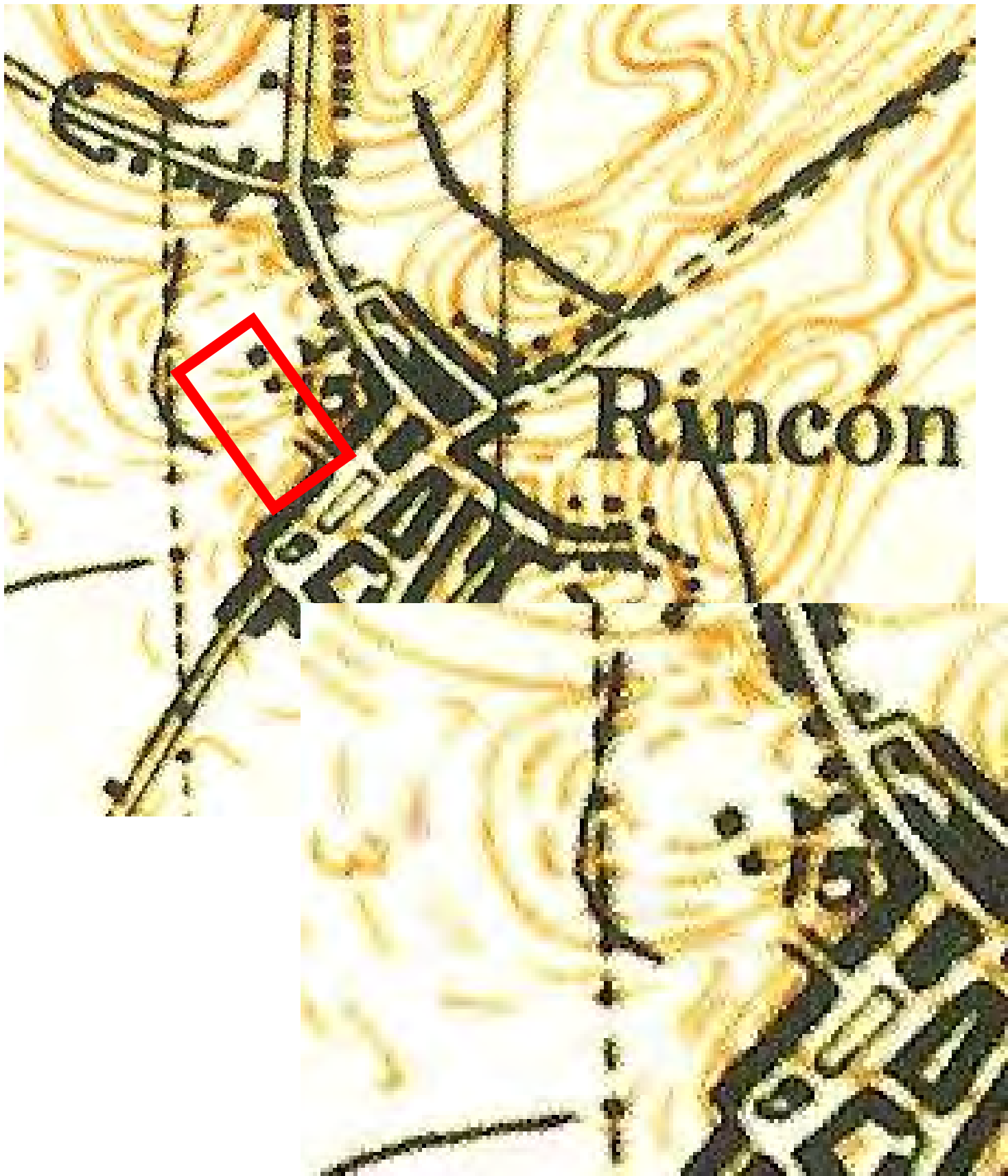
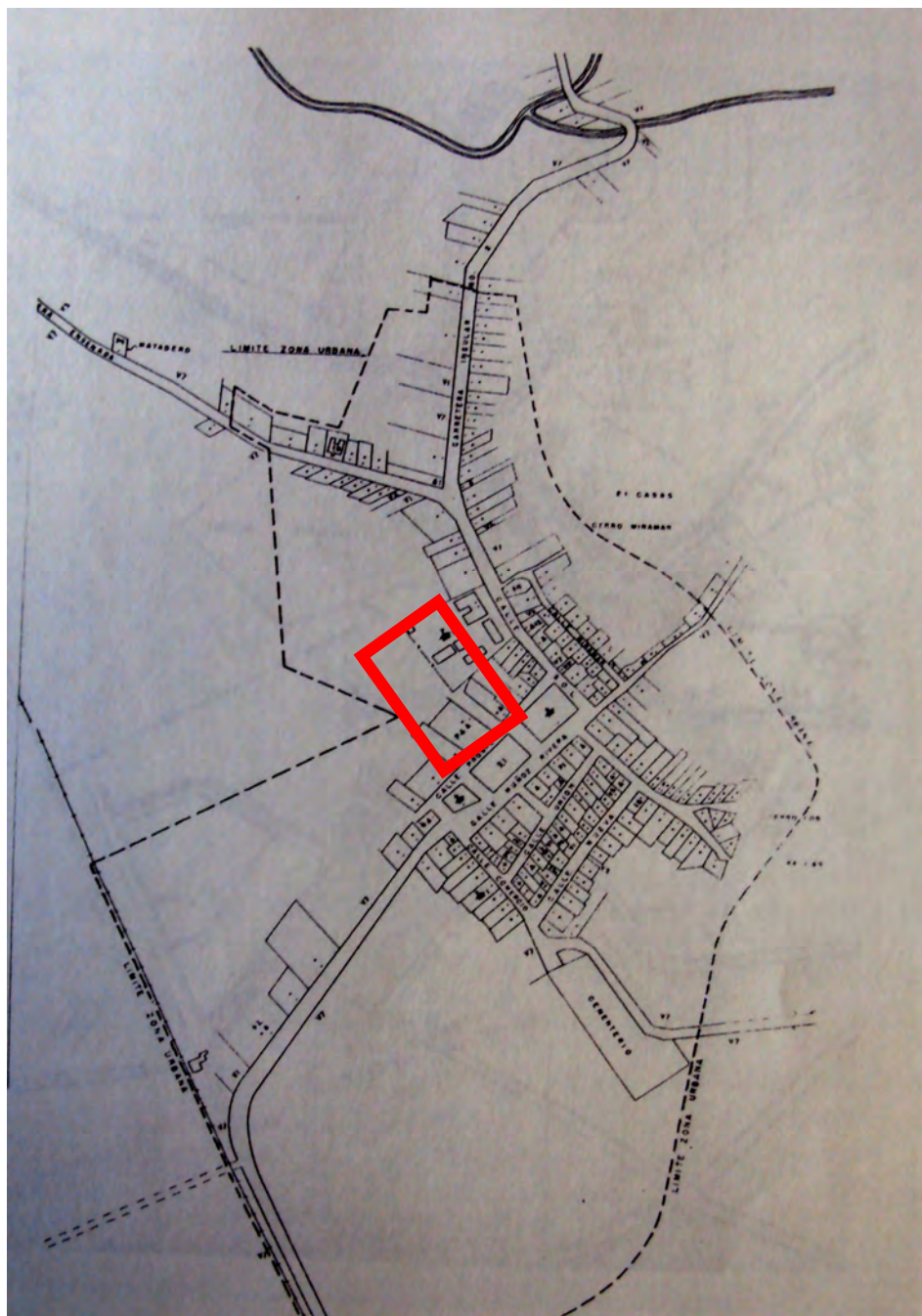


Figura 10: Plano de Uso de Terrenos de la Junta de Planificación-
Rincón 1947²⁷



²⁷ Meléndez Marisol y Meléndez Sharon, Investigación documental y reconocimiento preliminar del Proyecto Rehabilitación del Centro Urbano de Rincón, 2004.

RINCÓN Fotografía aérea -1963



RINCÓN Fotografía aérea - 2008



AERIAL PHOTO

2.2 ARQUEOLOGÍA DEL ÁREA DEL PROYECTO

Durante los años 2004-2005 se trabajó en la Monitoria Arqueológica del Centro Urbano de Rincón solicitada por el Instituto de Cultura Puertorriqueña.²⁸ Esta monitoria surge como recomendación del Estudio Fase IA realizado por las arqueólogas Marisol Meléndez y Sharon Meléndez para el proyecto del Soterrado de infraestructura en el centro histórico de Rincón. En el informe realizado por las arqueólogas se mencionan como áreas con potencial de investigación arqueológica las calles Unión, Progreso y Comercio donde pudieran registrarse restos de estructuras del siglo XIX, el informe señala como de particular importancia la calle Progreso por haber estado ubicada en ella la Casa del Rey, se presume que se encontraba el atrio de la iglesia y un cementerio. La recomendación de las arqueólogas en este caso fue de realizar excavaciones exploratorias controladas o de monitoria durante el movimiento de tierras.²⁹

Partiendo del análisis de las fotos aéreas de 1936, 1963 y 2000, junto a los diversos planos consultados durante la elaboración del estudio, se observaron las transformaciones sufridas por el centro urbano. En 1953 según el Plano de "Sistema de Distribución de Aguas, Población de Rincón" (AAA, 20 de agosto de 1953), la infraestructura del sistema de alcantarillado sanitario se muestra corriendo por todas las calles y con registros en la mayoría de las intersecciones. Ya en 1963 se distinguen cambios notables en el trazado urbano, con el área urbanizada corriendo hacia el sur y la carretera hacia el norte. Entre las décadas de 1966 y 1980 se distingue un crecimiento del urbano hacia los sectores norte, este y sur. En la foto aérea del año 2000 se evidencia el crecimiento del pueblo absorbiendo los campos de cultivo que antes lo rodeaban, sin embargo, el casco urbano de Rincón no sufre cambios notables.

²⁸ Medina Carrillo, Norma Monitoria Arqueológica del Proyecto Soterrado de Infraestructura, Mejoras a las Aceras, Mobiliario Urbano y Sistema Sanitario del Municipio de Rincón, PR., 2004-2005.

²⁹ Meléndez Marisol y Meléndez Sharon, Investigación documental y reconocimiento preliminar del Proyecto de Rehabilitación del Centro Urbano de Rincón, 2004.

En el resumen de estudios arqueológicos efectuados en el área del proyecto específicamente se menciona como excelente el “Informe de Evaluación de Recursos Culturales Fase IB, Remodelación a la Plaza de Recreo” por el arqueólogo Harry Alemán. En este estudio se excavaron cinco pozos de sondeo en las esquinas y el centro de la Plaza y se informa de la monitoria del levantamiento de la loza de hormigón, todo con resultados negativos a la presencia de recursos culturales arqueológicos.

Es importante señalar que en un radio de 1 kilómetro del área del proyecto, se encuentran reportados 5 (cinco) sitios arqueológicos, 3 (tres) prehispánicos, 1 (uno) destruido y 1 (uno) histórico.

En el Registro Nacional de Lugares Históricos solo se encuentra listado el Faro de Punta Higüero, construido en 1892. En el inventario Histórico de ingeniería e industria de Puerto Rico existen 4 (cuatro) estructuras listadas para el municipio de Rincón, ninguna localiza en el área del proyecto. En el Programa de Zonas y Monumentos del ICP se menciona la existencia de solo una estructura residencial con valor histórico-arquitectónico localizada en la Plaza de Rincón, al lado de la Panadería.

A partir de la investigación documental y de archivos y del recorrido sistemático de toda el área del proyecto, las investigadoras Meléndez y Meléndez concluyeron en su informe lo siguiente:

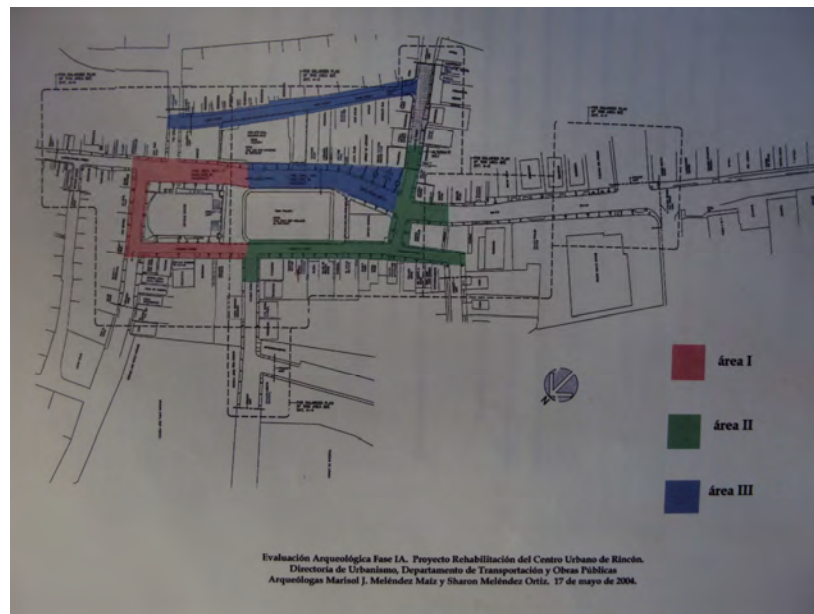
- Se identificaron tres áreas con alto potencial para la presencia de recursos arqueológico dentro del área del proyecto- # 1, calles Progreso, Sol y Muñoz Rivera, alrededor de la Iglesia Católica, # 2, tramo de las calles Progreso y Comercio, e intersección de la Parque con la Progreso y, # 3, cale Muñoz Rivera, tramo entre la Comercio y el límite oeste de la iglesia y la calle Unión.
- Las recomendaciones fueron que se efectuaran excavaciones exploratorias en las áreas identificadas como de mayor potencial para la detección de recursos de valor cultural arqueológico, y en caso de resultar positivas, la implementación de un plan adecuado de mitigación o rediseño de las

instalaciones de las utilidades propuestas en el plan de soterrado y rehabilitación del Centro Urbano de Rincón.

- En los tramos de las calles Progreso y Comercio y en la intersección de la calle Parque con la Progreso podrían encontrarse remanentes de estructuras del siglo XVIII y XIX.
- En la Calle Luis Muñoz Rivera entre la calle Comercio, la Iglesia y la calle Unión podrían encontrarse remanentes de estructuras del siglo XVIII y XIX.

Basado en lo anterior, las arqueólogas recomendaron efectuar monitoria arqueológica en las calles que conforman el entorno de la Plaza de Recreo de Rincón. Las arqueólogas Marisol Meléndez y Sharon Meléndez hicieron la salvedad de que cualquier recurso arqueológico que se encuentre en el área del proyecto pudiera tener poca integridad a causa de los impactos del desarrollo urbano que ha venido ocurriendo desde el primer cuarto del siglo XVIII hasta el presente.

Figura 11: Plano de Sensitividad arqueológica del centro urbano de Rincón según evaluado por las arqueólogas Marisol Meléndez Maíz y Sharon Meléndez en 2004.³⁰



³⁰ Meléndez Marisol y Meléndez Sharon, Investigación documental y reconocimiento preliminar del Proyecto de Rehabilitación del Centro Urbano de Rincón, 2004. (Figura 17).

La monitoria arqueológica efectuada entre 2004 y 2005 para este proyecto corroboró la interpretación de las arqueólogas en la Fase IA de las arqueólogas Meléndez y Meléndez. Se pudo confirmar que como resultado de las diversas actividades de construcción ocurridas en el Centro Histórico de Rincón durante los pasados siglos, los contextos arqueológicos del centro urbano han resultado altamente perturbados. Basado en las observaciones y hallazgos efectuados durante el proceso de monitoria arqueológica, entendemos que existe la posibilidad que el material arqueológico colonial (fragmentos de ladrillo y fragmentos de cerámica colonial) recuperados en baja frecuencia durante las excavaciones, aún cuando han perdido su contexto original, representan evidencia arqueológica asociada al proceso de desarrollo del centro urbano de Rincón.

El centro urbano de Rincón data de año 1772, año en que se funda el pueblo. La topografía original del área donde localiza la Plaza de Recreo de Rincón esta formada por una pendiente moderada según se muestra en un croquis de 1889 del Cuerpo de Ingenieros Militares³¹. Al analizar los planos históricos que muestran el desarrollo del Centro Urbano de Rincón y las calles que rodean la Plaza de Recreo se observa que el centro histórico de Rincón ha mantenido su trazado original por espacio de dos siglos. En las calles alrededor de la Plaza de Recreo, aun cuando el trazado urbano no ha sufrido transformaciones mayores, sin embargo en las fotografías de principios del Siglo XX si se observan cortes en el terreno del sector entorno a la plaza y a la iglesia del pueblo. Basado en lo anterior y en los resultados negativos del proceso de monitoria arqueológica realizado en 2004-2005, podemos afirmar que la topografía original del sector ha sufrido de impacto, corte y nivelación durante los pasados dos siglos. La evidencia negativa durante el proceso de monitoria arqueológica es el resultado de las alteraciones previas que ha sufrido este sector de Rincón.

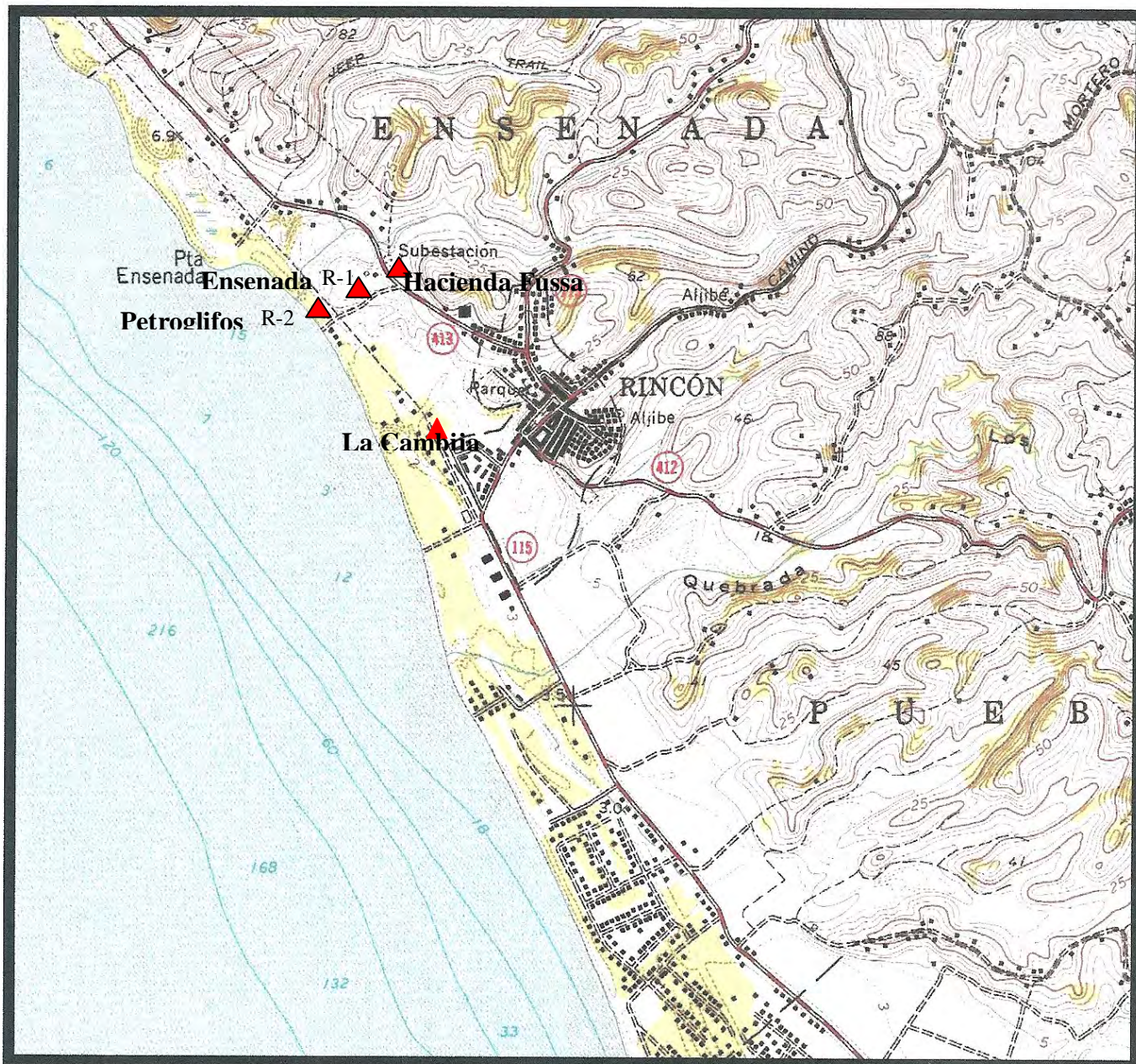
³¹ Sepúlveda: 2004: Vol 3: Pág.323

Inventario Yacimientos para el municipio de Rincón en Archivos del Consejo de Arqueología Terrestre³²

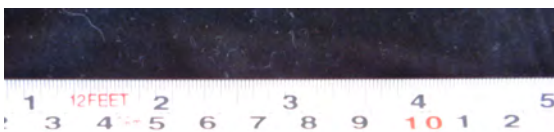
Sitio	Localización	Asociación Cultural	Periodos	Observaciones
PR-RI-001	Bo. Enseñada (Fussa)	Salaquidoide, Ostionioide, Chicoide	II, III y IV	Multicomponentes (aldeas). Residuario con varios montículos, fragmentos de Cerámica y concha
PR-RI-002	Bo. Enseñada	Chicoide	IV	Petroglifos taínos aislados en el patio de una residencia. Asociado al yacimiento Urb Vista Azul
PR-RI-003	Bo. Calvache	Cerámica Cuevas, Santa Elena y Capa	II, III y IV aldeas	Excavado por Rouse. Localiza cercano a la Quebrada Grande multicomponente
Punta Higuera	Bo. Enseñada			Sitio destruido en la finca de Isidoro Fussa. Cerámica indígena y colonial.
La Cambija	Bo. Pueblo	Colonial español-norteamericano	XIX-XX	Cisterna con capacidad de 4,420 galones de agua. Utilizada para abastecimiento del tren de circunvalación. Estuvo en funcionamiento hasta 1950.

³² Archivo Consejo de Arqueología Terrestre, 2011.

**Figura 12: YACIMIENTOS ARQUEOLOGICOS
EN EL AREA DEL PROYECTO**



LOCATION
SCALE : 1 = 20,000



Petroglifo R-2³³



Dibujo Núm. 1

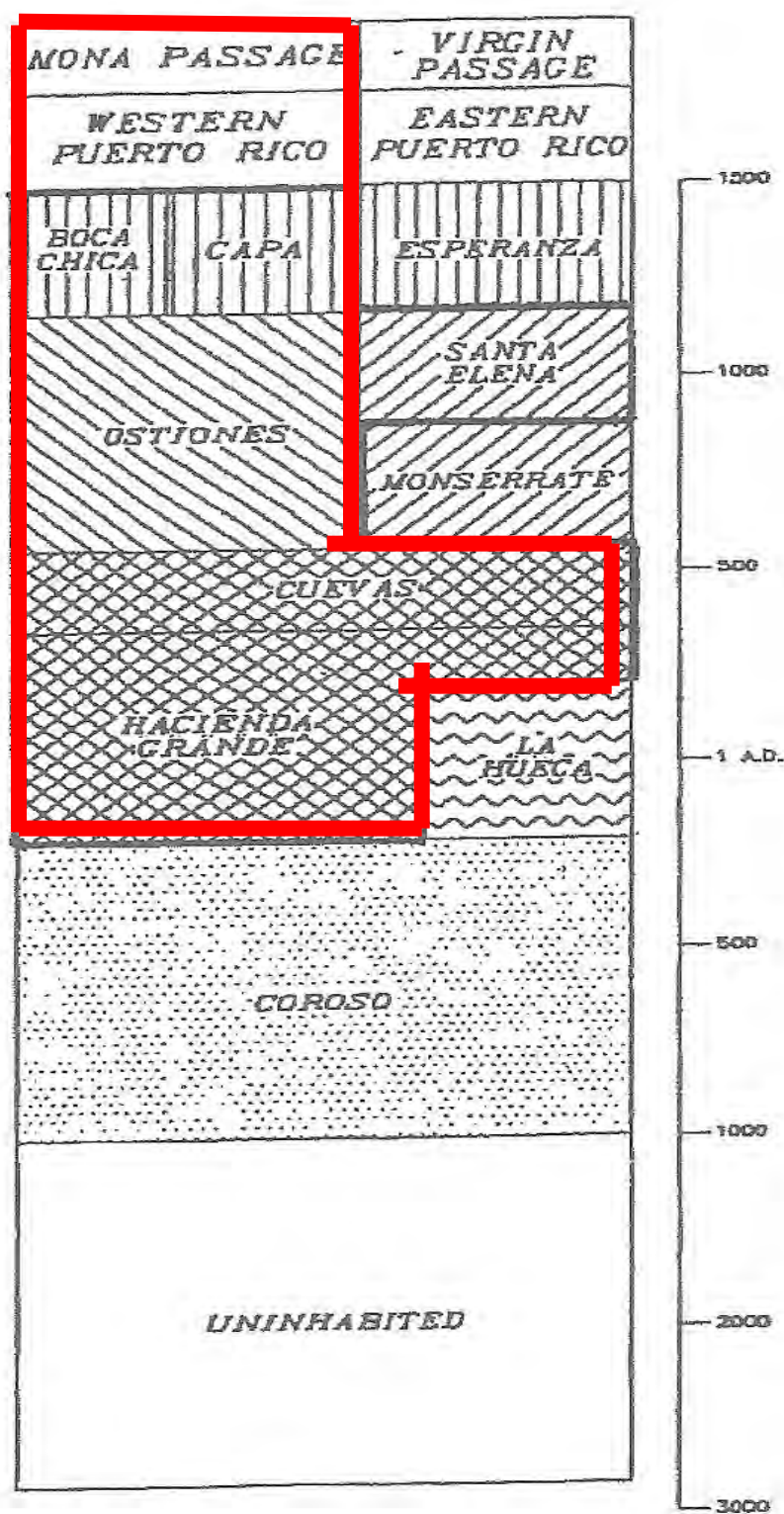
Recreación artística por el Arql. Harry Alemán
del Petroglifo principal en la roca
consolidada del R-2,
en el Bo. Ensenada de Rincón

Materiales arqueológicas de Rincón (E n colecciones privadas).

³³ Alemán Harry, Fase IA Remodelación de E stacionamiento Municipal Ojo de Agua, Centro Urbano, Rincón, 2004. Pág. 33.

Figura 13: ESQUEMA CERÁMICO DE ROUSE

(Adoptado a Rincón)



SITIOS HISTORICOS DE RINCON

Sitio	Descripción	Año	Comentarios
Iglesia Católica		1789	Fundada en 1789 contaba con dos patronos: Santa Rosa de Lima y San Antonio de Padua. Localiza en la Plaza de Recreo. Su estructura original fue afectada por un temporal en 1824, se reconstruyó y fue nuevamente destruida por los temblores en 1918. Se vuelve a reconstruir en 1920 y en 1971 se remodela con su fachada actual.
Hacienda Fussa		1872	Fundada por Bartolome Fussa. Situada al este del camino de Anasco a Aguadilla en las faldas de las lomas del barrio Pueblo. Posee molino de bueyes, casa de pailas, batería, casas de vivienda (todas en madera). Consta de 60 cuerdas, 12 sembradas de caña. Produce 50 bocoyes moscabado. ³⁴
Hacienda Corsica	Ruinas de antigua Central.	1885-1918	Fundada por el Sr. Rafucci en 1885, este construyó los edificios de la maquinaria y la casa de vivienda. Contaba con 250 cuerdas. La casa principal consta de dos pisos. ³⁵
Panadería Corcega	Panadería de la Central	1890-1950	Ruinas de la panadería de la Central Corcega
Faro de Punta Higuero		1892	El Faro de Punta Higuera en Rincón fue construido en el 1892 para cubrir el espacio marítimo entre los faros de Punta Borinquen en Aguadilla y el de los Morillos de Cabo Rojo.
Central Eléctrica Termonuclear		1964	La construcción data de 1960. La primera reacción nuclear se condujo en 1968. Su operación concluyó por motivos de dificultades técnicas y por su alto costo operativo. Fue decomisada entre 1969 y 1970.

³⁴ Ferreras Pagan, J. Biografía de las Riquezas de Puerto Rico. 2 Vols. San Juan:

Imprenta Luis Ferreras Pagan, 1901-02. Pág. 53.

³⁵ Ibid. Págs. 54-55

RECORRIDO /INSPECCIÓN DE CAMPO

El día 3 de octubre del corriente año se realizó el recorrido-inspección de campo en el área del proyecto “Hotel Ojo de Agua”. El solar propuesto para el desarrollo del proyecto esta parcialmente ocupado por dos estructuras construidas en hormigón, madera y techos de zinc. Las dos estructuras que están propuestas para demoler y darle paso al desarrollo, estas dos estructuras no presentan identificación de número de casa. La primera de las estructura se encuentra en buen estado de conservación y la segunda estructura se encuentra en estado ruinoso. El solar que ocupan estas dos estructuras pertenece al municipio de Rincón y es el solar que se propone liberar para proceder con la construcción del proyecto Hotel Ojo de Agua.

La segunda estructura, construida en hormigón, madera y techo de zinc se presenta en la fachada, frente a la calle del Parque, una pintura mural alegórica al tema de la historia de Rincón. La estructura esta construida a bajo-nivel, por debajo del nivel de la calle del Parque. El punto más profundo entre la calle y la estructura que ubica detrás del mural es de 2 metros (6 pies). Este edificio se encuentra muy deteriorado, el mismo ha estado abandonado por más de diez años. La estructura no tiene características que le brinden valor histórico-arquitectónico. A causa de su mal estado de conservación y abandono el Municipio de Rincón ha iniciado el proceso de declarar el mismo estorbo público.

El área del patio del solar propuesto se encuentra parcialmente cubierto con material de relleno. Este relleno presenta unos dos metros de elevación sobre el nivel natural del solar. En el solar existe un muro de contención confeccionado en hormigón. Este muro separa el área con topografía original del área con material de relleno que difieren en unos dos metros de elevación (Ver foto 9 y 10). El área rellenada presenta un nivel que coincide con el nivel de estacionamiento municipal que colinda con el solar del proyecto por el Oeste. Las dos estructuras construidas

como viviendas en este solar datan de la década de 1960. La topografía original de este terreno presentaba una pendiente moderada en dirección Este-Oeste.

Figura 14: Plano del solar propuestos para el proyecto en la calle del Parque (en el recuadro rojo).

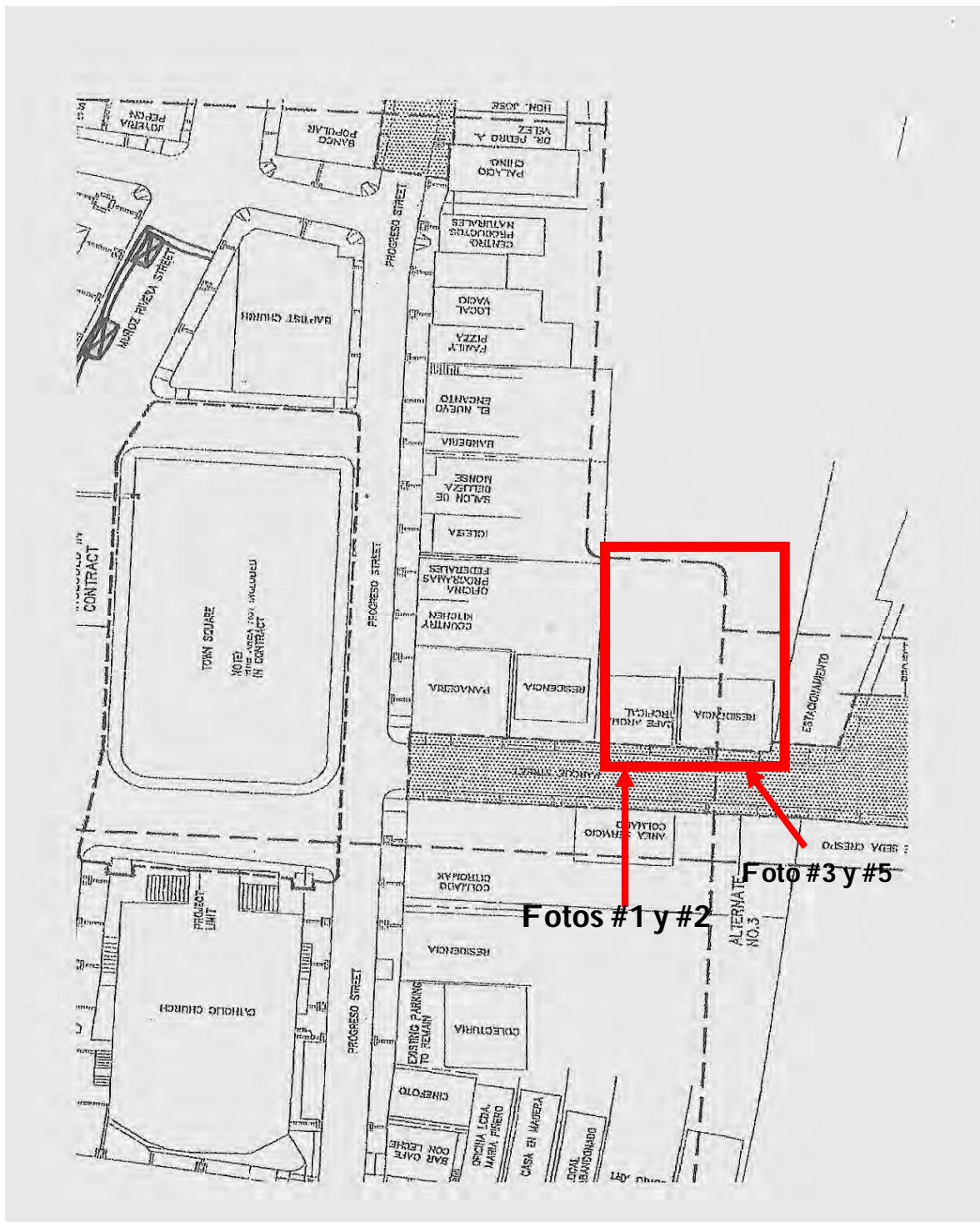


Foto 1: Residencia de hormigón y techo de zinc que ubica en la calle Del Parque. Vista de Frente. Solar es propiedad del municipio de Rincón y ubica en el solar propuesto para la construcción del Hotel "Ojo del Agua".



Foto 2: Vista lateral de la residencia anterior .



Foto 3: Vista de la segunda estructura localizada en el solar del proyecto. La fachada hacia la calle del Parque es de hormigón recubierta con un a pintura mural.



Foto 4: Vista frontal de las dos estructuras que ocupan el solar propuesto para el Hotel "Ojo de Agua".



Foto 5: Vista del solar en la calle del Parque. La estructura esta confeccionada en hormigón y madera con techo de zinc.



Foto # 6: Vista lateral desde el noroeste del predio donde ubicará el proyecto.



Foto 7: Elemento que define la entrada al Estacionamiento Público de Rincón visto desde la calle Del Parque



Fuente que recrea el manantial Ojo de Agua



Visto hacia la calle Del Parque

Foto 8: Sector del solar que colinda con el estacionamiento



Foto 9: Vista del área del patio de la estructura de almacén.



Foto 10: Área del patio donde se observa el nivel original del terreno.



Foto 11: Sector del área del solar donde se ha depositado relleno.



Foto 12: Sección del solar donde se ha depositado relleno para nivelar con el área del estacionamiento.



Foto 13: Área rellenada en el sector Oeste del patio del solar.



2.4 CONCLUSIONES Y RECOMENDACIONES

Basado en la investigación de archivo no se detectaron elementos de valor histórico arqueológico que localicen en el predio propuesto para el desarrollo del proyecto Hotel Ojo de Agua. La configuración urbana de la calle del Parque donde ubica el proyecto propuesto se configura a partir de la segunda mitad del Siglo XX. Según se desprende del análisis cartográfico y fotográfico realizado, este sector del pueblo de Rincón estuvo históricamente asociado al manantial conocido como Ojo de Agua y a los terrenos de cultivo de caña de la Hacienda Fussá.

En la década de 1940 inicia la alineación inicial de la calle del Parque. En los planos y fotografías aéreas se observan estructuras del lado Este de esta calle (frente al solar bajo estudio), sin embargo, no se observan estructuras o casas del lado Oeste de la incipiente alineación urbana. Los terrenos al suroeste de la futura calle del Parque se observan anotados en los planos con cotas de nivel formados por terrenos en pendiente. Los planos revisados anotan el desarrollo urbano de la calle del Parque en la segunda mitad del Siglo XX. En la fotografía aérea de 1963 se observan cuatro estructuras construidas en el lado Oeste de la calle del Parque, justo en el área donde ubicara el proyecto "Ojo del Agua". Se puede situar el desarrollo urbano de este sector a partir de la década de 1960.

El solar donde se propone la construcción del proyecto "Hotel Ojo del Agua" pertenece al gobierno municipal de Rincón. En el solar se encuentran localizadas dos estructuras, una de hormigón y techo de zinc y otra de hormigón, madera y zinc. Ninguna de estas dos estructuras presenta características arquitectónicas o históricas de consideración que ameriten su conservación. El muro de hormigón que colinda con la calle del Parque contiene un mural de temática histórica que hace referencia a la historia de Rincón.

Un elemento moderno de "fuente" intenta recrear el antiguo manantial Ojo de Agua, este localiza hacia el extremo noreste del área del proyecto. Esta fuente

intenta recrear el elemento original que brinda referencia al Ojo de Agua del pueblo de Rincón. El compromiso de los proponentes es hacer evaluar el sitio del manantial original por un experto hidrólogo y que este técnico especializado brinde sus recomendaciones para el manejo del recurso.

El desarrollo del solar propuesto a partir de 1960 donde ya el área urbana de Rincón cuenta con infraestructura y recogido de basura, la pendiente natural del terreno que forma el solar, el impacto negativo provocado por las construcciones existentes y el material de relleno depositado en la parte posterior del solar (colindando con el estacionamiento) son aspectos que, a nuestro juicio, fortalecen la poca probabilidad de que en este lugar localicen elementos arqueológicos de importancia. El elemento cultural más importante del sitio es, de cierto, el manantial original "Ojo del Agua" y el "sistema de canales" que transportaba el agua desde el manantial hasta la Cambija del tren de circunvalación, unos trecientos metros al Oeste. Este sistema discurría en dirección Este-Oeste hasta alcanzar las vías del tren donde ubica el tanque de almacenamiento de agua conocido como "La Cambija".

Actualmente el elemento original del manantial Ojo del Agua se encuentra impactado y canalizado con tuberías pluviales que fueron colocadas durante proyectos anteriores desarrollados en esta área, como: el parque recreativo, el estacionamiento, la calle y la plazoleta que colinda con el solar del proyecto. Por otra parte las dos estructuras (casas) presentes en el solar, no presentan características ni evidencia histórica que señalen importancia o interés o relevancia histórico-arquitectónica. Ambas estructuras están propuestas para demolición por el proponente. Basado en todo los aspectos anteriormente expuestos no recomendamos que se efectúe la Fase IB en el predio que forma este solar urbano.

Recomendamos a la Oficina Estatal de Conservación Histórica que se le brinde el endoso favorable para que el proyecto Hotel Ojo de Agua prosiga según planificado.

2.5 BIBLIOGRAFÍA

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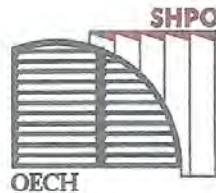
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APÉNDICES

Carta de SHPO solicitando la Fase I

OFICINA ESTATAL DE
CONSERVACIÓN HISTÓRICA
OFICINA DEL GOBERNADOR

STATE HISTORIC
PRESERVATION OFFICE
OFFICE OF THE GOVERNOR



July 6, 2011

Guillermo Acevedo Dávila, Architect
GA + NIF, CSP Architects
PO Box 3000
Suite 257-C
Coamo, Puerto Rico 00769-6000

SHPO 05-31-11-03 HOTEL OJO DEL AGUA, RINCÓN, PUERTO RICO

Dear Architect Acevedo Dávila:

As part of our Office's responsibilities, we are to consult with and assist the Federal Agency regarding the identification of cultural resources within the undertaking's area of potential effects, in accordance with 36 CFR Part 800.4. After a review of the preliminary information submitted for the above referenced project, we have determined that a Cultural Resources Assessment (Stage I) is necessary. This study identifies the presence or absence of cultural resources of architectural, archaeological, and/or historic significance within the project's area of potential effects. In order to comply with the National Historic Preservation Act of 1966, as amended, and 36 CFR Part 800, efforts to identify historic properties should follow the Secretary's "Standards and Guidelines for Archaeology and Historic Preservation" (48 FR 44716) as well as our Office's guidelines.

We emphasize that construction and/ or earth movement shall not commence in the project area until, the Section 106-review process, as codified in 36 CFR Part 800, has concluded.

As soon as we receive the report, we will continue with the evaluation of the project. If you have any questions, please contact Miguel Bonini at (787) 721-3737 or mbonini@prshpo.gobierno.pr.

Sincerely,

Arch. Carlos A. Rubio Cancela
State Historic Preservation Officer

CARC/BRS/MB/jvr

JUL 11 2011

WWW.OECH.GOBIERNO.PR

P.O. Box 9023935
San Juan, PR 00902-3935

Teléfono/Phone | 787.721-3737
Fax | 787.721-3773

Certificación de colindantes



Estado Libre Asociado de Puerto Rico

Gobierno Municipal de Rincón

Hon. Carlos López Bonilla

Alcalde de Rincón



CERTIFICACIÓN

Yo, Pedro Rodríguez Bass, Secretario de Gerencia Pública del Municipio de Rincón, CERTIFICO que la propiedad identificada con el Número de Catastro: 124-010-015-01 pertenece al Municipio de Rincón y es parte de las propiedades cedidas en usufructo.

Al momento, el Municipio se dispone a adquirir mediante compraventa la estructura que ubica en el inmueble. La estructura fue tasada, avalada por el CRIM y el precio fue aceptado por la Sucn. Baudilio Rivera Méndez.

En esta propiedad, el Municipio se propone erigir El Hotel Ojo del Agua, un proyecto de desarrollo económico que pretende la creación de empleos y proveer alternativas de alojamiento para los turistas y visitantes.

Para que así conste, expido la presente a los (20) días del mes de octubre de 2011 en Rincón, Puerto Rico y, hago estampar en ella el Gran Sello del Municipio de Rincón.

Pedro Rodríguez Bass
Secretario de Gerencia Pública

PRB/

Tel. (787) 823-2180 EXT.1008
FAX. (787) 823-3240
E-mail: clopezalcalde@gmail.com
www.municipioderincon.com

Rincón "Pueblo de los Bellos Atardeceres"... el mejor lugar para vivir.



Estado Libre Asociado de Puerto Rico

Gobierno Municipal de Rincón

Hon. Carlos López Bonilla

Alcalde de Rincón



CERTIFICACIÓN

Yo, Pedro Rodríguez Bass, Secretario de Gerencia Pública del Municipio de Rincón, CERTIFICO:

QUE: La propiedad identificada con el Número de Catastro: 124-010-015-01 pertenece al Municipio de Rincón y, es parte de las propiedades cedidas en usufructo.

QUE: La propiedad ubica en la Calle Parque y colinda con el Estacionamiento "Ojo de Agua" por el Norte, propiedad del Municipio de Rincón.

QUE: Por el Este colinda con la Calle Parque, propiedad del Municipio de Rincón.

QUE: Por el Sur colinda con Don Bertilo Ramos, con Dirección Postal (P.O. Box 832 Rincón P.R. 00677) y Don Ramón Ruiz Rodríguez con Dirección Postal (P.O. Box 68 Rincón, P.R. 00677).

QUE: Por el Oeste colinda con la Parroquia Católica con Dirección Postal (P.O. Box 128 Rincón, P.R. 00677).

Para que así conste expido la presente a los (20) días del mes de octubre de 2011 en Rincón, Puerto Rico y, hago estampar en ella el Gran Sello Oficial del Municipio.

Pedro Rodríguez Bass

Secretario de Gerencia Pública

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AGRIMENSURA DEL SOLAR

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Municipality of Rincón, PR	
Project Name: Hotel Ojo de Agua	Project ID: PR-CRP-000493

Attachment B: Authorization letter from ICPR Estudio Arqueológico Fase I “Hotel Ojo de Agua” Rincón, Puerto Rico, may 3, 2012



ESTADO LIBRE ASOCIADO DE PUERTO RICO
INSTITUTO DE CULTURA PUERTORRIQUEÑA


PO BOX 9024184
SAN JUAN DE PUERTO RICO 00902-4184

Tel. (787) 723-2524
Fax (787) 721-4746

3 de mayo de 2012

AUTORIZACION

Hon. Carlos López Bonilla
Alcalde
GOBIERNO MUNICIPAL DE RINCON
PO Box 97
Rincón, Puerto Rico 00677

 **ESTUDIO ARQUEOLOGICO FASE IA
HOTEL OJO DE AGUA, RINCON
CASO OGPE #2011-798288-CCO-27724**

Estimado alcalde López:

El Programa de Arqueología y Etnohistoria ha evaluado el estudio arqueológico Fase IA realizado por la Arqla. Norma Medina Carrillo.

A base de la investigación presentada, hemos determinado que al presente no se ha detectado evidencia significativa, que sugiera que el desarrollo del proyecto en cuestión pudiera causar algún tipo de impacto adverso a recursos arqueológicos.

Por lo tanto, y en virtud de la delegación para la evaluación de Fases I y II del Consejo para la Protección del Patrimonio Arqueológico Terrestre de Puerto Rico, se autoriza a intervenir el terreno con el proyecto **Hotel Ojo de Agua localizado en la Calle Parque del Municipio de Rincón**, en lo concerniente a recursos culturales.

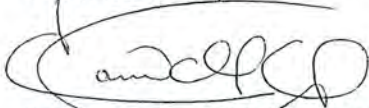
Le notificamos que esta autorización es de tipo parcial y que el proponente queda sujeto a las responsabilidades y obligaciones que impone la Ley 112 del 20 de julio de 1988, según enmendada. Esta establece que, se deberá paralizar todo tipo de actividad de excavación, movimiento y remoción de la corteza terrestre, y notificar en un plazo de veinticuatro (24) horas al Consejo, en caso de que, durante el desarrollo del proyecto, se descubra o impacte algún depósito, elemento, estructura o vestigio de naturaleza arqueológica.

Esta autorización corresponde exclusivamente a asuntos relacionados con la Ley 112 de Arqueología Terrestre, y no constituye un endoso del Programa de Patrimonio Histórico Edificado. El proponente deberá gestionar éste de modo adicional al nuestro, de ser necesario, para cumplir con las regulaciones de la Ley 374 de 1949 y la Ley 89 de 1955.

Se le apercibe que el incumplimiento con estos requerimientos podrá ser objeto de sanciones administrativas según lo establecido en la Ley 89 y en la Ley 112.

Esta autorización tiene una **vigencia de un (1) año**.

Cordialmente,



Arqla. Laura Del Olmo Frese
Directora
Programa de Arqueología y Etnohistoria

LDOF/rmd

cf: Arqla. Norma Medina Carrillo



ESTADO LIBRE ASOCIADO DE PUERTO RICO
INSTITUTO DE CULTURA PUERTORRIQUEÑA

6 de marzo de 2012

PO BOX 9024184
SAN JUAN DE PUERTO RICO 00902-4184

SISTEMA INTEGRADO DE PERMISOS
Oficina de Gerencia de Permisos
PO Box 41179 San Juan, PR 00940-1179

RECOMENDACIÓN FAVORABLE CONSULTA DE CONSTRUCCIÓN

CASO OGPe: 2011-798288-CCO-27724 (OJO DE AGUA HOTEL)
CONSTRUCCIÓN DE (16) HABITACIONES PARA HOTEL CON
SERVICIOS DE APOYO Y CONSESIONES. ESTRUCTURA DE 3
NIVELES.

MUNICIPIO: RINCÓN

UBICACIÓN: CALLE DEL PARQUE, CENTRO URBANO

SOLICITANTE: ARQ. GUILLERMO ACEVEDO DÁVILA

Estimado arquitecto Acevedo:

El Instituto de Cultura Puertorriqueña (ICP), por medio de su Programa de Patrimonio Histórico Edificado (ICP-PHE), ha examinado los documentos correspondientes al caso de referencia para determinar si el uso propuesto afecta Propiedades de Valor Histórico y Arquitectónico que estén protegidas, o sean elegibles a serlo, bajo las leyes y reglamentos que nuestra agencia tiene responsabilidad de administrar, como agencia primaria, endosante o recomendadora. Estas leyes y reglamentos incluyen, entre otros:

1. La ley 89 del 21 de junio de 1955 S.E., Ley Orgánica del Instituto de Cultura Puertorriqueña, en especial el inciso 4(a)(7), "Determinar que edificios o estructuras son de valor histórico o artístico en Puerto Rico. (...)" y el inciso 4(a)(8), "Asesorar a la Junta de Planificación en la reglamentación de construcción en aquellas zonas que determine como zonas de valor histórico. (...)".
2. La ley 89 del 21 de junio de 1955 S.E., Ley Orgánica del Instituto de Cultura Puertorriqueña, en su inciso 4(b)(3) según enmendado por la ley 119 del 26 de septiembre de 2005, que permite "adoptar, enmendar o derogar, por conducto de su Junta de Directores, las reglas que gobiernen [el] funcionamiento y el descargo de los poderes" concedidos e impuestos al ICP por ley, y la imposición de multas administrativas y/u otras sanciones por su incumplimiento o violación.
3. El Reglamento Conjunto de Permisos para Obras de Construcción y Uso de Terrenos, Reglamento 31 de la Junta de Planificación ("Reglamento Conjunto") en todos los incisos aplicables a zonas y sitios históricos, en especial los Capítulos 54 (Reglamento de Zonas y Sitios Históricos) y 60 (Designación de Zonas y Sitios Históricos) – incluyendo, en las zonas históricas, edificios elegibles, no elegibles, solares vacíos y espacios públicos.

Continúa:

CASO OGPe:**2011-798288-CCO-27724 (OJO DE AGUA HOTEL)**

Fecha:

6 de marzo de 2012

Página:

2 de 2

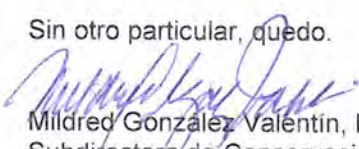
4. Las zonificaciones SH (antes CR-H) cubiertas por el Capítulo 19, Regla 19.29 del Reglamento Conjunto.
5. La disposición del Capítulo 54, Regla 54.5, §54.5.6 del Reglamento Conjunto que establece, para las Plazas de Recreo y edificios circundantes, las reglas del protección del Patrimonio Histórico.
6. La Resolución JPE-047 de 1994, la cual requiere evaluación del ICP para consultas y usos a darse a edificios públicos construidos anteriores a 1960.
7. La exigencia de endoso o comentario del ICP aplicable a propiedades designadas de valor histórico y arquitectónico por otros medios, tales como:
 - a. Resolución de la Asamblea Legislativa
 - b. Monumentos Históricos designados por la Junta de Directores del ICP
 - c. Propiedades designadas por un plan de ordenamiento territorial de un Municipio Autónomo y que esté en vigor, o por el Plan de Uso de Terrenos de Puerto Rico
 - d. Ser declaradas históricas en un plan especial de zonificación.
 - e. Otras propiedades referidas por cualquier componente del Sistema Integrado de Permisos (SIP), la Oficina de Permisos de un Municipio Autónomo con poder de otorgar permisos, la Junta de Planificación, el Programa de Arqueología y Etnohistoria del ICP, u otra agencia o entidad de gobierno con poder reglamentario.
8. Petición a solicitud voluntaria de un propietario o derechohabiente de una propiedad.

De acuerdo a nuestros expedientes y la información provista, las propiedades a ser afectadas no son elegibles y el proyecto no impacta estructuras elegibles. El Programa de Patrimonio Histórico Edificado emite su Recomendación Favorable a la consulta de construcción propuesta, conforme a los documentos sometidos, y en cumplimiento con lo dispuesto en la §54.2 del Reglamento Conjunto.

Esta evaluación no incluye los elementos a evaluarse conforme a la Ley 112 del 12 de agosto de 1988, Ley de Patrimonio Arqueológico Terrestre, lo cual debe hacerse mediante solicitud separada al Programa de Arqueología y Etnohistoria del ICP. Las evaluaciones de ambos programas son necesarias para concluir el proceso con esta agencia.

Este documento tiene vigencia de un año a partir de su emisión.


Sin otro particular, quedo.



Mildred González Valentín, M. Arch.
Subdirectora de Conservación

MGV/ODLR

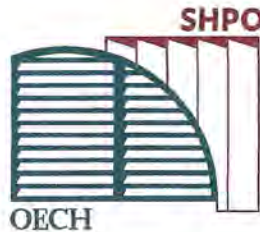
Cc: Arq. Darianne Ochoa Rivera, Directora PPHE ICP
Arqla. Laura Del Olmo Frese, Directora PAE ICP
Expediente caso PPHE, ICP

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM CITY REVITALIZATION PROGRAM (CITY-REV) Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Municipality of Rincón, PR	
Project Name: Hotel Ojo de Agua	Project ID: PR-CRP-000493

Attachment C: SHPO & OECH Letter of endorsement for I “Hotel Ojo de Agua” Rincón, Puerto Rico, November 29, 2011

OFICINA ESTATAL DE
CONSERVACIÓN HISTÓRICA
OFICINA DEL GOBERNADOR

STATE HISTORIC
PRESERVATION OFFICE
OFFICE OF THE GOVERNOR



November 29, 2011

Arq. Guillermo Acevedo
GA +NIF, CSP Arquitectos
P.O. Box 3000
Suite 257-C
Coamo, Puerto Rico 00769-6000

SHPO: 05-31-11-03 HOTEL OJO DEL AGUA, RINCÓN, PUERTO RICO

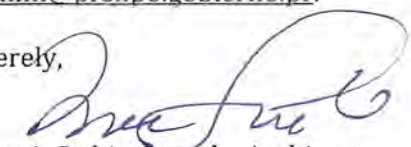
Dear Architect Acevedo:

Our Office has received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and 36 CFR Part 800: *Protection of Historic Properties* from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

We believe the urban center of Rincón is eligible for inclusion in the National Register of Historic Places, as a historic district under criteria **A** and **C**, for its contribution in the areas of Community Planning and Development, Social History and Architecture. This historic district is within the Area of Potential Effects (APE) for this project. The proposed improvements may affect the characteristics that make this district historic. However, it is our opinion that the effects will not be adverse and therefore a finding of **no adverse effect** would be appropriate for this undertaking. Rural Development will need to submit an official determination for our review in order to complete the Section 106 process, as per CFR § 800.5(b).

If you have any questions, please contact Miguel Bonini at (787) 721-3737 or mbonini@prshpo.gobierno.pr.

Sincerely,

for 
Carlos A. Rubio Cancela, Architect
State Historic Preservation Officer

CARC/BRS/MB/SG/eds

WWW.OECH.GOBIERNO.PR

P.O. Box 9023935
San Juan, PR 00902-3935

Teléfono/Phone | 787.721-3737
Fax | 787.721-3773

DEC - 2 REC'D



ESTADO LIBRE ASOCIADO DE
PUERTO RICO

Oficina Estatal de Conservación Histórica
State Historic Preservation Office

USDA

July 15, 2014

JUL 18 2014

Rural Development
RECEIVED

Danna Quiles
Business & Cooperative Program Director
U. S. Department of Agriculture
Rural Development
PO Box 366106
San Juan, PR 00936

SHPO 05-31-11-03 HOTEL OJO DEL AGUA, RINCÓN, PUERTO RICO

Dear Ms. Quiles:

We have reviewed the updated documentation provided regarding the above referenced project. We believe the urban center of Rincon is eligible to the National Register of Historic Places as a historic district under criteria **A** and **C**, for its contribution in the areas of Community Planning and Development, Social History and Architecture. This historic district is within the area of potential effects for this project. While the proposed undertaking may affect the characteristics that make this district historic, it is our opinion that the effects will not be adverse and, therefore, we support your finding of **no adverse effect** for this undertaking.

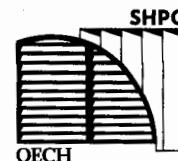
Implementing the undertaking according to the documented finding fulfills Rural Development's responsibilities under Section 106 of the National Historic Preservation Act. However, if the agency will not conduct the undertaking as proposed in the finding, then you must reopen consultation under 36 CFR Part 800.5(a).

If you have any questions, please contact Miguel Bonini at (787) 721-3737 or mbonini@prshpo.gobierno.pr.

Sincerely,

Diana López Sotomayor, Archaeologist
State Historic Preservation Officer

DLS/NPT/BRS/MB



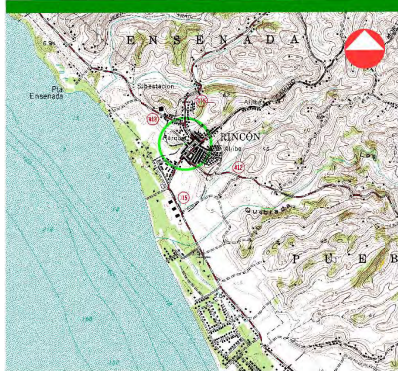
PR-CRP-000493

Hotel Ojo de Agua Project

Rincón, Puerto Rico

Construction Drawings

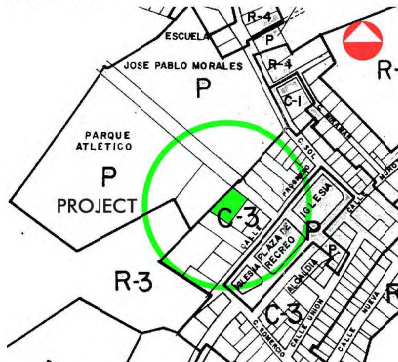
CONSTRUCTION DRAWINGS



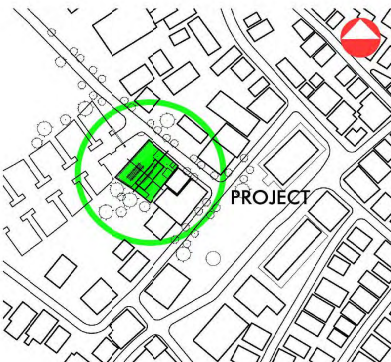
LOCATION
SCALE: 1=20000



AERIAL PHOTO



LAND CLASSIFICATION PLAN
SCALE: 1=2,000



NEIGHBORHOOD PLAN



FLOOD ZONE MAP MAP NO. 72000C0485J NOV 18, 2009

16 ROOM OJO DE AGUA HOTEL CALLE PARQUE PUEBLO WARD RINCÓN, PUERTO RICO CARLOS LÓPEZ BONILLA, MAYOR

MUNICIPALITY OF RINCÓN

Estado Libre Asociado de Puerto Rico

P. O. Box 97

Rincón, PR 00677-0097

Tel. 787-823-2180



BID SET #7 2014-2015

MARCH 9, 2015

ALEJANDRO GARCÍA PADILLA, GOVERNOR

INGRID RIVERA ROCAFORT, DIRECTOR, PUERTO RICO TOURISM COMPANY

Project Team:
Arq. Guillermo Acevedo Dávila
Arq. Norma Iba Foster, AIT, PPL
Arq. Joana Chaves T., AIT
Arq. Abdel Rodríguez, AIT
Arq. José Moleto, AIT

Consultants:
Ing. José Luis Mediavilla, PE, Structural Engineering
Ing. Gerardo Román, PE, Electrical Engineering
Ing. Francisco Mateo, PE, Mechanical Engineering

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS WHICH INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. ARCHITECTURAL DRAWINGS
2. STRUCTURAL DRAWINGS
3. ELECTRICAL DRAWINGS
4. MECHANICAL DRAWINGS
5. CIVIL DRAWINGS
6. LANDSCAPE ARCHITECTURE DRAWINGS
7. ENVIRONMENTAL DRAWINGS
8. OTHER DRAWINGS AS REQUIRED BY THE PROJECT

THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



PO Box 3000 | Suite 257-C | Coamo, PR 00769-6000
T/F 787.825.6534 | gacevedo@gmpsc.com

SCHEDULE OF DRAWINGS

SPECIALTY	No.	DESCRIPTION	DWG. NUM.
GENERAL INFORMATION	1.	TITLE, LOCATION, AERIAL PHOTO, LAND CLARIFICATION PLAN AND FLOOD ZONE MAP	S- 01
	2.	SCHEDULE OF DRAWINGS, PROJECT DATA, GENERAL NOTES AND KEY	S- 02
	3.	NEIGHBORHOOD PLAN	S- 03
SITE IMPROVEMENT	4.	SURVEY AND TOPOGRAPHICAL PLAN	Sl- 01
	5.	SITE CONSTRUCTION AND GEOMETRIC PLAN AND DETAILS	Sl- 02
	6.	SITE GRADING PLAN	Sl- 03
	7.	SITE CIP PLAN, NOTES AND DETAILS	Sl- 04
ARCHITECTURAL	8.	ARCHITECTURAL SITE PLAN	Sl- 05
	9.	FIRST FLOOR PLAN	A- 01
	10.	SECOND FLOOR PLAN	A- 02
	11.	THIRD FLOOR PLAN	A- 03
	12.	ROOF TERRACE PLAN	A- 04
	13.	ROOF PLAN	A- 05
	14.	FIRST, SECOND AND THIRD FLOOR - REFLECTED CEILING PLAN	A- 06
	15.	FIRST FLOOR PLAN, FLOOR PATTERN	A- 07
	16.	WEST ELEVATIONS, DOOR TYPES, SCHEDULE AND DETAILS	A- 08
	17.	NORTH ELEVATIONS, WINDOW TYPES AND SCHEDULE	A- 09
	18.	SOUTH ELEVATION	A- 10
	19.	EAST ELEVATION	A- 11
	20.	SECTIONS A-A	A- 12
	21.	SECTIONS B-B	A- 13
	22.	SECTIONS C-C	A- 14
	23.	WALL SECTION 1 - INBC - DETAILS	A- 15
	24.	GUEST ROOM AND GUEST BATHROOM BLOW-UP PLANS, ELEVATIONS AND NOTES	A- 16
	25.	TOILET BLOW-UP PLANS ELEVATION AND NOTES	A- 17
	26.	TOILET BLOW-UP PLANS ELEVATION AND NOTES	A- 18
STRUCTURAL	27.	FINISH SCHEDULE, MATERIALS, AND MISCELLANEOUS DETAILS	A- 19
	28.	STAIR SECTIONS AND DETAILS, ELEVATOR SECTION	A- 20
	29.	METAL SCREEN FINISH AND ELEVATIONS	A- 21
	30.	METAL SCREEN PLANS AND ELEVATIONS	A- 22
	31.	METAL SCREEN PLANS AND ELEVATIONS	A- 23
	32.	METAL SCREEN PLANS AND ELEVATIONS	A- 24
	33.	GENERAL STRUCTURAL DETAILS	SH- 01
	34.	GENERAL STRUCTURAL NOTES	SH- 02
	35.	FOUNDATION PLANS	S- 01
	36.	FOOTING SECTIONS	S- 02
MECHANICAL	37.	SECOND AND THIRD FLOOR STRUCTURAL PLAN	S- 03
	38.	ROOF TERRACE STRUCTURAL PLAN	S- 04
	39.	ROOF STRUCTURAL PLAN	S- 05
	40.	FIRST FLOOR PLAN AC LAYOUT	AC- 01
	41.	SECOND FLOOR PLAN AC LAYOUT	AC- 02
	42.	THIRD FLOOR PLAN AC LAYOUT	AC- 03
	43.	ROOF TERRACE PLAN AC LAYOUT	AC- 04
	44.	UPPER ROOF PLAN EQUIPMENT LAYOUT	AC- 05
FIRE PROTECTION	45.	SCHEDULES AND NOTES	AC- 06
	46.	AC DETAILS	AC- 07
	47.	FIRST FLOOR PLAN FIRE PROTECTION LAYOUT	FP- 01
	48.	SECOND FLOOR PLAN FIRE PROTECTION LAYOUT	FP- 02
PLUMBING	49.	THIRD FLOOR PLAN FIRE PROTECTION LAYOUT	FP- 03
	50.	ROOF FLOOR PLAN FIRE PROTECTION LAYOUT	FP- 04
	51.	CISTERN, PUMP ROOM, NOTES AND DETAILS	FP- 05
	52.	DETAILS	FP- 06
	53.	FIRST FLOOR PLAN SANITARY LAYOUT	P- 01
	54.	SECOND FLOOR PLAN SANITARY LAYOUT	P- 02
	55.	THIRD FLOOR PLAN SANITARY LAYOUT	P- 03
	56.	ROOF TERRACE PLAN SANITARY LAYOUT	P- 04
PLUMBING SITE	57.	ROOF PLAN SANITARY LAYOUT	P- 05
	58.	FIRST FLOOR PLAN WATER DISTRIBUTION LAYOUT	P- 06
	59.	SECOND FLOOR PLAN WATER DISTRIBUTION LAYOUT	P- 07
	60.	THIRD FLOOR PLAN WATER DISTRIBUTION LAYOUT	P- 08
	61.	ROOF TERRACE PLAN WATER DISTRIBUTION LAYOUT	P- 09
	62.	ROOF PLAN WATER DISTRIBUTION LAYOUT	P- 10
	63.	CISTERN, PUMP ROOM, NOTES AND DETAILS	P- 11
	64.	SANITARY ISOMETRIC	P- 12
	65.	DOMESTIC WATER ISOMETRIC	P- 13
	66.	PLUMBING DETAILS	P- 14
ELECTRICAL	67.	PLUMBING SITE PLAN	SP- 01
	68.	SITE PLUMBING DETAILS	SP- 02
ELECTRICAL	69.	ELECTRICAL SITE PLAN	E- 01
	70.	PERA NOTES AND DIMENSIONS	E- 02
	71.	FIRST FLOOR PLAN ELECTRICAL LAYOUT	E- 03
	72.	SECOND FLOOR PLAN ELECTRICAL LAYOUT	E- 04
	73.	THIRD FLOOR PLAN ELECTRICAL LAYOUT	E- 05
	74.	ROOF TERRACE PLAN ELECTRICAL LAYOUT	E- 06
	75.	SCHEDULES	E- 07
	76.	NOTES AND LEGEND	E- 08

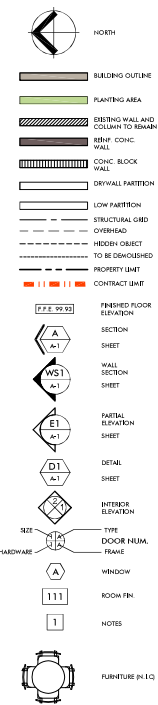
GENERAL NOTES:

- THESE CONSTRUCTION DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS WHICH INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - CONSTRUCTION DRAWINGS
 - TECHNICAL SPECIFICATIONS
 - PROJECT MANUAL
 - ADDENDA AND REVISIONS TO THE DRAWINGS DISTRIBUTED DURING THE BIDDING PROCESS
 - ADDENDA AND REVISIONS TO THE SPECIFICATIONS DISTRIBUTED DURING THE BIDDING PROCESS
 - ALL DOCUMENTS, MINUTES, NOTES AND CLARIFICATIONS DISTRIBUTED DURING THE BIDDING PROCESS
 - SUBSOIL EXPLORATION REPORT, INCLUDED IN THE TECHNICAL SPECIFICATIONS
 - UNLABELED PART AND ASSEMBLIES CONTAINING MATERIALS SURVEY BEFORE, INCLUDED IN THE TECHNICAL SPECIFICATIONS
 - ARCHITECTOLOGICAL SURVEY REPORTS, INCLUDED IN THE TECHNICAL SPECIFICATIONS
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS THAT MAY AFFECT THE WORK PRIOR TO BEGINNING SAID WORK. THE CONTRACTOR SHALL TAKE NOTE OF ANY CONDITIONS THAT MAY AFFECT THE PROGRESS OF THE WORK AND PROMPTLY INFORM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR FURTHERMORE ASSURES THAT HE HAS VISITED THE SITE, SUFFICIENT TIME TO FULLY UNDERSTAND THE SCOPE OF THE REQUIRED DEMOLITION AND CLEANING WORK IN THE PROJECT
- THE CONTRACTOR MUST PERFORM ALL WORK DESCRIBED ON WORKING DRAWINGS IN STRICT COORDINATION WITH, BUT NOT LIMITED TO, PUERTO RICO ELECTRIC POWER AUTHORITY (PREPA), JUNTA REGULADORA DE TELECOMUNICACIONES DE PUERTO RICO, PUERTO RICO ACOUSTICS AND OTHER AUTHORITY, PUERTO RICO PUBLIC SERVICE COMMISSION AND THE MUNICIPALITY OF RINCON.
- ALL MEASUREMENTS ARE DERIVED FROM THE SURVEY AND TOPOGRAPHICAL PLAN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK, SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK, AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT AND SHALL PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONTRADICTIONS OR OMISSIONS DISCOVERED BY DAMAGE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE
- THE CONTRACTOR MUST PROTECT EXISTING TREES, PLANTINGS OR FACILITIES INDICATED TO REMAIN.
- THE CONTRACTOR MUST FURNISH AND INSTALL ALL MATERIAL SHOWN ON DRAWINGS, EXCEPT WHERE NOTED AS EXISTING OR EXISTING TO REMAIN. FOR WORK NOTED AS TO BE RELOCATED OR REINSTALLED, CONTRACTOR MUST REMOVE, STORE, PROTECT AND REINSTALL IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR ANY OTHER DOCUMENTED INSTRUCTIONS.
- THE CONTRACTOR SHALL COORDINATE WITH THE INSPECTOR THE INSTALLATION OF BARBACADES, SIGN AND OTHER SAFETY MEASURES AT ALL TIMES AS REQUIRED BY AND IN COMPLIANCE WITH LOCAL AUTHORITIES.
- A SOIL SURVEY REPORT IS INCLUDED AS PART OF THE CONTRACT DOCUMENTS. SHOULD WATER LEVEL INTERFERE WITH EQUIPMENT OR MATERIAL INSTALLATION CONTRACTOR MUST SOLVE THE SITUATION AT HIS COST. THIS WILL NOT BE GROUNDS FOR TIME EXTENSION.
- CONTRACTOR MUST PAY FOR REQUIRED OR NECESSARY SOIL BORINGS UNDER ELECTRICAL CONCRETE STRUCTURES OR ANY OTHER HEAVY STRUCTURE THAT MAY BE SUBJECT TO SETTLEMENT.
- THE CONTRACTOR MUST PRESSURE WATER CLEAN ALL SIDEWALK AND SOILED AREAS INCLUDING ROADWAY AFTER COMPLETION OF THE WORK.

PROJECT DATA:

1. LOT AREA:	558.19 SQ. M.	0.14203 CID.
2. DEVELOPMENT:		
a. BUILDING FOOT PRINT	4,314.23 SF	400.99 SQ. M.
b. GROSS CONSTRUCTION AREA	14,545.67 SF	1,351.34 SQ. M.
c. BUILDING HEIGHT: 3 STORES		
1. TOTAL HEIGHT	32'0"	9.75 M.
d. PAIRING SPACES	AVAILABLE	REQUIRED
1. REGULAR SPACES	106	42
2. HANDICAPPED ACCESS	111	42
3. ZONING DATA	PROJECT	ALLOWED
a. ZONING	G-3	
b. GROSS CONSTRUCTION AREA	1,351.34 SQ. M.	2,844.78 SQ. M.
c. BUILDING FOOTPRINT	400.99 SQ. M.	474.46 SQ. M.
d. BUILDING HEIGHT	3 STORES - 9.75 M.	12.80 M.
e. INTERIOR RATIO		
1. MINIMUM DIMENSION	4.57 M.	3 M.
2. MINIMUM AREA	77.38 SQ. M.	30 SQ. M.
f. PATIOS		
1. FRONT	0 M.	REQ. 0.42 M.
2. REAR	0 M.	0 M.
3. LATERAL	0 M.	0 M.

GENERAL KEY TO DRAWINGS



GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

PO BOX 3009 | SUITE 257C | COAMO, PR 00709-0009
TEL: 787.825.6534 | GA+NIF@ga+nif.com

SUBLEINO ACERVO DAVILA, ARCHITECT
8/2016E. IND. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE:
DRAWING SCHEDULE
GENERAL PROJECT DATA, NOTES
AND KEY

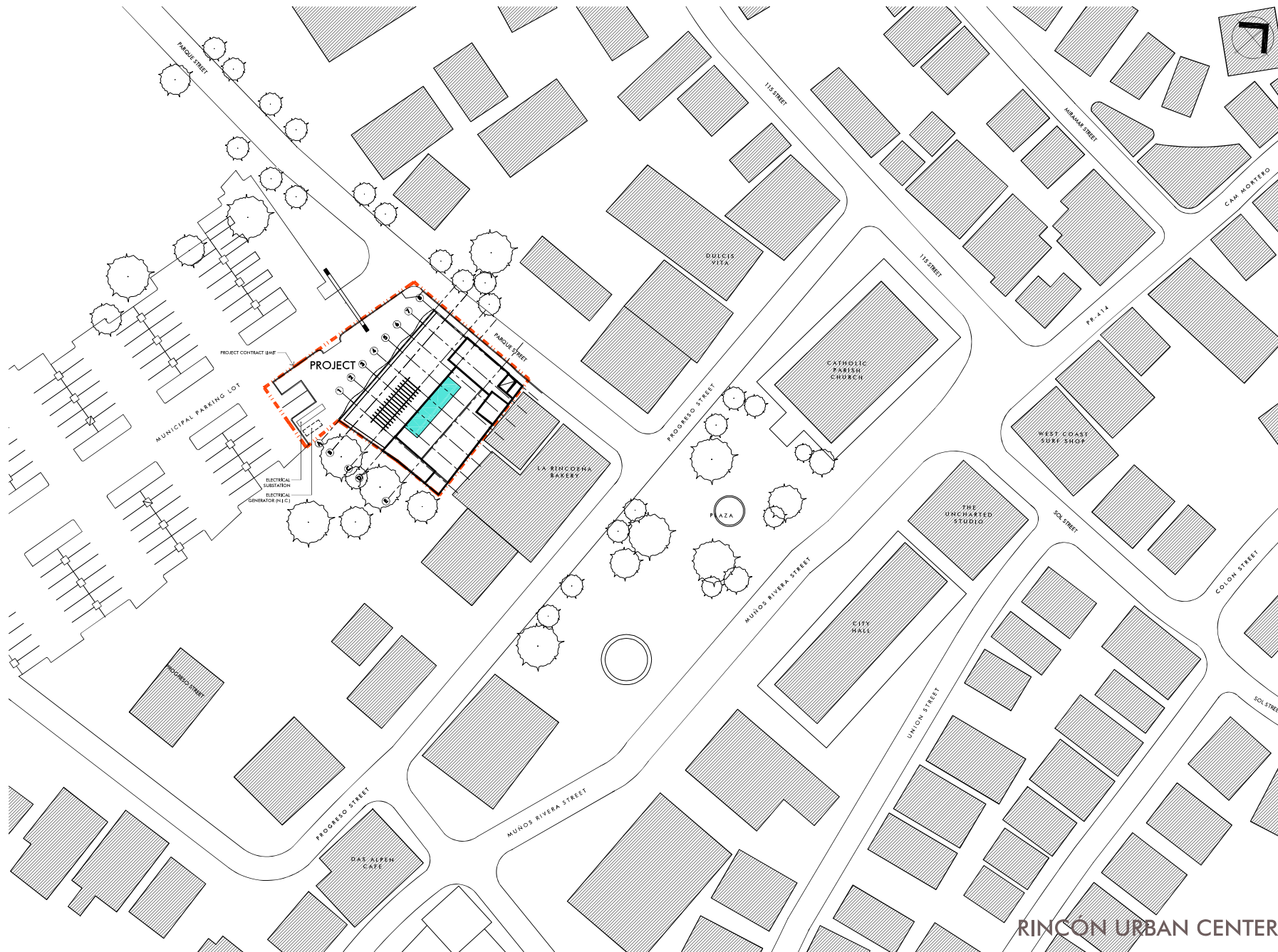
DRAWING SCALE:

FILE NUMBER: hna_entr_0101_0102_schedule

DESIGNER:

DRAWN BY:

DATE: March 9, 2015



GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

GUILBERO ACEVEDO DAVILA, ARCHITECT
#20100, NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
NEIGHBORHOOD PLAN

DRAWING SCALE: 1:300
SHEET NUMBER: hwa_vrch_0101_0_neighborhood
DRAWN BY:
DATE: March 9, 2015

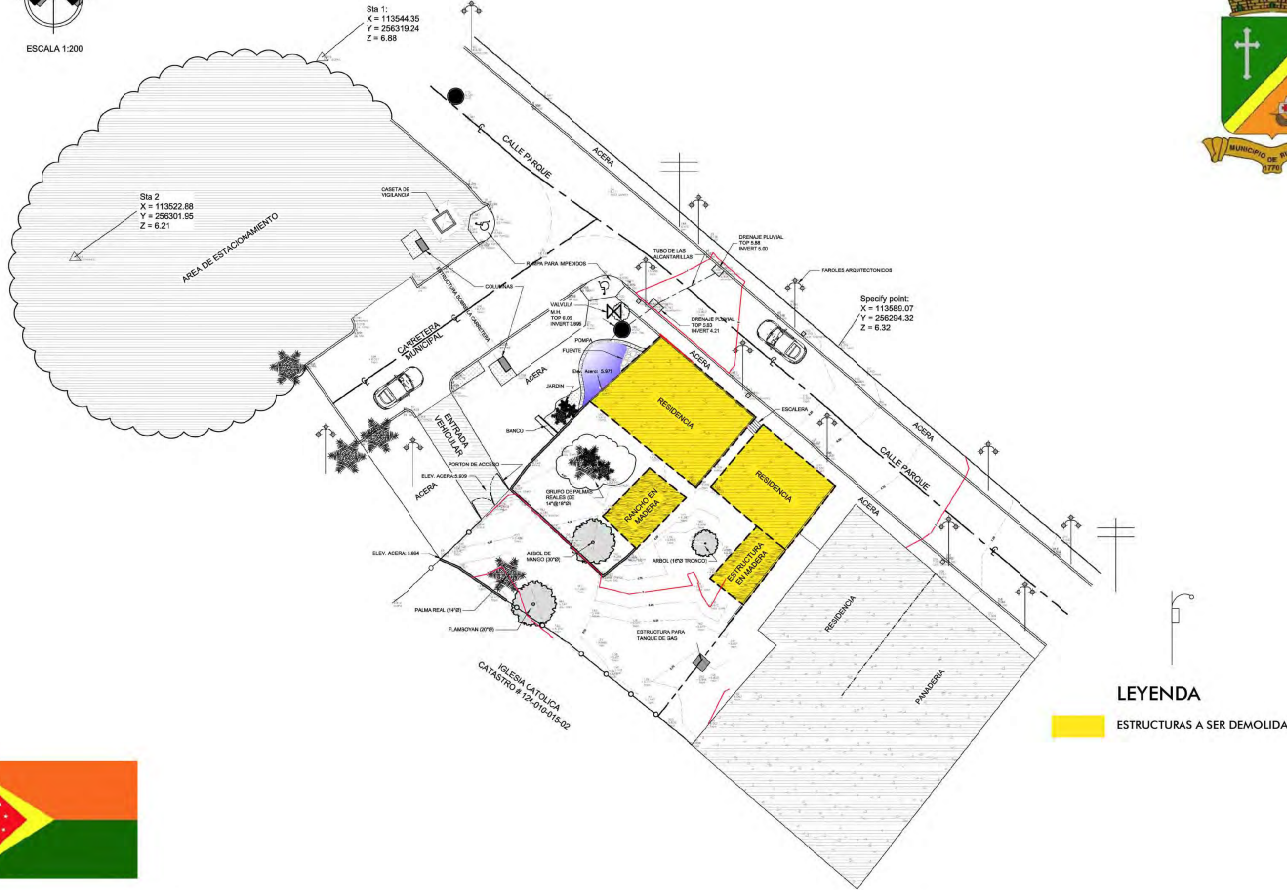
RINCÓN URBAN CENTER

03/76

T-03

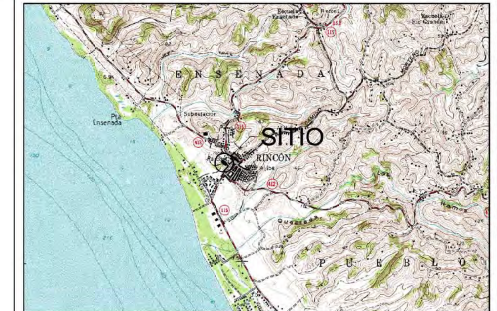


ESCALA 1:200



LEYENDA

ESTRUCTURAS A SER DEMOLIDAS



COORDENADAS LAMBERT N: 256,282.0231 E: 113,576.6694

CUADRANGULO TOPOGRAFICO

	NORTE MAGNETICO		PALMA REAL		PUNTO CÓDIGO COTA
	POSTES CON TRANSFORMADOR		ALUMBRADO ARQUITECTÓNICO		MANHOLE
	POSTES ELÉCTRICOS		VALVULAS		
	ARBOLES		CAJAS DE LUMINARIAS		

LEYENDA

1. TODAS LAS DISTANCIAS SON EN METROS A MENOS QUE SE INDIQUE OTRA UNIDAD.
2. LAS MEDIDAS DE ÁNGULO PARTIERON DEL NORTE MAGNÉTICO.
3. ESTE PLANO ESTÁ REFERENCIADO EN COORDENADAS LAMBERT NAD 83.
4. TODAS LAS COMANDANGAS AQUÍ PRESENTADAS FUERON INDICADAS POR EL PROPIETARIO DEL TERRENO Y SON MARCADAS SEGÚN VERJAS EXISTENTES.
5. ESTE PLANO FUE SOLICITADO POR EL MUNICIPIO DE RINCÓN.
6. NÚMERO DE CATASTRO: 124-010-015-01

NOTAS

SOLAR SEGUN MENSURA: 216.9875 M.C. = .0552 CDS.

RESUMEN DE AREA

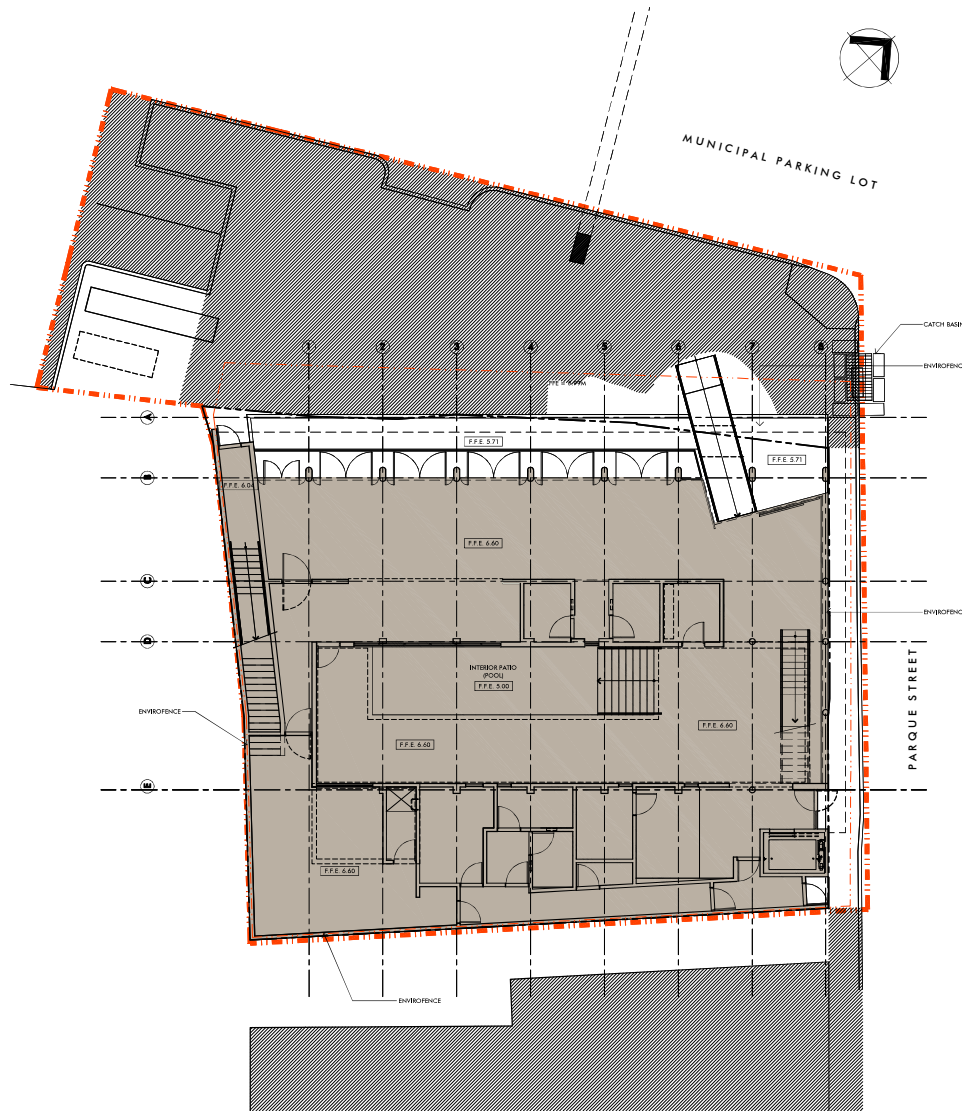
PLANO:

DE MENSURA DE UN PREDIO DONDE SE UBICA LA CASA "OJO DE MERO" PROPIEDAD DEL MUNICIPIO DE RINCÓN, LOCALIZADO EN LA CALLE PARQUE DEL CASCO URBANO DE RINCÓN.

RINCÓN REALTY & ENGINEERING
INGENIERO, TASAADOR Y CORREDOR DE BIENES RAÍCES
"SUNSET VILLAGE", LOCAL A-4, CALLE CAMBIJA, SECTOR EL BALNEARIO, BO.
ENSENADA, RINCÓN, P.R. 00677
E-MAIL: rinconrealty@gmail.com TEL./ FAX: 787-823-1764, CEL. 787-210-4694 / 787-901-7731

<p>AGRIMENSOR DENNIS O. VARGAS GONZÁLEZ LIC. NÚM. 21581</p>	<p>DELINEANTE ARMANDO ROSADO LÓPEZ LIC. NÚM. 3987</p>
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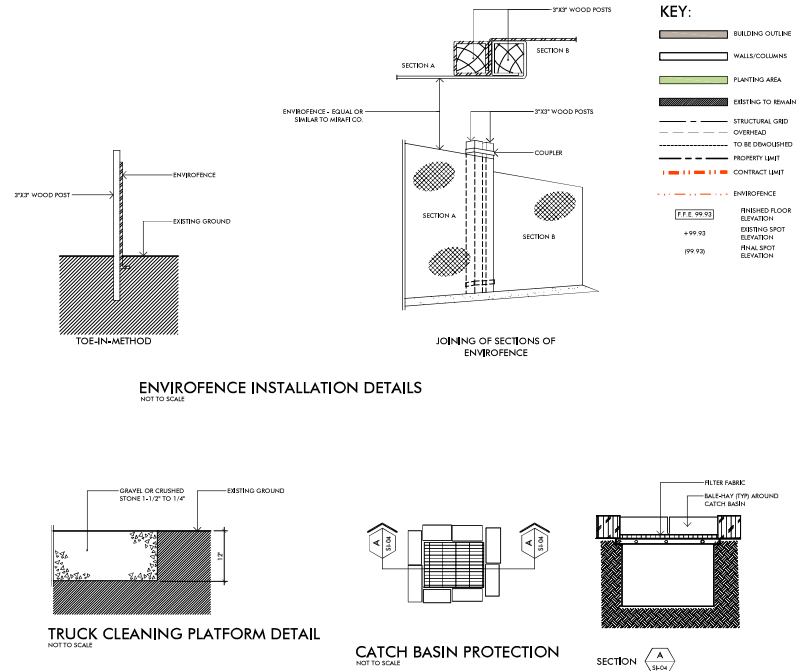


SITE 'CESS' PLAN

SCALE: 1"=100'

NOTES ON SEDIMENT CONTROL DURING CONSTRUCTION STAGE

1. CONTRACTOR SHALL CONSTRUCT, DETACH, SHALES, BERMS AND SEDIMENTATION POOLS FOR CONTROL OF EROSION AND SEDIMENT POLLUTION DURING CONSTRUCTION.
2. NO FILL SHALL BE LEFT UNSTABILIZED MORE THAN THIRTY DAYS, NOR STORED WITHOUT COMPACTION.
3. SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NECESSARY TO ASSURE A SATISFACTORY PERFORMANCE DURING CONSTRUCTION.
4. NO FILL SHALL BE STORED IN PROJECT FOR MORE THAN SEVEN DAYS.
5. ALL RUNOFF WATER DURING CONSTRUCTION PHASE SHALL ENTER THE SEDIMENTARY POOLS BEFORE LEAVING THE PROJECT.
6. ALL TRUCKS AND EQUIPMENT WHEELS SHALL BE CLEANED, AT CLEANING AREA, BEFORE LEAVING THE PROJECT.
7. DURING CONSTRUCTION THE PROJECT SHALL HAVE ONE EBT ONLY.
8. ALL PERMANENT SLOPES SHALL BE ERODED AS SOON AS POSSIBLE. CENTIPEDE GRASS SHALL BE USED AND SHALL BE PLANTED IN 12" X 12" SQUARES.
9. CONTRACTOR SHALL SPRAY WITH WATER (TWICE DAILY) ALL BARED GROUND THROUGHOUT PROJECT.
10. ALL SEDIMENT PREVENTIVE WORKS SHALL BE PERFORMED PRIOR EARTH MOVEMENT ACTIVITIES.
11. FOR ADDITIONAL INFORMATION ON SEDIMENT CONTROL DURING CONSTRUCTION SEE SPECIFICATIONS AND THE 'BEST PRACTICE' PROPOSAL.



ENVIROFENCE INSTALLATION DETAILS

TRUCK CLEANING PLATFORM DETAIL

CATCH BASIN PROTECTION

SECTION A

GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

SUBSISTENTE ACRÉDITO DISEÑO, ARCHITECT
#201002, #102, #2254

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico

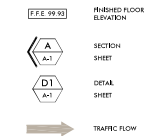
Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS

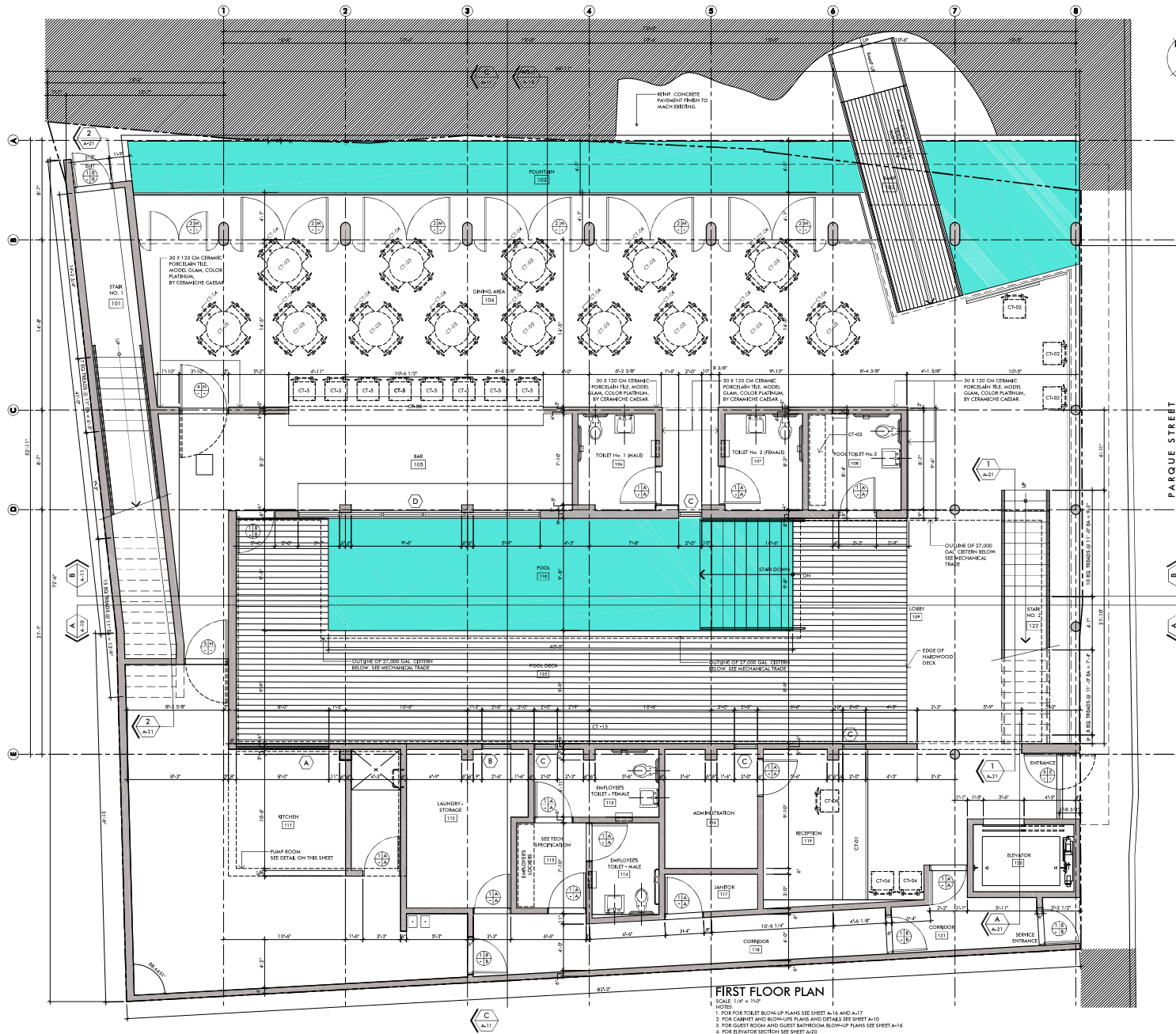
REVISIONS

SHEET TITLE:
SITE CES PLAN AND DETAILS

DRAWING SCALE:	1:100
SHEET NUMBER:	SI-04
SECTION:	
DRAWN BY:	
DATE:	March 9, 2015



SI-05



FIRST FLOOR PLAN

NOTES:
1. FOR TOILET BLOW-UP PLANS SEE SHEET A-16 AND A-17.
2. FOR CABINET AND BLOW-UP PLANS AND DETAILS SEE SHEET A-10.
3. FOR GUEST ROOM AND QUIET BATHROOM BLOW-UP PLANS SEE SHEET A-16.
4. FOR ELEVATOR SECTION SEE SHEET A-20.



CABINET & FURNITURE TYPES



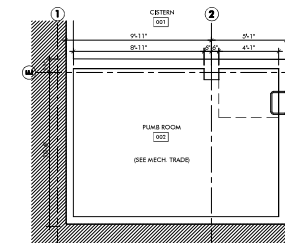
TYPE: CT-05 (N) (C)
INDOOR SEATING
MODEL: BERNI - BERNIPROD
FRAME IN POLYESTER PAINTED ALUMINUM TUBE. FOOT REST IN
POURED ANODIZED CAST ALUMINUM. SEAT AND BACK IN
RECTANGULAR POLYPROPYLENE
AN INTERACCION, BARCELONA, SPAIN.
DET. BY ANA-TO
SISTEMA PUERTO RICO, INC.



TYPE: CT-03 (N) (C)
OUTDOOR TABLE OF 75cm
MODEL: BERNI - BERNIPROD
FRAME IN POLYESTER PAINTED ALUMINUM TUBE. TOP IN
POURED ANODIZED CAST ALUMINUM. SEAT AND BACK IN
RECTANGULAR POLYPROPYLENE
AN INTERACCION, BARCELONA, SPAIN.
DET. BY ANA-TO
SISTEMA PUERTO RICO, INC.



TYPE: CT-04 (N) (C)
INDOOR SEATING
MODEL: BERNI - BERNIPROD
FRAME IN POLYESTER PAINTED ALUMINUM TUBE. SEAT AND BACK IN
RECTANGULAR POLYPROPYLENE
AN INTERACCION, BARCELONA, SPAIN.
DET. BY ANA-TO
SISTEMA PUERTO RICO, INC.



PUMP ROOM FLOOR PLAN

SCALE: 1/4" = 1'-0"

GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

PO BOX 3000 | SUITE 257C | COAMO, PR 00706-0000
TEL: 787.823.6334 | E-MAIL: garenadadga@gmail.com

GUILBERTO ACVEDO DIAZ, ARCHITECT
B-31061 NO. 9734

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09/19/2015
2	FOR CONSTRUCTION	09/19/2015

SHEET TITLE:
FIRST FLOOR PLAN, PUMP ROOM
FLOOR PLAN

DRAWING SCALE: AS NOTED

FILE NUMBER: hoo_arch_0015_001

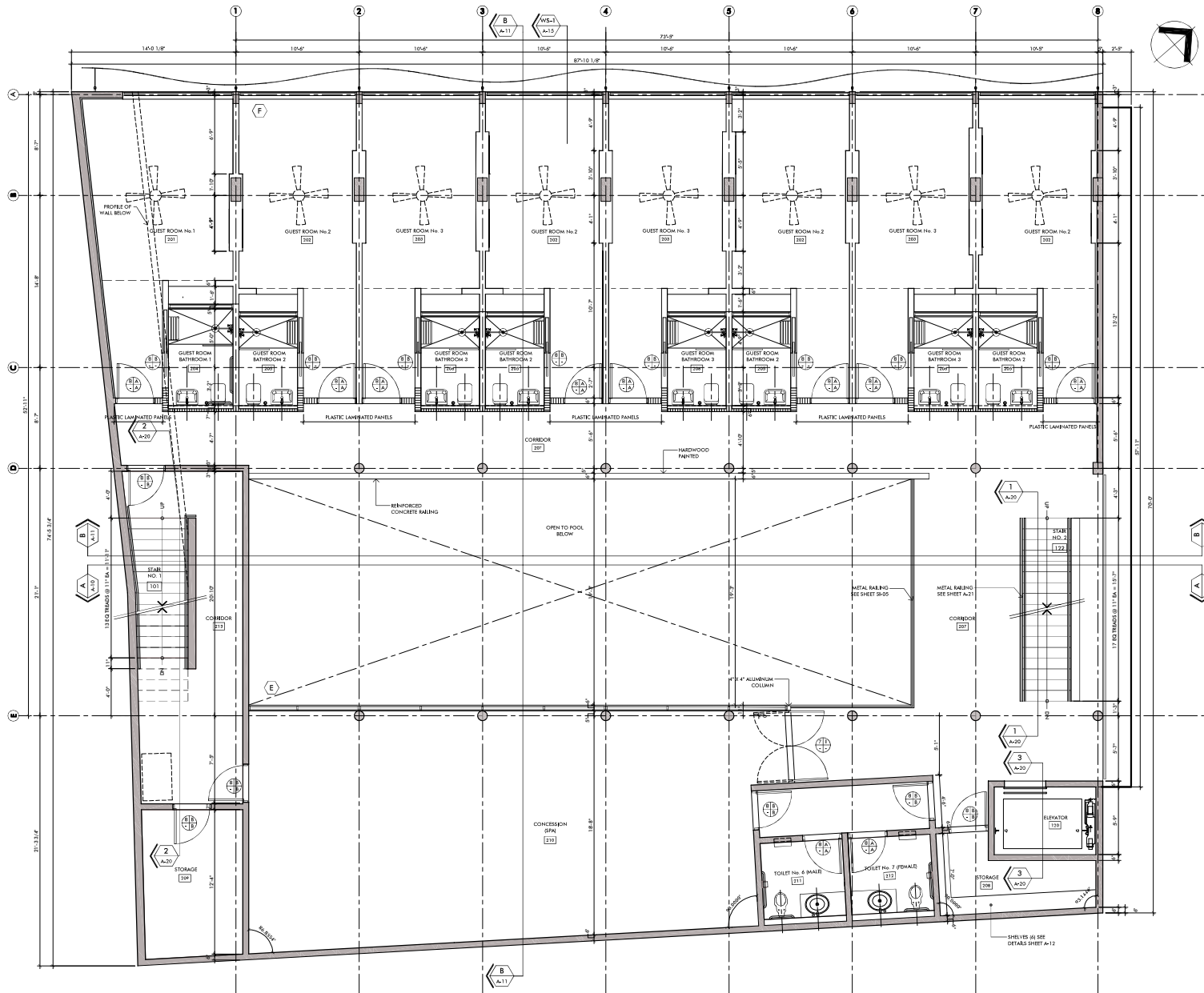
DESIGNED BY:

DRAWN BY:

DATE: March 9, 2015

09/76

A-01



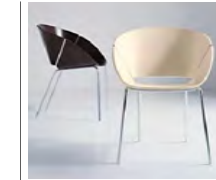
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTES:

1. FOR TOILET BLOW-UP PLANS SEE SHEET A-17, A-18
2. FOR GUEST ROOM AND GUEST BATHROOM BLOW-UP PLANS SEE SHEET A-16

CABINET & FURNITURE TYPES



TYPE: CT-02 (N) (C)
INDOOR SEATING
MODEL: URSE
FURNITURE INSITU, INC.
FURNITURE INSITU, INC.
FURNITURE INSITU, INC.



TYPE: CT-06 (N) (C)
SEATING
FURNITURE INSITU, INC.
FURNITURE INSITU, INC.
FURNITURE INSITU, INC.

PROJECT: 16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



GUILBERTO ACERVO DAVILA, ARCHITECT
839461 NO. 9724

PROJECT: 16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



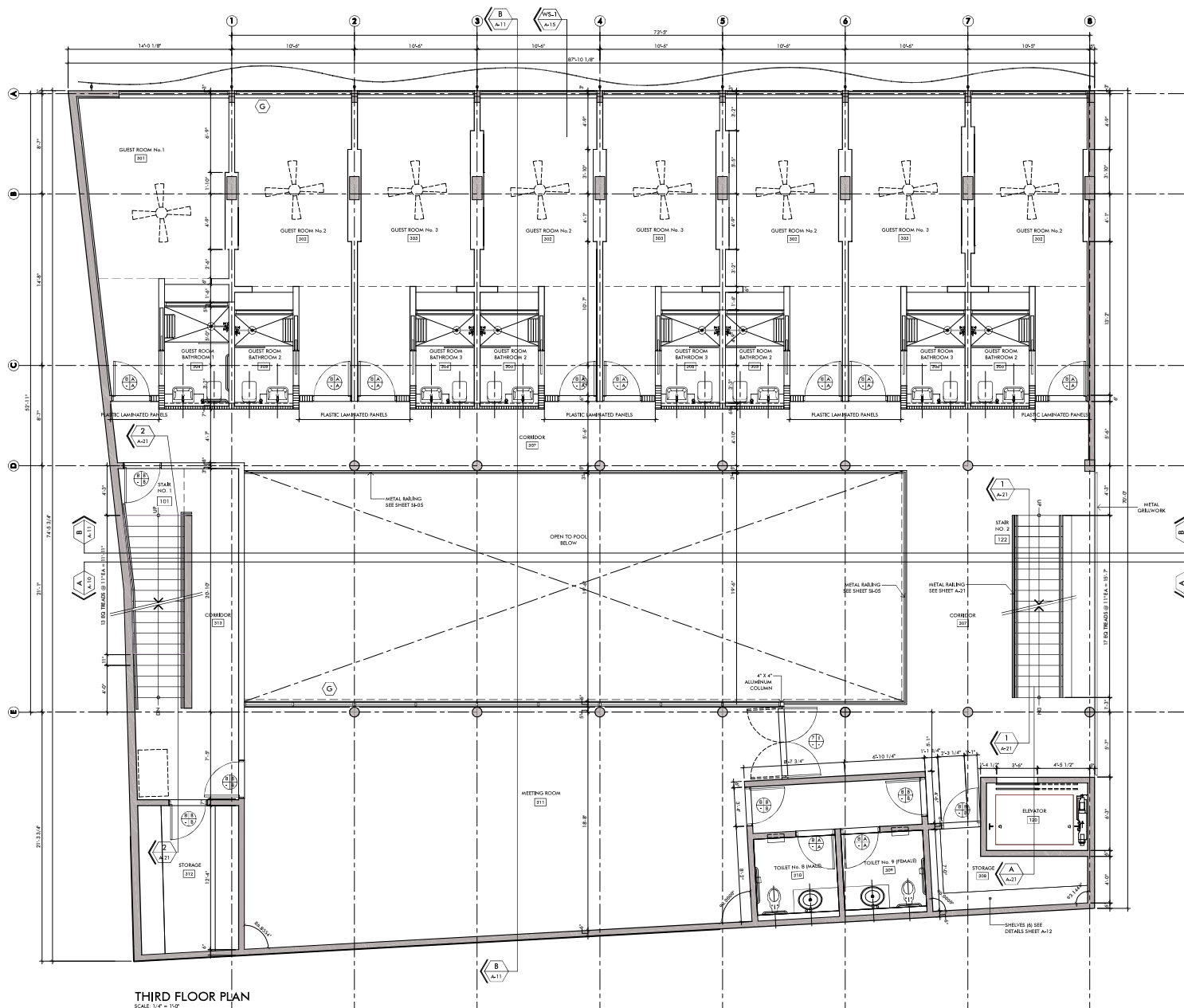
BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

NO.	DESCRIPTION	DATE
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SHEET TITLE:
SECOND FLOOR PLAN

DRAWING SCALE: 1/4" = 1'-0"
SHEET NUMBER: hoo_erc_0015_001
DESIGNER:
DRAWN BY:
DATE: March 9, 2015



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. FOR TOILET BLOW-UP PLANS SEE SHEET A-17, A-18
2. FOR GUEST ROOM AND GUEST BATHROOM BLOW-UP PLANS SEE SHEET A-16

GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

GUILBERTO ACEVEDO DIAZ, ARCHITECT
823466 NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
THIRD FLOOR PLAN

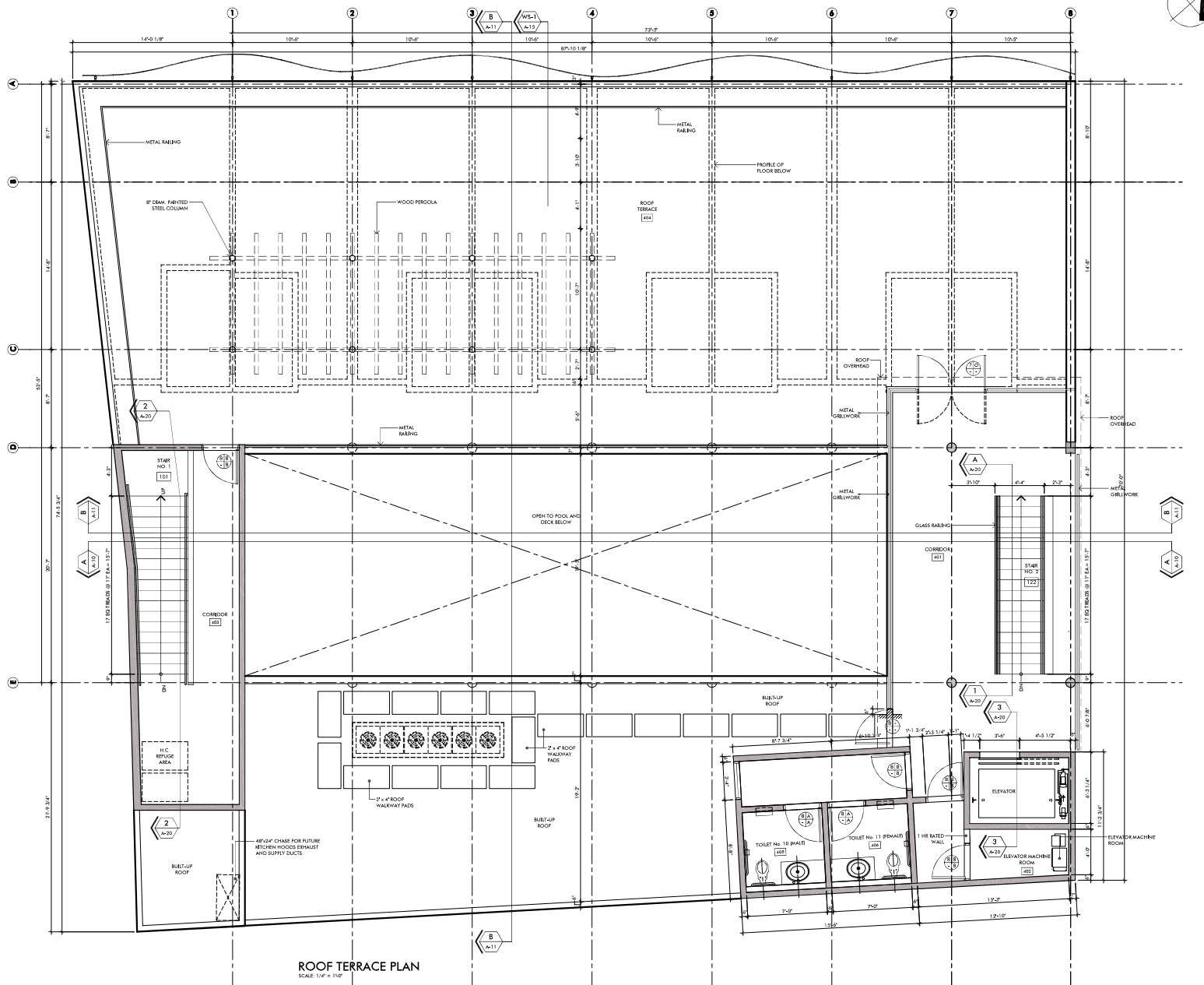
DRAWING SCALE: 1/4" = 1'-0"

SHEET NUMBER: haw_era_Third_Floor

DESIGNER:

DRAWN BY:

DATE: March 9, 2015



ROOF TERRACE PLAN

SCALE: 1/4" = 1'-0"

GA+NIF ARCHITECTOS
COAMO, PUERTO RICO

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GA+NIF
ARCHITECTOS
COAMO, PUERTO RICO

GUILBERTO ACERVO DAVILA, ARCHITECT
S: 2016 | NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico


Municipality of Rincón
Hon Carlos López Bonilla
Mayor

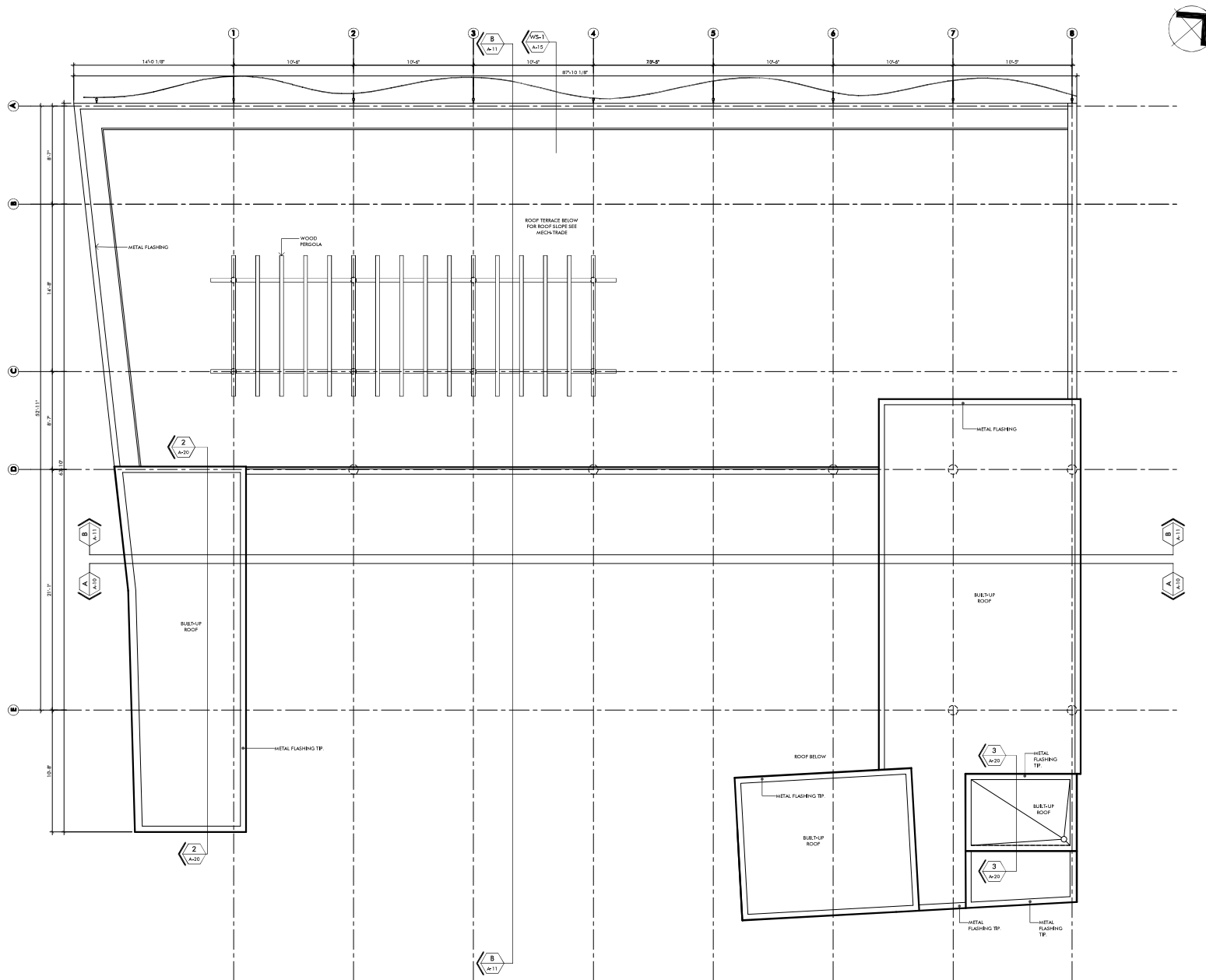
BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
ROOF TERRACE PLAN

DRAWING SCALE: 1/4" = 1'-0"
SHEET NUMBER: hoo_terr_0115_01a
SECTION:
DRAWN BY:
DATE: March 9, 2015



CONSTRUCTION OF THIS PROJECT AND THE DESIGN OF THE BUILDING ARE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR THE PERFORMANCE OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR THE PERFORMANCE OF THE BUILDING.

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GUILBERO ACEVEDO DAVILA, ARCHITECT
823061 NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico


Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
ROOF PLAN

DRAWING SCALE: 1/4"=1'-0"

SHEET NUMBER: hoo_aro_built_plan

DESIGN:

DRAWN BY:

DATE: March 9, 2015

13/76

A-05



GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

GUILLERMO ACEVEDO DAVILA, ARCHITECT
LICENSE NO. 9724

PROJECT :
16 ROOM HOTEL
HOTEL OJO DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

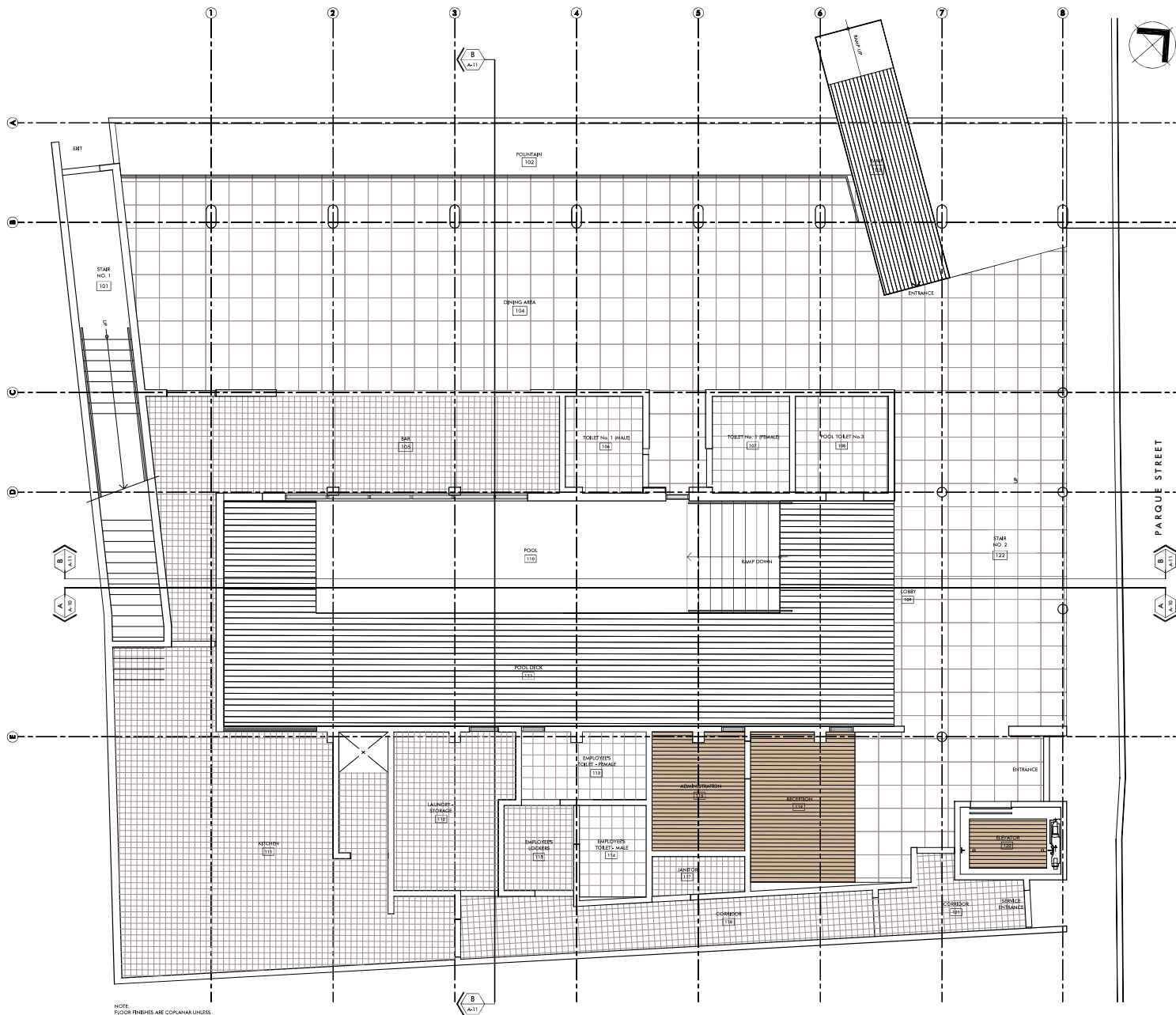
BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

[illegible]

**FIRST, SECOND AND THIRD
FLOOR PLANS - REFLECTED**

DRAWING SCALE :	AS NOTED
FILE NUMBER :	hoo_arch_9u15_44on
DESIGN :	
DRAWN BY :	
DATE :	March 9, 2015



KEY

- 4" VINYL PLANK - 120 mm x 900 mm
2.0mm THICK SOLID VINYL PLANK WITH
BRIELED EDGES, LIGHTWOOD, BY TOL
INTERNATIONAL
- LIFE HARDWOOD PLANK, 3/4" x 6" TONGUE
& GROOVE SATIN POLYURETHANE FINISH
SEE TECH SPEC.
- QUARRY TILE - 6" x 6" QUARRY FIELD TILE
BY AMERICAN CLEAN COLOR TO BE
SELECTED BY ARCHITECT.
- PORCELAIN TILE - 60 x 60 CM CERAMIC
PORCELAIN TILE ANDES SOUND COLOR,
COLOR DARGRAY, MATT FIN. BY
CERAMICHE CASAR DEST. BY NATIONAL
CERAMICS
- PORCELAIN TILE - 30 x 30 CM CERAMIC
PORCELAIN TILE ANDES TECHNOLOG,
COLOR ALHAMBRA, MATT FIN. BY
CERAMICHE CASAR DEST. BY NATIONAL
CERAMICS. (GUEST BATHROOMS)

ARCHITECT: GUILLERMO ACERVO DAVILA ARCHITECT
PROJECT: 16 ROOM HOTEL OJO DE AGUA
LOCATION: PARQUE STREET, PUEBLO WARD, RINCÓN, PUERTO RICO

PG BOX 3000 | SHITE 257C | COAMO, PR 00706-0000
TEL: 787.825.6534 | E-MAIL: gacervo@gsa.com

GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

GUILLERMO ACERVO DAVILA, ARCHITECT
R.C.P.R. NO. 9724

PROJECT:
**16 ROOM HOTEL
HOTEL OJO DE AGUA**
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

**BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS**

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE:
**FIRST FLOOR PLAN -
FLOOR PATTERN**

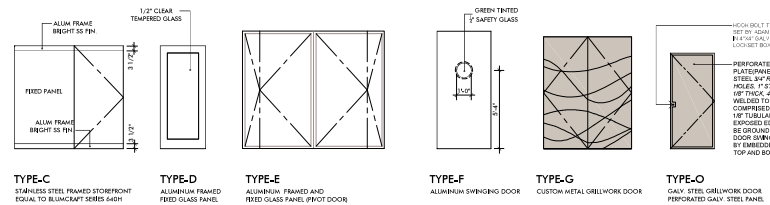
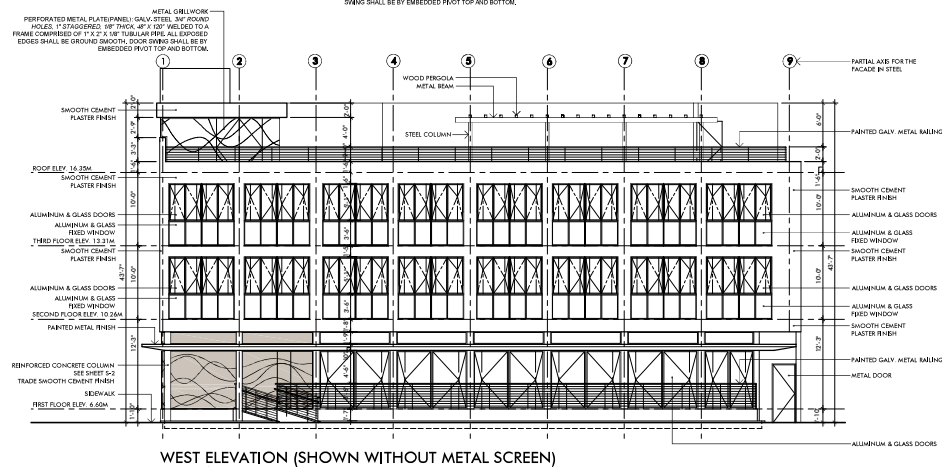
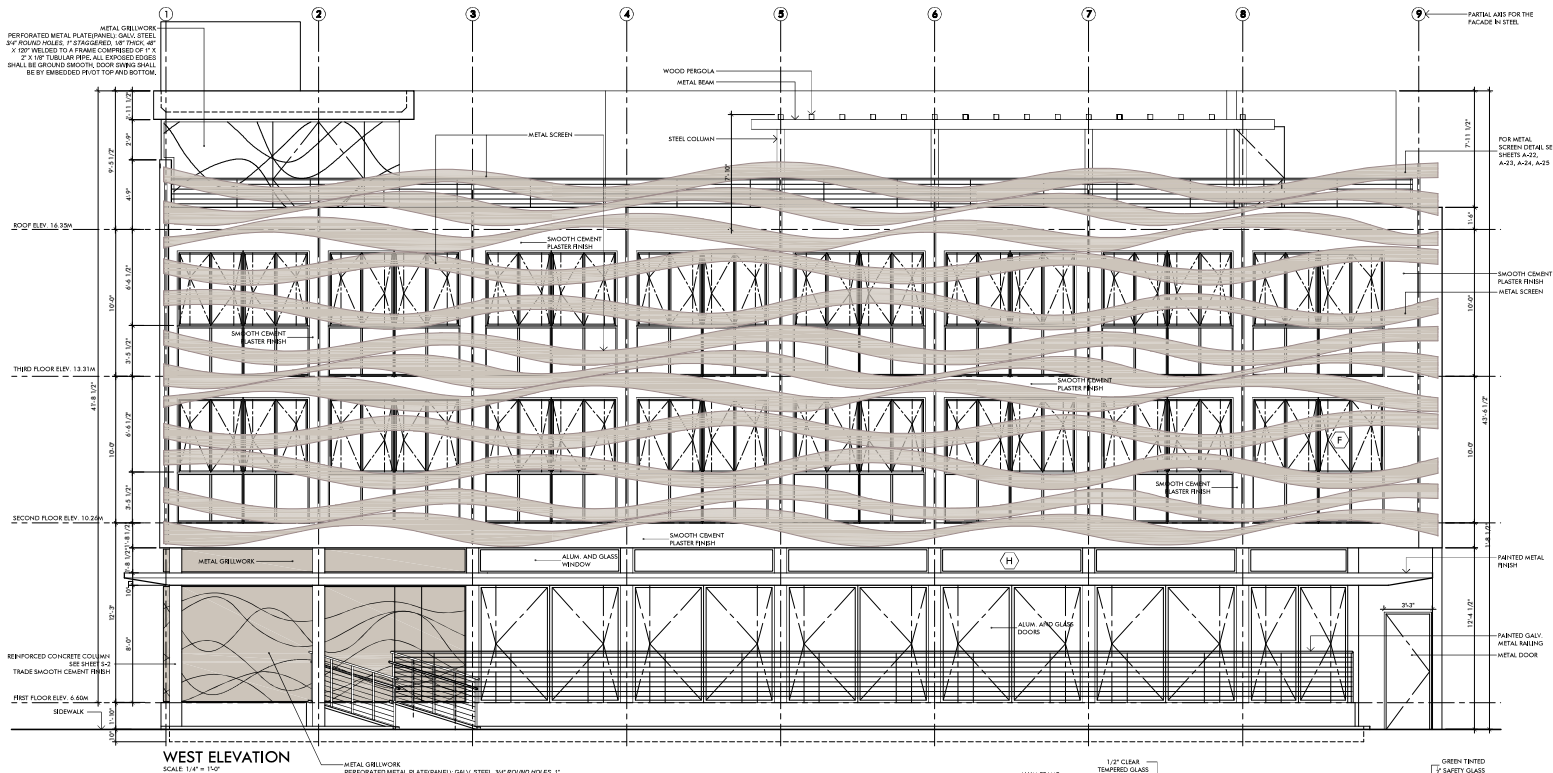
DRAWING SCALE: 1/4" = 1'-0"

FILE NUMBER: haw_arch_0015_001

DESIGNER:

DRAWN BY:

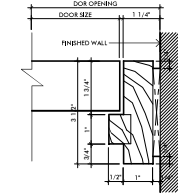
DATE: March 9, 2015



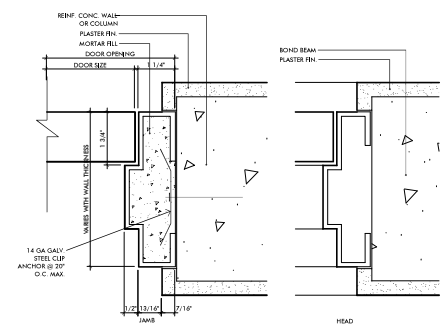
DOOR FRAME TYPES

SCALE: HALF FULL SCALE

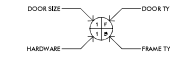
- NOTES:
- FRAMES SHOWN APPLY TO BOTH JAMBS AND HEAD UNLESS OTHERWISE INDICATED.
 - FRAME TYPE "O" SHALL BE ALUMINUM.
 - FOR WOOD SLIDING DOORS FRAME TYPE APPLIES TO SINGLE JAMB.



FRAME A



FRAME B



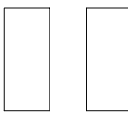
DOOR SCHEDULE

NO.	FIN. MATERIAL	UNIT	QTY
1	2-1/2"	8-1/2"	7-1/2"
2	2-1/2"	8-1/2"	7-1/2"
3	2-1/2"	8-1/2"	7-1/2"
4	2-1/2"	8-1/2"	7-1/2"
5	2-1/2"	8-1/2"	7-1/2"
6	2-1/2"	8-1/2"	7-1/2"
7	2-1/2"	8-1/2"	7-1/2"
8	2-1/2"	8-1/2"	7-1/2"
9	2-1/2"	8-1/2"	7-1/2"
10	2-1/2"	8-1/2"	7-1/2"

DOOR TYPES

SCALE: 1/8" = 1'-0"

- NOTES:
- INCLUDE ASTRAGAL AT ALL DOUBLE DOORS EXCEPT STOREFRONTS OR WHERE OTHERWISE INDICATED.
 - ALL DOORS 1-3/4" THICK UNLESS OTHERWISE INDICATED.



TYPE-A: SOLID WOOD DOOR, PLASTIC LAMINATE FIN.
TYPE-B, B1: METAL DOOR, FULL FLUSH, D1 - 1/4" LABELED

PROFESSIONAL SEAL REQUIRED FOR ALL DRAWINGS. THE SEAL OF THE ARCHITECT MUST BE PLACED ON THE DRAWING. THE SEAL OF THE ARCHITECT MUST BE PLACED ON THE DRAWING. THE SEAL OF THE ARCHITECT MUST BE PLACED ON THE DRAWING.

PG BOX 3000 [SHEET 257C] [COAMD, PR 007094000]
1/8 707.825.6534 [E-MAIL: gcedeno@ga+nif.com]



GUILBERTO ACEVEDO DIAZ, ARCHITECT
8/21/08 NO. 9734

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico

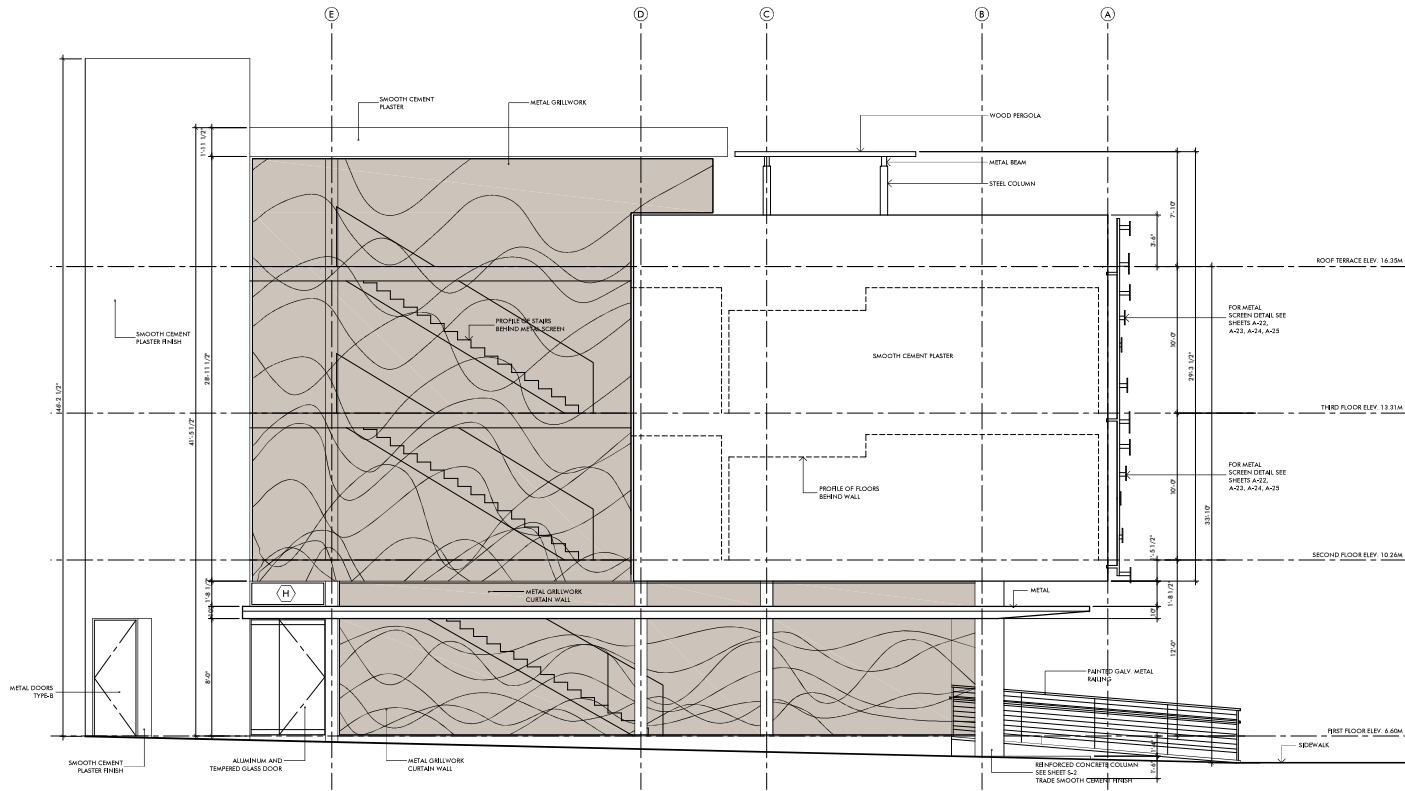


Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

NO.	DESCRIPTION	DATE
1	WEST ELEVATION	AS NOTED
2	DOOR TYPES, SCHEDULE	AS NOTED
3	DETAILS	AS NOTED
4	DOOR TYPES, SCHEDULE	AS NOTED
5	DETAILS	AS NOTED
6	DOOR TYPES, SCHEDULE	AS NOTED
7	DETAILS	AS NOTED
8	DOOR TYPES, SCHEDULE	AS NOTED
9	DETAILS	AS NOTED
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11	DETAILS	AS NOTED
12	DOOR TYPES, SCHEDULE	AS NOTED
13	DETAILS	AS NOTED
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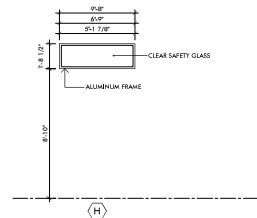
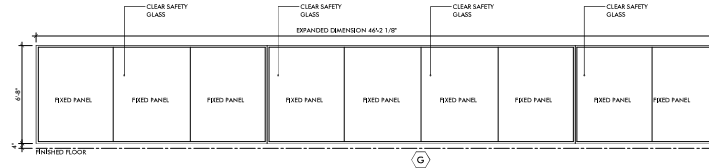
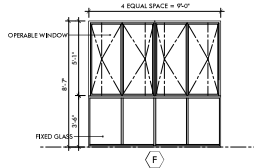
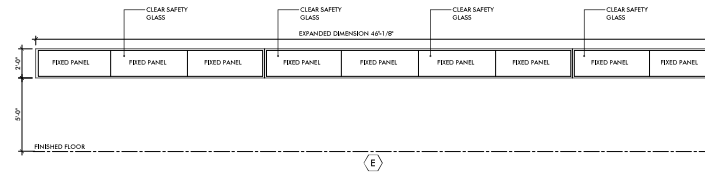
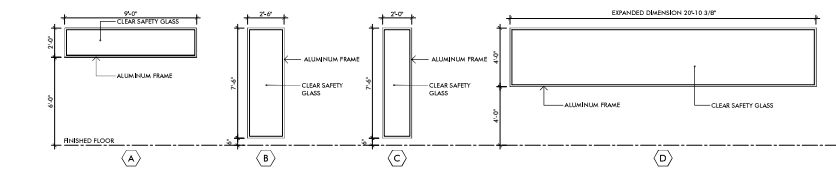


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW TYPES

SCALE: 1/4" = 1'-0"

- NOTES:
1. FOR GLASS TYPES SEE TECHNICAL SPECIFICATIONS SECTION 08000.
2. FOR WINDOW DETAILS SEE SHEET A-1.3.



NO.	OPENING		UNIT		DESCRIPTION
	WIDTH	HEIGHT	WIDTH	HEIGHT	
A	1'-0"	4'-1 1/2"	1'-0 1/2"	7'-4 1/2"	PROJ. WINDOW SERIES 223 BY VALCOR-AMCOR
B	20'-11 1/4"	2'-0"	20'-8 3/4"	1'-4 1/2"	PROJ. WINDOW SERIES 223 BY VALCOR-AMCOR
C	3'-0"	4'-7 1/2"	2'-9 1/2"	4'-0"	PROJ. WINDOW SERIES 223 BY VALCOR-AMCOR
D	8'-0"	4'-1"	4'-11 3/4"	4'-0 3/4"	EMBEDDED "I" LOUVER, MODEL 125, BY VALCOR-AMCOR
E	4'-0"	9'-11"	3'-4 1/2"	7'-4 1/2"	PROJ. WINDOW SERIES 223 BY VALCOR-AMCOR
F	4'-10"	2'-0"	40'-4 1/2"	1'-4 1/2"	PROJ. WINDOW SERIES 223 BY VALCOR-AMCOR
G	10'-0"	8'-0"	10'-2 1/2"	7'-4 1/2"	CASHEM WINDOW SERIES BY VALCOR-AMCOR
G1	10'-0"	8'-0"	10'-2 1/2"	2'-0 1/2"	CASHEM WINDOW SERIES BY VALCOR-AMCOR
H	2'-0"	4'-0 1/2"	2'-0 1/2"	4'-0"	PROJ. WINDOW SERIES 223 BY VALCOR-AMCOR
I	4'-0"	10'-2 1/4"	-	-	CASHEM WINDOW SERIES BY VALCOR-AMCOR
J	4'-5 5/8"	10'-2 1/4"	-	-	CASHEM WINDOW SERIES BY VALCOR-AMCOR
K	8'-10"	8'-0"	8'-7 1/2"	7'-4 1/2"	CASHEM WINDOW SERIES BY VALCOR-AMCOR
K1	8'-10"	8'-0"	8'-7 1/2"	8'-4 1/2"	CASHEM WINDOW SERIES BY VALCOR-AMCOR
L	8'-11"	8'-0"	8'-8 1/2"	7'-4 1/2"	CASHEM WINDOW SERIES BY VALCOR-AMCOR
L1	8'-11"	8'-0"	8'-8 1/2"	8'-0 1/2"	CASHEM WINDOW SERIES BY VALCOR-AMCOR
M	8'-0"	2'-0"	4'-9 1/2"	1'-4 1/2"	PROJ. WINDOW SERIES 223 BY VALCOR-AMCOR

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TEL: 787.825.6534 | E-MAIL: gcevedo@ga+nif.com



GUILERMO ACEVEDO DAVILA, ARCHITECT
S-21061 NO. 9724

PROJECT:
**16 ROOM HOTEL
PARQUE OJO DE AGUA**

**Parque Street
Pueblo Ward
Rincón, Puerto Rico**



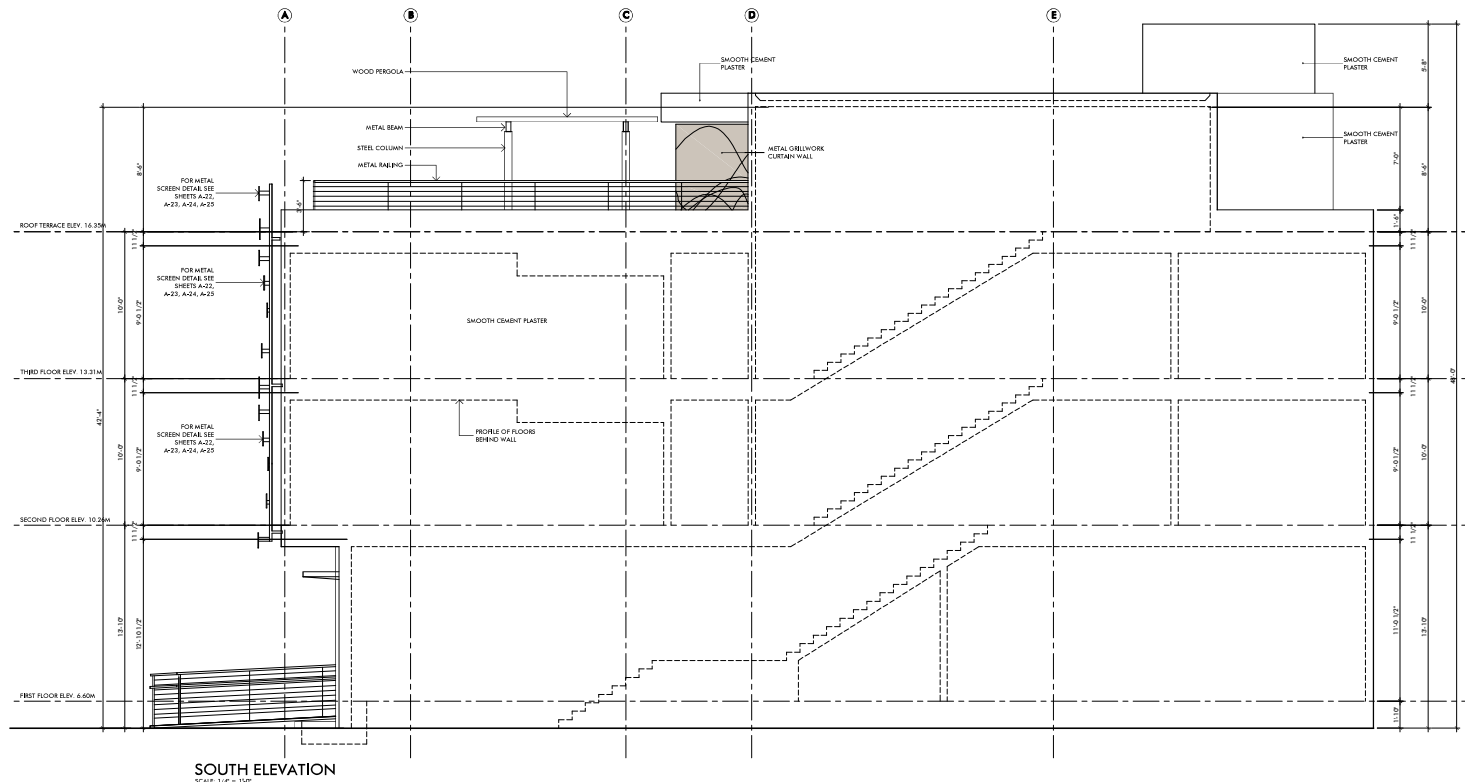
**Municipality of Rincón
Hon Carlos López Bonilla
Mayor**

**BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS**

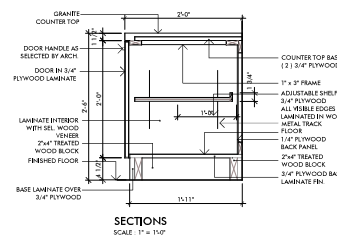
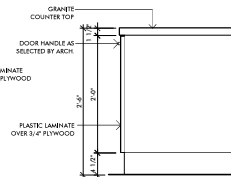
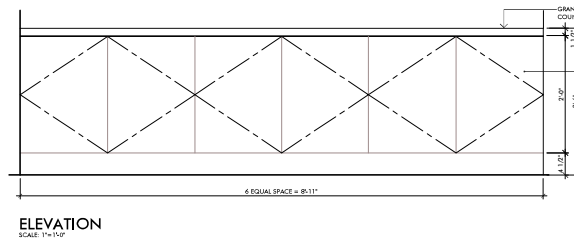
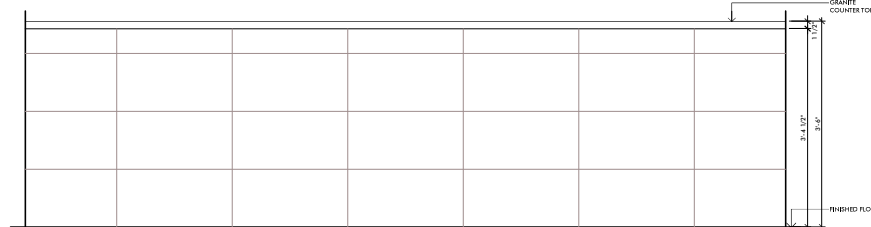
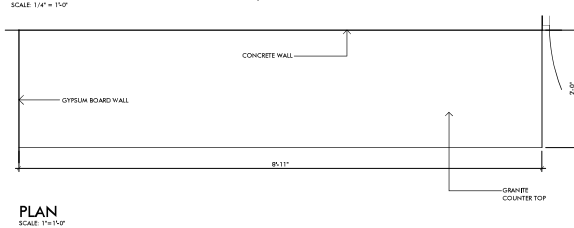
REVISIONS

SHEET TITLE:
**NORTH ELEVATION
WINDOW TYPES AND SCHEDULE**

DRAWING SCALE: AS NOTED
SHEET NUMBER: haw_arch_build_44m-sections
DESIGNER:
DRAWN BY:
DATE: March 9, 2015



ADMINISTRATION CABINET PLAN, ELEVATIONS AND SECTIONS



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TEL: 787.825.6534 | E-MAIL: gacvenda@ga+nif.com



GUILBERTO ACVEDO DAVILA, ARCHITECT
B21061 NO. 9734

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

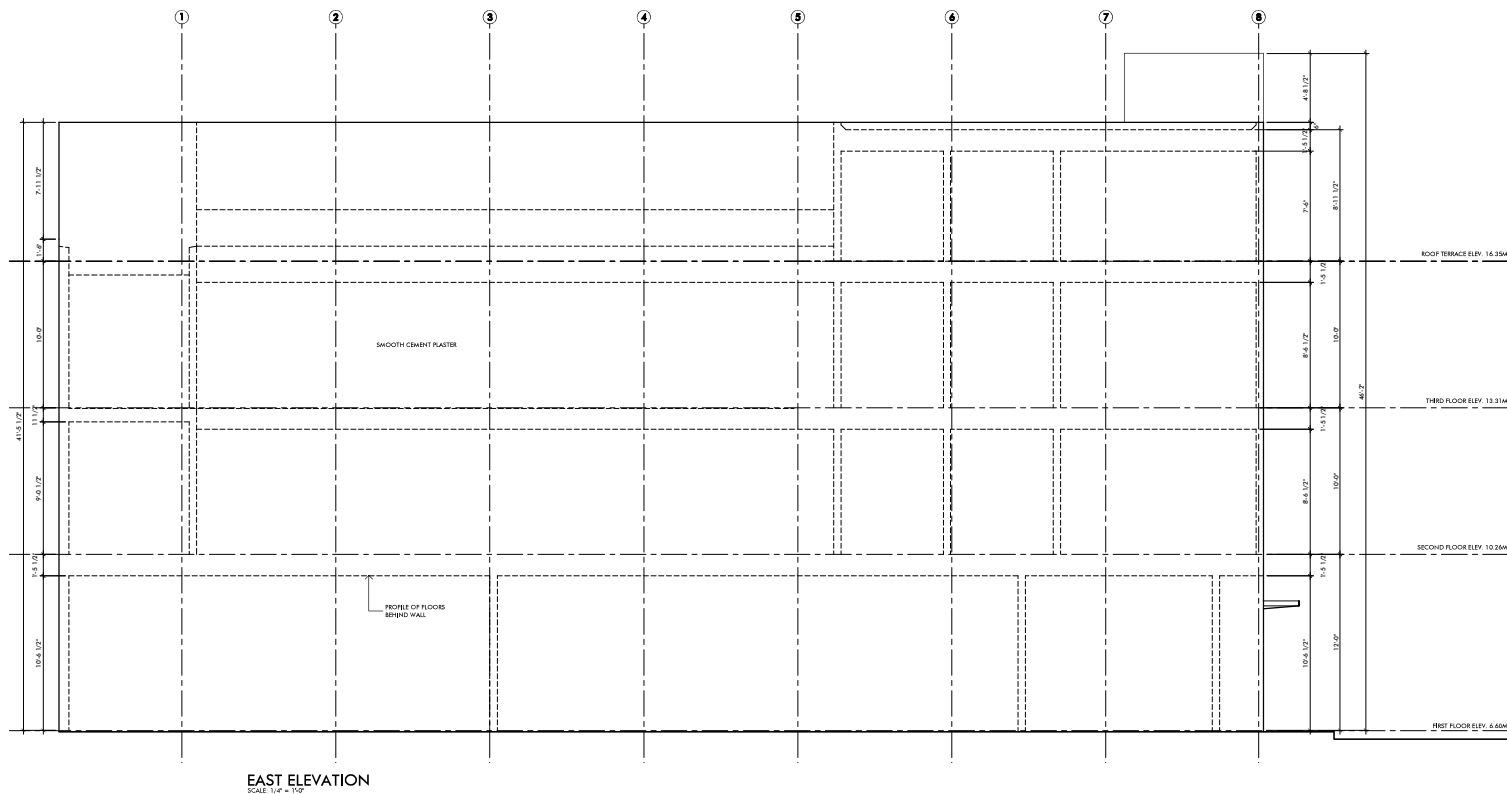
BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE:
SOUTH ELEVATION, CABINET, PLAN, ELEVATIONS AND SECTIONS

DRAWING SCALE: AS NOTED
SHEET NUMBER: 1600_south_elev_elev-sections
DESIGNER:
DRAWN BY:
DATE: March 9, 2015



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GUILBERMO ACERVEDO DAVILA, ARCHITECT
B21001 NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
EAST ELEVATIONS, CABINET, PLAN,
ELEVATIONS AND SECTIONS

DRAWING SCALE: 1/4" = 1'-0"

SHEET NUMBER: hoo_arch_built_46m-sections

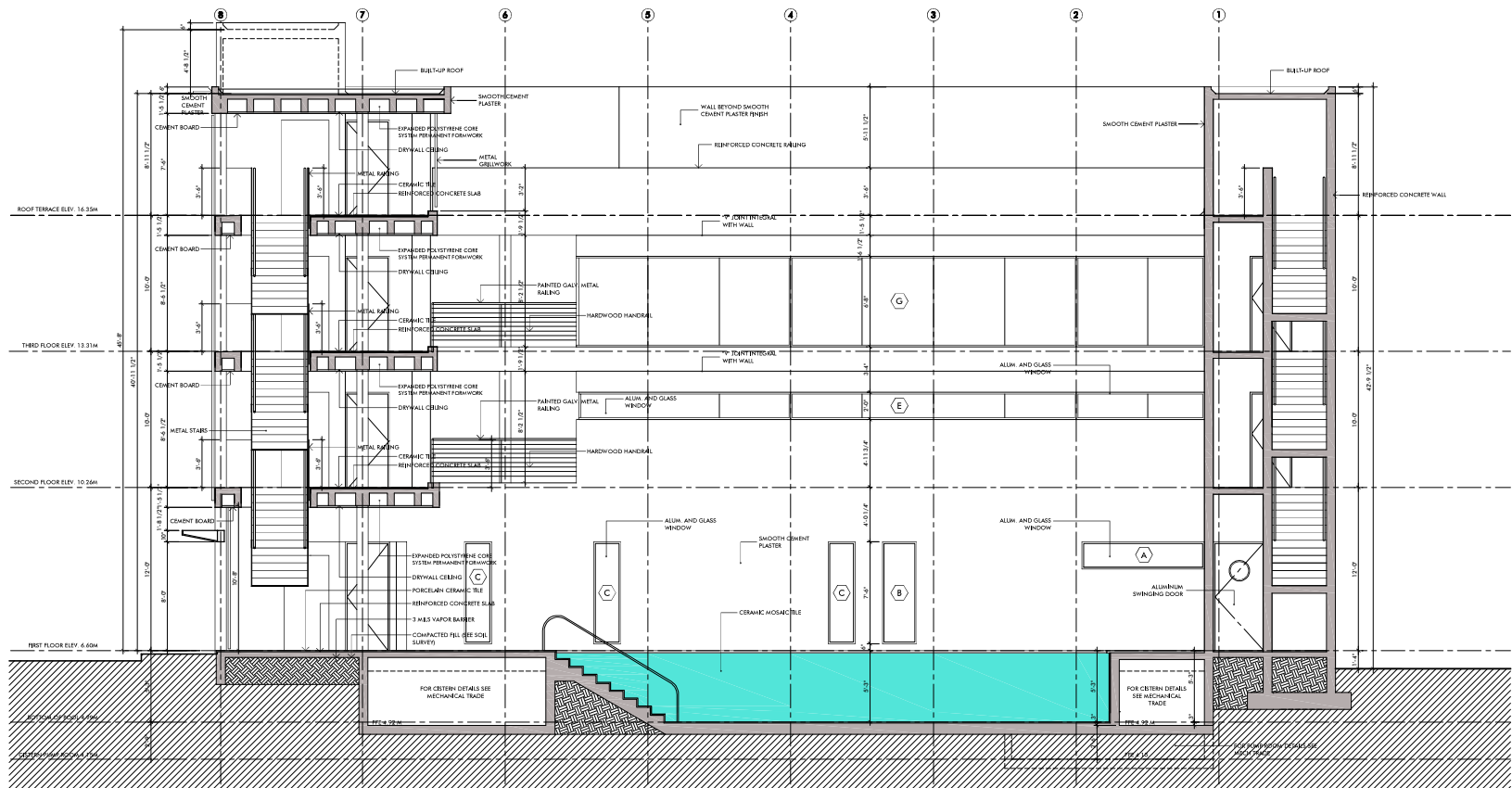
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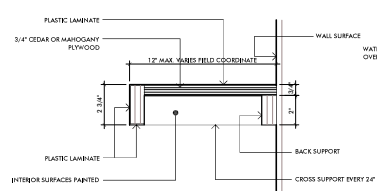
DATE: March 9, 2015

19/76

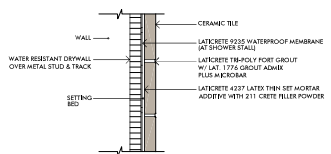
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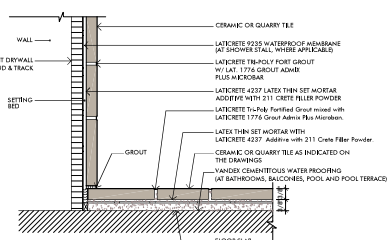
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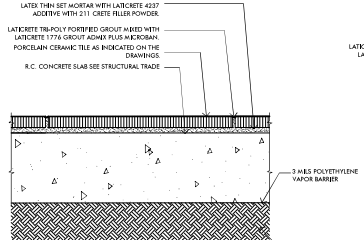
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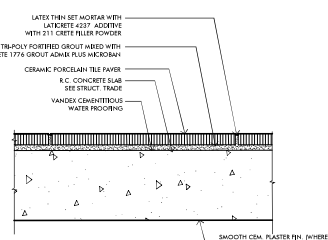
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SCALE: 3/8\"/>



TYP. TILE FLOORING INSTALLATION DETAIL
SCALE: 3/8\"/>



PORCELAIN CERAMIC TILE DETAIL
SCALE: 3/8\"/>



PORCELAIN CERAMIC TILE DETAIL
SCALE: 3/8\"/>

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ARQUITECTOS
COAMO, PUERTO RICO

GUILBERTO ACVEDO DAVILA, ARCHITECT
823688 NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico

Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
SECTION A-A

DRAWING SCALE: AS NOTED
SHEET NUMBER: 1600_0000_0000_0000
DESIGNER:
DRAWN BY:
DATE: March 9, 2015

20/76 A-12

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TEL: 787.825.6534 | E-MAIL: garenad@ga+nif.com

GUILBERMO ACERVEDO DAVILA, ARCHITECT
B210101 NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



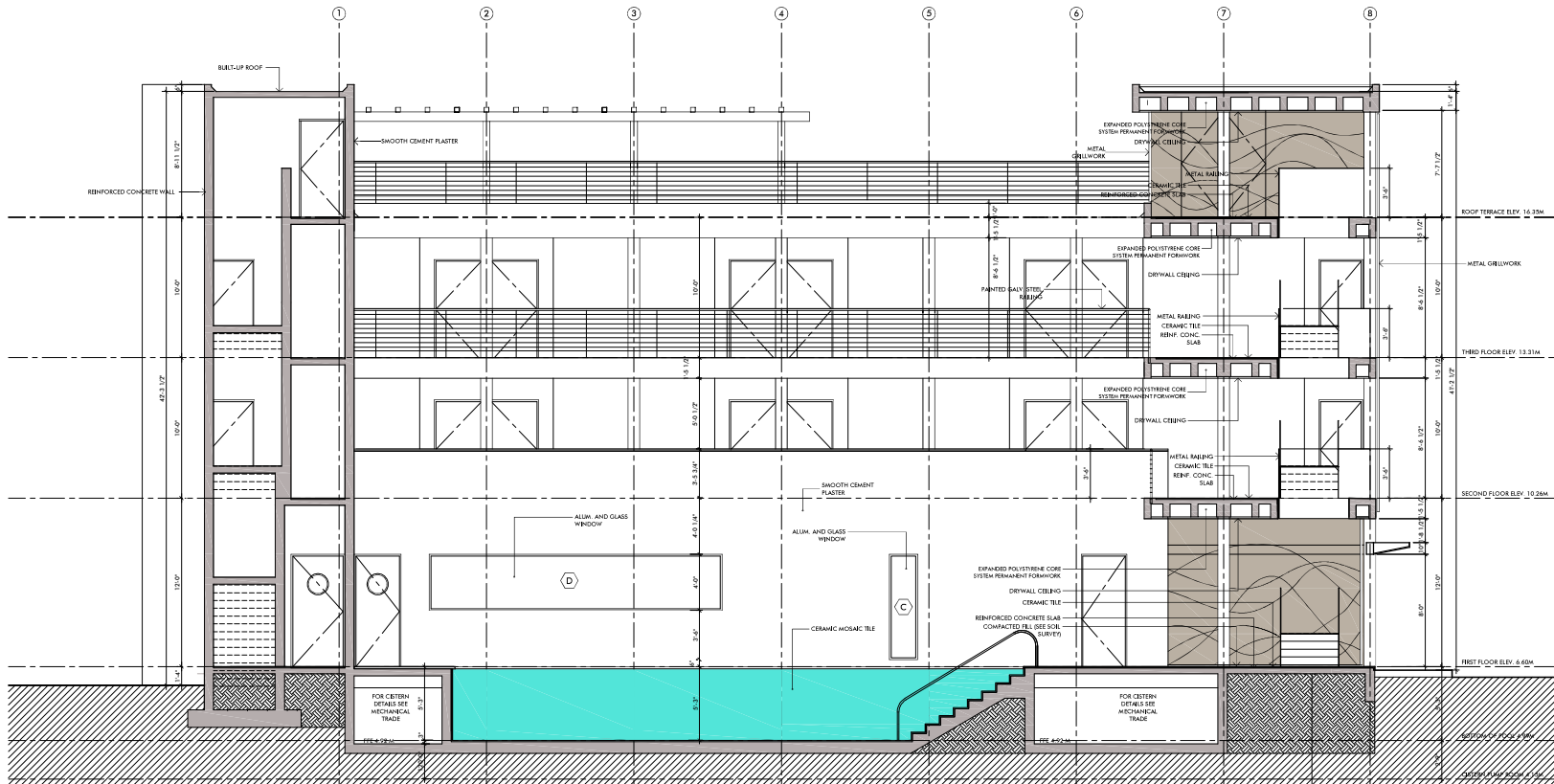
Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS

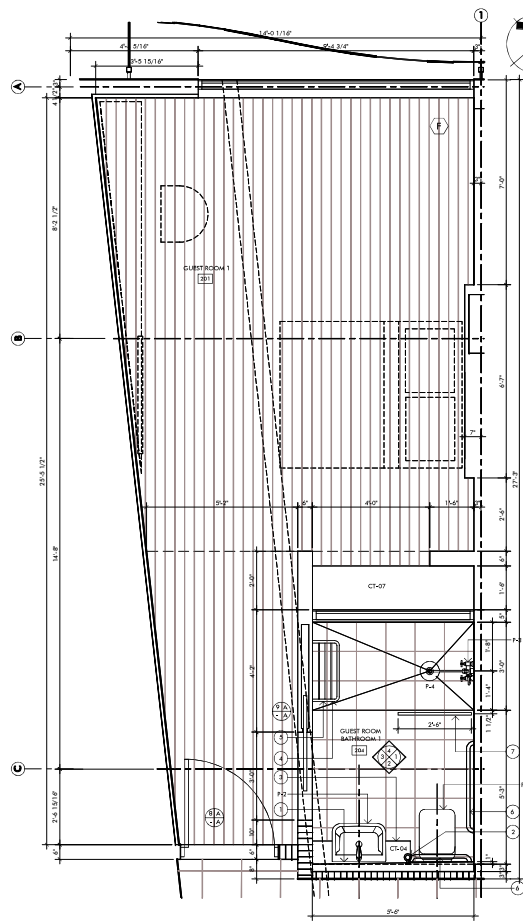
REVISIONS

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SECTION B-B

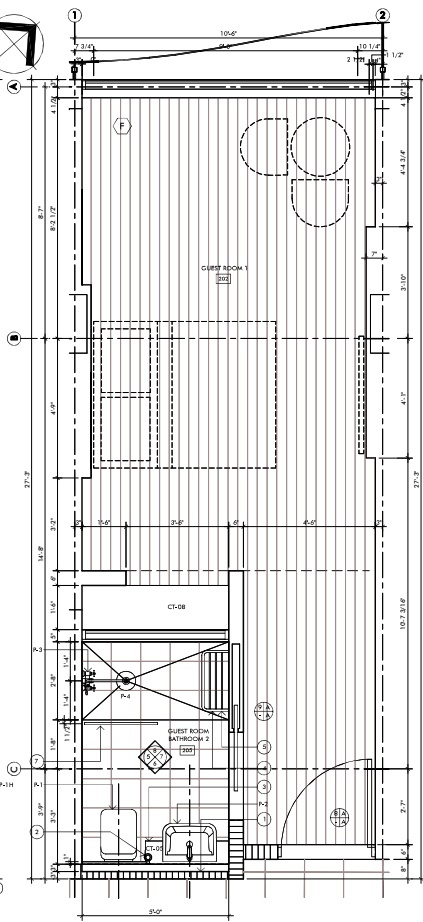
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SHEET NUMBER: hoo_arch_Bldg_44a-sections
DESIGN:
DRAWN BY:
DATE: March 9, 2015



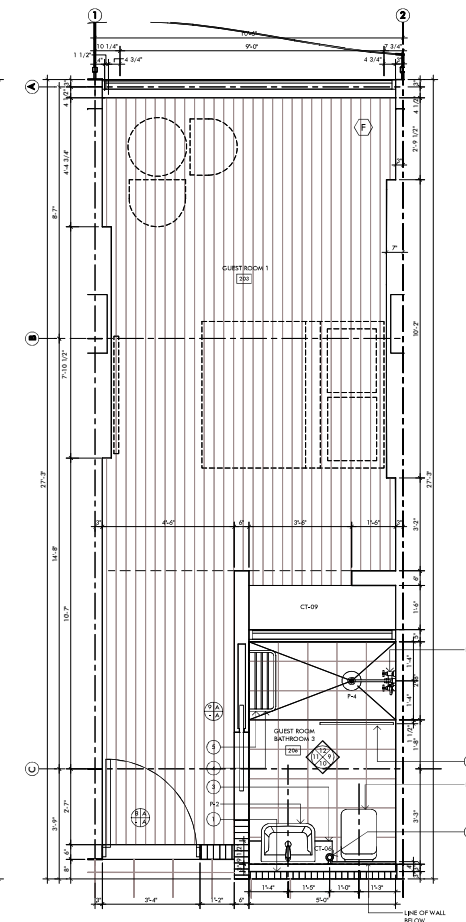
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SCALE: 1/8" = 1'-0"



GUEST ROOM No. 1 - BLOW-UP PLAN

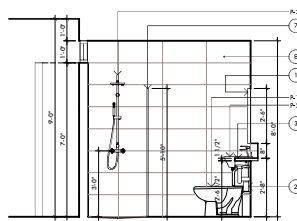


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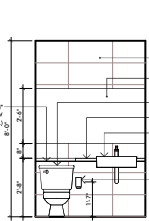


GUEST ROOM No. 3 - BLOW-UP PLAN

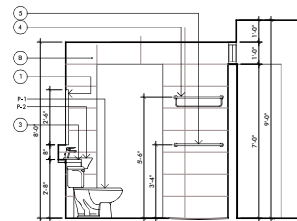
GUEST BATHROOM ELEVATIONS



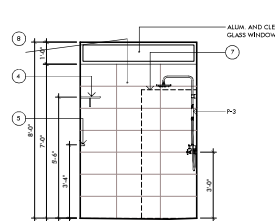
1 5 9
NOTE: REVERSE FOR ELEV. No. 5



2 6 10
NOTE: REVERSE FOR ELEV. No. 6



3 7 11
NOTE: REVERSE FOR ELEV. No. 7



4 8 12
NOTE: REVERSE FOR ELEV. No. 8

KEY:

- ACCESSORIES:
1. 1/2" SAFETY GLASS MIRROR, SEE AS SHOWN IN THE DRAWINGS, CONCEALED MOUNTING SYSTEM (SIMILAR TO ROCA LUNA SERIES)
 2. SINGLE ROLL TOILET PAPER HOLDER, AOD. #16382001 BY ROCA SANFABO, S.A.
 3. LAVATORY COUNTERTOP, HANOGANY OAK CEDAR PLYWOOD FINISHED IN PLASTIC LAMINATE TYPE SANFOS, SOFT #91137 BY ABET LAMINATI, SEE CABINETS CT-04, CT-05 AND CT-06.
 4. WALL MOUNTED TOWEL RACK, HOTELS 2.0 COLLECTION, AOD. #16376001, POLISHED FIN. BY ROCA SANFABO, S.A.
 5. WALL MOUNTED TOWEL RAIL, HOTELS 2.0 COLLECTION, AOD. #16376001, POLISHED FIN. BY ROCA SANFABO, S.A.
 6. STRAIGHT GRAB RAIL, HOTELS 2.0 COLLECTION, AOD. #16376001, POLISHED FIN. BY ROCA SANFABO, S.A.
 7. THERMO GLASS SHOWER SCREEN, CONTINUOUS RECESSED FLOOR AND WALL MOUNT.
 8. 30 X 60CM, CERAMIC PORCELAIN TILE, UNIGLIA, COLOR TURBINA, BRIGHT BY CERAMICHE CAESAR.
 9. 30 X 30CM, CERAMIC PORCELAIN TILE, UNIGLIA, COLOR TURBINA, COMPOSIZIONE, MATT BY CERAMICHE CAESAR.
- FIXTURES:
- F-1. WATER CLOSET:
• WHITE VITREOUS CHINA ONE PIECE WATER CLOSET WITH VERTICAL OUTLET, OSGO, REF. No. 34951, O. ROCA SANFABO, S.A.
- F-1H. WATER CLOSET (FOR HANDICAPPED):
• WHITE VITREOUS CHINA CLOS-COUPLED WATER CLOSET WITH VERTICAL OUTLET, ACCESS, REF. No. 34951T, O. ROCA SANFABO, S.A.
• WHITE SEAT AND COVER, REF. No. 801230, A. ROCA SANFABO, S.A.
- F-2. WALL MOUNTED LAVATORY:
• 60X40 CM RECESSED WHITE VITREOUS CHINA BOWL, WIDEFORM, REF. No. 327245, O. ROCA SANFABO, S.A.
• ARCHITECTIC BATH MIXER WITH POP-UP WASTE, ESVAL, REF. No. 540591000, ROCA SANFABO, S.A.
- F-3. SHOWER COLUMN:
• CHROME SHOWER COLUMN WITH HAND SHOWER AND FLEXIBLE HOSE, TWIN-LEVER MODEL, LOFT, REF. No. 540591000, ROCA SANFABO, S.A.
- F-4. SHOWER DRAIN:
• INTEGRATED SHOWER DRAIN, B-DRAIN SYSTEMS, REF. No. 274692000, ROCA SANFABO, S.A.

PROYECTO: 16 ROOM HOTEL, HOTEL OJO DE AGUA
PARQUE STREET, PUEBLO WARD, RINCÓN, PUERTO RICO
ARCHITECT: GUILBERTO ACVEDO DAVILA, ARCHITECT
G.D. 2014-01-01 NO. 9724



GUILBERTO ACVEDO DAVILA, ARCHITECT
G.D. 2014-01-01 NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor
BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

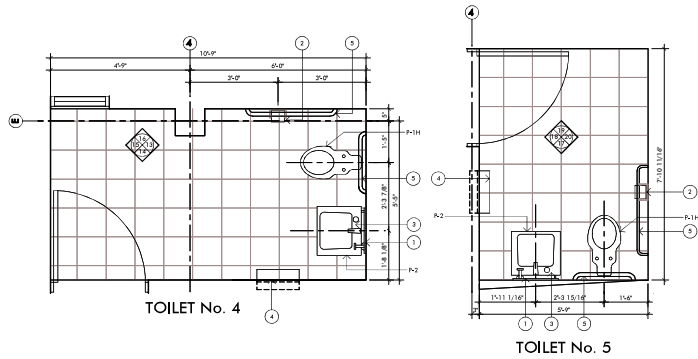
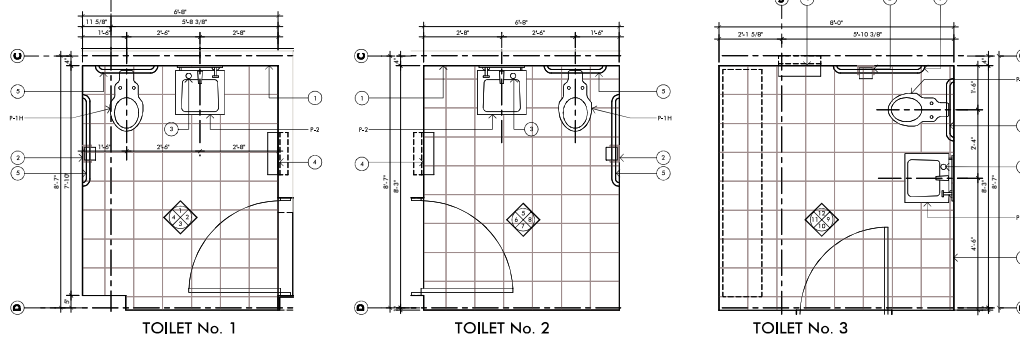
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SHEET TITLE:
GUEST ROOM AND
GUEST BATHROOM BLOW-UP
PLANS, ELEVATIONS AND NOTES

DRAWING SCALE: 1/2"=1'-0"
SHEET NUMBER: hoo_arch_Bldg_16-000-000
DESIGNER:
DRAWN BY:
DATE: March 9, 2015

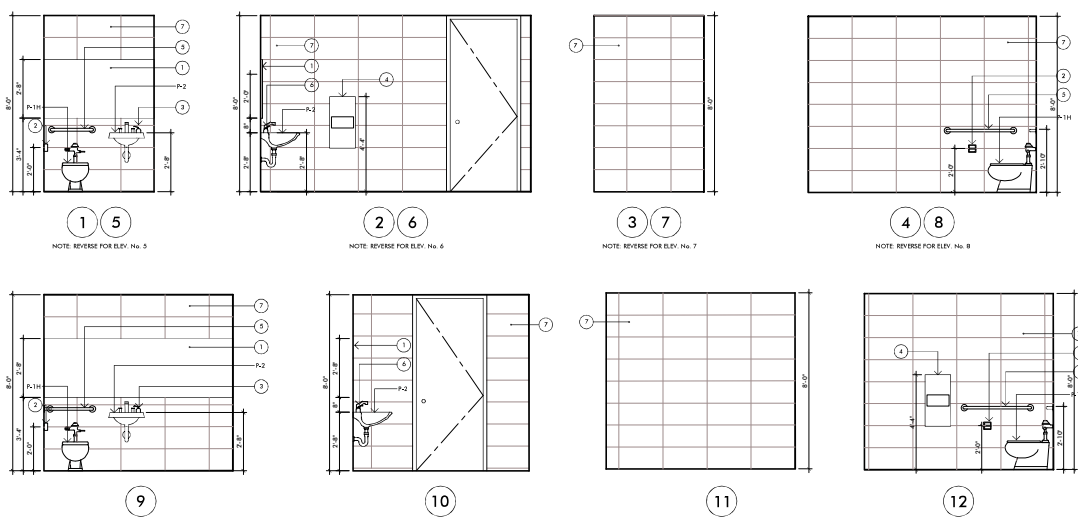
TOILET BLOW-UP PLANS

SCALE 1/2"=1'-0"



TOILET ELEVATIONS

SCALE 3/8"=1'-0"



KEY:

ACCESSORIES:

- 1/4" SAFETY GLASS MIRROR, SEE AS SHOWN IN THE DRAWINGS, CONCEALED MOUNTING SYSTEM SIMILAR TO RICA LUNA SERIES.
- SINGLE ROLL TOILET PAPER DISPENSER WITH VANDAL RESISTANT SPINDLE 0385-12 BY AMERICAN SPECIALTIES, INC.
- COUNTERTOP OR LAVATORY MOUNTED SOAP DISPENSER BNO 03332 BY AMERICAN SPECIALTIES, INC.
- RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, MODEL 64623 BY AMERICAN SPECIALTIES, INC.
- GRAB BAR, CONCEALED MOUNTING, BRISTLE STAINLESS STEEL FINISH, SERIES 3236 36" OR 48" AS REQUIRED, BY AMERICAN SPECIALTIES, INC.
- MOP HOLDER AND BAG HOOKS MODEL 8215-3 BY AMERICAN SPECIALTIES, INC.
- PORCELAIN TILE, FINISH SCHEDULE.

FEATURES:

- F-H WATER CLOSET (FOR HANDICAPPED):
- FRONTIER WATER CLOSET MODEL W-4368, WHITE VITREOUS CHINA, ELONGATED BOWL, 1 1/2" TOP SPUD.
 - LUCKY MODEL 84-4050, FRONT WHITE SEAT.
 - ZURR MODEL Z-6800-W1, TOP SPUD, 1.6 GAL. FLUSH VALVE.
 - FLAT BOLT COVER.
- F-2 WALL MOUNTED LAVATORY:
- WHITE VITREOUS CHINA, ROUND WALL MOUNTED LAVATORY, PORCHER MODEL 20020-01 001, SINGLE HOLE.
 - CHICAGO FAUCETS MODEL 333-669 METERING LAVATORY FAUCET, SINGLE WATER INLET, 3/8" SPUD, PUSH HANDLE, SPRAY OUTLET, COLD WATER INDEX.
 - ACQUINE 155AC-CAST BRASS SQUEE TOP OPEN CLOS, POLISHED CHROME FINISH.
 - ACQUINE 8873-C CAST BRASS ADJUSTABLE P-TRAP WITH CLEANOUT PLUG, POLISHED CHROME FINISH.
 - ACQUINE 10115-LAVATORY SUPPLIES WITH LOOSE KEY.

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COAMO, PUERTO RICO

GUILBERMO ACVEDO DIAZ, ARCHITECT
8231601 NO. 9724

PROJECT:

16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS

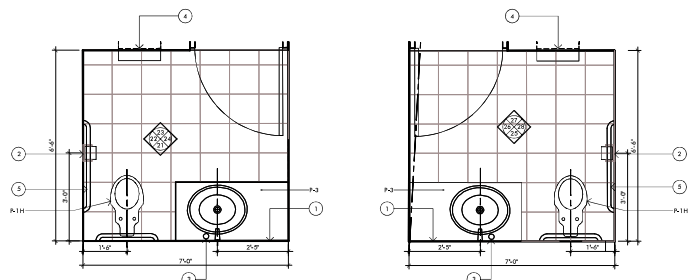
REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
TOILET BLOW-UP PLANS
ELEVATIONS AND NOTES

DRAWING SCALE: 1/2"=1'-0"
SHEET NUMBER: hoo_arch_bldg_16room-040
DESIGNER:
DRAWN BY:
DATE: March 9, 2015

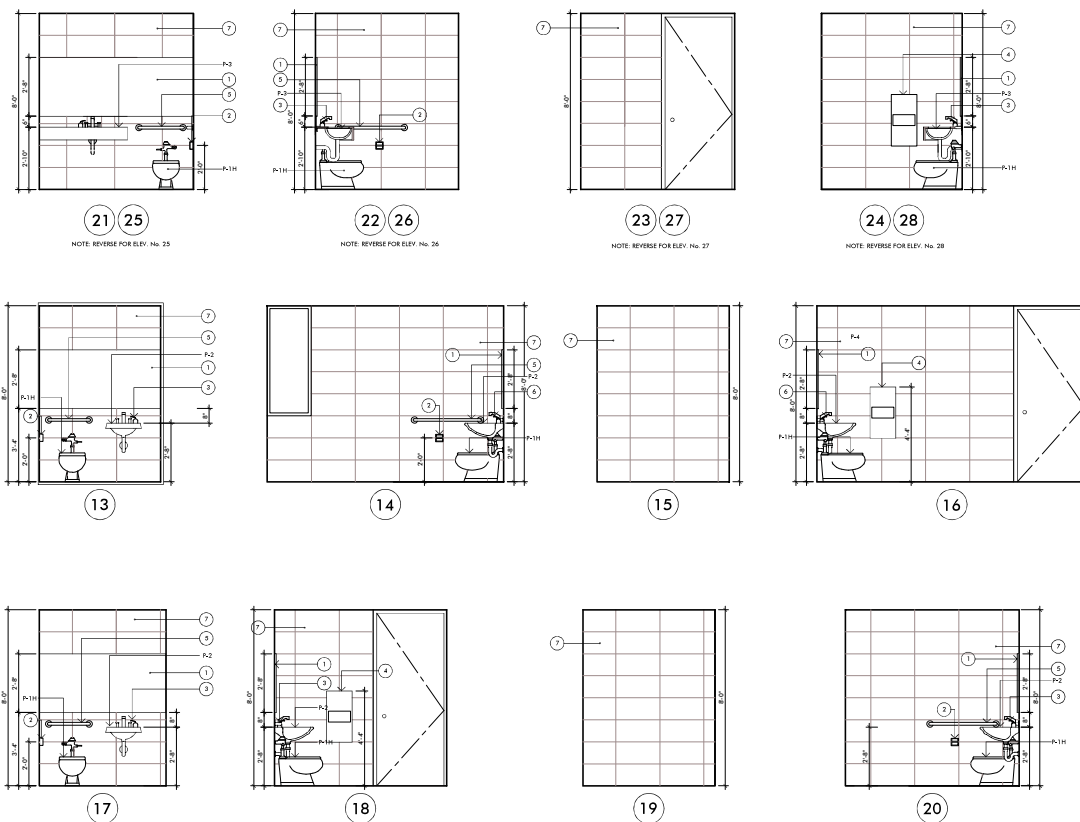
SCALE: 1/2"=1'-0"



TOILET No. 6,8,10

TOILET No. 7,9,11

SCALE: 3/8"=1'-0"



ACCESSORIES

- ACCESSORIES
- | | |
|----|--|
| 1. | 1/4" SAFETY GLASS MIRROR, SIZE AS SHOWN IN THE DRAWINGS, CONCEALED MOUNTING SYSTEM SIMILAR TO ALOHA LUCA SERIES. |
| 2. | SINGLE ROLL TOILET PAPER DISPENSER WITH VANDAL RESISTANT SPINDLE 0245-12 BY AMERICAN SPECIALTIES, INC. |
| 3. | COUNTERTOP OR LAVATORY MOUNTED SOAP DISPENSER BNO 03332 BY AMERICAN SPECIALTIES, INC. |
| 4. | RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, MODEL 44623 BY AMERICAN SPECIALTIES, INC. |
| 5. | GRAB BAR, CONCEALED MOUNTING, BRIGHT STAINLESS STEEL FINISH, SERIES 3256 36" OR 48" AS REQUIRED, BY AMERICAN SPECIALTIES, INC. |
| 6. | MOP HOLDER AND RAG HOOKS MODEL 0215-12 BY AMERICAN SPECIALTIES, INC. |
| 7. | 30 X 60CM, CERAMIC PORCELAIN TILE, UNIQUA, COLOR TURQUINA, BRIGHT BY CERAMICHE CASAR. |

FIXTURES:

- [illegible]

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GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

GUILLERMO ACEVEDO DAVILA, ARCHITECT
LICENSE NO. 9724

PROJECT:

16 ROOM HOTEL
HOTEL OJO DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

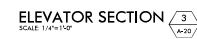
SHEET TITLE :
**TOILET BLOW-UP PLANS
ELEVATIONS AND NOTES**

DRAWING SCALE: 1/2"= 1'-0"

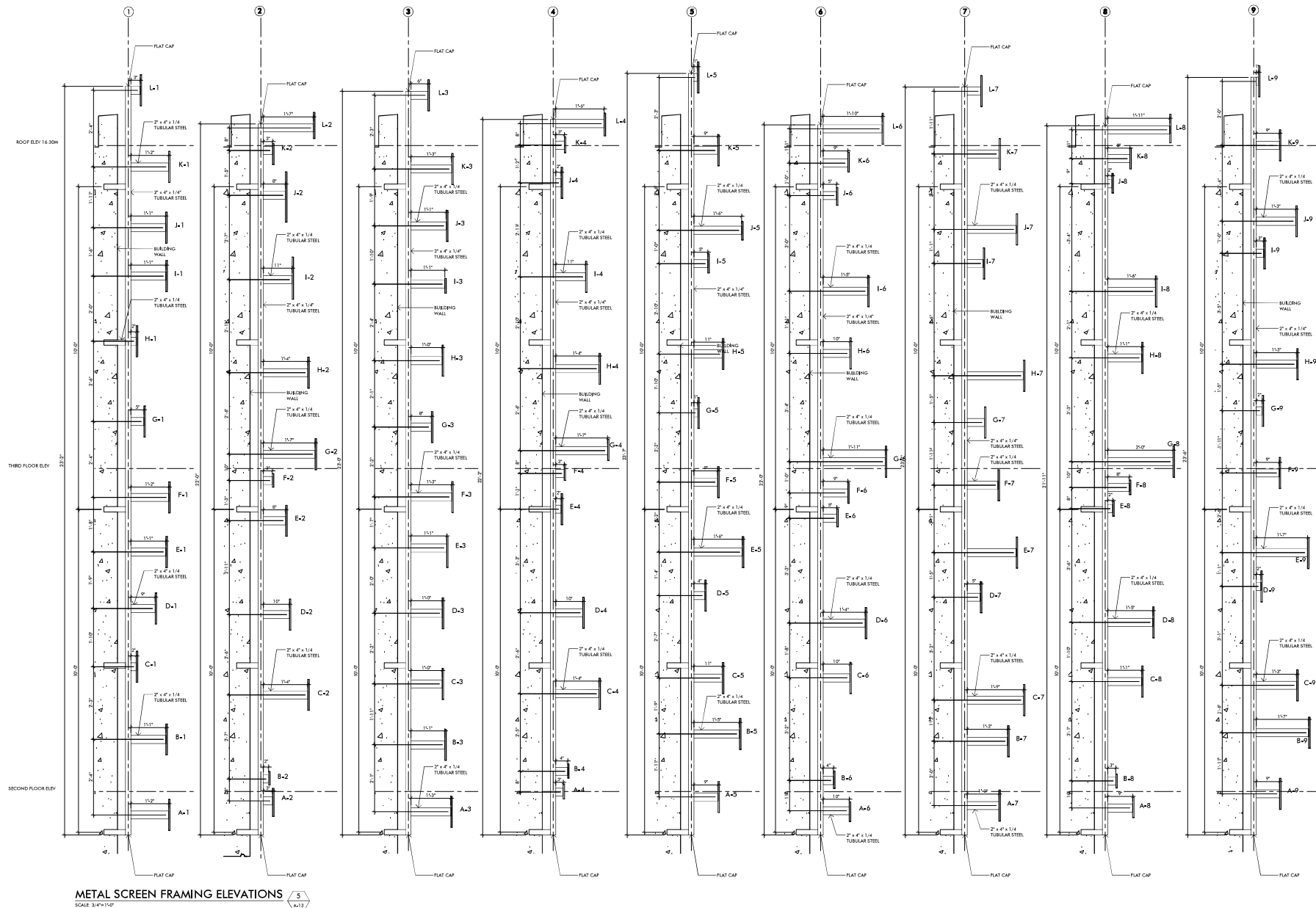
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DESIGN

DATE: March 9, 2015



A-20



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ARQUITECTOS
COAMO, PUEBLO RICO

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TEL 787.825.6334 | E-MAIL gaevedad@ga+nif.com

GUILLERMO ACEVEDO DIAZ, ARCHITECT
B21001 NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico

Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

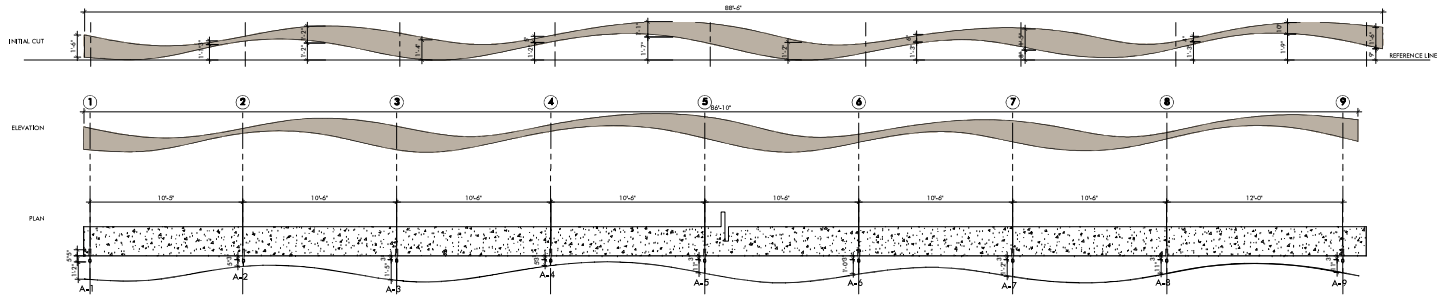
REVISIONS

SHEET TITLE:
METAL SCREEN FRAMING
ELEVATIONS

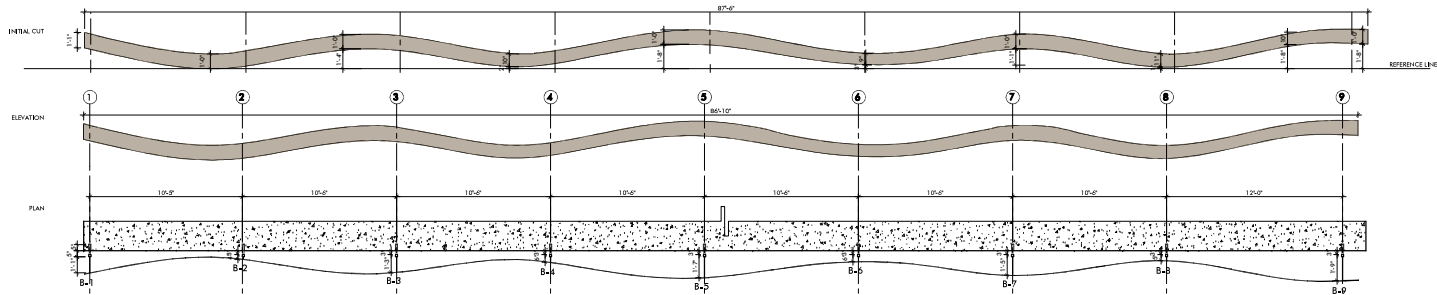
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DESIGNER:
DRAWN BY:
DATE: March 9, 2015

29/76 A-21

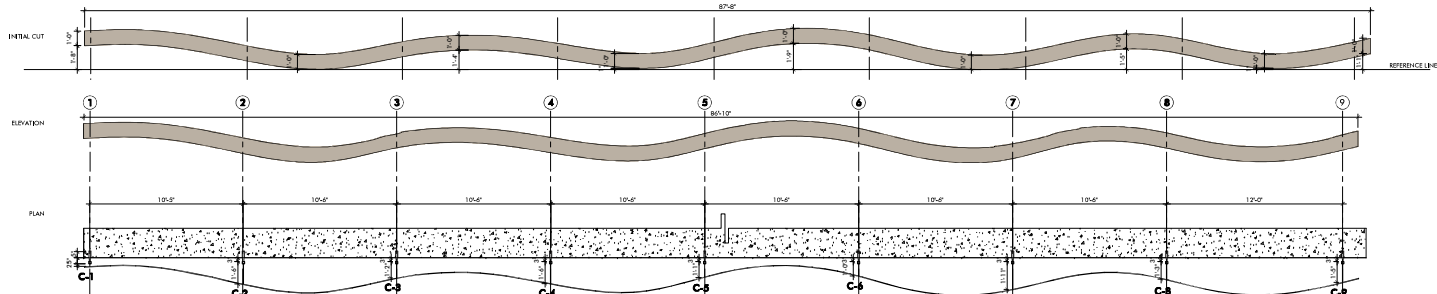
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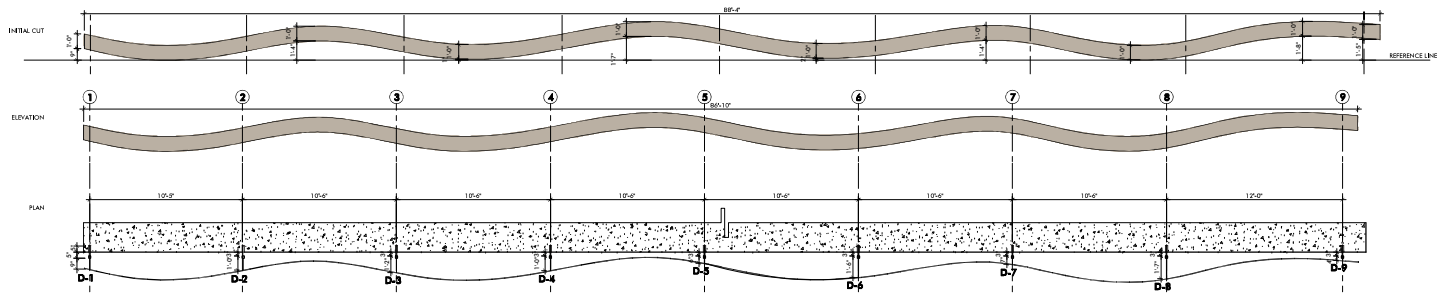
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SCALE: 1/4"=1'-0"



DETAIL 3
SCALE: 1/4"=1'-0"



DETAIL 4
SCALE: 1/4"=1'-0"



GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

GUILBERMO ACERVEDO DAVILA, ARCHITECT
B21001 NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
METAL SCREEN PLANS
AND ELEVATIONS

DRAWING SCALE: AS SHOWN

SHEET NUMBER: 30/76

DESIGNER:

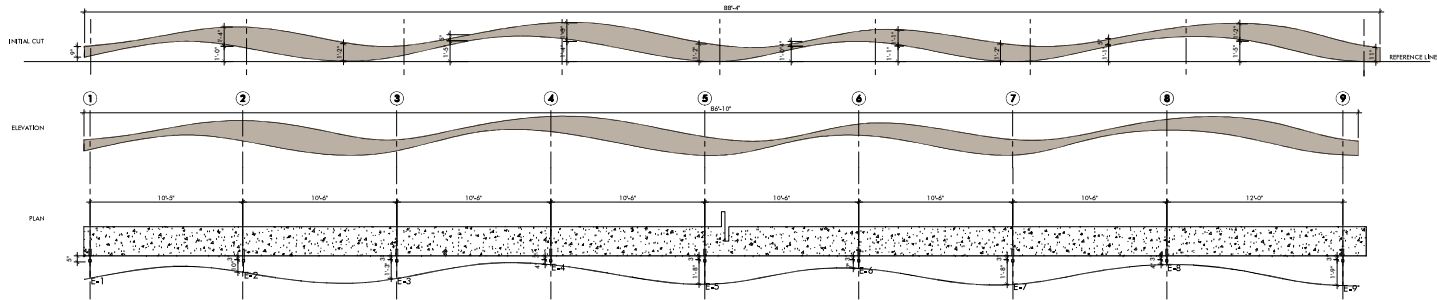
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DATE: March 9, 2015

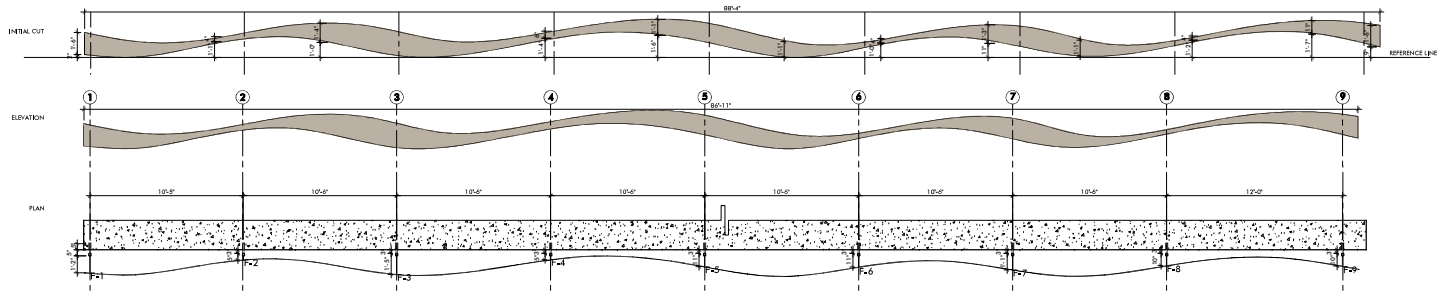
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A-22

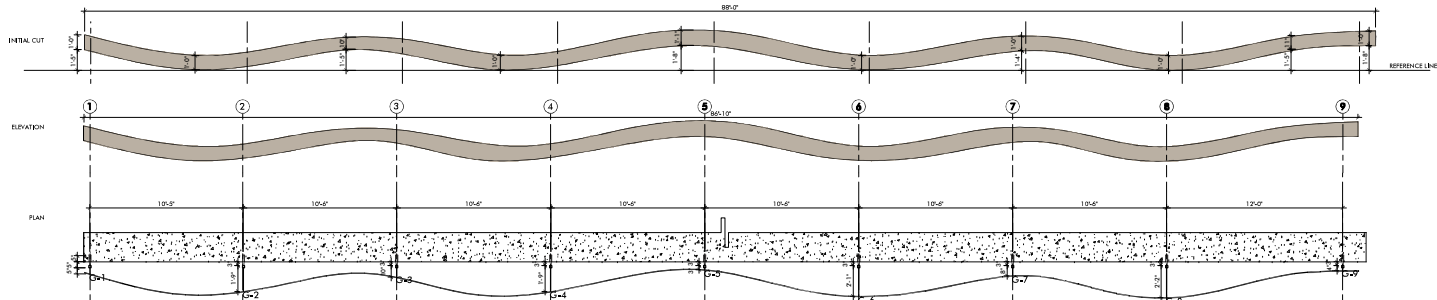
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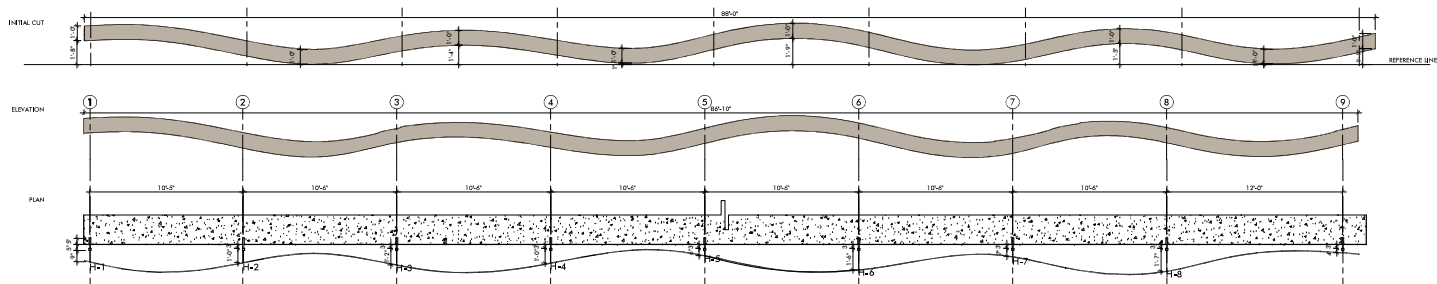
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DETAIL 3
SCALE: 1/4"=1'-0"



DETAIL 4
SCALE: 1/4"=1'-0"



GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

GUILBERMO ACERVO DAVILA, ARCHITECT
B21001 NO. 9724

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
METAL SCREEN PLANS
AND ELEVATIONS

DRAWING SCALE: AS SHOWN

SHEET NUMBER: 1000_0000_0000_0000

DESIGNER:

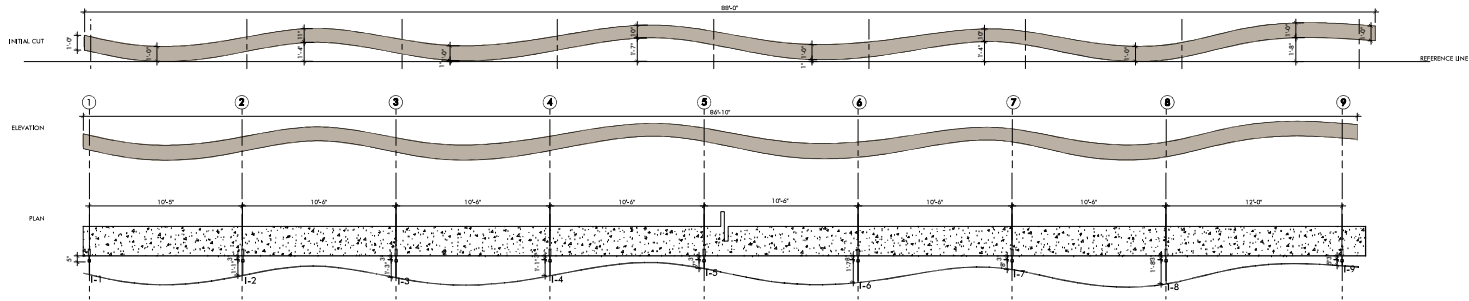
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DATE: March 9, 2015

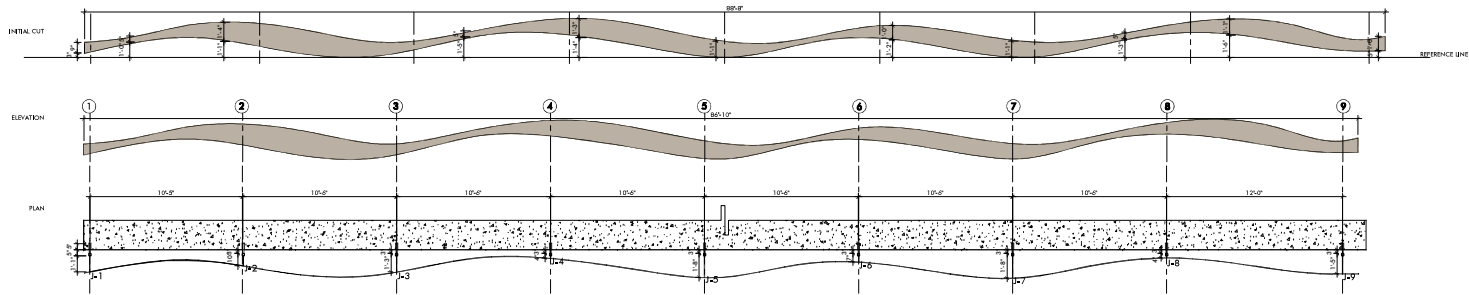
31/76

A-23

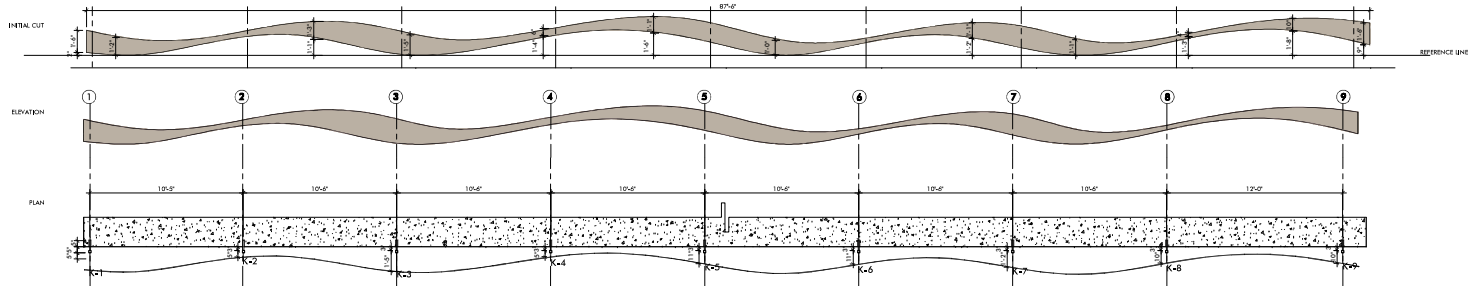
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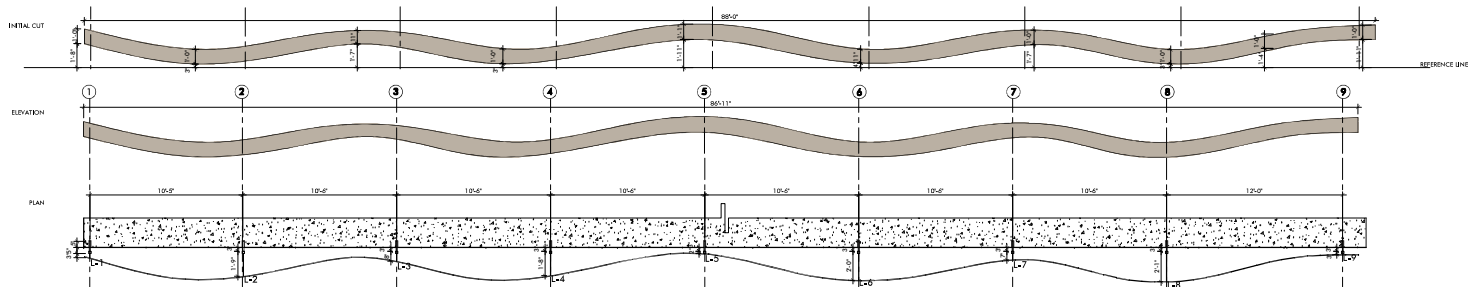
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SCALE: 1/4"=1'-0"



DETAIL 3
SCALE: 1/4"=1'-0"



DETAIL 4
SCALE: 1/4"=1'-0"



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B23468 NO. 9724

PROJECT:
16 ROOM HOTEL
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Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
METAL SCREEN PLANS
AND ELEVATIONS

DRAWING SCALE: AS SHOWN

SHEET NUMBER: hoo_arch_Bid5_screen

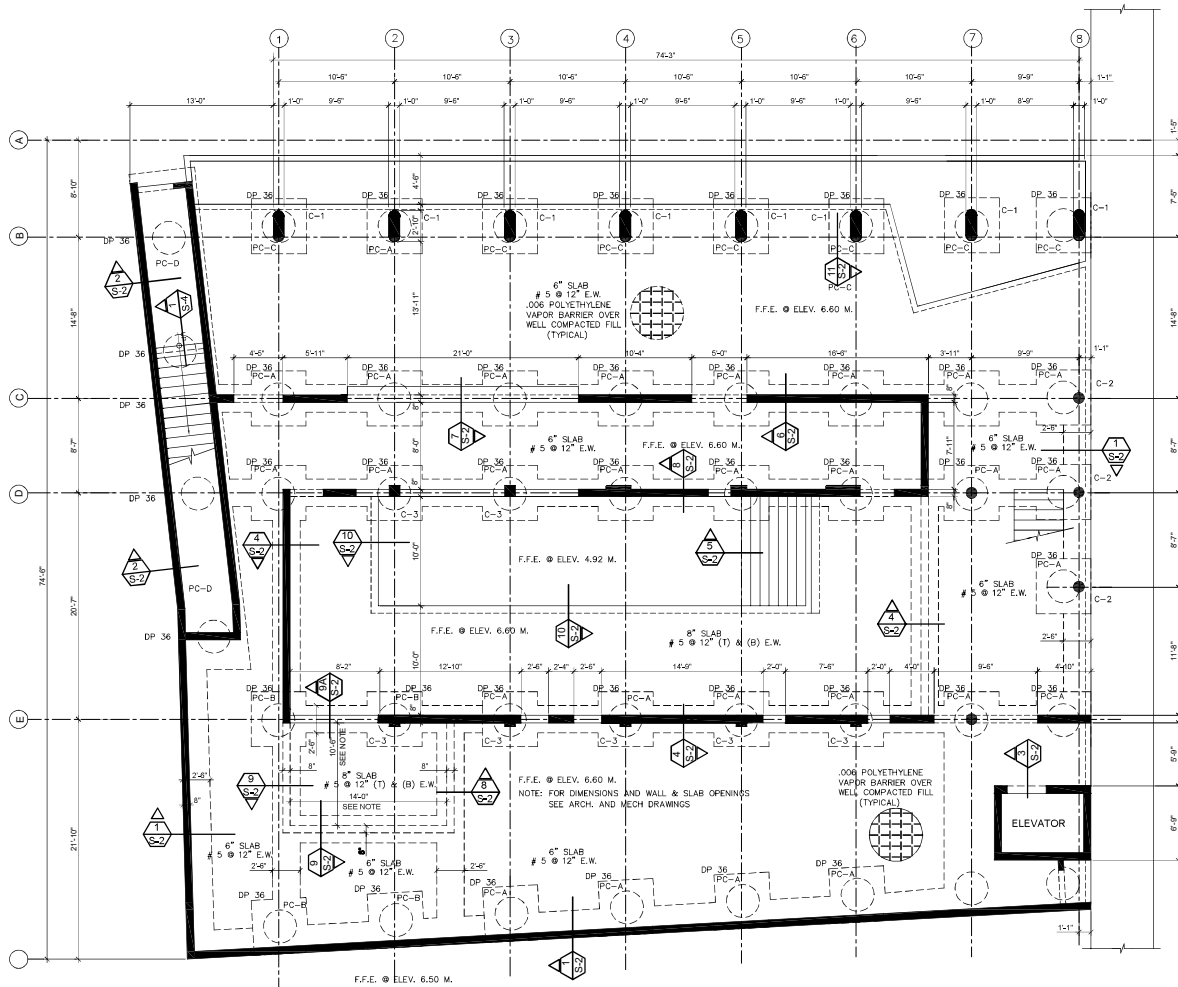
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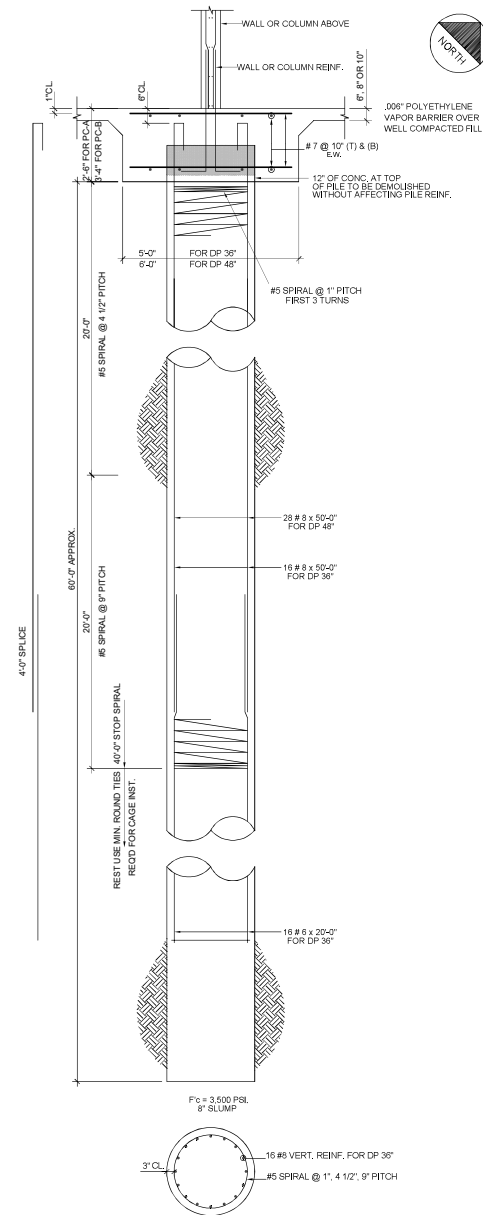
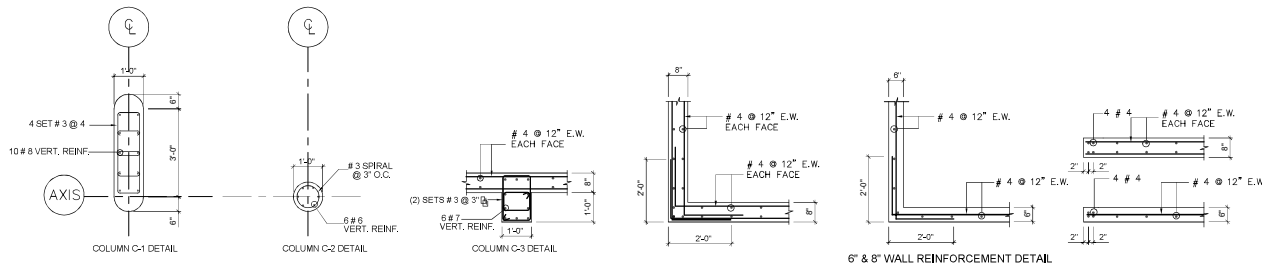
DATE: March 9, 2015

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A-24



FOUNDATION PLAN SCALE: 3/16" = 12"
FOR PC-A, PC-B & PC-C



DP - 36 FOR PC-A, PC-B & PC-C DETAIL
SCALE: 1/2" = 1'-0"



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COAMO, PUERTO RICO

SUBIERO ACEDVO DAVILA, ARCHITECT
REGISTERED ARCHITECT

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CONSULTING ENGINEER & STRUCTURAL CONSULTANTS
REGISTERED PROFESSIONAL ENGINEER

JOSE L. MEDAVILLA, ENGINEER
REGISTERED ENGINEER

16 ROOM HOTEL
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Parque Street
Pueblo Ward
Rincón, Puerto Rico

Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

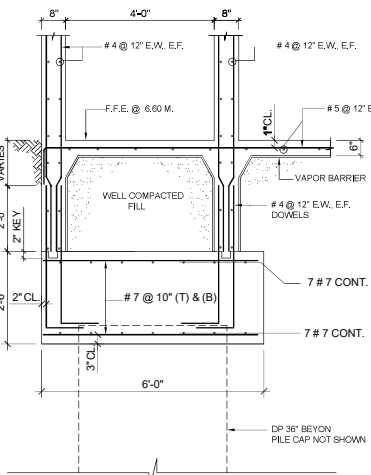
FOUNDATION PLAN

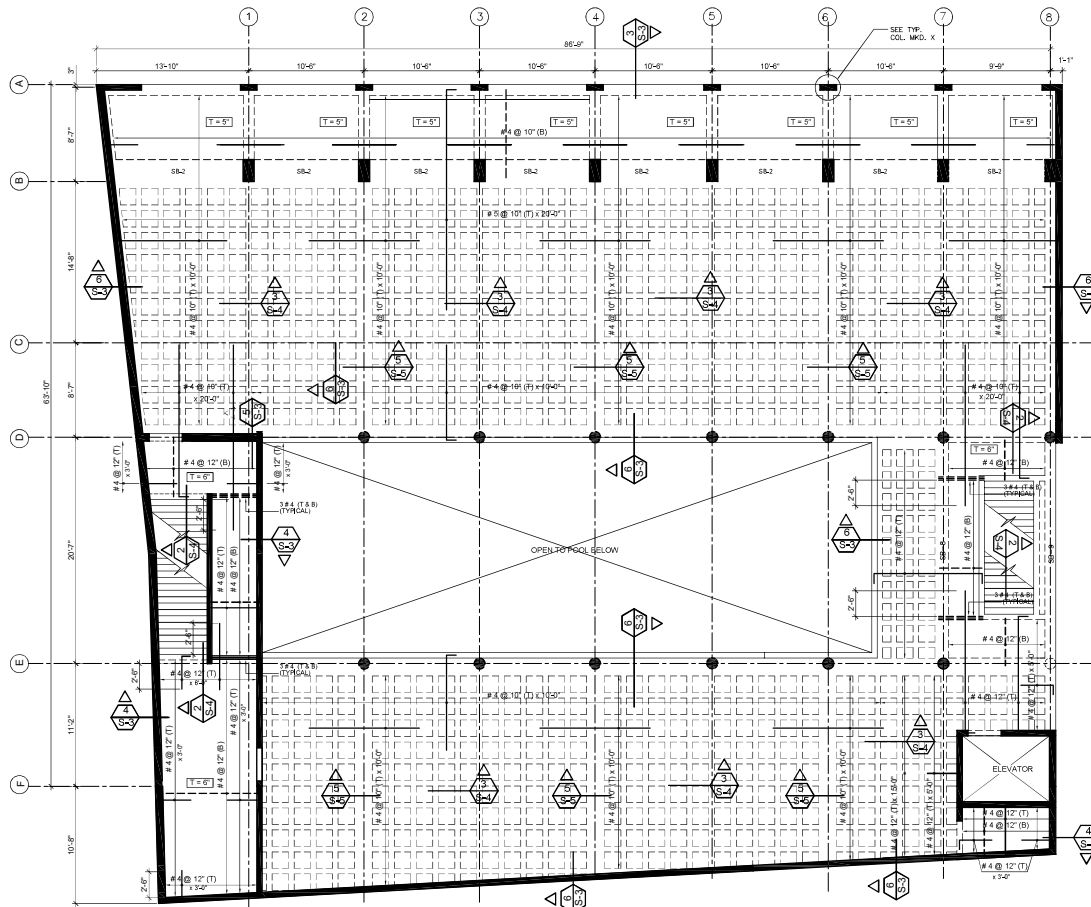
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DESIGNED BY: J. MEDAVILLA

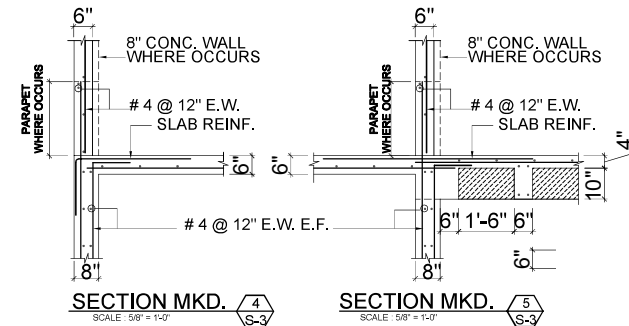
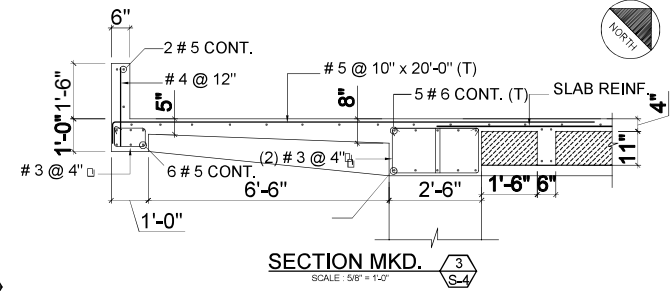
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DATE: March 9, 2015

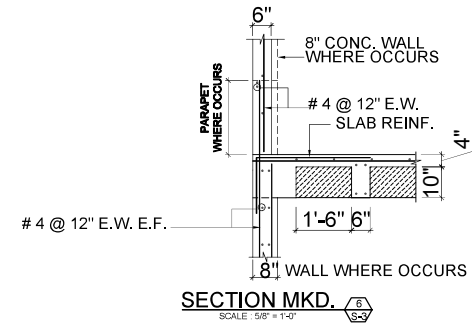




SECOND & THIRD FLOOR STRUCTURAL PLAN
SCALE: 3/16" = 1'-0"



SECTION MKD. 5
SCALE: 5/8" = 1'-0"



SECTION MKD. 6
SCALE: 5/8" = 1'-0"

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#22160, NO. 19118

PROJECT:

**16 ROOM HOTEL
HOTEL OJO DE AGUA**

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

**BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS**

REVISIONS

SHEET TITLE:
**SECOND AND THIRD FLOOR
STRUCTURAL PLAN**

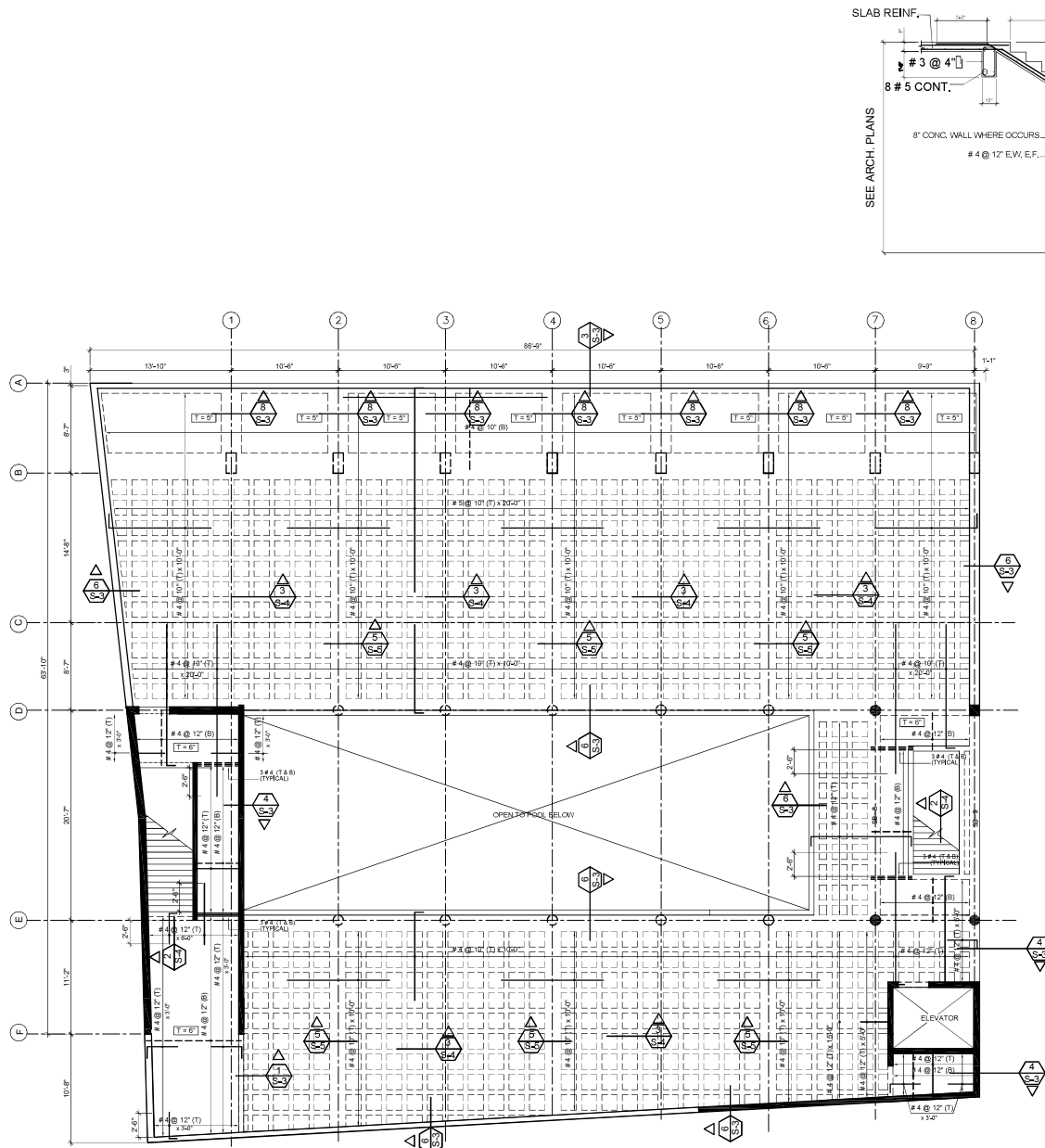
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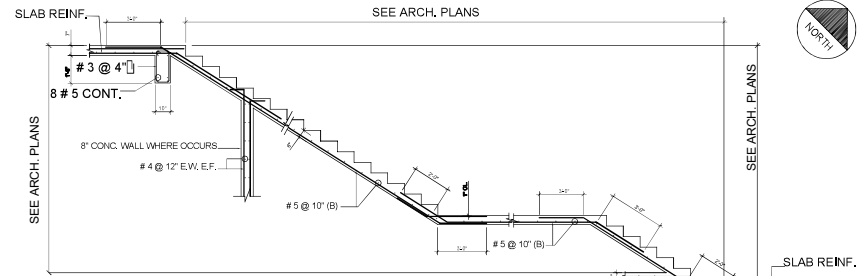
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DRAWN BY: A.T.S.

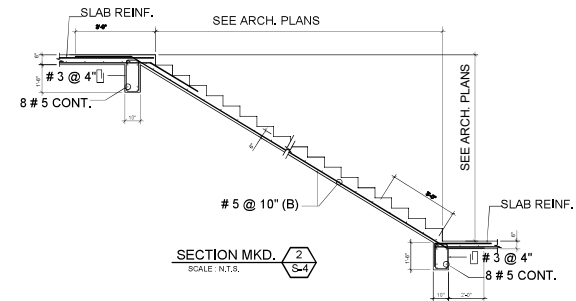
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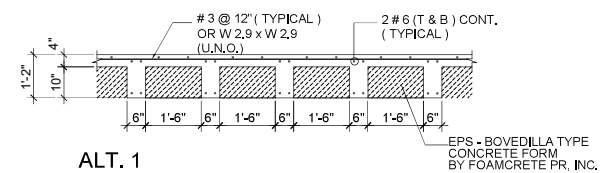
ROOF TERRACE STRUCTURAL PLAN SCALE: 1/4" = 1'-0"



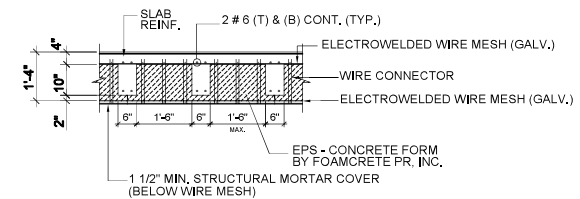
SECTION MKD. 1
SCALE: N.T.S.



SECTION MKD. 2
SCALE: N.T.S.



ALT. 1



ALT. 2

SECTION MKD. 3
SCALE: 5/8" = 1'-0"

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16 ROOM HOTEL
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Municipality of Rincón
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Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

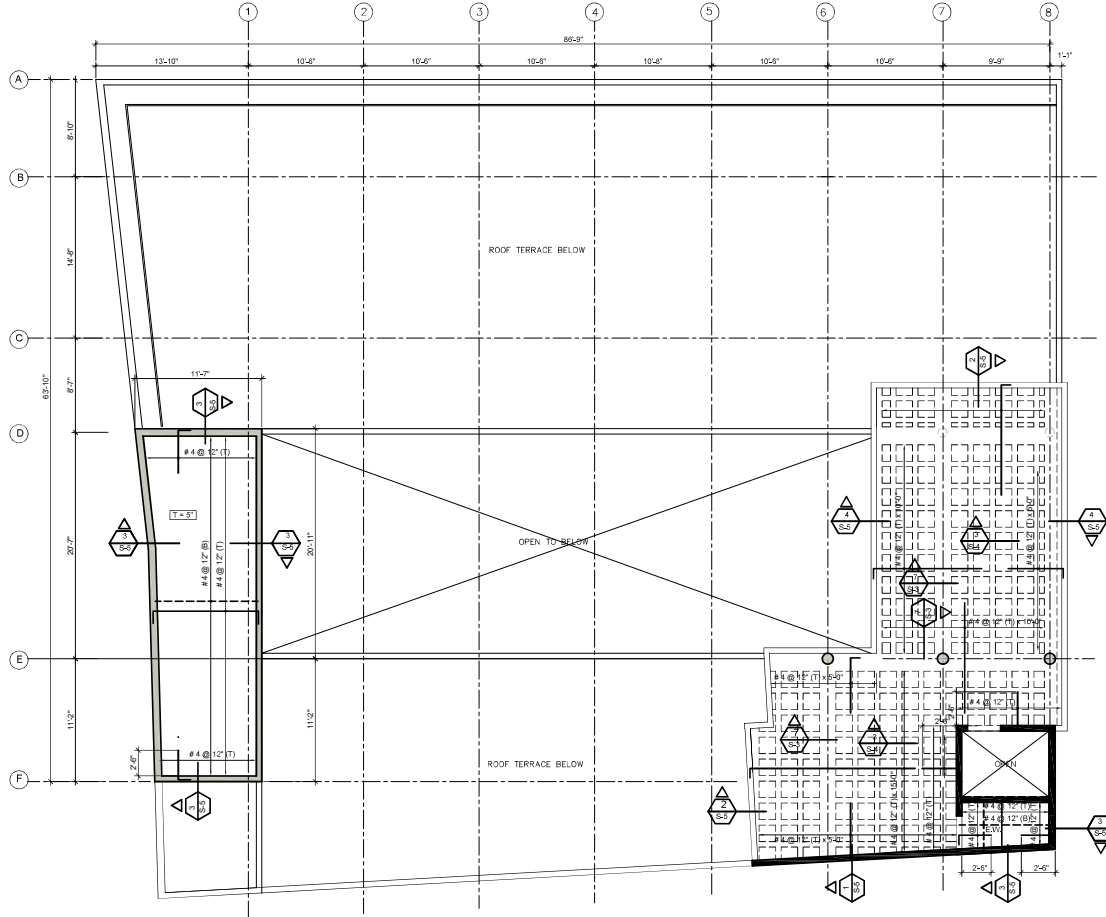
REVISIONS

ROOF TERRACE
STRUCTURAL PLAN

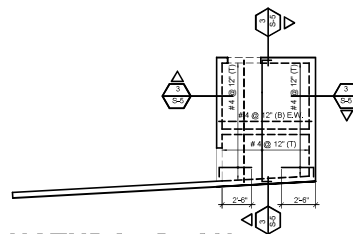
DRAWING SCALE: 3/16" = 1'-0"
FILE NUMBER:
DESIGNER: J. MEDIAVILLA
DRAWN BY: A.T.S.
DATE: March 9, 2015

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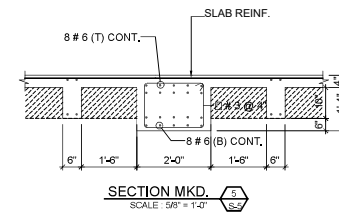
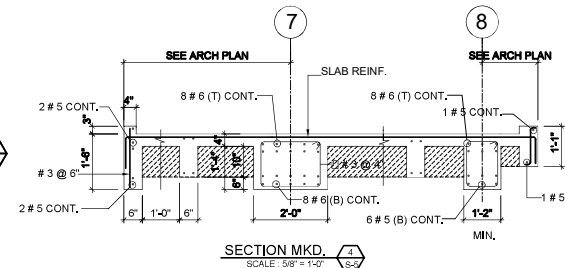
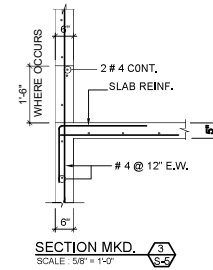
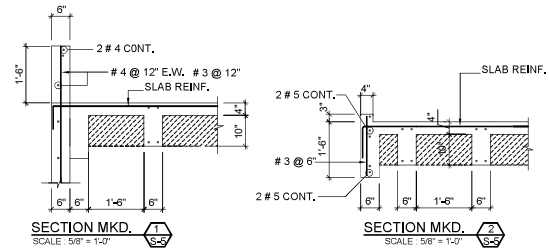
S-04



ROOF STRUCTURAL PLAN SCALE: 3/16" = 1'-0"



UPPER ROOF STRUCTURAL PLAN SCALE: 3/16" = 1'-0"



SILBERMAN ACERVO DAYLA, ARCHITECT
B23160 NO. 7724



JOSE L. MEDAVILLA, ENGINEER
B23160 NO. 7913

PROJECT :
16 ROOM HOTEL
HOTEL OJO DE AGUA
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Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
ROOF STRUCTURAL PLAN

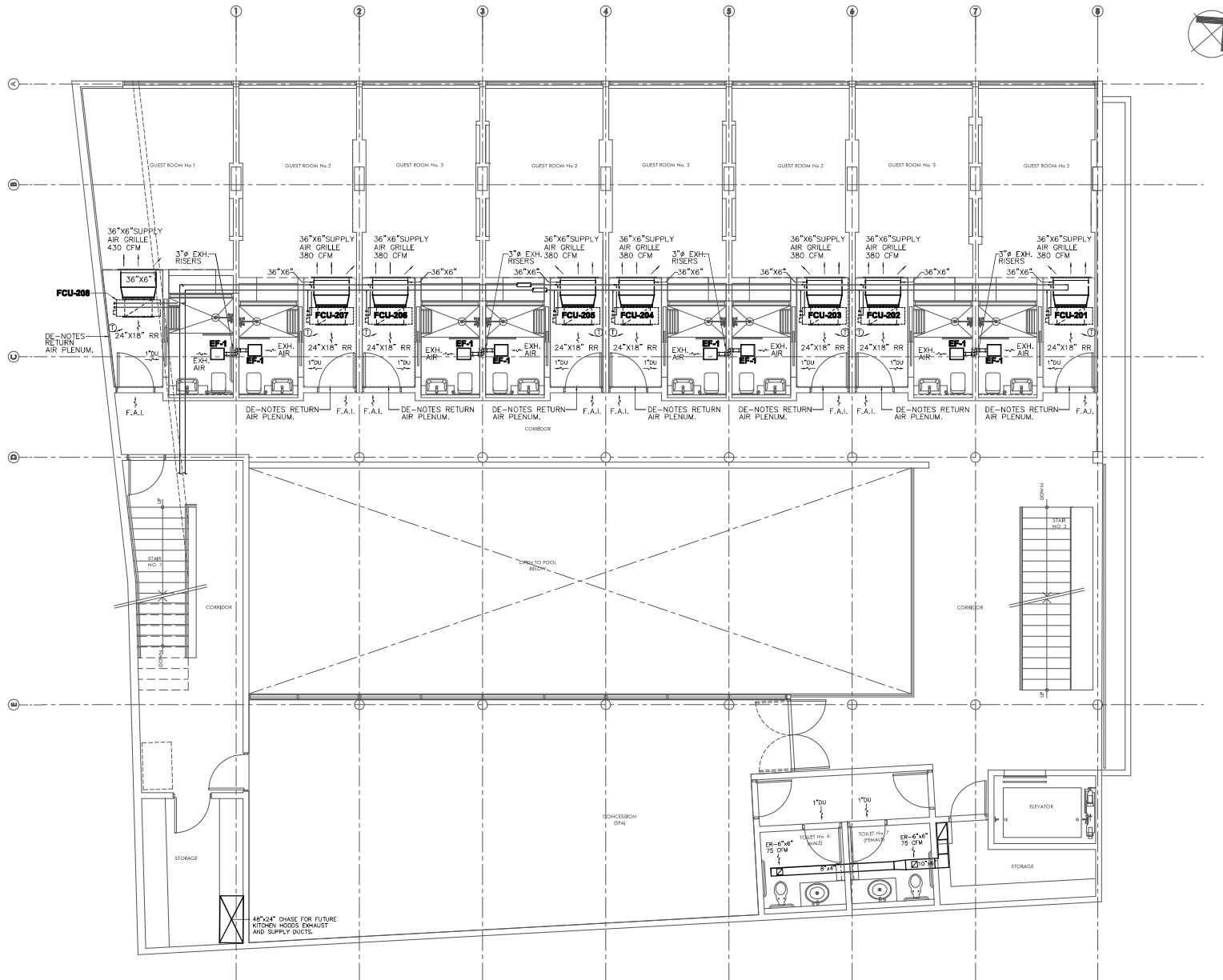
DRAWING SCALE: AS SHOWN

FILE NUMBER:

DESIGNER: J. MEDAVILLA

DRAWN BY: A.T.S.

DATE: March 9, 2015



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16 ROOM HOTEL
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Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

WARRANTY
SECOND FLOOR PLAN
AC LAYOUT

DRAWING SCALE: 1/4" = 1'-0"

FILE NUMBER: hns_mech_2nd_fplan-1

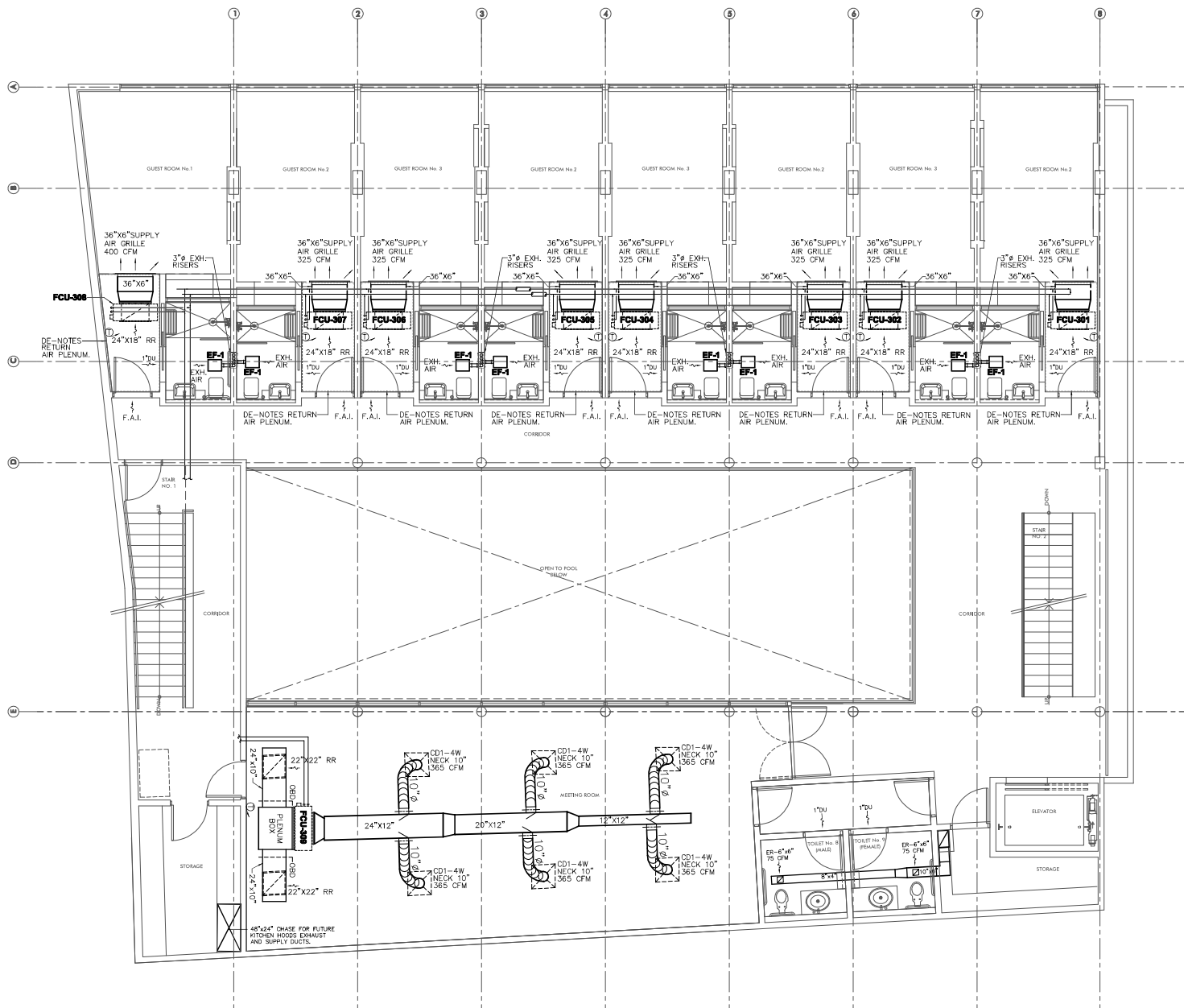
DESIGNER: FJM

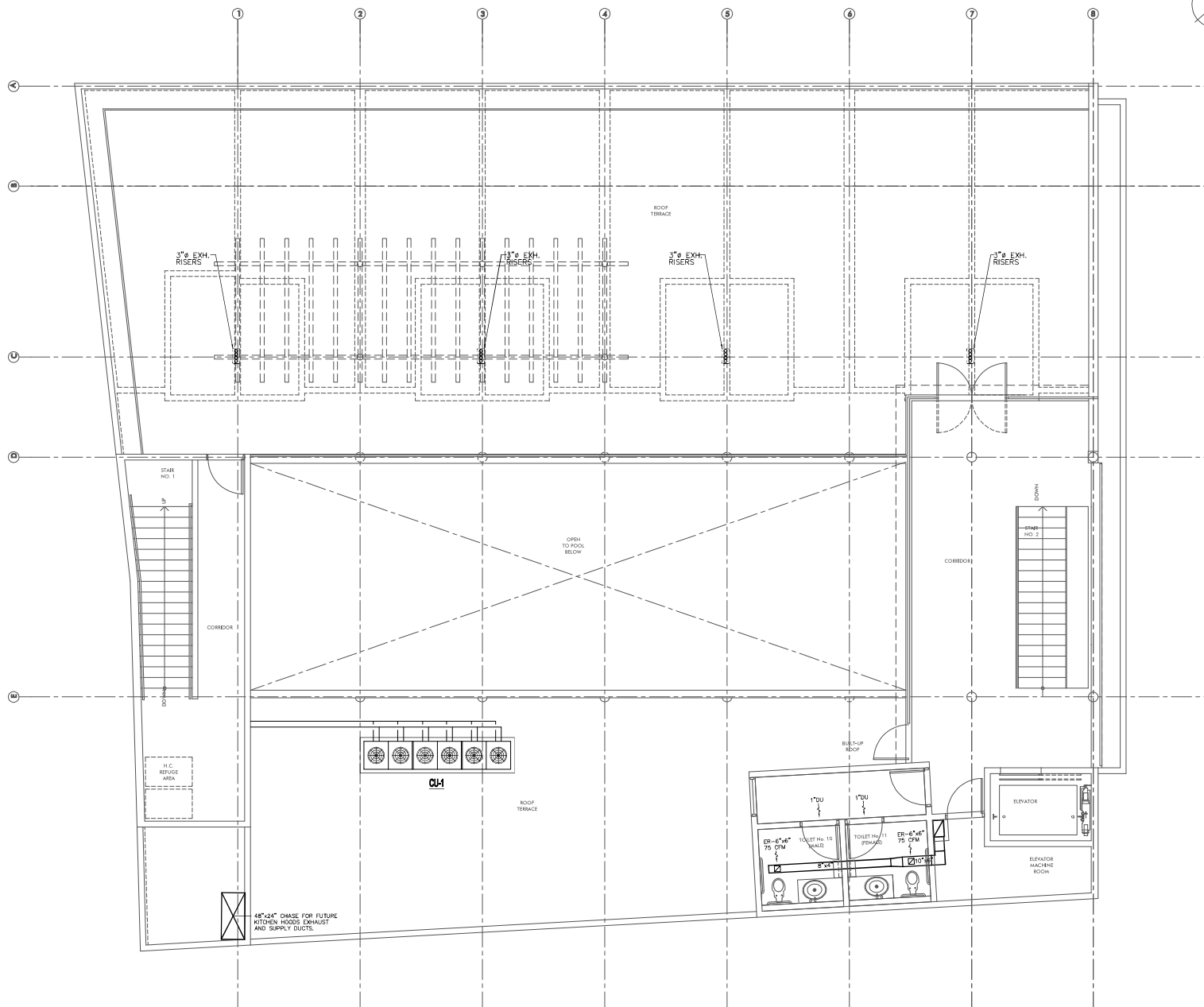
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DATE: March 9, 2015

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AC-02





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FRANCISCO J. MATE, ENGINEER
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PROJECT:
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HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
TERRACE ROOF PLAN
AC LAYOUT

DRAWING SCALE: 1/4" = 1'-0"

FILE NUMBER: hna_mech_2014_set-1

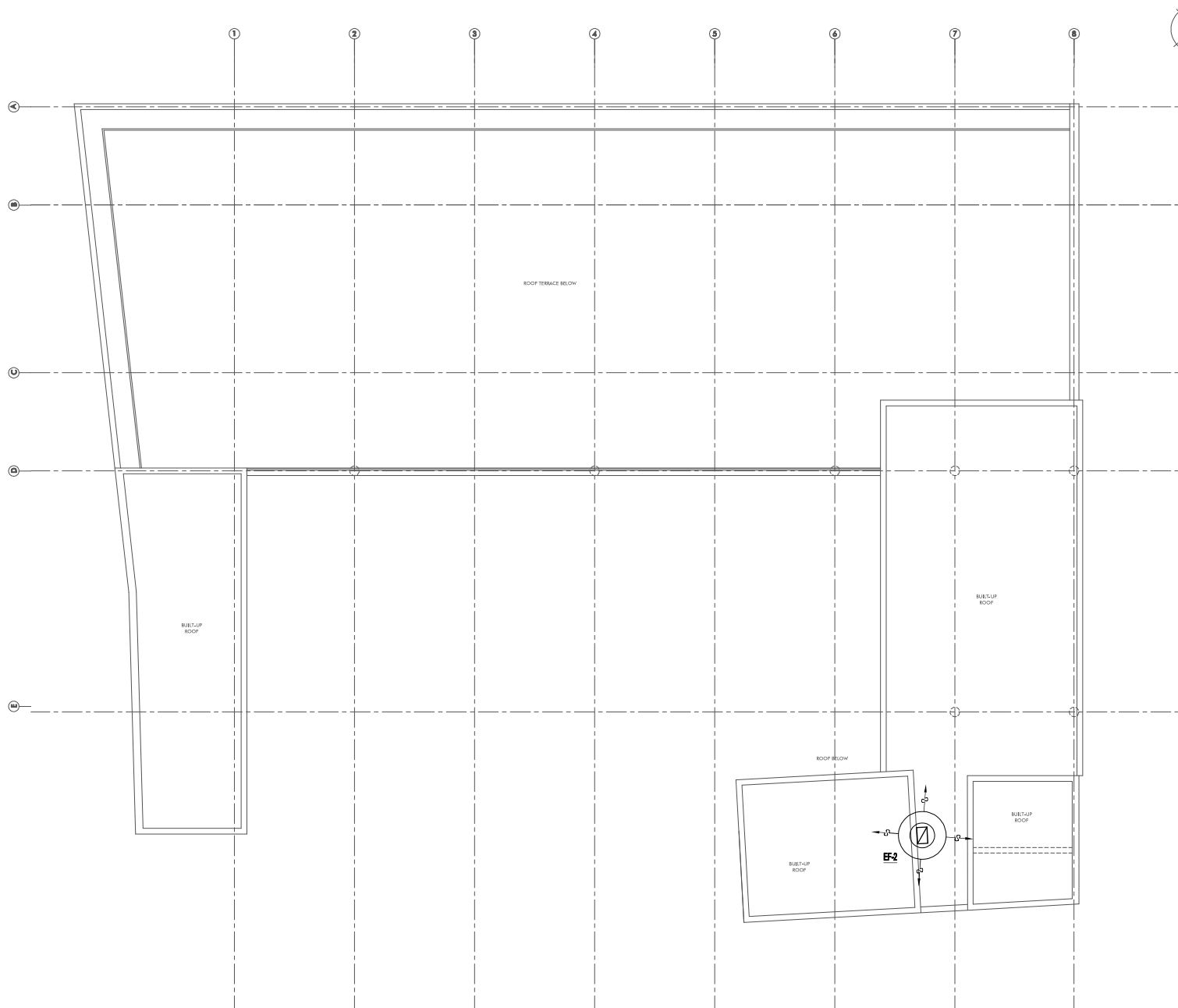
DESIGNER: FJM

DRAWN BY: FJM

DATE: March 9, 2015

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AC-04



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PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
UPPER ROOF PLAN
EQUIPMENT LAYOUT

DRAWING SCALE: 1/4"=1'-0"
FILE NUMBER: hna_mech_011_1a-1
DESIGNER: FJM
DRAWN BY: FJM
DATE: March 9, 2015

CONDENSING UNIT SCHEDULE											
DESIG.	CAPACITY RTU/HR	REFRIGERANT	OUTDOOR MODEL	MCA	MOP	MSC	COP	RLA	ELECTRICAL	WEIGHT	MANUFACTURER
CJ-1	343,900	R410A	ARUN350B72	122	141	153.1	3.11	(18.0+18.7)kw	208/3/60	1,890 LBS.	LG
MCA: MINIMUM CIRCUIT AMPS. (A) MFA: MAXIMUM FUSE AMPS. (A) MSC: MAXIMUM OVERCURRENT PROTECTION RLA: RATED LOAD AMPS. (A)											

DUCT CONSTRUCTION AND INSULATION SCHEDULE				
SECTION	MATERIAL	SMACNA DUCT CONSTRUCTION		INSULATION
		PRESSURE CLASS	SEAL CLASS	
INTERIOR SUPPLY AIR DUCT	CS	+2"wg	A	1-1/2"THICK FIBER GLASS DUCT WRAP (K MAX @ 75°F = 0.26 BTU • 1/4" • SQ. FT • F) WITH VAPOR RETARDANT JACKET. JACKET TO BE ALL PURPOSE, FACTORY-APPLIED, LAMINATED-FIBER-REINFORCED, FLAME-RETARDANT KRAFT PAPER AND ALUMINUM FOL HAVING SELF-SEALING LAP. EXPOSED SUPPLY DUCT TO BE COVERED WITH UL LISTED WHITE CANVAS JACKET (6 OZ./SQ. YD.) ADHERED WITH INSULATION MANUFACTURER RECOMMENDED MASTIC.
INTERIOR RETURN AIR	CS	+2"wg	A	1-1/2"THICK FIBER GLASS DUCT WRAP (K MAX @ 75°F = 0.26 BTU • 1/4" • SQ. FT • F) WITH VAPOR RETARDANT JACKET. JACKET TO BE ALL PURPOSE, FACTORY-APPLIED, LAMINATED-FIBER-REINFORCED, FLAME-RETARDANT KRAFT PAPER AND ALUMINUM FOL HAVING SELF-SEALING LAP. EXPOSED SUPPLY DUCT TO BE COVERED WITH UL LISTED WHITE CANVAS JACKET (6 OZ./SQ. YD.) ADHERED WITH INSULATION MANUFACTURER RECOMMENDED MASTIC.
GENERAL EXHAUST AIR	CS	+2"wg	B	1-1/2"THICK FIBER GLASS DUCT WRAP (K MAX @ 75°F = 0.30 BTU • 1/4" • SQ. FT • F) WITH FIBR ALUMINUM FOL JACKET TO BE COVERED WITH FIBR GLASS SORM LAMINATED UL RATED KRAFT. EXPOSED EXHAUST DUCT TO BE REINFORCED WITH UL LISTED WHITE (6 OZ./SQ. YD.) CANVAS.
HOOD EXHAUST	CS	+4"wg	A	DUCT SHALL BE 2" (2) HOUR FIRE RATED USING AN APPROVED LISTED ASSEMBLY INCORPORATING RETRACTORY CERAMIC BLANKET OR BOARD, EQUAL OR APPROVED EQUAL TO FLEXIMATOR DUCT WRAP 2x2, FROM THERMAL CERAMICS OR OTHER LISTED MANUFACTURER. THE FIREPROOF INSULATION DUCT SHALL BE COVERED WITH UL LISTED FIRE RETARDANT CANVAS (6 OZ./SQ. YD.), ALL NFPA COMPLAINT.
OS- GALVANIZED STEEL	CS- CARBON STEEL			

The diagram illustrates the connection of the Intelligent Touch Controller (ITC) to the Refrigeration Lines and AHUs in a system. The ITC is connected to the Refrigeration Lines, which are connected to the AHUs. The ITC is also connected to the Refrigeration Lines via a daisy chain connection. The ITC is connected to the Refrigeration Lines via a daisy chain connection. The ITC is connected to the Refrigeration Lines via a daisy chain connection.

TYPICAL CONTROL DIAGRAM
NOT TO SCALE

- ① SELECT TEE BRANCH MODEL ACCORDING TO MANUFACTURER RECOMMENDATION
- ② SIZE REFRIGERANT PIPES ACCORDING TO MANUFACTURER RECOMMENDATIONS USING EQUIPMENT SIZES.

CONSTRUCTION PROPERTIES	
DESCRIPTION	VALUES
WALLS (ALL)	$U = 0.07 / R = 11 \text{ MIN.}$
ROOF	$U = 0.064 / R = 15 \text{ MIN.}$
WINDOWS	$U = 0.95 \text{ MAX.}$ $SC = 0.79 / SHGF = 0.68 \text{ MAX.}$

U = HEAT TRANSFER COEFFICIENT
 SC = SHADING COEFFICIENT
 $SHGF$ = SOLAR HEAT GAIN FACTOR

1. BIDDERS SHALL VISIT THE BUILDING AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY DIMENSIONS, LOCATIONS AND DETAILS REQUIRED FOR THE PROPER FUNCTIONING AND OPERATION OF THE SYSTEM. IN NO WAY RELY ON THE INFORMATION PROVIDED BY THE ARCHITECT OR ENGINEER. IN ORDER TO RECEIVE THE MOST ACCURATE INFORMATION, BIDDERS SHALL BE ALLOWED TO ENTER THE BUILDING FOR THE COMPLETION OF THE CONTRACT. THE ARCHITECT OR ENGINEER SHALL BE APPROACHED THROUGH THE BUILDING MANAGER.

2. BIDDERS SHALL PROVIDE PROPER SUPPORT AND ISOLATION FOR THE SYSTEM AS RECOMMENDED BY MANUFACTURER OF EQUIPMENT SPECIFIED OR PROVIDED.

3. CONTRACTOR SHALL FURNISH AND INSTALL FIPING VALVES, SENSORS, CONTROL SYSTEMS AND ANY OTHER ITEM REQUIRED FOR THE FUNCTIONING AND OPERATION OF THE SYSTEM AS SPECIFIED BY THE ARCHITECT OR ENGINEER.

4. IT IS THE INTENTION OF THE DRAWINGS TO CALL FOR FINISHED WORK, COMPLETE, TESTED AND READY FOR OPERATION. MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER FUNCTIONING AND OPERATION OF THE SYSTEM SHALL BE PROVIDED. THE SMALL FORM PART OF THE WORK TO BE DONE BY THE CONTRACTOR.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ANY MODIFICATIONS IN THE DUCTS AND FIPING ARRANGEMENTS AS NEEDS TO PREVENT CONFLICT WITH WORK OF OTHER CONTRACTORS AND THE PROTECTION OF THE WORK.

6. ALL EQUIPMENT AND MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE OWNER IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE PROJECT SPECIFICATIONS.

7. CONTRACTOR SHALL LOCATE IN EASILY ACCESSIBLE POSITIONS ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED, OR MAINTAINED.

8. IN CASE OF DISCREPANCY BETWEEN THE EQUIPMENT SPECIFIED AND THE EQUIPMENT AVAILABLE, THE OWNER SHALL BE NOTIFIED AND CONTRACTOR SHALL ARRANGE FOR THE PROPER INSTALLATION OF THE EQUIPMENT.

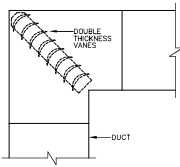
9. CONTRACTOR SHALL FURNISH AND INSTALL AIR CONDITIONING EQUIPMENT, DUCTS, INSULATION, FIPING VALVES, SENSORS, CONTROL SYSTEMS AND ANY OTHER ITEM REQUIRED FOR THE PROPER FUNCTIONING AND OPERATION OF THE SYSTEM. MECHANICAL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.

10. DUCTWORK:

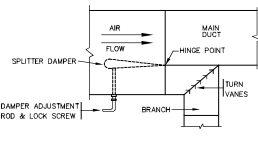
- [illegible]

1. ALL INSULATION REQUIRED FOR THE WORK TO BE NEW, OF THE FIRST - CLASS QUALITY AND SHALL BE DELIVERED ERECTED AND FINISHED IN EVERY DETAIL.
2. ALL INSULATION AND SUPPLEMENTARY MATERIAL SHALL HAVE A COMPOSITE FIRE HAZARD RATING, AS TESTED BY ASTM E-84, NFPA 255, OR UL 723, OF A MAXIMUM FLAME SPREAD INDEX OF 25 AND A MAXIMUM SMOKE DEVELOPED INDEX OF 50.
3. INTERIOR DUCT INSULATION SHALL BE 1/2" THICK AND SHALL BE AS SHOWN ON THE DUCT CONSTRUCTION AND INSULATION SCHEDULE ON THIS DRAWING.
4. INSULATION SHALL NOT BE APPLIED UNTIL ALL SURFACES ARE CLEAN AND DRY.
5. COOLING COIL DRIP PIPING INSULATION MATERIAL SHALL BE 1/2" THICK FLEXIBLE ELASTOMERIC CELLULAR INSULATION (K MAX @ 75F = 0.30 BTU • INCH/H • SQ. FT. • FT.)
6. ALL EXTERIOR REFRIGERANT INSULATION SHALL BE COVERED WITH AN ALUMINUM FOIL JACKET

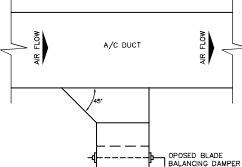
5. PROVIDE THE REFRIGERANT PIPING SYSTEMS AS SHOWN ON DRAWINGS AND SPECIFICATIONS HEREIN FOR THE MECHANICAL SYSTEM.
6. ALL REFRIGERANT PIPING IS REQUIRED FOR THE WORK SHALL BE NEW (UNLESS OTHERWISE INDICATED), OF FIRST-CLASS QUALITY AND SHALL BE FURNISHED, DELIVERED, INSTALLED AND TESTED IN ACCORDANCE WITH THE REFRIGERANT PIPING SPECIFICATIONS ARRANGED AS TO FIT PROPERLY INTO THE BUILDING SPACES, DURING STORAGE ON THE JOB SITE OF CONSTRUCTION, THE CONTRACTOR SHALL KEEP PIPE ENDS PLUGGED OR CAPPED TO PREVENT MOISTURE FROM ENTERING THE PIPING.
7. REFRIGERANT PIPING MATERIAL SHALL BE TYPE "C" COPPER TUBING, HARD DRAWN WITH SOLDERED JOINTS. MOISTURE SHALL BE PREVENTED FOR CONNECTION WITH SILVER SOLDER, SIZE AS PER MANUFACTURER RECOMMENDATION.
8. GLOBE VALVES SHALL BE CONSTRUCTED OF FORGED BRASS AND SHALL BE OF THE BACKSEAT TYPE.
9. CHECK VALVES SHALL BE CONSTRUCTED OF FORGED BRASS SUITABLE FOR 400 PSI.
10. SOLENOID VALVE SHALL BE CONSTRUCTED OF FORGED BRASS SUITABLE FOR 500 PSI.
11. REFRIGERANT PIPING SHALL BE CONSTRUCTED OF BRASS SUITABLE FOR 350 PSI. PROVIDE 100 MESH STRAINER.
12. MOISTURE INDICATOR SHALL BE CONSTRUCTED OF FORGED BRASS WITH OPTICAL GLASS SURFACE.
13. FILTER DRIERS SHALL BE CONSTRUCTED OF STEEL SHELL WITH STEEL COVER AND REPLACEABLE FILTER-DRIER CORE.
14. ALL PIPING SHALL BE OF THE LONG RADIUS TYPE.
15. REFRIGERANT PIPING INSULATION SHALL BE 3/4" THICK CLOSED CELL FLEXIBLE ELASTOLITE INSULATION. TENSILE (HOLDING) 800PSI/STRETCH 400% @ 75% MOD. PROVIDE WEATHER-RESISTANT WRAP OVER INSULATION.



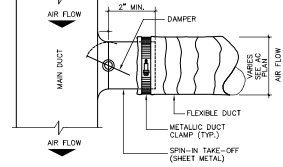
SQUARE VANE ELBOW
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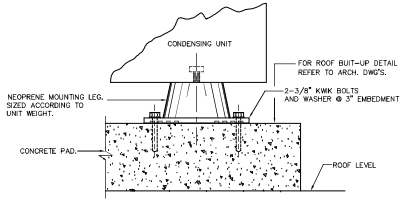
SPLIT DETAIL
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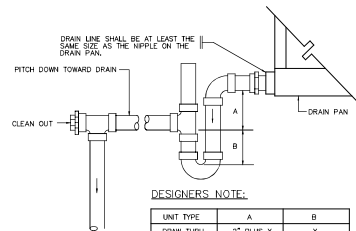
TYPICAL TAKE-OFF DETAIL
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FLEXIBLE DUCT INSTALLATION DETAIL
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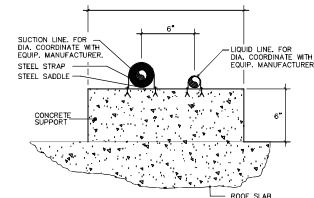
CONDENSING UNIT MOUNTING DETAIL
NOT TO SCALE



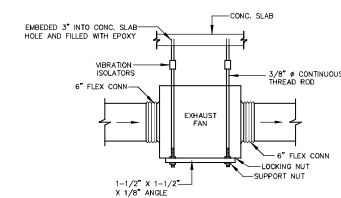
DESIGNER'S NOTE:

UNIT TYPE	A	B
DRAIN THRU	2" PLUS X	X
BLOW THRU	1" MIN.	2X

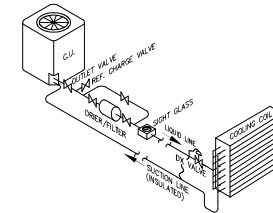
WHERE X = STATIC PRESSURE IN PAN.



REFRIGERANT PIPING SUPPORT DETAIL
NOT TO SCALE

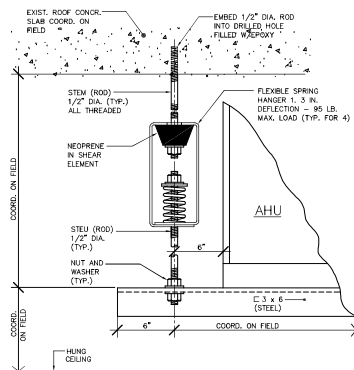


EXHAUST FAN TYPICAL MOUNTING DETAIL
NOT TO SCALE



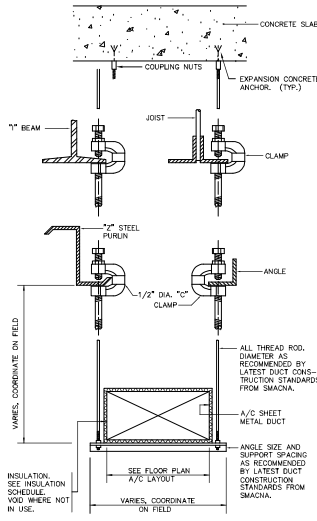
DX-COIL CONNECTION DIAGRAM
NOT TO SCALE

AIR HANDLING AND FAN COIL UNIT P-TRAP DETAIL
NOT TO SCALE

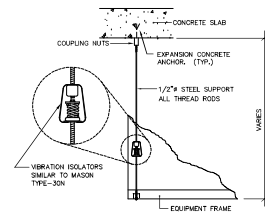


ELEVATION

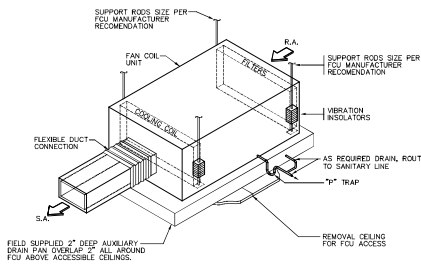
AHU MOUNTING DETAIL
NOT TO SCALE



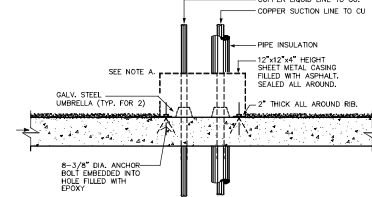
DUCT TRAPEZE HANGER DETAIL
NOT TO SCALE



EQUIPMENT HANGING DETAIL
NOT TO SCALE



HORIZONTAL CONCEALED AHU OR FCU INSTALLATION DETAIL
NOT TO SCALE



REFRIGERATION LINES THRU CONCRETE ROOF DETAIL
NOT TO SCALE

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PROJECT:

16 ROOM HOTEL HOTEL OJO DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

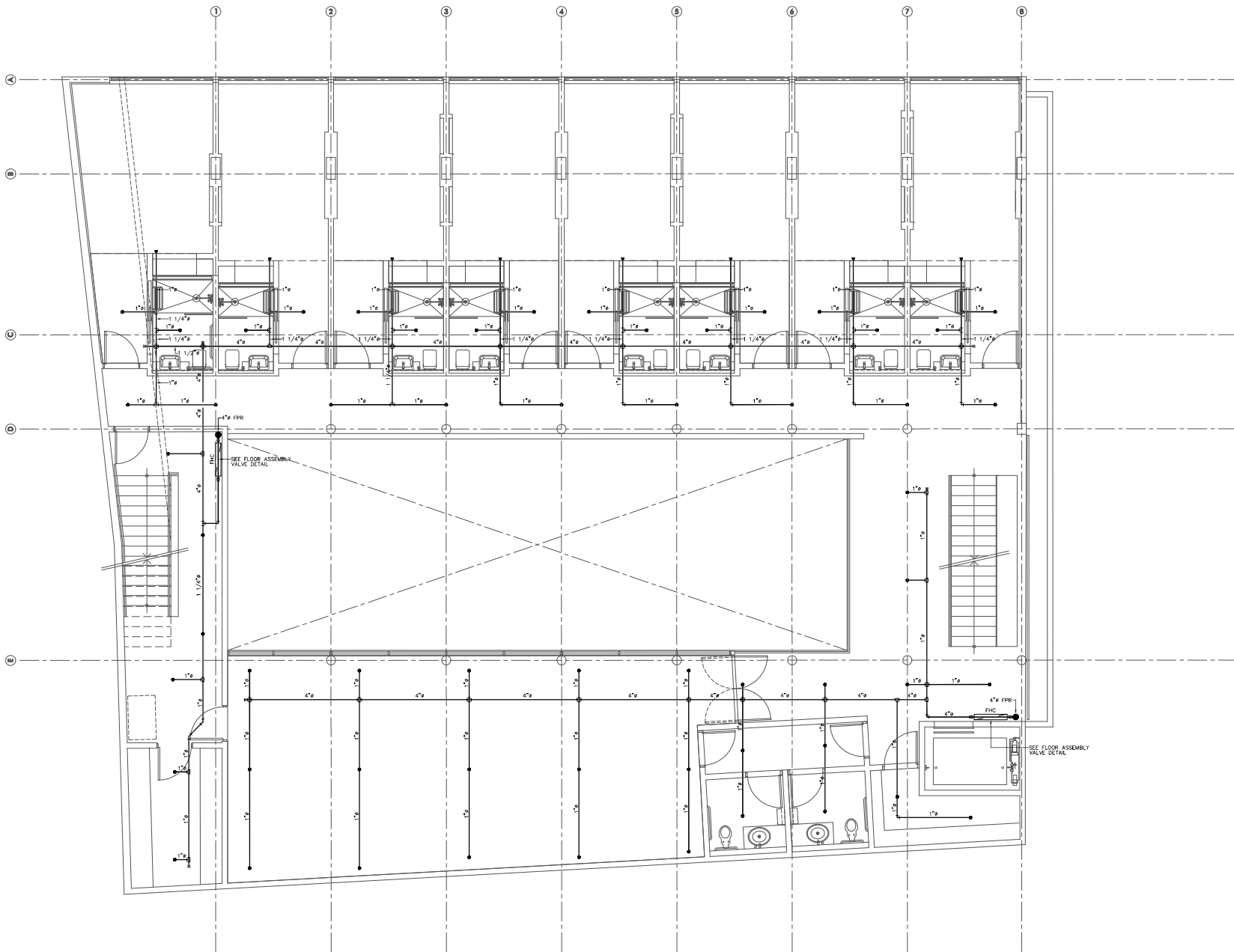
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DRAWINGS

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2	
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SHEET TITLE:
AC DETAILS

DRAWING SCALE: AS NOTED
FILE NUMBER: hna_mech_2014_001-1
DESIGNER: FJM
DRAWN BY: FJM
DATE: March 9, 2015



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SHEET TITLE:
**SECOND FLOOR PLAN
FP LAYOUT**

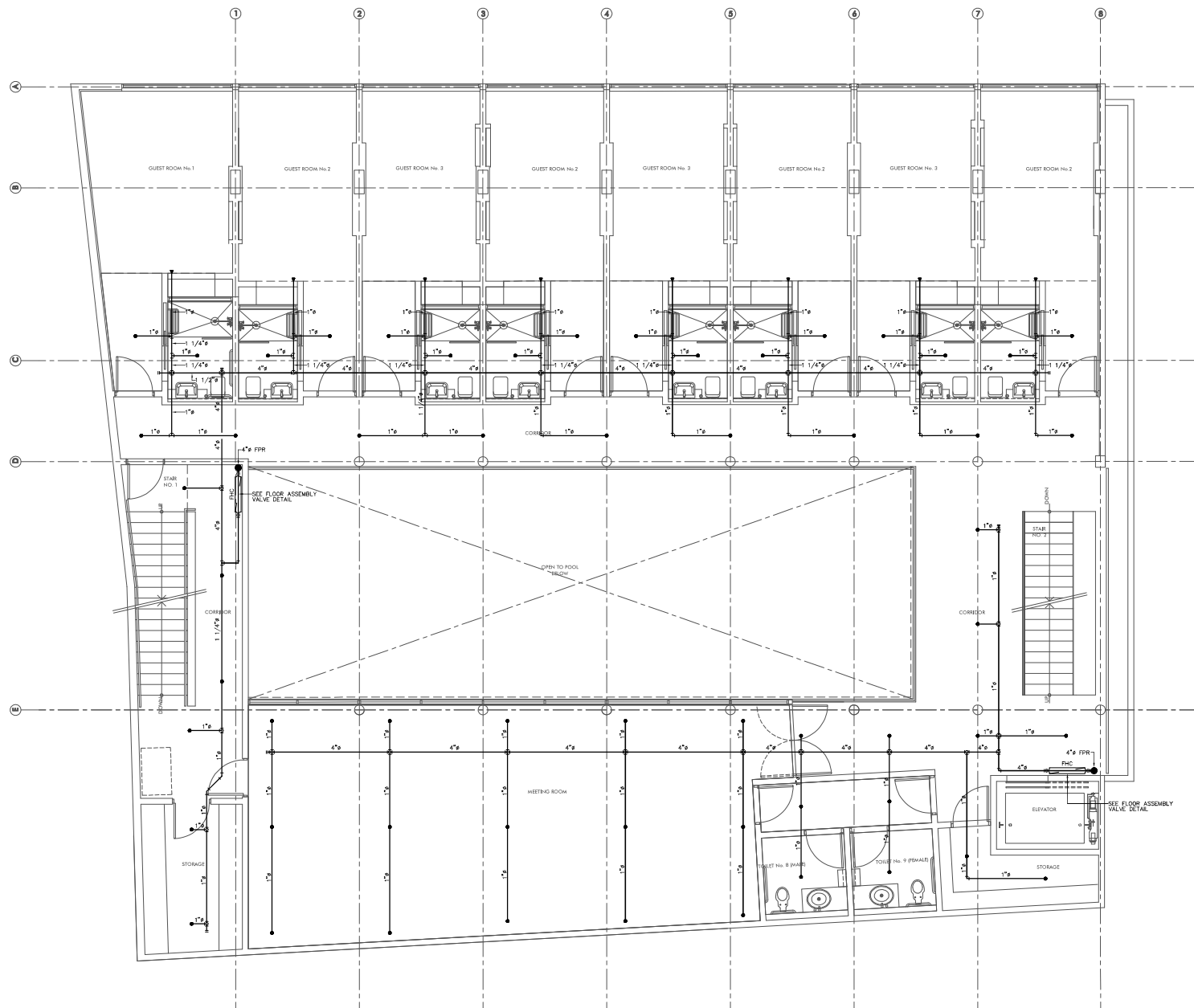
DRAWING SCALE: 1/4"=1'-0"

FILE NUMBER: hna_mech_2nd_fpr-1

DESIGN:

DRAWN BY:

DATE: March 9, 2015



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PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
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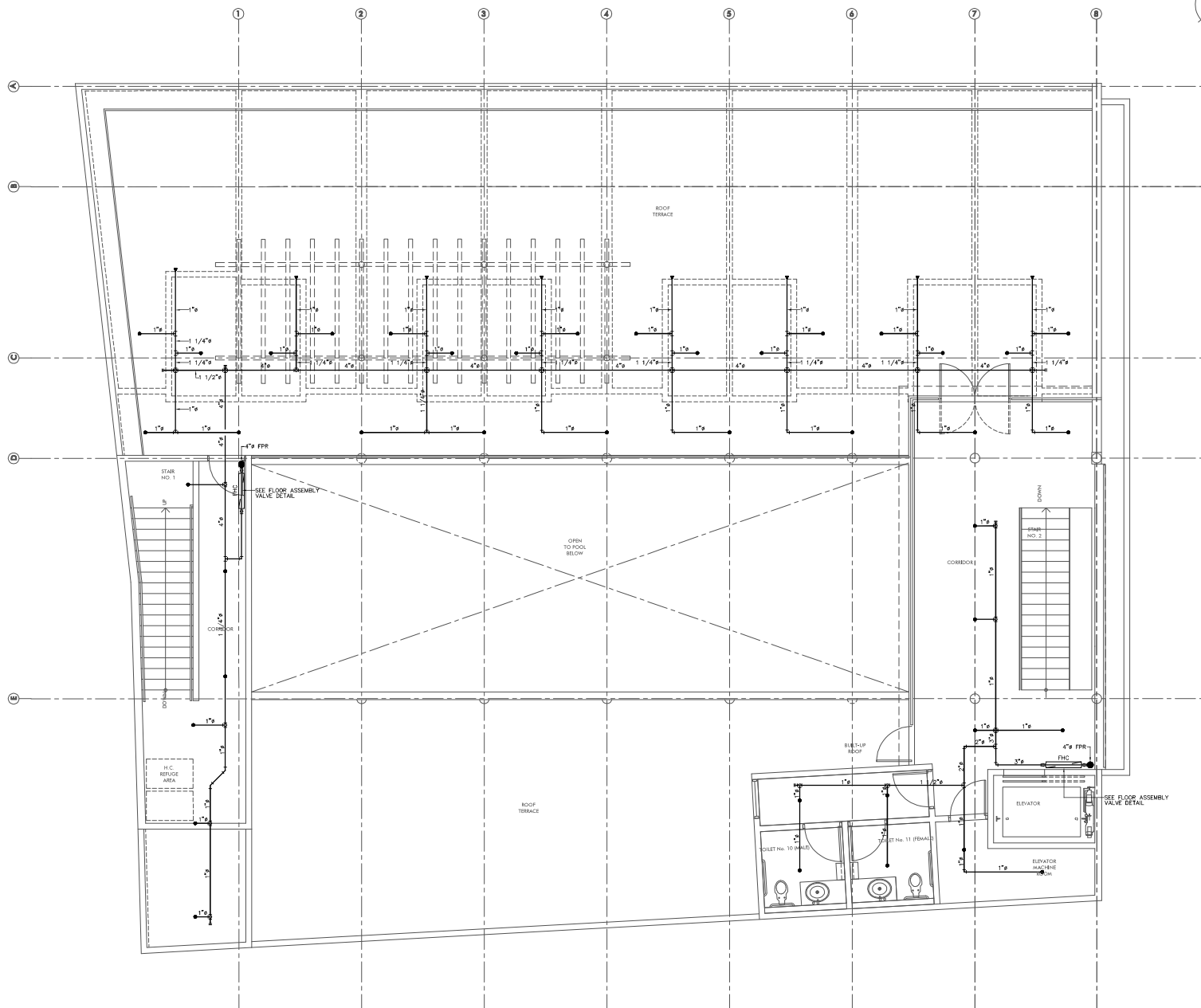

 Municipality of Rincón
 Hon Carlos López Bonilla
 Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
THIRD FLOOR PLAN
FP LAYOUT

DRAWING SCALE: 1/4" = 1'-0"
 FILE NUMBER: hna_mech_3rd_1b-1
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 DATE: March 9, 2015



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PROJECT:
**16 ROOM HOTEL
HOTEL OJO DE AGUA**
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

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SHEET TITLE:
**ROOF TERRACE PLAN
FP LAYOUT**

DRAWING SCALE: 1/4" = 1'-0"

FILE NUMBER: hna_mech_2014_2015-1

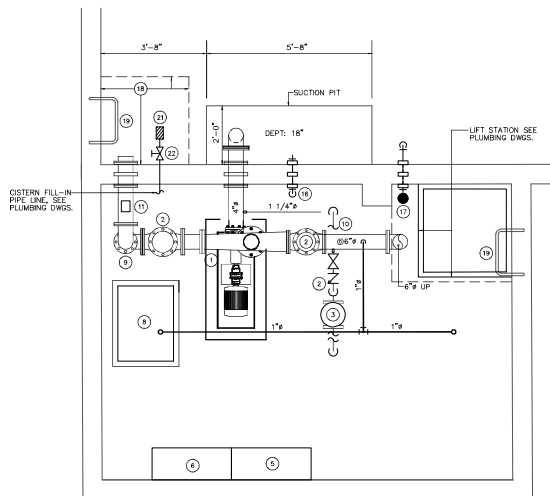
DESIGNER: FIM

DRAWN BY: FIM

DATE: March 9, 2015

50/76

FP-04

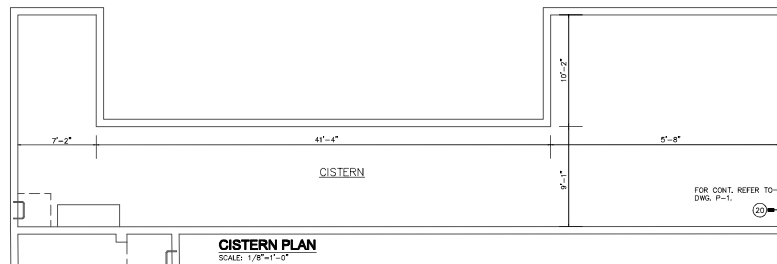


PUMP ROOM LAYOUT (FIRE WATER):

SCALE: 1/2"=1'-0"

EQUIPMENT DESCRIPTIONS:

1. END SUCTION ELECTRICAL FIRE PUMP-750 GPM @ 115 PSI, UL LISTED & FM APPROVED, SIMILAR TO AURORA AURORA MODEL 481 HORIZONTAL BASE MOUNTED SIZE 4-481-110 HORIZONTAL SPLIT CASE, BRONZE, FITTED, SINGLE STAGE, DOUBLE SUCTION CENTRIFUGAL PUMP, 208 VOLTAGE / 3 PHASE / 60 HERTZ, 75 HORSE POWER (HP).
2. SWING CHECK VALVE
3. JOCKEY PUMP - 7.5 GPM @ 288 FT. TOTAL HEAD, 2 HP, (208/3/60), 3500 RPM, SIMILAR TO AURORA PUMP TYPE PMV, VERTICAL MULTISTAGE 8-IN-LINE CENTRIFUGAL PUMP.
4. N/A
5. FIRE PUMP CONTROL PANEL WITH POWER FAILURE STARTER AT 5'-6" TOP LEVEL FROM FINISHED FLOOR.
6. JOCKEY PUMP CONTROL PANEL AT 5'-6" TOP LEVEL FROM FINISHED FLOOR.
7. N/A
8. BATTERY RACK
9. WASTE CONE
10. AIR RELEASE VALVE
11. FLOW METER
12. N/A
13. N/A
14. HOLDING TANK
15. GATE VALVE
16. 3" CISTERN VENT
17. PROBE HOLDER
18. CISTERN ACCESS
19. LADDER RUNGS
20. 4" OVERFLOW
21. FLOAT VALVE (REFER TO PLUMBING DRAWINGS)
22. SHUT-OFF NORMALLY OPEN (REFER TO PLUMBING DRAWINGS)



CISTERN

CISTERN CALCULATIONS:

CISTERN CLEAR INSIDE HEIGHT: 5'-0"

CISTERN AREA: 912 SQ. FT.

CISTERN VOLUME: 4560 CU. FT.

AIR GAP ALLOWANCE: 1'-0"

WATER LEVEL INSIDE HEIGHT: 4'-0"

TOTAL WATER STORAGE: 27,278 GALLONS

POTABLE WATER:

912 SQ. FT. (CISTERN AREA) X 68" (WATER LEVEL INSIDE) = 601.92 CU. FT.

TOTAL POTABLE WATER STORAGE CAPACITY: 601.92 x 7.48 = 4,502 GALLONS.

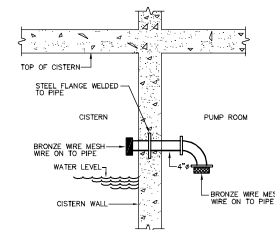
DISPROTECTION RESERVE WATER:

912 SQ. FT. (CISTERN AREA) X 3.33" (WATER LEVEL INSIDE) = 3,036.96 CU. FT.

TOTAL POTABLE WATER STORAGE CAPACITY: 3,036.96 x 7.48 = 22,716 GALLONS.

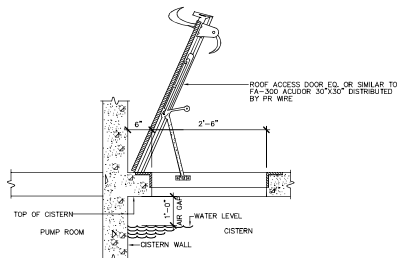
CISTERN NOTES

1. THESE DETAILS INDICATE GENERAL ARRANGEMENT AND ARE SCHEMATIC ONLY.
2. ABOVE SYSTEM COMPONENTS ARE TO BE FACTORY ASSEMBLED & MOUNTED SINGLE STRUCTURAL BASE.
3. WATER PRESSURE BOOSTER SYSTEM (EQUIPMENT & CONTROLS) SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, WITH OWNER'S ARCHITECT'S REPRESENTATIVE APPROVAL.
4. APPLY ON ALL INTERIOR FACES OF CISTERN SHAGBARD NOLG2 BY Sika CHEMICAL CORP. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.
5. ON EXTERIOR FACES OF ALL UNDERGROUND WALLS AND SLABS, INSTALL BITUMINOUS DAMPROOFING AS MFG. BY EMULSIFIED PRODUCT INC.
6. INSTALL AT BOTTOM SLAB AND FOOTING A VAPOR BARRIER.
7. ALL CONTROL WIRING IN THE PUMP ROOM AND CISTERN SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE LATEST EDITION.
8. FOR CISTERN DETAILS REFER ARCHITECTURAL & STRUCTURAL DRAWINGS.



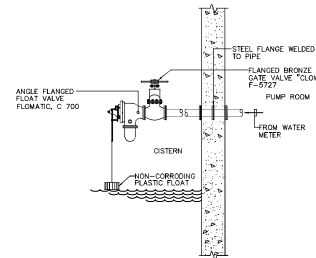
CISTERN VENT & OVERFLOW DETAIL

N.T.S.



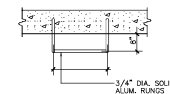
CISTERN ACCESS DETAIL

N.T.S.

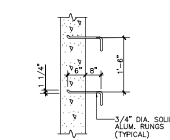


FLOAT VALVE DETAIL

N.T.S.



PLAN VIEW



SIDE VIEW

LADDER RUNGS DETAIL

N.T.S.

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PROJECT:

16 ROOM HOTEL
HOTEL OJO DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



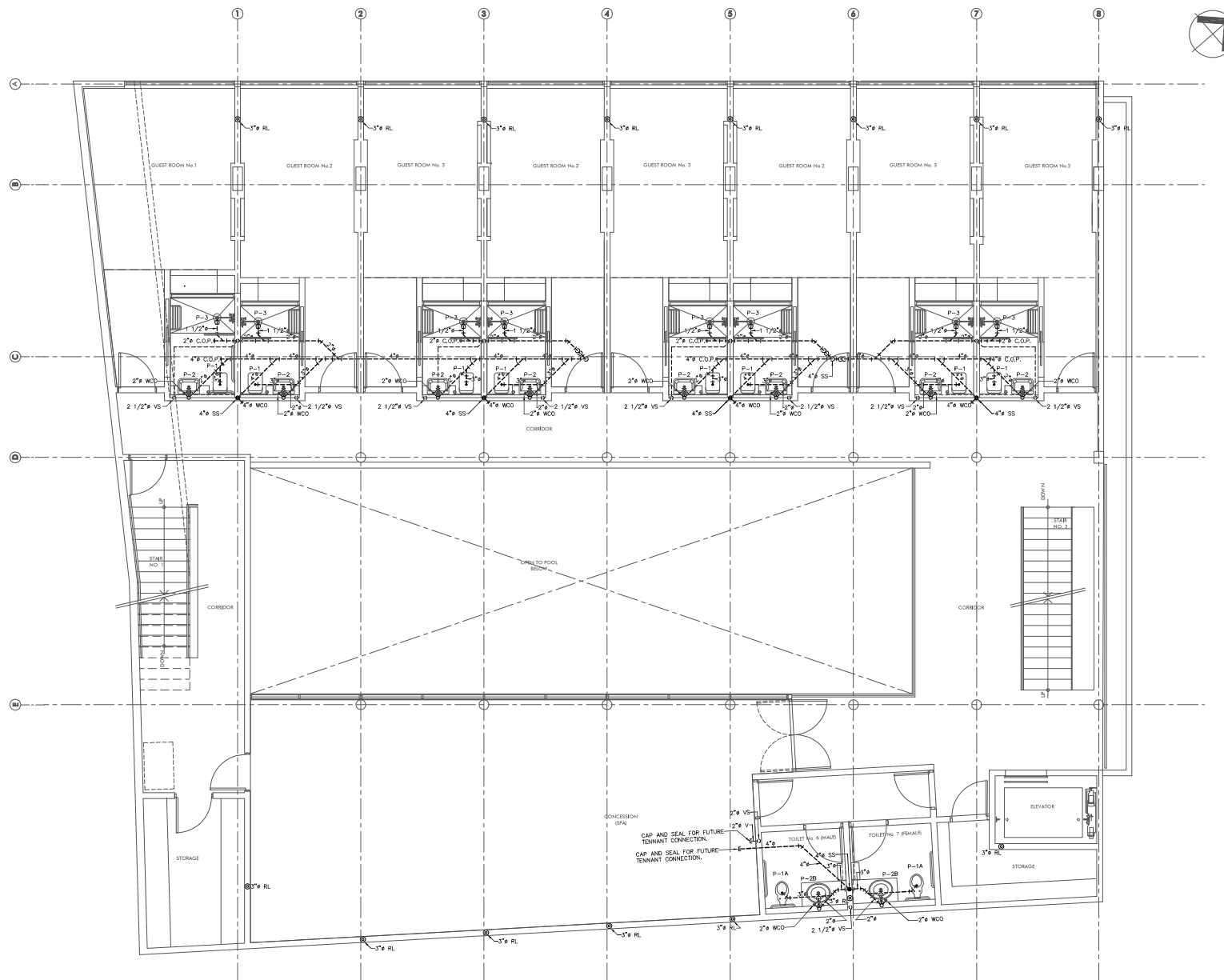
Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
CISTERN, PUMP ROOM,
NOTES AND DETAILS

DRAWING SCALE: AS SHOWN
SHEET NUMBER: 1000-0000-001-1
DESIGNER: FIM
DRAWN BY: FIM
DATE: March 9, 2015



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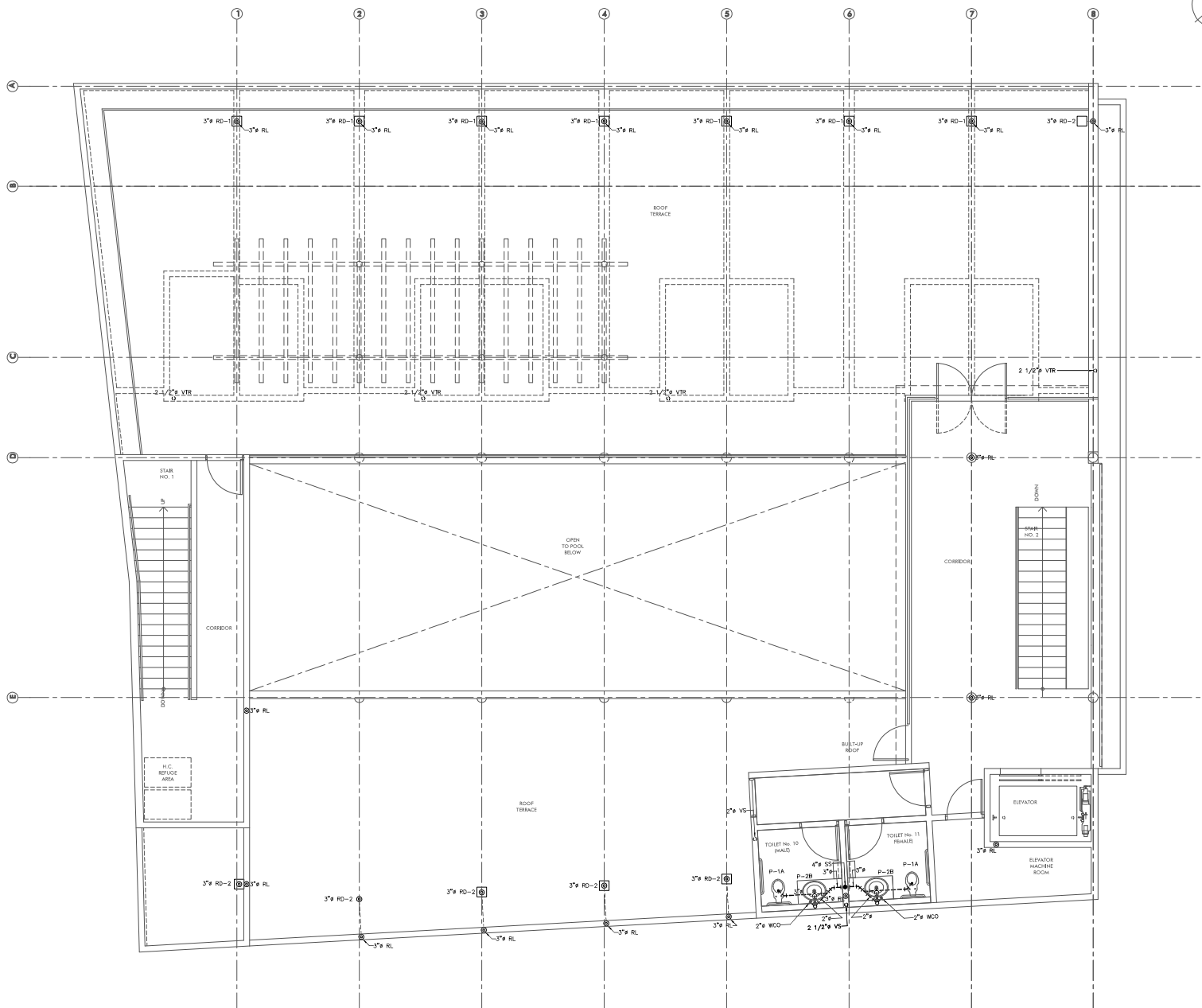
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Hon Carlos López Bonilla
Mayor

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DRAWINGS**

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SHEET TITLE:
**SECOND FLOOR PLAN
SANITARY LAYOUT**

DRAWING SCALE: 1/4"=1'-0"
FILE NUMBER: hna_mech_2nd_fpr_1-1
DESIGNER: FJM
DRAWN BY: FJM
DATE: March 9, 2015



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ROOF TERRACE PLAN
SANITARY LAYOUT

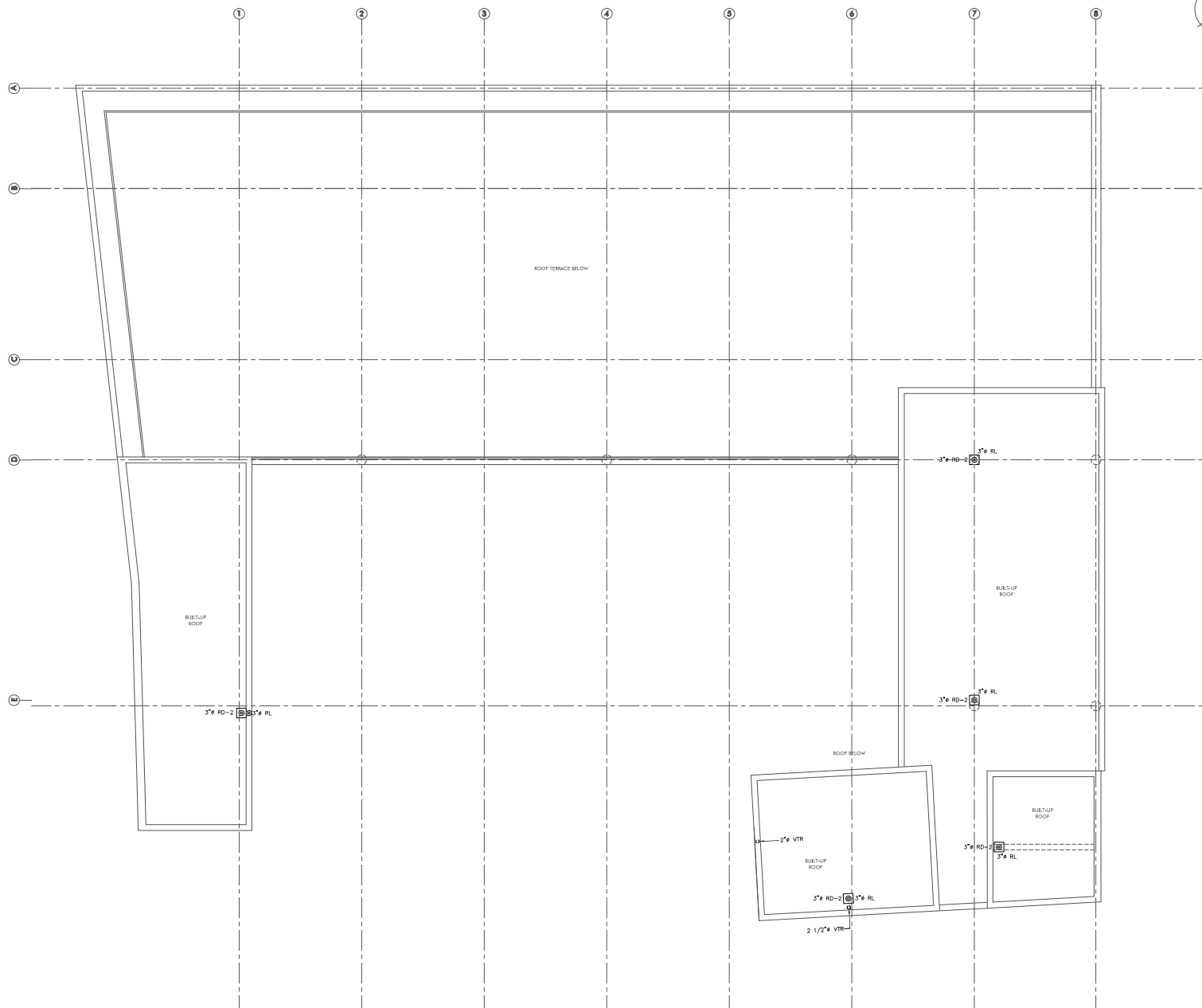
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DESIGNER: FJM

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Municipality of Rincón
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SHEET TITLE:
ROOF PLAN
SANITARY LAYOUT

DRAWING SCALE: 1/4" = 1'-0"

FILE NUMBER: hna_mech_0011_1p-1-1

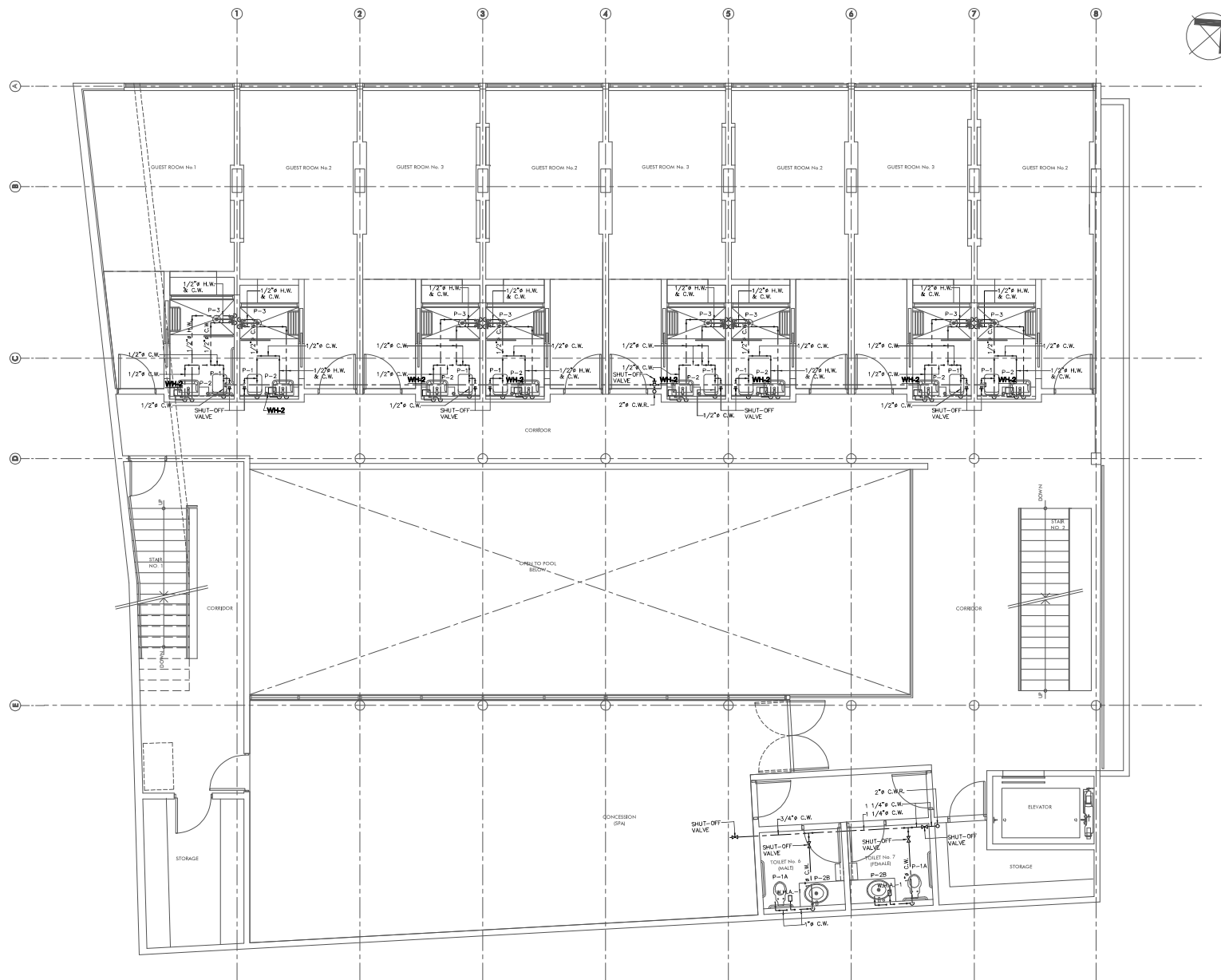
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Municipality of Rincón
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Mayor

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DRAWINGS**

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SHEET TITLE:
**SECOND FLOOR PLAN
DW LAYOUT**

DRAWING SCALE: 1/4" = 1'-0"

FILE NUMBER: hna_msh_2014_2_5-6

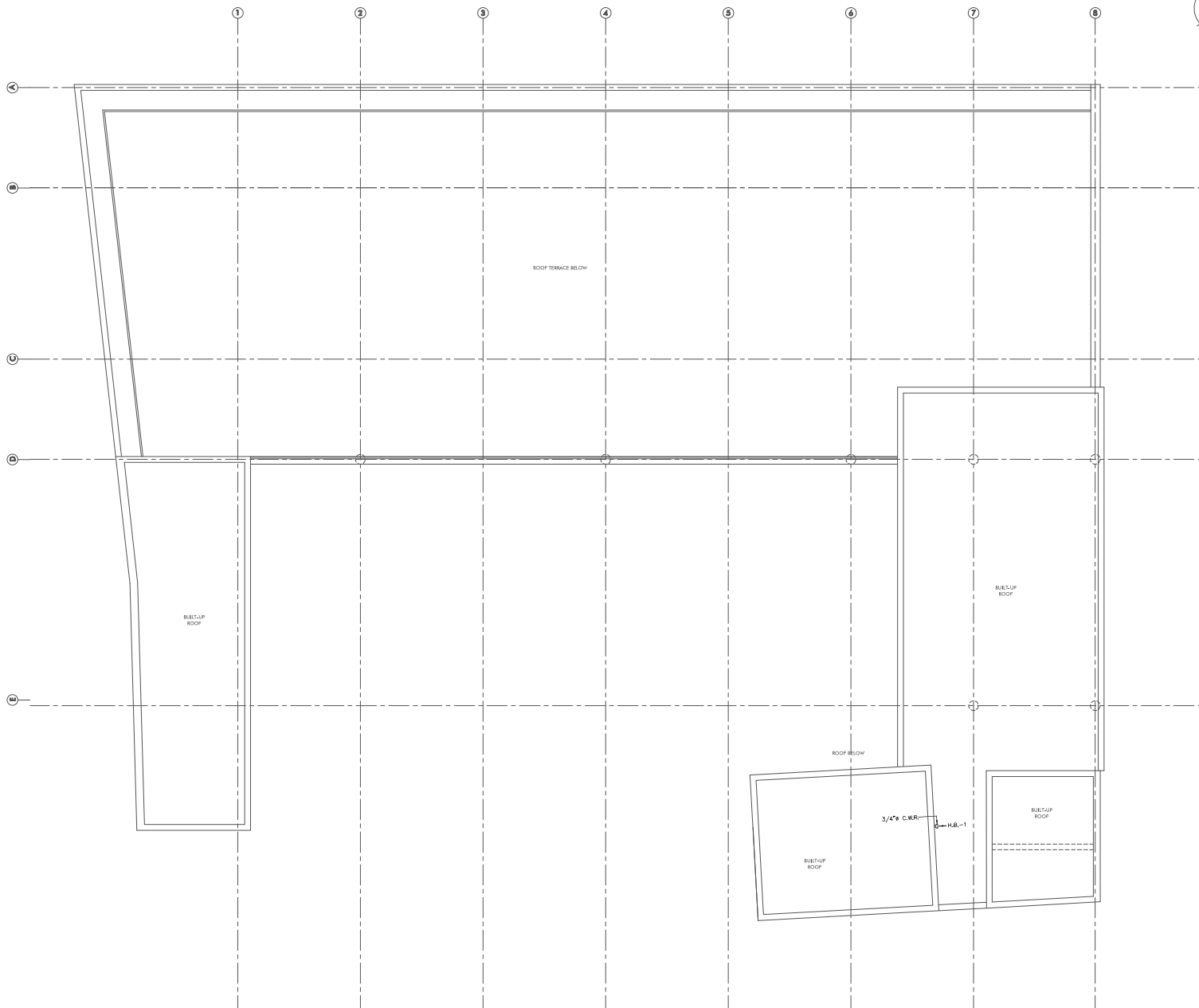
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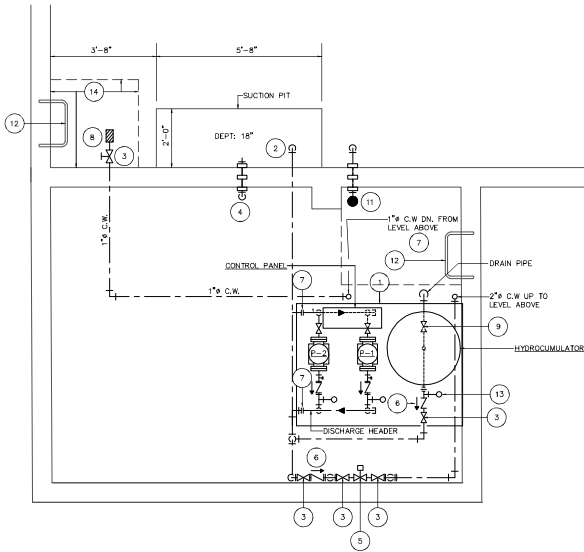
Municipality of Rincón
Hon Carlos López Bonilla
Mayor

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CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
ROOF PLAN
DW LAYOUT

DRAWING SCALE:	1/4" = 1'-0"
FILE NUMBER:	hwa_mech_2014_2015
DESIGNER:	FJM
DRAWN BY:	FJM
DATE:	March 9, 2015



PUMP ROOM LAYOUT (DOMESTIC WATER):
SCALE: 1/2"=1'-0"

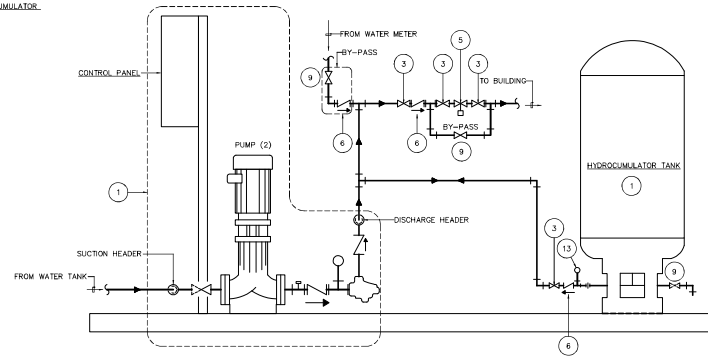
LEGEND (DOMESTIC WATER):

- 1 PREFABRICATED BASE MOUNTED DOMESTIC PUMPING SYSTEM WITH TWO PUMPS RATED AT 30 GPM AT 140 FT. OF HEAD (60 PSIG). EACH PUMP TO HAVE A 1/2 HP, 208V/3PH/60 HZ, SIMILAR TO PUMPS WITH 304SS BODY, CONSTANT PRESSURE BOOSTER SYSTEM.
- HYDROCUMULATOR TANK, MOD. 170, CAPACITY TO BE 170 GALLONS. TANK TO HAVE A REPLACEABLE MEMBRANE TO SEPARATE AIR AND WATER.
- 2 SYSTEM SUCTION
- 3 SHUT-OFF NORMALLY OPEN
- 4 3" VENT
- 5 SIMILAR TO SYNCHROFLO IRONHART SYSTEM WITH VERTICAL MULTI-STAGE
- 6 PRESSURE REDUCING VALVE
- 7 CHECK VALVE
- 8 LIFT STATION
- 9 FLOAT VALVE
- 10 GATE VALVE NORMALLY CLOSED
- 11 4" OVERFLOW
- 12 PROBE HOLDER
- 13 LADDER RUNGS
- 14 PRESSURE GAUGE
- 15 CISTERN ACCESS

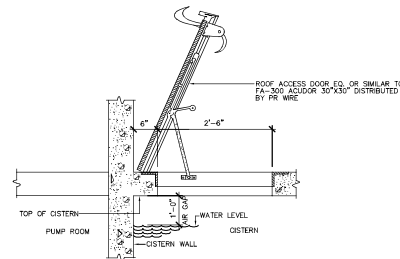
CISTERN

CISTERN CALCULATIONS:

CISTERN CLEAR INSIDE HEIGHT: 5'-0"
CISTERN AREA: 912 SQ. FT.
CISTERN VOLUME: 4560 CU. FT.
AIR GAP ALLOWANCE: 1'-0"
WATER LEVEL INSIDE HEIGHT: 4'-0"
TOTAL WATER STORAGE: 27,276 GALLONS
POTABLE WATER:
912 SQ. FT. (CISTERN AREA) X .66' (WATER LEVEL INSIDE) = 601.92 CU. FT.
TOTAL POTABLE WATER STORAGE CAPACITY: 601.92 X 7.48 = 4,502 GALLONS.
PREPROTECTION RESERVE WATER:
912 SQ. FT. (CISTERN AREA) X 3.33' (WATER LEVEL INSIDE) = 3,036.96 CU. FT.
TOTAL POTABLE WATER STORAGE CAPACITY: 3,036.96 X 7.48 = 22,716 GALLONS.



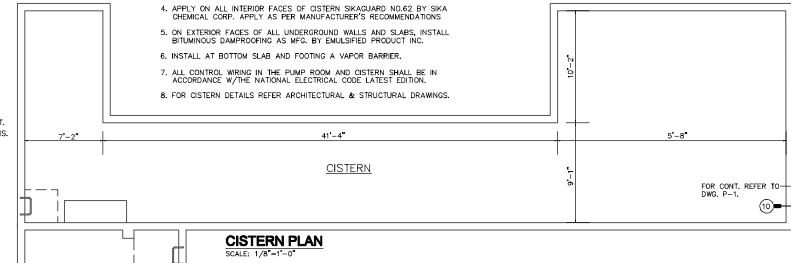
PRESSURE BOOSTER SYSTEM DIAGRAM
N.T.S.



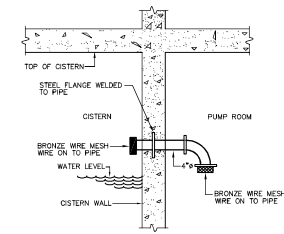
CISTERN ACCESS DETAIL
N.T.S.

CISTERN NOTES

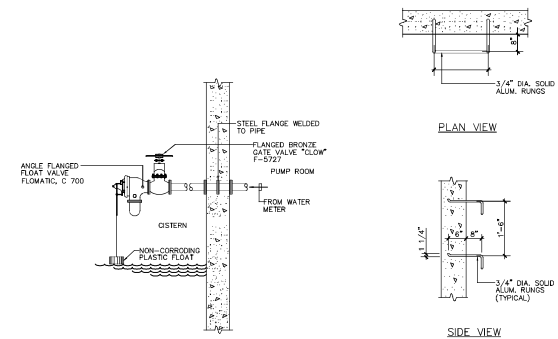
1. THESE DETAILS INDICATE GENERAL ARRANGEMENT AND ARE SCHEMATIC ONLY.
2. ABOVE SYSTEM COMPONENTS ARE TO BE FACTORY ASSEMBLED & MOUNTED ON SINGLE STRUCTURAL BASE.
3. WATER PRESSURE BOOSTER SYSTEM (EQUIPMENT & CONTROLS) SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, WITH OWNER'S AND/OR OWNER'S REPRESENTATIVE APPROVAL.
4. APPLY ON ALL INTERIOR FACES OF CISTERN SIKAGUARD NO.62 BY SIKA CHEMICAL CORP. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS
5. ON EXTERIOR FACES OF ALL UNDERGROUND WALLS AND SLABS, INSTALL BITUMINOUS DAMPROOFING AS MFG. BY EMULSIFIED PRODUCT INC.
6. INSTALL AT BOTTOM SLAB AND FOOTING A VAPOR BARRIER.
7. ALL CONTROL WIRING IN THE PUMP ROOM AND CISTERN SHALL BE IN ACCORDANCE W/ THE NATIONAL ELECTRICAL CODE LATEST EDITION.
8. FOR CISTERN DETAILS REFER ARCHITECTURAL & STRUCTURAL DRAWINGS.



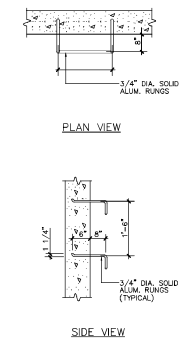
CISTERN PLAN
SCALE: 1/8"=1'-0"



CISTERN VENT & OVERFLOW DETAIL
N.T.S.



FLOAT VALVE DETAIL
N.T.S.



LADDER RUNGS DETAIL
N.T.S.

GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

SILBERIO ACEVEDO DAVILA, ARCHITECT
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213 San Claudio Ave., 2105-207 San Juan, PR, 00906

FRANCISCO J. MATE, ENGINEER
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PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón,
Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE:
CISTERN, PUMP ROOM,
NOTES AND DETAILS

DRAWING SCALE: AS SHOWN
SHEET NUMBER: NTA_mech_11_11
DESIGNER: FIM
DRAWN BY: FIM
DATE: March 9, 2015





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FRANCISCO J. MATE, ENGINEER
LICENSE NO. 12947

PROJECT:

**16 ROOM HOTEL
HOTEL OJO DE AGUA**

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

**BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS**

REVISIONS

SHEET TITLE:
DOMESTIC WATER ISOMETRIC

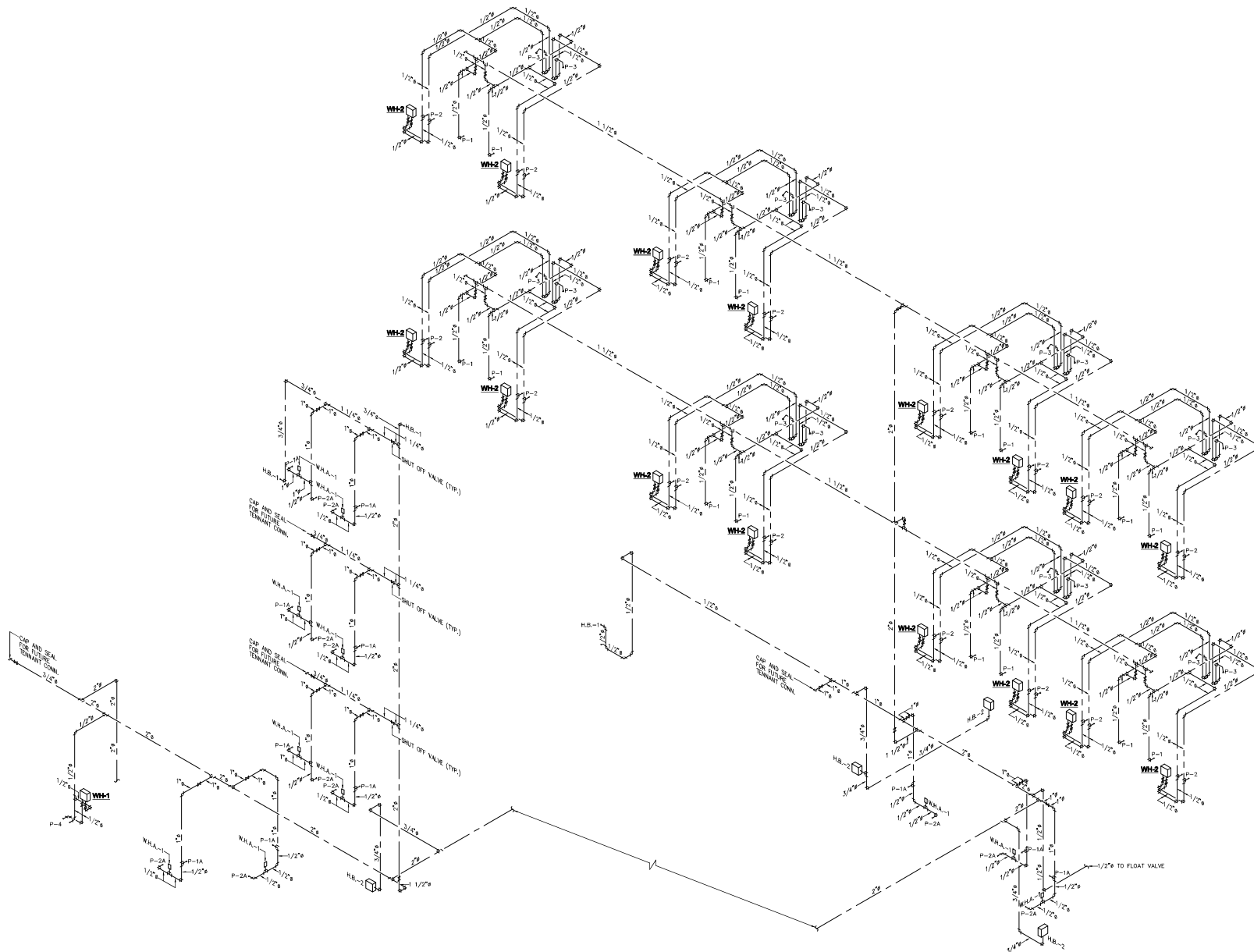
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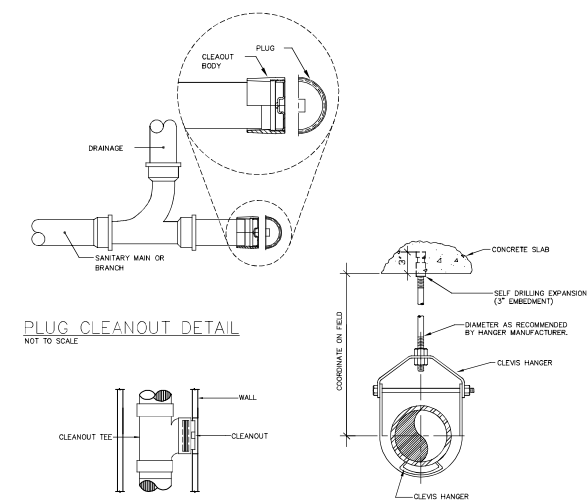
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DRAWN BY: FJM

DATE: March 9, 2015

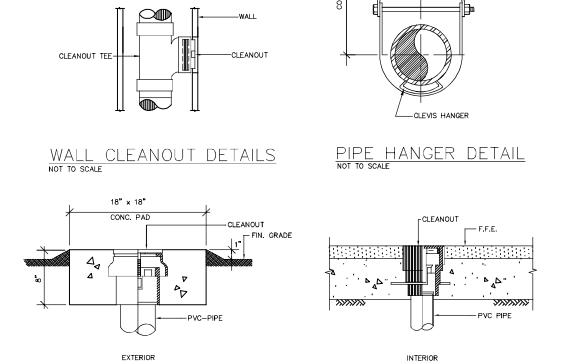


PLUMBING FIXTURE SCHEDULE					
DESIGNATION	DESCRIPTIONS	UNIT WASTE OR SOIL	VENT SIZE	WATER SUPPLY	REMARKS
P-1	WATER CLOSET	3"	2"	1"	SEE ARCHITECTURAL DWG'S FOR SPEC'S
P-1A	WATER CLOSET (HANDICAP)	3"	2"	1"	SEE ARCHITECTURAL DWG'S FOR SPEC'S
P-2	LAVATORY	1-1/2"	1-1/4"	1/2"	SEE ARCHITECTURAL DWG'S FOR SPEC'S
P-2A	LAVATORY (HANDICAP)	1-1/2"	1-1/4"	1/2"	SEE ARCHITECTURAL DWG'S FOR SPEC'S
P-3	SHOWER	1-1/2"	1-1/2"	1/2"	SEE ARCHITECTURAL DWG'S FOR SPEC'S
P-4	KITCHEN SINK	1-1/2"	1-1/2"	1/2"	SEE ARCHITECTURAL DWG'S FOR SPEC'S
W.H. 1 & 2	IN-LINE WATER HEATER	-	-	3/4"	SIMILAR TO EMAX SP-55 208/1/60 5.5 KW



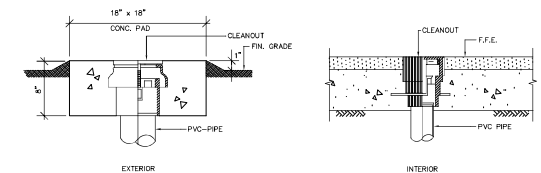
PLUG CLEANOUT DETAIL

NOT TO SCALE



WALL CLEANOUT DETAILS

NOT TO SCALE



PIPE HANGER DETAIL

NOT TO SCALE

CLEANOUT SPECIFICATIONS				
C.O. NO.	CATALOG NO.	MANUFACTURER	REMARKS	
G.C.O.	4020	J. R. SMITH	POLISHED BRONZE TOP	
F.C.O.	4031	J. R. SMITH	FACE-OF-WALL COVER	
W.C.O.	4472	J. R. SMITH	LESS COVER AND SCREW	
P.C.O.	4472	J. R. SMITH	LESS COVER AND SCREW	

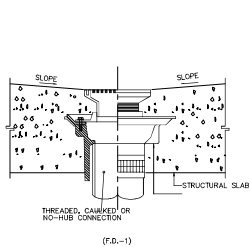
GROUND CLEANOUT DETAIL

NOT TO SCALE

FLOOR CLEANOUT DETAIL

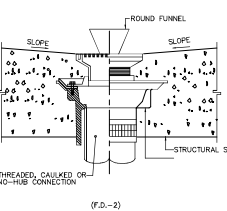
NOT TO SCALE

FLOOR AND ROOF DRAIN SPECIFICATIONS				
DRAIN NO.	CATALOG NO.	MANUFACTURER	REMARKS	
F. D. -1	2010-B	J. R. SMITH	CHROME PLATED STRAINER	
F. D. -2	3510-F12	J. R. SMITH	SQUARE TOP INTERNAL FUNNEL	
R. D. -1	1010	J. R. SMITH	ROUGH BRONZE DOME	
R. D. -2	1540I	J. R. SMITH	FLUSH GRATE	



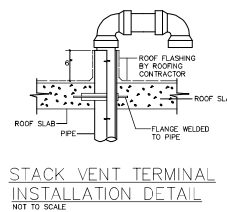
FLOOR DRAIN DETAILS

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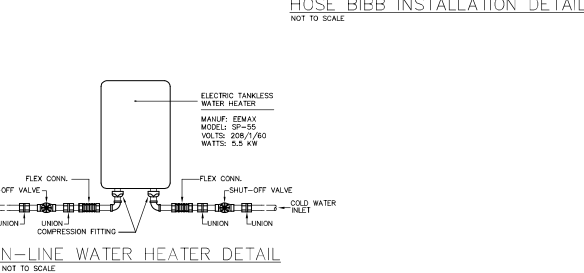
FLOOR DRAIN DETAILS

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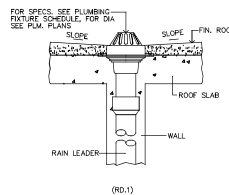
STACK VENT TERMINAL INSTALLATION DETAIL

NOT TO SCALE



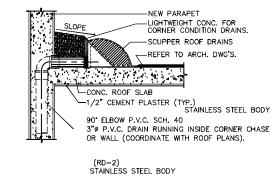
HOSE BIBB INSTALLATION DETAIL

NOT TO SCALE



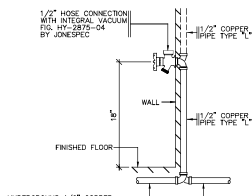
ROOF DRAINAGE DETAILS

NOT TO SCALE



ROOF DRAINAGE DETAILS

NOT TO SCALE



HOSE BIBB INSTALLATION DETAIL

NOT TO SCALE

PLUMBING NOTES:

- THESE NOTES AS WELL AS THE LEGEND AND DETAILS APPLIES TO ALL PLUMBING WORK.
- WATER PIPING BELOW GRADE TO BE TYPE "M" COPPER AND WATER PIPING ABOVE GRADE TO BE TYPE "L" HARD DRAIN COPPER, SIZE IS 1/2" OR AS INDICATED DRAWINGS.
- SOLDER USED IN ANY POTABLE OR DOMESTIC WATER SYSTEM MUST BE LEAD-FREE.
- ALL WATER SUPPLY LINES ARE TO BE SEPARATED A MINIMUM OF 1'-0" FROM SANITARY LINES.
- ALL WASTE, SANITARY AND STORM DRAINAGE LINES 4" IN DIAMETER AND LARGER SHALL BE PVC SDR 35 AND SCHEDULE 40 FOR 3" AND SMALLER.
- TRENCHES FOR ALL UNDERGROUND PIPES ARE TO BE EXCAVATED TO REQUIRED DEPTHS, AFTER THE PIPES HAVE BEEN TESTED, INSPECTED AND APPROVED BY THE ARCHITECT/ENGINEER, THE TRENCHES MUST BE FILLED WITH APPROVED FILL COMPACTED TO A MINIMUM OF 95% OF THE SOIL MAX. DRY UNIT WEIGHT.
- ALL PIPING SHALL BE CONCEALED IN FLOOR TOPPING, WALL OR CHASES UNLESS OTHERWISE NOTED.
- LONG SWEEP BENDS OR LONG SWEEP FITTINGS SHALL BE PROVIDED AT THE BASE OF ALL STACKS.
- CLEANOUTS IN HORIZONTAL DRAINAGE LINES SHALL BE SPACED AT INTERVALS NOT EXCEEDING 75 FEET FOR PIPES 4" AND SMALLER, AND 100 FEET FOR PIPES THROUGH 10" IN DIAMETER.
- HORIZONTAL DRAINAGE PIPES SHALL BE INSTALLED, ALIGNED AT UNIFORM SLOPES NOT LESS THAN 1/4" INCH PER FOOT FOR 3-INCH DIAMETER AND LESS, AND NOT LESS THAN 1/8" INCH PER FOOT FOR DIAMETERS OF 4 INCHES OR MORE.
- CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS PIPES UP TO 4" DIAMETER AND NOT LESS THAN 4" FOR LARGER DIAMETERS.
- FIXTURES, FITTINGS, ACCESSORIES, MATERIALS AND ALL PLUMBING PRODUCTS SHALL BE AS PER SPECIFICATIONS ON THESE DRAWINGS. EQUAL OR SIMILAR SHALL BE ONLY ACCEPTED IF PREVIOUSLY APPROVED BY THE ARCHITECT/ENGINEER.
- ALL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS.
- THE PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LATEST LOCAL BUILDING CODE, THE NATIONAL STANDARD PLUMBING CODE, THE HEALTH DEPARTMENT AND THE SPECIFICATIONS ISSUED FOR THE PROJECT.
- SIZES SHOWN IN FUTURE SCHEDULE ARE MINIMUM AND SHALL BE INCREASED AS NECESSARY TO COMPLY WITH CODE REQUIREMENTS OR AS SHOWN ON DRAWINGS.
- BEFORE STARTING CONSTRUCTION, THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATIONS OF EXISTING PIPE LINES TO REMAIN IN USE. ANY SIGNIFICANT DISCREPANCY WITH THE INFORMATION SHOWN ON THESE DRAWINGS SHALL BE NOTICED TO THE ARCHITECT/ENGINEER FOR REVISION.
- PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY SERVICES AND/OR CONNECTIONS REQUIRED FOR THE PLUMBING FIXTURES AND EQUIPMENT SHOWN ON PLANS AND FIXTURES SCHEDULE.
- PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGH-IN AND INSTALL THE PLUMBING FIXTURES AS INDICATED ON THESE DRAWINGS.
- THE PROPOSED WATER DISTRIBUTION SYSTEM MUST BE TESTED TO A HYDROSTATIC PRESSURE OF 125 PSI AND PROVIDED TIGHT AT THIS PRESSURE FOR FOUR CONSECUTIVE HOURS BEFORE PIPES ARE CONCEALED AND PRIOR TO ANY FIXTURE INSTALLATION.
- ALL WASTE AND DRAIN PIPES ARE TO BE TESTED USING WATER AND PROVIDED TIGHT TO THE ARCHITECT/ENGINEER BEFORE TRENCHES ARE BACKFILLED, PIPES CONCEALED OR FIXTURE INSTALLATION.
- OTHER QUALIFIED MANUFACTURERS' PRODUCTS CAN BE SUBMITTED FOR APPROVAL TO THE ARCHITECT OR ENGINEER ALONG WITH A COMPARATIVE TABLE SHOWING CHARACTERISTICS OF THE SPECIFIED AND PROPOSED PRODUCT.
- ALL PIPING SHALL BE PROVIDED WITH SEISMIC RESTRAINTS IN ACCORDANCE WITH SEISMIC HAZARD LEVEL (SHA) "B" OF THE SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS, AS PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA) AND IN ACCORDANCE WITH THE LOCAL CODE AND THE UNIFORM BUILDING CODE (1997).

PLUMBING LEGEND:

- COPPER TYPE "L" COLD WATER LINE - DIAMETER AS INDICATED.
- COPPER TYPE "L" HOT WATER LINE - DIAMETER AS INDICATED.
- 90° PLUMBING COPPER (WELDED) ELBOW.
- 90° PLUMBING COPPER (WELDED) ELBOW TURNED DOWN.
- PLUMBING SHUT OFF GATE VALVE.
- PLUMBING HOSE BIBB-DIAMETER AS INDICATED.
- SANITARY LINE-RUN IN WALLS AND UNDERGROUND DIAMETER AS INDICATED ARROW INDICATES FLOW DIRECTION, USE PVC DRY PIPE, SEE SPECIFICATIONS.
- SANITARY VENT LINE-DIAMETER AS INDICATED ARROW INDICATES FLOW DIRECTION RUN EMBEDDED ON CONCRETE OR BLOCK WALLS, USE PVC DRY PIPE, SEE SPECIFICATIONS.
- 45° SINGLE "Y"-DIAMETER AS INDICATED.
- 45° WYE BRANCH WITH SIDE INLET FOR VENT-DIAMETER AS INDICATED.
- CLEANOUT FLUSH WITH WALL (WC) AT 12" ABOVE FINISHED FLOOR-DIAMETER AS INDICATED.
- CLEANOUT FLUSH WITH GROUND (GC) AND CONCRETE BLOCK-DIAMETER AS INDICATED.
- FLOOR DRAIN (FD) WITH TRAP.
- P-# INDICATES PLUMBING FIXTURE DESIGNATION-SEE SCHEDULE.
- CW COLD WATER.
- HW HOT WATER.
- WC0 CLEANOUT FLUSH WITH WALL.
- GC0 CLEANOUT FLUSH WITH GROUND.
- FC0 CLEANOUT FLUSH WITH FLOOR.
- PC0 CLEANOUT FLUSH WITH FLOOR.
- (E) EXISTING LINE.
- ORD OVERFLOW ROOF DRAIN.
- RD ROOF DRAIN.

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SILBERG ACQUINO DAYEA, ARCHITECT
REGISTERED ARCHITECT



FRANCISCO J. MATE, ENGINEER
REGISTERED ENGINEER

PROJECT:

16 ROOM HOTEL
HOTEL OJO DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipalidad de Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE:
PLUMBING DETAILS

DRAWING SCALE: AS SHOWN
REVISIONS: none
DESIGNER: FIM
DRAWN BY: FIM
DATE: March 9, 2015

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FRANCISCO J. MATE, ENGINEER
ISSN 0013-7944/92/0007-0000\$7.50/0

59/107

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET TITLE :
**PLUMBING SITE
PLAN & NOTES**

DRAWING SCALE: $1/8" = 1'-0"$

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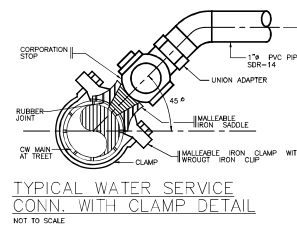
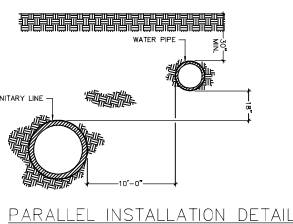
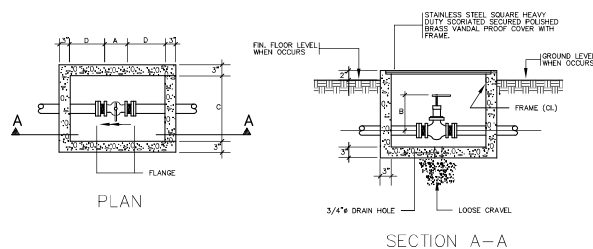
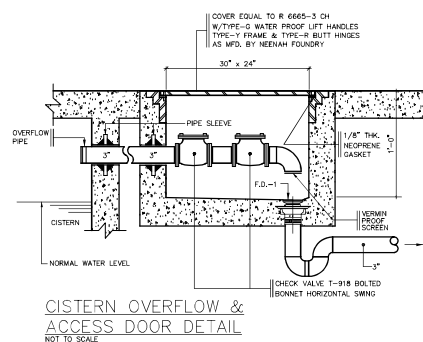
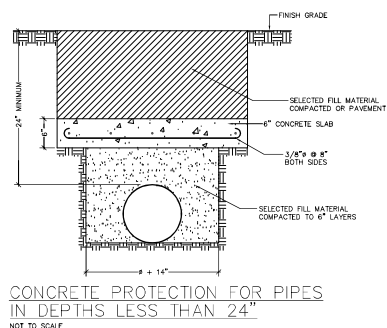
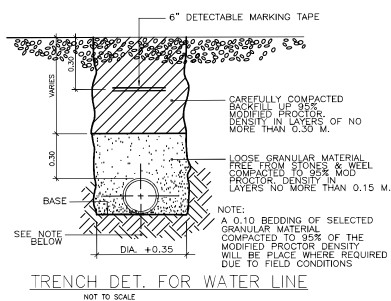
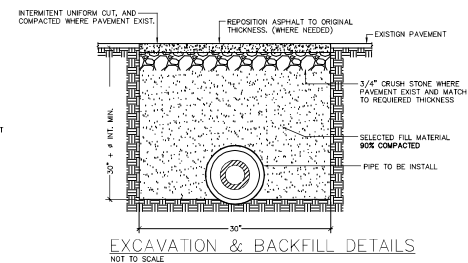
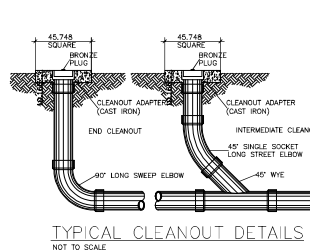
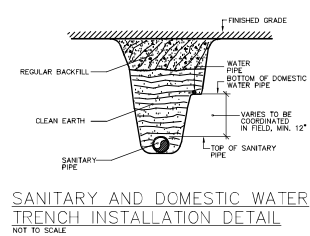
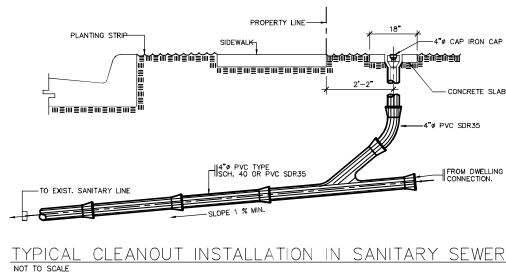
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Coupling

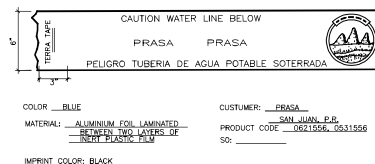
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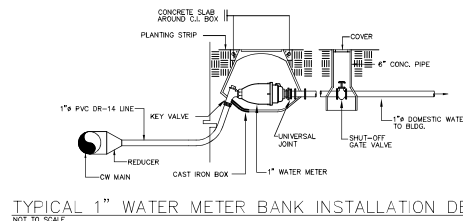
PARQUE STREET



VALVE BOX SCHEDULE		VALVE SIZE (IN INCHES)							
DIMENSIONS MARKED		3"	2 1/2"	2"	1 1/2"	1 1/4"	1"	3/4"	
A	4 9/16"	4 1/16"	3 1/2"	3 1/2"	2 13/16"	2 1/2"	2 1/2"	2 1/2"	
B	16 1/4"	14"	11 3/4"	9 1/2"	8 1/4"	7"	7"	7"	
C	10 1/2"	10 1/2"	10 1/2"	8 5/8"	8 3/4"	7"	7"	7"	
D	2 15/16"	3 3/16"	3 1/2"	2 13/16"	2 15/16"	2 1/4"	2 1/4"	2 1/4"	



COLOR: BLUE
MATERIAL: ALUMINUM FOL LAMINATED
INPRINT COLOR: BLACK
CUSTOMER: PRASA
SAN JUAN, P.R.
PRODUCT CODE: 3621506-10-31506
S/O:



GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

SUBIERO ACEDERO DAVILA, ARCHITECT
#32166 NO. 7724

FJM Engineering, psc
Consulting Engineers
771 Avenida Dr.
Venez Guadalupe, San Juan, P.R.
Tel: (787) 723-4641 / Fax: (787) 723-4705
233 San Cristobal Ave., 3305-307 San Juan, PR, 00906

FRANCISCO J. MATE, ENGINEER
#32166 NO. 12947

PROJECT:
**16 ROOM HOTEL
HOTEL OJO DE AGUA**
Parque Street
Pueblo Ward
Rincón, Puerto Rico

Municipality of Rincón
Hon Carlos López Bonilla
Mayor

**BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS**

REVISIONS

SHEET TITLE:
**SITE PLUMBING
DETAILS**

DRAWING SCALE: 1/4" = 1'-0"
SHEET NUMBER: 104-000-001-1
DESIGNER: FJM
DRAWN BY: FJM
DATE: March 9, 2015

68/76

SP-02

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GUILBERTO ACEDERO DAVILA, ARCHITECT
 LICENSE NO. 9724

GERARDO ROMAN FARIAS, ENGINEER
 LICENSE NO. 15631

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
 Parque Street
 Pueblo Ward
 Rincón, Puerto Rico



Municipality of Rincón
 Hon Carlos López Bonilla
 Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET #10
FIRST FLOOR PLAN
ELECTRICAL LAYOUT

DRAWING SCALE: 1/4"=1'-0"

DRAWING NUMBER: hns_dms_26014

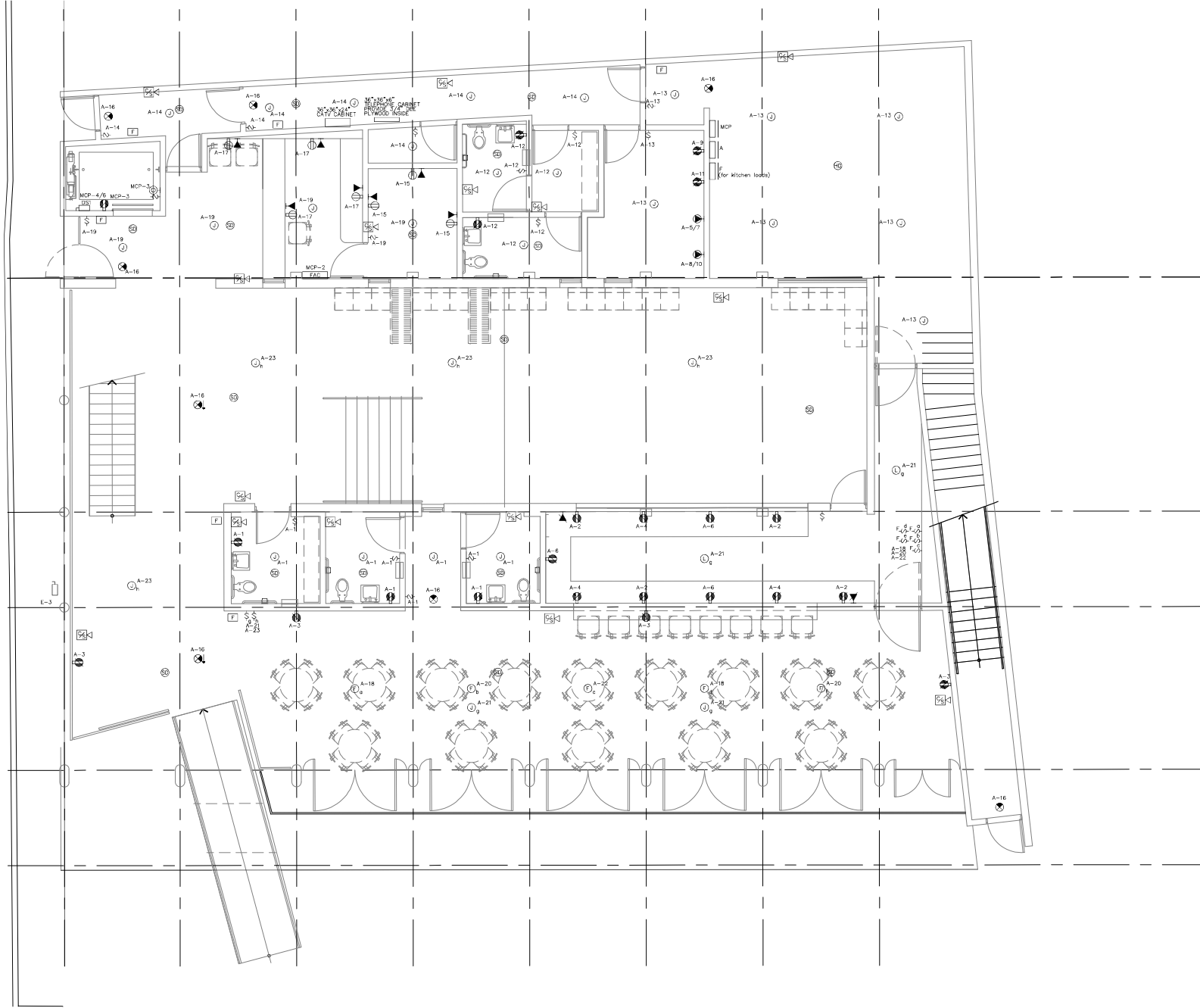
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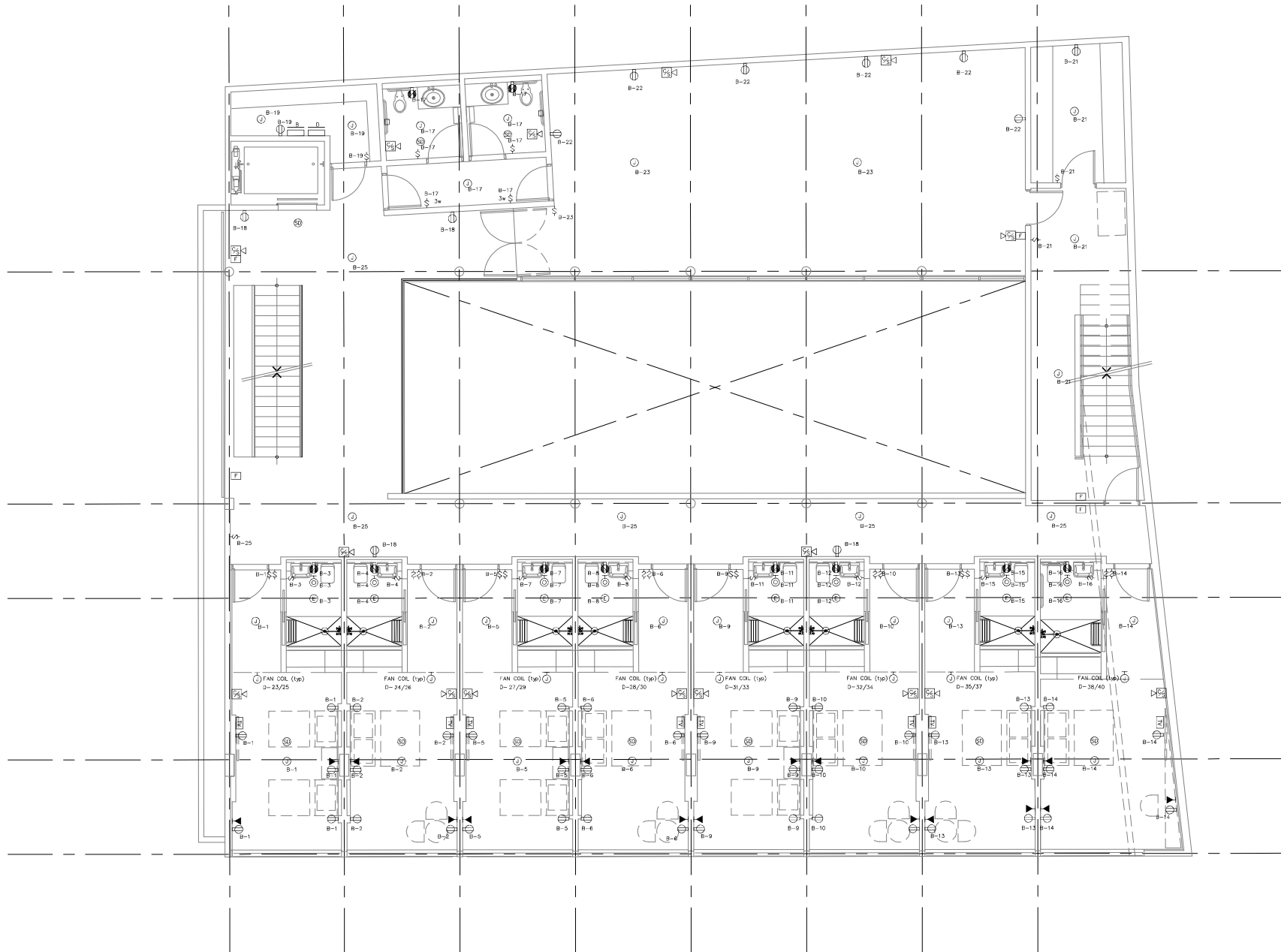
DRAWN BY:

DATE: March 9, 2015

71/76

E-03





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GUILBERMO ACEDERO DAVILA, ARCHITECT
 LICENSE NO. 9724

GERARDO ROMAN FARIAS, ENGINEER
 LICENSE NO. 15631

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
 Parque Street
 Pueblo Ward
 Rincón, Puerto Rico



Municipality of Rincón
 Hon Carlos López Bonilla
 Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET #11
SECOND FLOOR PLAN
ELECTRICAL LAYOUT

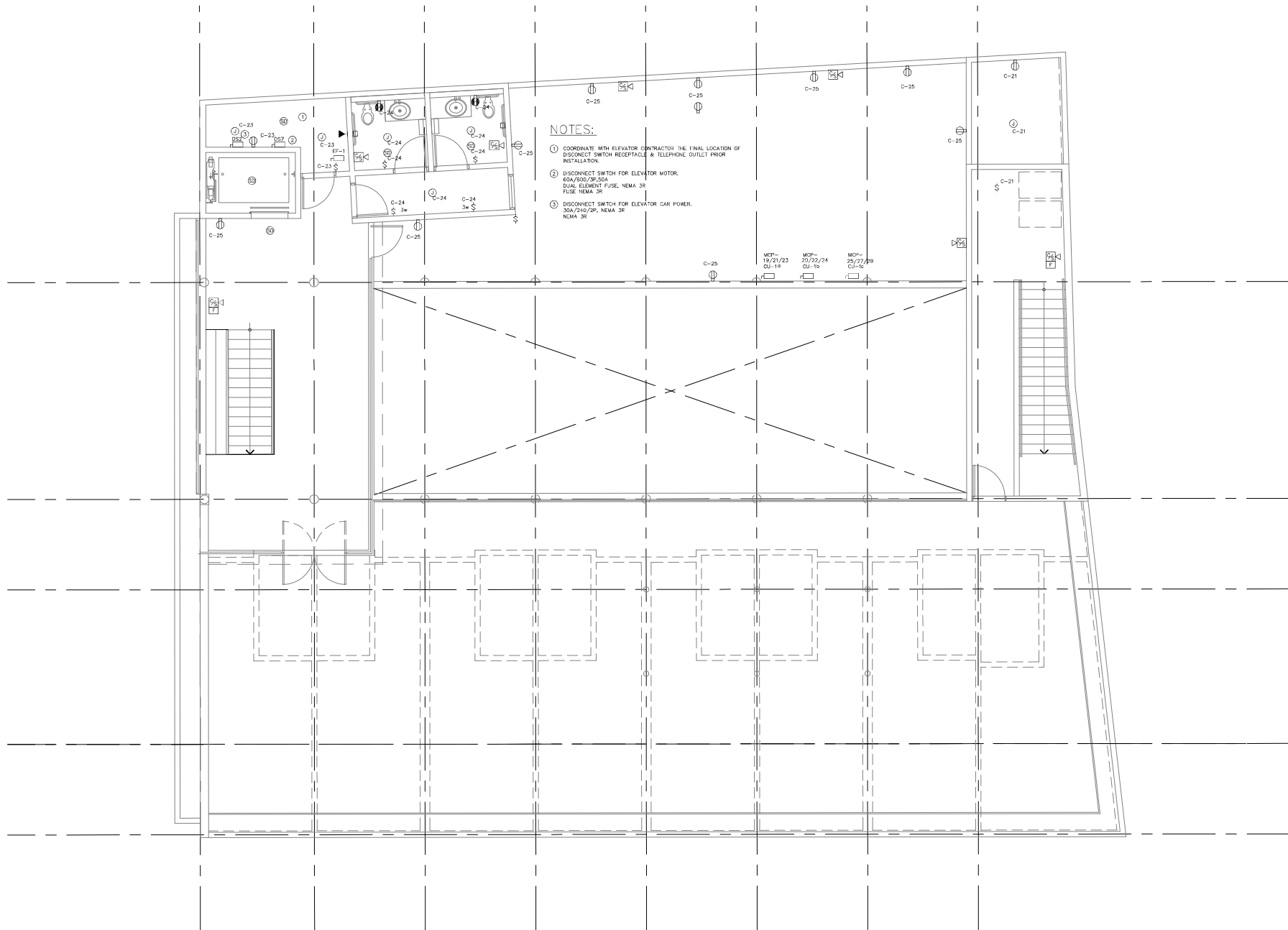
DRAWING SCALE: 1/4"=1'-0"

FILE NUMBER: hns_dms_2614

DESIGNED BY:

DRAWN BY:

DATE: March 9, 2015



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GUILBERTO ACEDILLO DAVILA, ARCHITECT
 LICENSE NO. 9724

GERARDO ROMAN FARIAS, ENGINEER
 LICENSE NO. 15631

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
 Hon Carlos López Bonilla
 Mayor

BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

REVISIONS

SHEET #10:
ROOF TERRACE PLAN
ELECTRICAL LAYOUT

DRAWING SCALE: 1/4"=1'-0"
 FILE NUMBER: hns_dms_26014
 DESIGNED BY:
 DRAWN BY:
 DATE: March 9, 2015

DUPLEX RECEPTACLE, RESIDENTIAL, GRADE, 15A/120V,
NEMA 5-15P
WOXY COLORED WITH IVORY PLATE.
CENTER LINE MOUNTED, 8" IF ABOVE FINISH FLOOR.

DUPLEX RECEPTACLE, RESIDENTIAL, GRADE, 15A/120V,
NEMA 5-15P
WOXY COLORED WITH IVORY PLATE.
WITH GROUND FAULT PROTECTION INTERRUPTER.
IN KITCHEN CENTER LINE MOUNTED, 8" ABOVE FINISH FLOOR.
CENTRAL MOUNTED IN BATHROOM TO BE LOCATED WITH
ARCHITECTURAL DRAWINGS.

DUPLEX RECEPTACLE, RESIDENTIAL, GRADE, 15A/120V,
NEMA 5-15P
WOXY COLORED WITH IVORY PLATE.
CENTER LINE MOUNTED, 8" ABOVE FINISH FLOOR.

DUPLEX RECEPTACLE, RESIDENTIAL, GRADE, 15A/120V,
NEMA 5-15P
WOXY COLORED WITH IVORY PLATE.
IN KITCHEN CENTER LINE MOUNTED, 8" ABOVE FINISH FLOOR.
IN BATHROOM COORDINATE EXACT LOCATION WITH ARCHITECTURAL
DRAWINGS.
CENTRELINE MTD, 44" ABOVE FINISH

FROM BASIN OR BASIN COUNTER TOP OUTSIDE EDGE:
MOUNT 6" ABOVE COUNTER TOP (DO NOT EXCEED 44" AFF)

COORDINATE WITH MECHANICAL HATCH & BATHTHROW
ELEVATIONS AND COUNT TOP BACK SPLASH PRIOR
INSTALLATION OF THESE REQUIREMENTS FOR INSTALLATION OF
RECEPTACLE BOX.

RESIDENTIAL GRADE, 20A/720V, SINGLE POLE,
TOGGLE TYPE SWITCH, IVORY HANDLE WITH
IVORY PLATE (WHEN NECESSARY A LETTER WILL
INDICATE FEATURES OR OUTLETS CONTROLLED BY THE SWITCH)
MTD, 48" (1219mm) AFF

DITTO, BUT 3-WAY

DITTO, BUT 4-WAY

RESIDENTIAL GRADE, 30A/720V, DOUBLE POLE,
TOGGLE TYPE SWITCH, PLOT LIGHT HANDLE WITH
IVORY PLATE.

FAN SWITCH, W/ SPEED CONTROLLER
DUPLEX RECEPTACLE, RESIDENTIAL, GRADE, 15A/120V,
NEMA 5-15P
WOXY COLORED 15A IVORY PLATE.

NON-COULDED 15A IVORY PLATE.

W/ GROUND FAULT PROTECTION INTERRUPTER
AND WEATHER PROOF WHEN THE PRUSH IS INSERTED
OR REMOVED FROM THE FINISH FLOOR.

FOR BATHROOM EXHAUST FAN
COORDINATE EXACT LOCATION WITH MECHANICAL DRAWINGS.

JUNCTION BOX
FOR BATHROOM EXHAUST FAN
COORDINATE EXACT LOCATION WITH MECHANICAL DRAWINGS.

CEILING JUNCTION BOX
FOR FAN

COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.

PREFRAME TYPE TO BE APPROVED FOR 1 MILE FROM SEA
INSTALLED PER PREPA (UAC-20).
PREPA DATA SHEET SHALL BE APPROVED
BY PREFRA FOR INSTALLATION.

TELEPHONE/GAS OUTLET
WOXY COLORED WITH WOXY PLATE.
MTD, 18" (457mm) AFF

TELEVISION OUTLET

PANELBOARD
NOT BE RESIDENT FRONT

AFF ABOVE FINISHED FLOOR

ACT ABOVE COUNTER TOP

WP WEATHER PROOF WHEN THE PRUSH IS INSERTED
CENTRE LINE MTD, 8" ABOVE FINISH FLOOR.

CJ CEILING JUNCTION BOX

WJ WALL JUNCTION BOX

KZ IONIZATION SMOKE DETECTOR
SIGNAL DETECTION SHOULD NOT BE LOCATED IN A DIRECT
AIRFLOW NOR CLOSER THAN 3 FT (cm) FROM AIR SUPPLY
DIFFUSERS.

HD HEAT DETECTOR

ADDRESSABLE FIRE ALARM MANUAL PULL STATION
MTD 48" (1200mm) AFF

COMBINATION OF CHME/STROBE(CO) FIRE ALARM,
MTD 48" (1200mm) AFF, (150mm)
BELOW CEILING WHEREVER IS LOWER.

FIRE ALARM CONTROLLER PANEL
TOP MTD 48" (1200mm) AFF.

FAC

[illegible]

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T/F 787.825.6534 | E-Mail: gacevedo@gnpsc.com

GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

PROJECT :

Parque Street
Pueblo Ward
Rincón, Puerto Rico



BID SET: #7 2014-2015
CONSTRUCTION
DRAWINGS

GRAPHIC SCALE: SITE

Downloaded from <http://ajphaphapublications.sagepub.com/> at 11:06 11 November 2014

DESIGN

DRAWN BY:

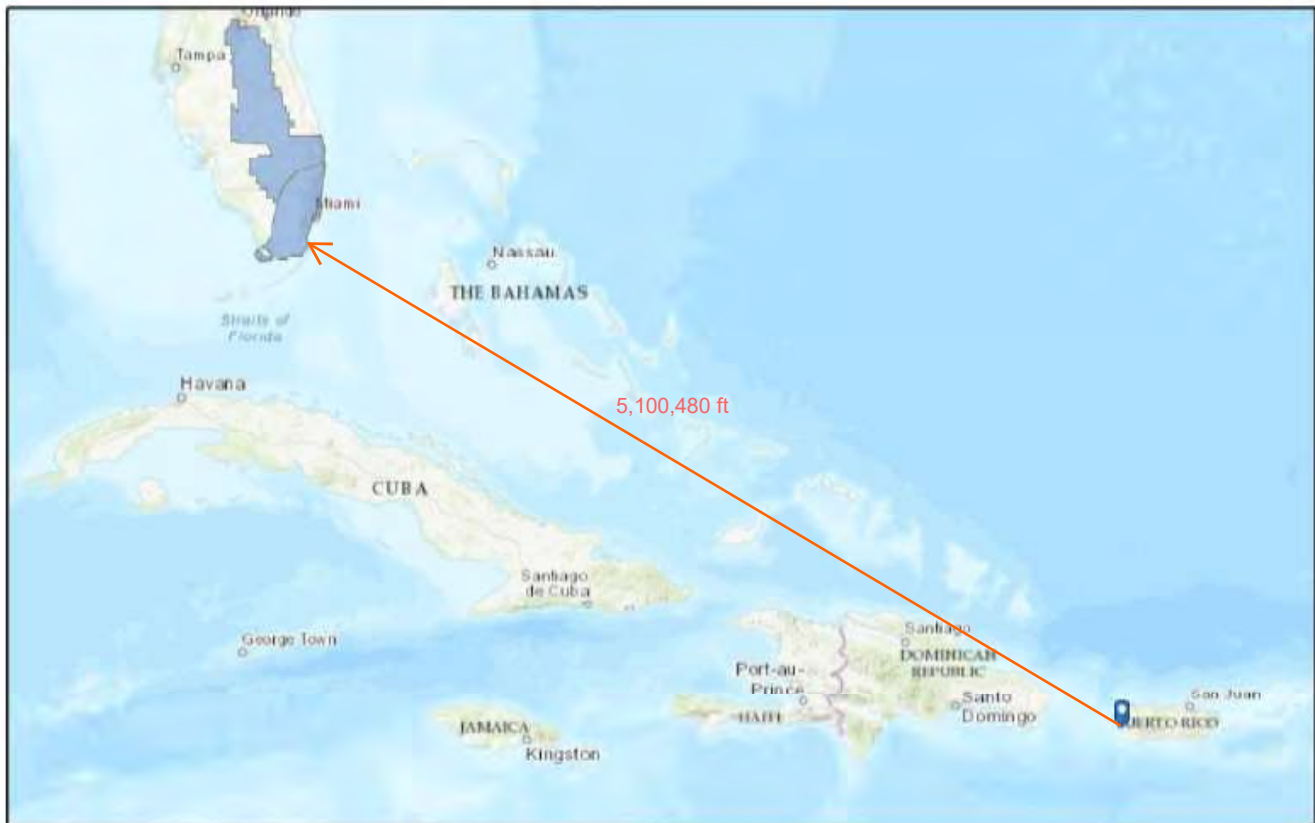
DATE: March 9, 2015

Attachment 25: Sole Source Aquifers Map


PR-CRP-00493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

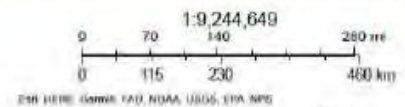
Coordinates: 18.340115, -67.251031



Legend:

 Sole Source Aquifers

 Project Site



ESRI, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

10/6/2024

U.S. Environmental Protection Agency

<https://nepassisttool.epa.gov/nepassist/nepamap.aspx>

Attachment 26: Wetlands Map







PR-CRP-00493

Address: Calle Parque, BO. Pueblo, Rincón, 00677

Coordinates: 18.340115, -67.251031



Legend

	Project Location		Riverine
	Freshwater Emergent Wetland		Estuarine and Marine Deepwater
	Freshwater forested/Shrub Wetland		Estuarine and Marine wetland



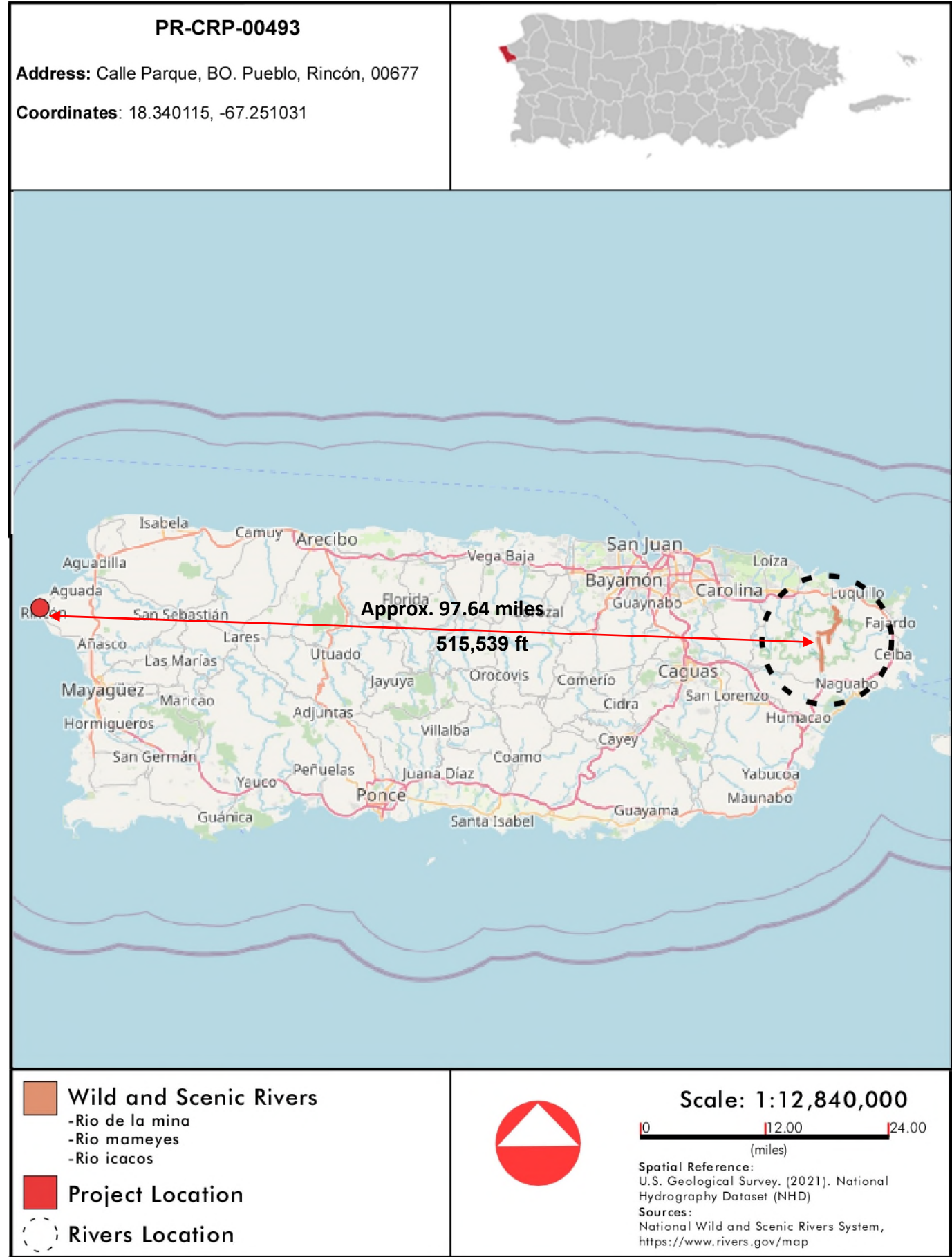
Scale : 1:200000



Spatial Reference:
North American Datum 1983 (NAD83) with
Universal Transverse Mercator (UTM) Projection.

Sources:
Bing Maps
(<https://fwsprimary.wim.usgs.gov/wetlands>)

Attachment 27: Wild and Scenic Rivers Map Location



Appendix:

- Appendix A: Project Undertaking



Hotel Ojo de Agua, PR-CRP-000493

Parque Street, Rincón, Puerto Rico

Project Undertaking

The project aims to complete the construction of a new structure for hotel rooms, commercial concessions and service areas which together comprise the **Ojo de Agua Hotel in Rincón, PR-CRP-000493**. The completion of this project is deemed essential for the economic revitalization and post-hurricane recovery of the **Rincón Urban Center** and the municipality. The hotel will provide for the direct creation of 17 new jobs as well as positively impacting up to 45 commercial establishments within the urban center and historic district of the town.

In May 2011 and in compliance with Section 106 of the National Historic Preservation Act of 1966 and 36 CFR Part 800: Protection of the Historic Properties, USDA - Rural Development Program initiated the consultation process for the construction of the **Hotel Ojo de Agua** in the urban center of Rincón, Puerto Rico, **SHPO: 05-31-11-03**. The consultation sought the advice and assistance of the **State Historic Preservation Officer** in assessing the effects of the proposed improvements upon the historic district of Rincón.

After a review of the project proposal, in a letter dated November 29, 2011, the **State Historic Preservation Officer** determined that although the proposed improvements may affect the characteristics that make the district historic, it is the opinion of the **State Historic Preservation Officer** that the effects will not be adverse and therefore a finding of **no adverse effect was appropriate**.

Construction for Hotel Ojo de Agua began January 25, 2016; alas, work on the project was halted March 3, 2017, due to funding constraints resulting from the collapse of the Government Development Bank (BGF). Nonetheless, the project was built following the Construction Documents prepared by the **GA+NIF, C.S.P.** The construction was undertaken under the supervision of **GA+NIF, C.S.P.** At the time of suspension, the work on the project had reached 75% completion. All structural work is complete. All main plumbing and electrical rough-in is complete.

The **City Revitalization Program** under **CDBG-DR Program** has granted the municipality of Rincón the funding required to complete this important project; project ID Number: PR-CRP-000493. Pursuant to this grant a Categorically Excluded Activities Subject to 58.5 (CEST per 24 CFR 58.35(a)) Level of Environmental Review was authorized February 10, 2022.

A further consultation with the **State Historic Preservation Officer** is mandatory because the project is adjacent to a traditional urban center or a historic district (see included map PRSHPO, December 16, 2020).



Hotel Ojo de Agua, Rincón, April 10 2024



Hotel Ojo de Agua, Rincón, Proposed Main Facade



Hotel Ojo de Agua, Rincón, February, 2017



Hotel Ojo de Agua, Rincón, Proposed Main Facade



Hotel Ojo de Agua, Rincón, Patio and Pool, May 2024



Hotel Ojo de Agua, Rincón, Section through Patio and Pool

The municipality requests that the **State Historic Preservation Officer** update the original finding of no adverse effect based on the following assertions:

1. The facilities and improvements are in place and will not be altered either in size or capacity.
2. The proposed original activities or land use will not be changed.
3. The original building design, as reviewed by the State Historic Preservation Officer, will be maintained.
4. Work remaining in the undertaking is mainly finishes, openings and equipment.
5. Project completion will be under the supervision of the original Architect.

Project Description

The **Work** will comprise of all activities required to make **Ojo the Agua Hotel** operational including:

1. All **Work** required for operation, including equipment.
2. Interior nonstructural partitions.
3. Interior finishes.
4. Exterior finishes.
5. Pool equipment.
6. Electrical and communications systems finishes
7. Lighting.
8. Mechanical finishes and equipment.
9. Plumbing finishes and equipment.
10. Architectural woodwork.
11. Architectural metal screen.
12. Doors and windows.
13. Door hardware.
14. Fire prevention equipment and finishes.
15. Railing and handrails.
16. Furnishings are not included.

Zoning Compliance

- | | |
|--------------------------------------|----------------------------|
| 1. Zoning: (Intermediate-Commercial) | C-I |
| 2. Lot Area: | 558.19 SM |
| 3. Building Height | 3 Stories, 9.75 M |
| 4. Building Footprint | 400.99 SM |
| 5. Gross Construction Area | 14,545.67 SF - 1,351.34 SM |
| 6. Interior Patio | |
| a. Minimum Dimension | 4.57 M |
| b. Minimum Area | 77.38 SM |
| 7. Patios | |
| a. Front | 0.0 M |
| b. Rear | 0.0 M |
| c. Left | 0.0 M |
| d. Right | 0.0 M |
| 8. Parking Spaces | 40 |
| a. Handicapped | 2 |



Hotel Ojo de Agua, Rincón, Restaurant Area, May 2024



Hotel Ojo de Agua, Rincón, Restaurant Area, Proposed

Project Data

1. Ojo de Agua Hotel	17,604 SF
2. Rooms (total)	16
a. Guest rooms	14
b. Universal access guest rooms	2
3. First Floor	5,176 SF
a. Reception and Service Entrance	
b. Administration	
c. Elevator	
d. Electrical Closet	
e. Service Corridor	
f. Employee's Toilets and Lockers	
g. Storage, Laundry Room	
h. Restaurant and Lobby	
i. Interior Patio and Pool Area	
j. Stair No. 1	
k. Stair No. 2	
l. Entrance Ramp	
m. Decorative Fountain	
4. Second Floor	4,494 SF
a. Eight (8) Rooms	
b. Concession (Wellbeing)	
c. Stair No. 1	
d. Stair No. 2	
e. Storage 1 and 2	
f. Roofed Terrace and Corridor	
5. Third Floor	4,518 SF
a. Eight (8) Rooms	
b. Concession (Wellbeing)	
c. Stair No. 1	
d. Stair No. 2	
e. Storage 1 and 2	
f. Roofed Terrace and Corridor	
6. Roof Terrace	3,416 SF
a. Roof Terrace	
b. Stair No. 1	
c. Stair No. 2	
d. Storage 1 and 2	
e. Roof Service Area	

Budget

1. Project Budget	\$3,257,200.00
-------------------	----------------

Project Schedule

1. 24 Months.

Permits and Endorsements

1. Construction Permit, OGPE: 2011-798288-PCO-24023, September 29, 2015.
2. Pre-Construction Consultation, OGPE: 2011-798288-CCO-27724, January 23, 2014.
3. Consolidated General Permit, OGPE: 2015-083239-PGC-123217.
4. Determination of Environmental Compliance, OGPE: 2011-798288-DEA-19360, November 22, 2013.
5. State Historic Preservation Officer, SHPO: 05-31-11-03, November 29, 2011.
6. ICPR: Archeological and Ethnohistory Program, OGPE: 2011-798288-CCO-27724, May 3, 2012.
7. ICPR: Built Patrimony Program, OGPE: 2011-798288-CCO-27724, March 6, 2012.
8. DDEC: Puerto Rico Tourism Company, OGPE: 2011-798288-CCO-27724, March 8, 2012.
9. US Dept. of the Interior: Fish and Wildlife Service, July 5, 2011.
10. DRNA: O-CO-OTR11-SJ-02304-08032012; OGPE: 2011-798288-CCO-27724; JP: PR(P)11-25-0624-324-F; March 28, 2012
11. USDOD: US Army Corps of Engineers, Antilles Regulatory Section, 2012-00452(JD-EWG), February 14, 2012.
12. Environmental Recommendation, OGPE: 2011-798288-REC-83038, October 7, 2013.
13. PREPA: OGPE: 2016-107537-SRI-176676/AEE: 13-4-0196, April 11, 2016.
14. JRTPR: OGPE: 2016-107537-SRI-011114/JRTPR: 2016-RI-0143, November 7, 2016.
15. PRASA: OGPE: 2016-107537-SRI-011110/AAA-RO-13-60-0016, December 16, 2016.

Appendix:

- Appendix C: Hotel Ojo de Agua Visual Evaluation

PR-CRP-000493

Hotel Ojo de Agua

Parque Street, Rincón, Puerto Rico

Task 1: Studies and Design

Task 1.1: Preparation Studies

1. Structure Components Conditions Assessment:

- a. **See Attachment 8: Structural Visual Evaluation Report** by JM Consulting Group, L.L.C., August 22, 2024.

2. As-Built Drawings:

- a. This report is the result of the examination of the available Construction Documents including Drawings and Technical Specifications, Architect's Field Reports (Feb 2016 - March 2017), Inspector's Reports (Feb 2016 - Feb 2017), Contractor's Certificates of Payment and site visits on May 4 and June 18, 2024. Only minor deviations from the Construction Drawings were observed at the site visits and they will be incorporated in the Drawing Set. **See Attachment 12.**

3. Architectural Review:

- a. Evaluation of compliance with ADA Standards:

a. First Floor:

1. Toilet No. 1, Room 106: Room needs to be widened by 5" and toilet and lavatory relocated to fully comply with ADA clearances. Baby changing station should be added to elevate toilet to universal access standards. The lavatory model is discontinued, new ADA compliant model is to be specified. **See Attachment 1.**
2. Toilet No. 2, Room 107: Room needs to be widened by 5" and toilet and lavatory relocated to fully comply with ADA clearances. Baby changing station should be added to elevate toilet to universal access standards. The lavatory model is discontinued, new ADA compliant model is to be specified. **See Attachment 2**
3. Toilet No. 3, Room 108: Toilet and lavatory need to be relocated to fully comply with ADA clearances. Door swing direction is to be inverted for toilet to fully comply with ADA

clearance. Baby changing station should be added to elevate toilet to universal access standards. The lavatory model is discontinued, new ADA compliant model is to be specified. [See Attachment 3.](#)

4. Pool Deck, Room 123: Add ADA compliant pool lift. Add ADA compliant shower.
5. Reception, Lobby, Rooms 109 and 119: Front desk design should be ADA compliant. Relocate doors to corridors 118 and 121. [See Attachment 4.](#)
6. Corridor, Rooms 118 and 121: Relocate doors at corridor juncture 118-121 and at laundry-Storage, Room 112. [See Attachment 4.](#)
7. Employee's Toilet-Male, Room 114: Toilet and lavatory need to be relocated to fully comply with ADA clearances. Door swing direction is to be inverted for toilet to fully comply with ADA clearance. The lavatory model is discontinued, new ADA compliant model is to be specified. [See Attachment 5.](#)
8. Employee's Toilet-Female, Room 113: Toilet and lavatory need to be relocated to fully comply with ADA clearances.

The lavatory model is discontinued, new ADA compliant model is to be specified. [See Attachment 5.](#)

9. Employee's Lockers, Room 115, Relocate demising wall between room 115 and room 112 to fully comply with ADA clearances. [See Attachment 5.](#)
 10. Laundry-Storage, Room 112, Relocate entry door. See notes 6 and 9. [See Attachment 5.](#)
- b. Second Floor:
1. Guest Room No. 1, Room 201: Interior space including bathroom is to be redistributed to fully comply with ADA clearances. [See Attachment 6.](#)
 2. Corridor, Room 213: Corridor width should be 5'-0" to fully comply with ADA clearances. [See Attachment 7.](#)
 3. Toilet No. 6 - Male, Room 211: Relocate lavatory and enlarge room length by 6" to fully comply with ADA clearances. [See Attachment 7.](#)
 4. Toilet No. 7 - Female, Room 212: Relocate lavatory and enlarge room length by 6" to fully comply with ADA clearances. [See Attachment 7.](#)
- c. Third Floor:
1. Guest Room No. 1, Room 301: Interior space including bathroom is to be redistributed to fully comply with ADA clearances. [See Attachment 6.](#)
 2. Corridor, Room 313: Corridor width should be 5'-0" to fully comply with ADA clearances. [See Attachment 7.](#)
 3. Toilet No. 8 - Male, Room 310: Relocate lavatory and enlarge room length by 6" to fully comply with ADA clearances. [See Attachment 7.](#)
 4. Toilet No. 9 - Female, Room 309: Relocate lavatory and enlarge room length by 6" to fully comply with ADA clearances. [See Attachment 7.](#)
- d. Roof Terrace:
1. Corridor, Room 403: Corridor width should be 5'-0" to fully comply with ADA clearances. [See Attachment 7.](#)

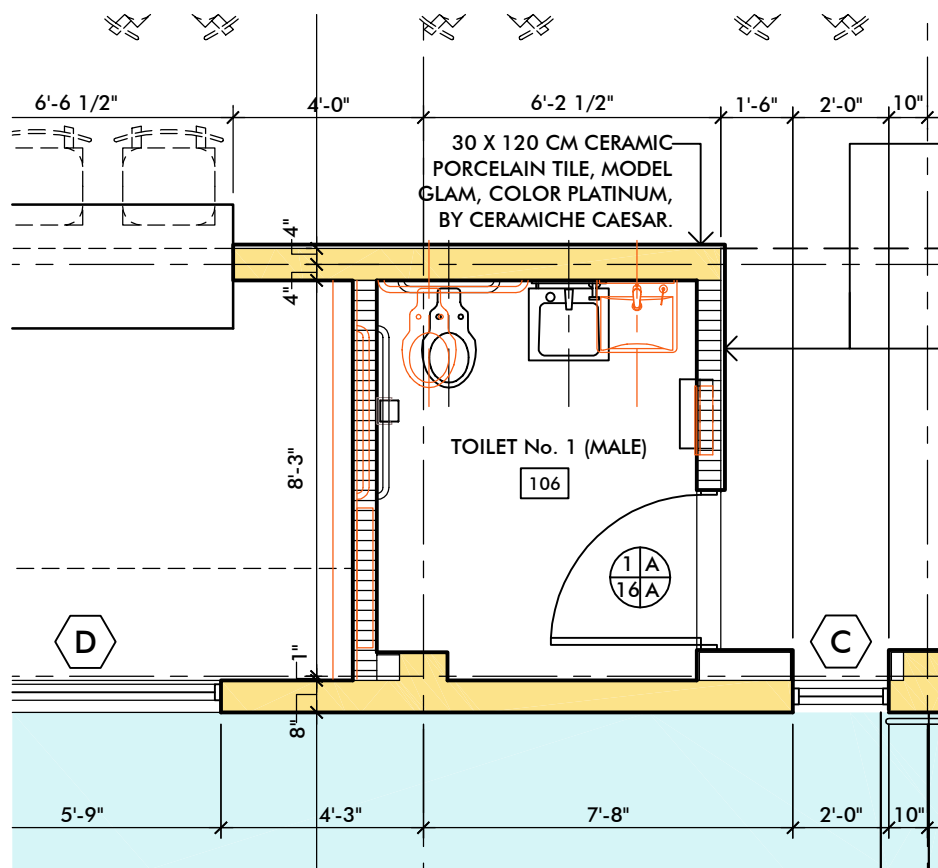
2. Toilet No. 10 - Male, Room 405: Relocate lavatory and enlarge room length by 6" to fully comply with ADA clearances. [See Attachment 7.](#)
 3. Toilet No. 11 - Female, Room 406: Relocate lavatory and enlarge room length by 6" to fully comply with ADA clearances. [See Attachment 7.](#)
- b. Review of Existing Architectural Plans:
- a. After review of existing architectural drawings and consultation with the municipality of Rincón it has been determined that the project as originally designed meets current design and functionality standards for the proposed use. Some minor changes to conform to current ADA standards and other system reviews will be incorporated into the drawings. [See notes 3a, 4a, b and c.](#)
 - c. Value analysis:
 - a. Carlos Estimating, LLC completed a **Cost to Complete Estimate** October 17, 2024, with a low range estimate of **\$4,768,300.00**, [see Attachment 13](#). In July 2021 the **Cost to Complete** of the project was estimated at **\$3,100,000.00**. The October 2024 **Cost to Complete Estimate** considers the previous *General Contractor's Certificates of Payment* along with the findings of this assessment and reflects current market conditions in the construction trade.

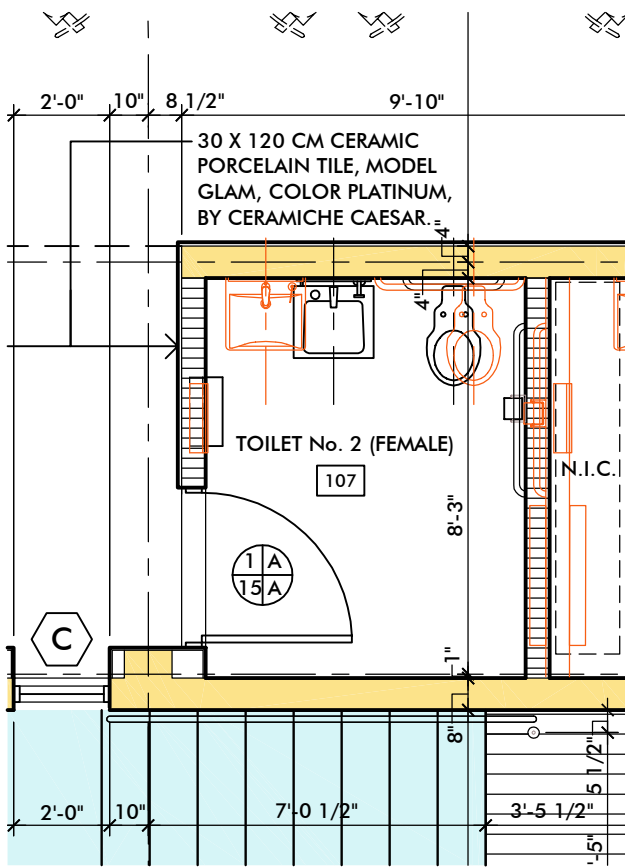
A review of the cost estimate was carried out considering what was actually built but not quantified in the available *General Contractor's Certificates of Payments*; opportunities for changes to the Work with a view to reducing costs and new regulatory requirements. [See Attachment 14.](#)
4. Utilities Systems Conditions:
- a. [See Attachment 9: Existing Condition Report, Mechanical Trades](#) by FJM Engineering, P.S.C., July 03, 2024.
 - b. [See Attachment 10: Electrical Existing Condition Report](#), by Eng. Gerardo Roman, September 4, 2024.
 - c. [See Attachment 11: JRTPR \(Communications\) Existing Condition Report](#), by Eng. Gerardo Roman, September 4, 2024.

January 9, 2025

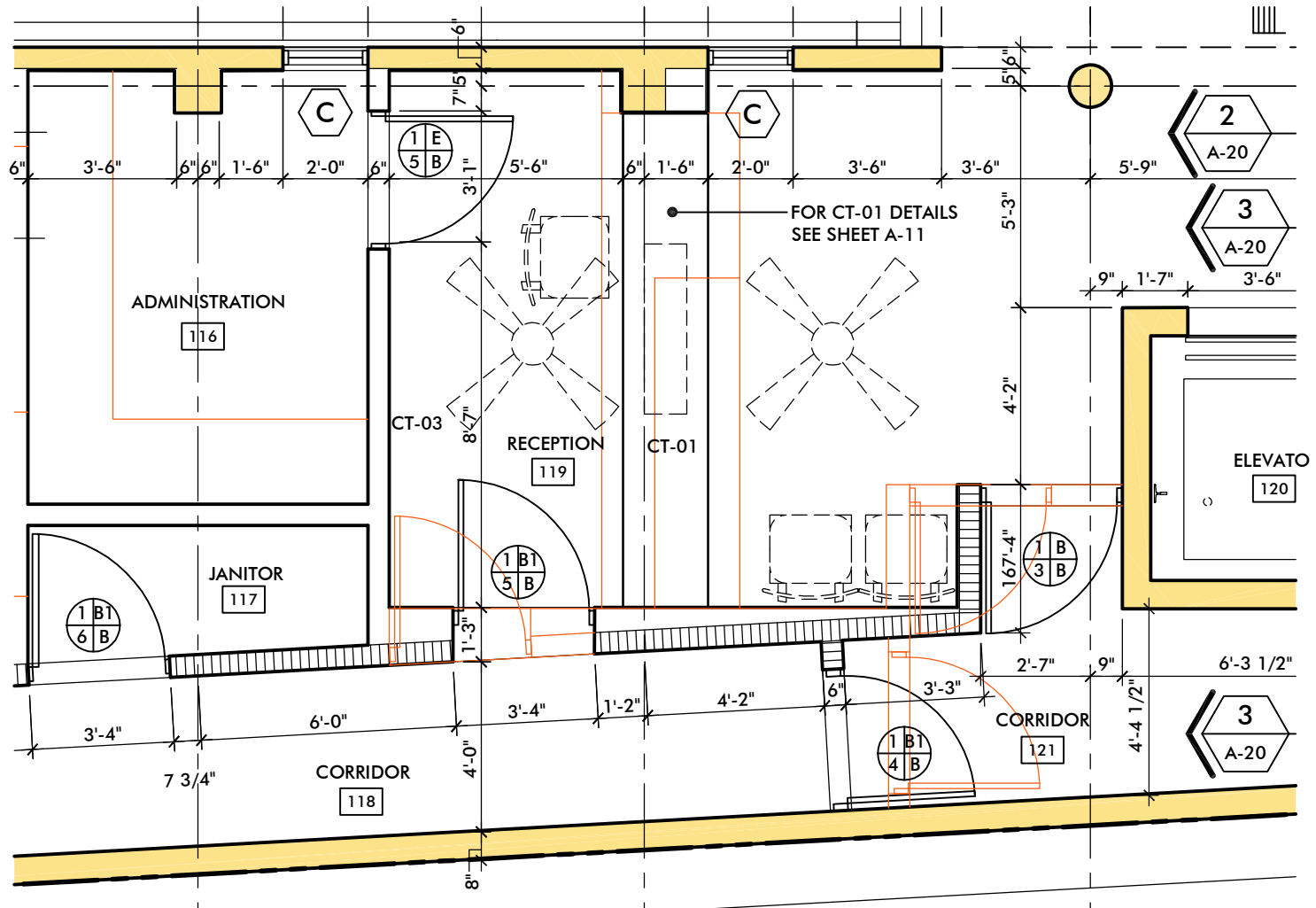


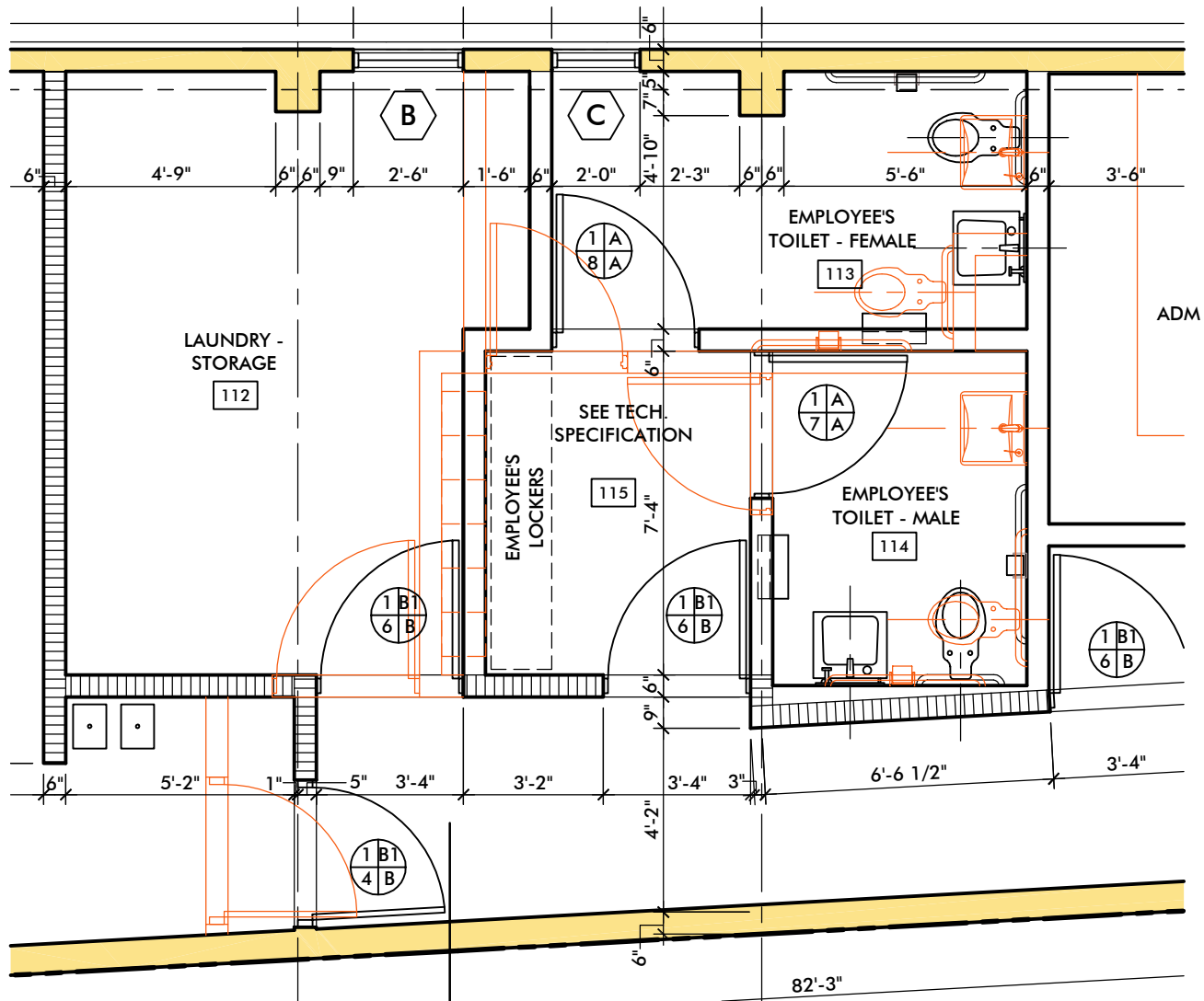
Guillermo E. Acevedo Dávila
Architect, Lic. 9724
GA+NIF, C.S.P., Coamo, PR

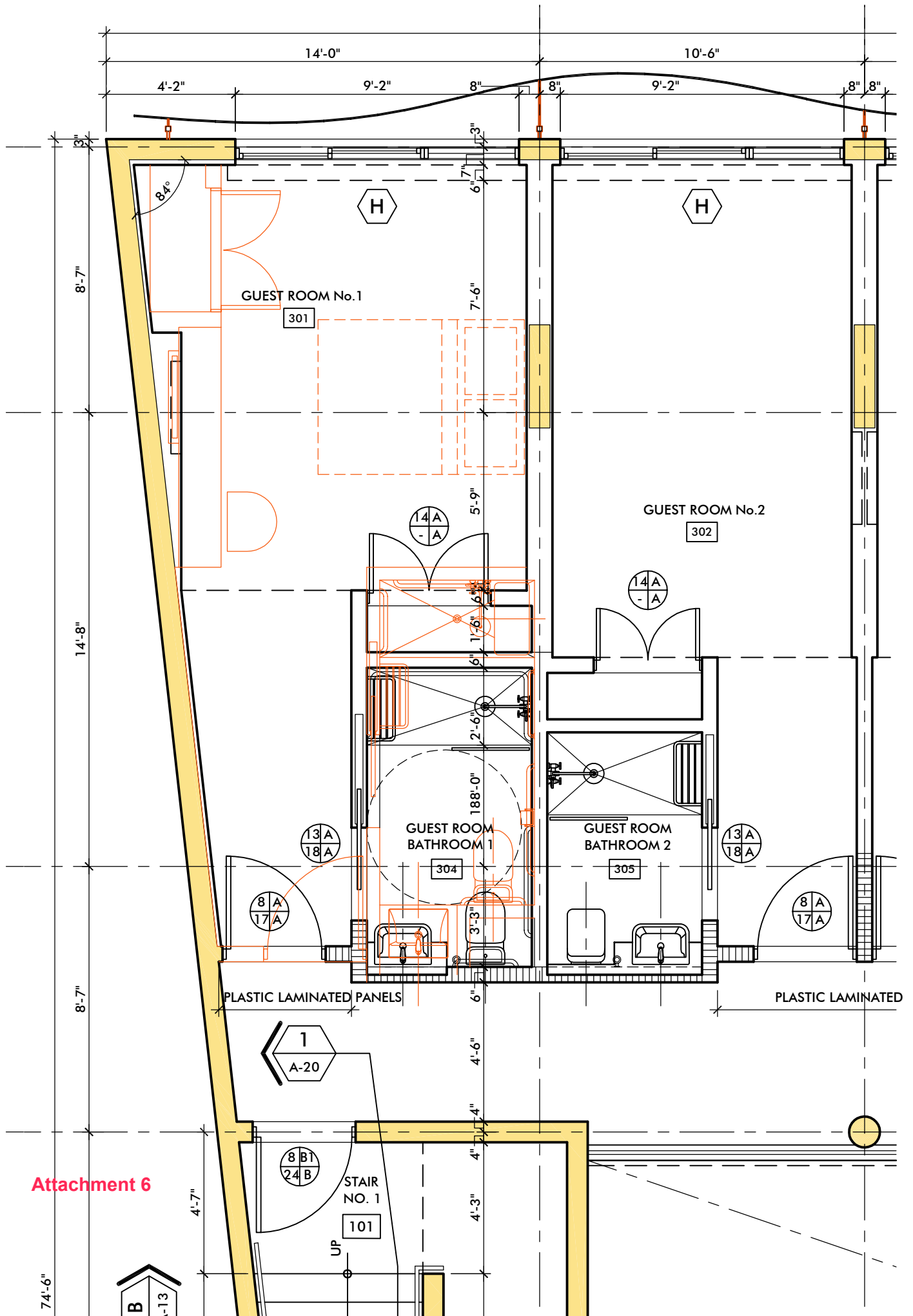






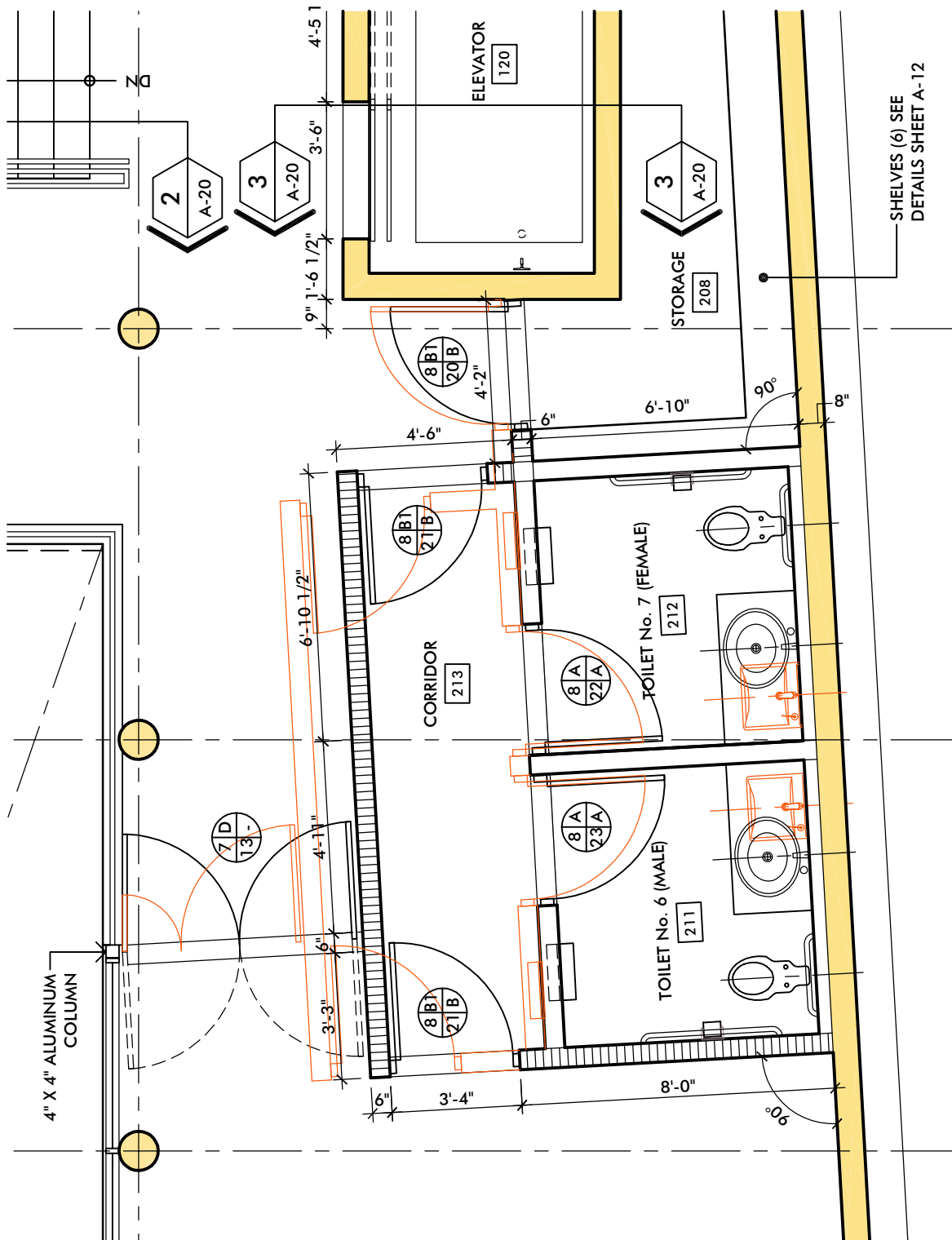






Attachment 6

Attachment 7



JM CONSULTING GROUP, L.L.C.
ENGINEERS – CONSULTANTS – PROJECT MANAGERS
PO Box 11952
San Juan, Puerto Rico 00922-1952

August 22, 2024

Arq. Guillermo Acevedo
GA+NIF ARQUITECTOS
Coamo, PR
guillermoacevedo@ganifcsp.com
787-637-7209

RE: **STRUCTURAL VISUAL EVALUATION REPORT**
16 Room Hotel
Hotel Ojo de Agua
Parque Street, Pueblo Ward
Rincón, PR

Dear Mr. Acevedo:

As per your request we have reviewed the structural construction plans and specifications for the referenced project. In addition, a site visit was performed on May 4, 2024 to visually assesses the existing physical condition of the constructed project "AS-IS".

Cordially,

José L. Mediavilla, P.E.
JM CONSULTING GROUP, LLC

STRUCTURAL VISUAL EVALUATION REPORT		
OWNER:	MUNICIPALITY OF RINCÓN, PR	
BUILDING:	16 ROOM HOTEL OJO DE AGUA	
ADDRESS:	PARQUE STREET, RINCÓN, PUERTO RICO	
DATE OF VISIT	MAY 4, 2024	9:30am-12:00pm

LOCATION MAP & AERIAL VIEW



A. Building Code Structural Requirements and Construction

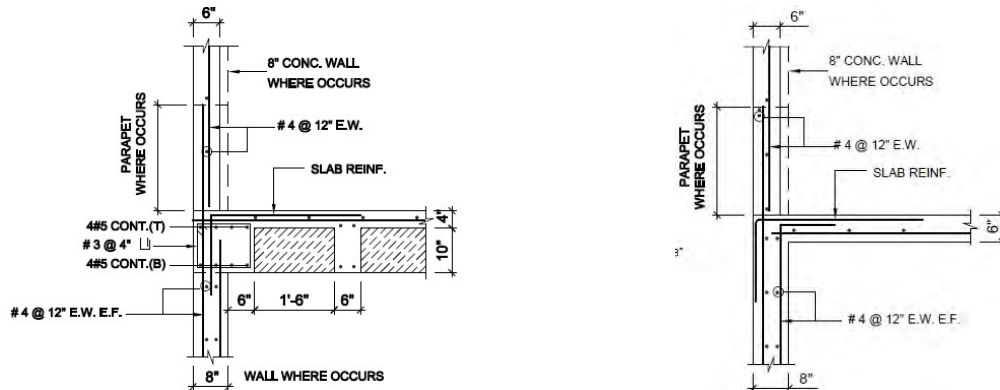
The project's structural design criteria followed the Puerto Rico Building Code 2011 (International Building Code 2009) and the ASCE 7-05 Standard for earthquake and wind forces, respectively. Building Code structural requirements were ACI 318 provisions including special provisions for seismic loads. As expected, the final design criteria had to comply with earthquake lateral loads, which were dominant over lateral hurricane wind loads.

The structural phase was constructed by Vissepo & Diez Construction Corp. in 2016-17 following approved construction drawings and specifications. The structural phase of the project was completed having constructed the foundations and all structural floor levels which included shear walls, beams, slabs, stairs, and most concrete parapets.

B. Building Structural Criteria

Lateral Load Resisting Structure.

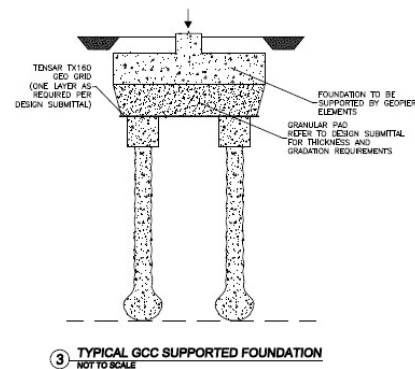
The building consists of 6" and 8" concrete shear walls for its earthquake lateral load resisting system.



Foundations and Ground Floor Concrete Slab

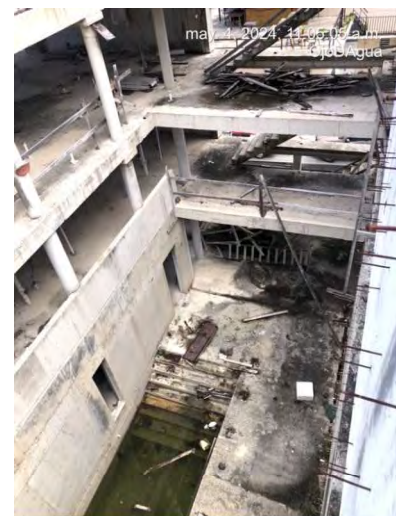
Foundation design was based on Geotechnical Soil Report by José Hernández Benítez, dated December 14, 2012. Due to existing subsoil conditions at the site, the General Contractor submitted an alternate foundation system recommendation using a deep foundation system. Hence, the Contractor's alternate foundation system request for GEOPIER SYSTEM USING GEOCONCRETE COLUMNS CONTINUOUS FOOTINGS SYSTEM which was approved for design and construction.

The ground floor is a cast in place structural reinforced concrete slab over continuous footings and grade beams supported by a GEOPIERS foundation system.



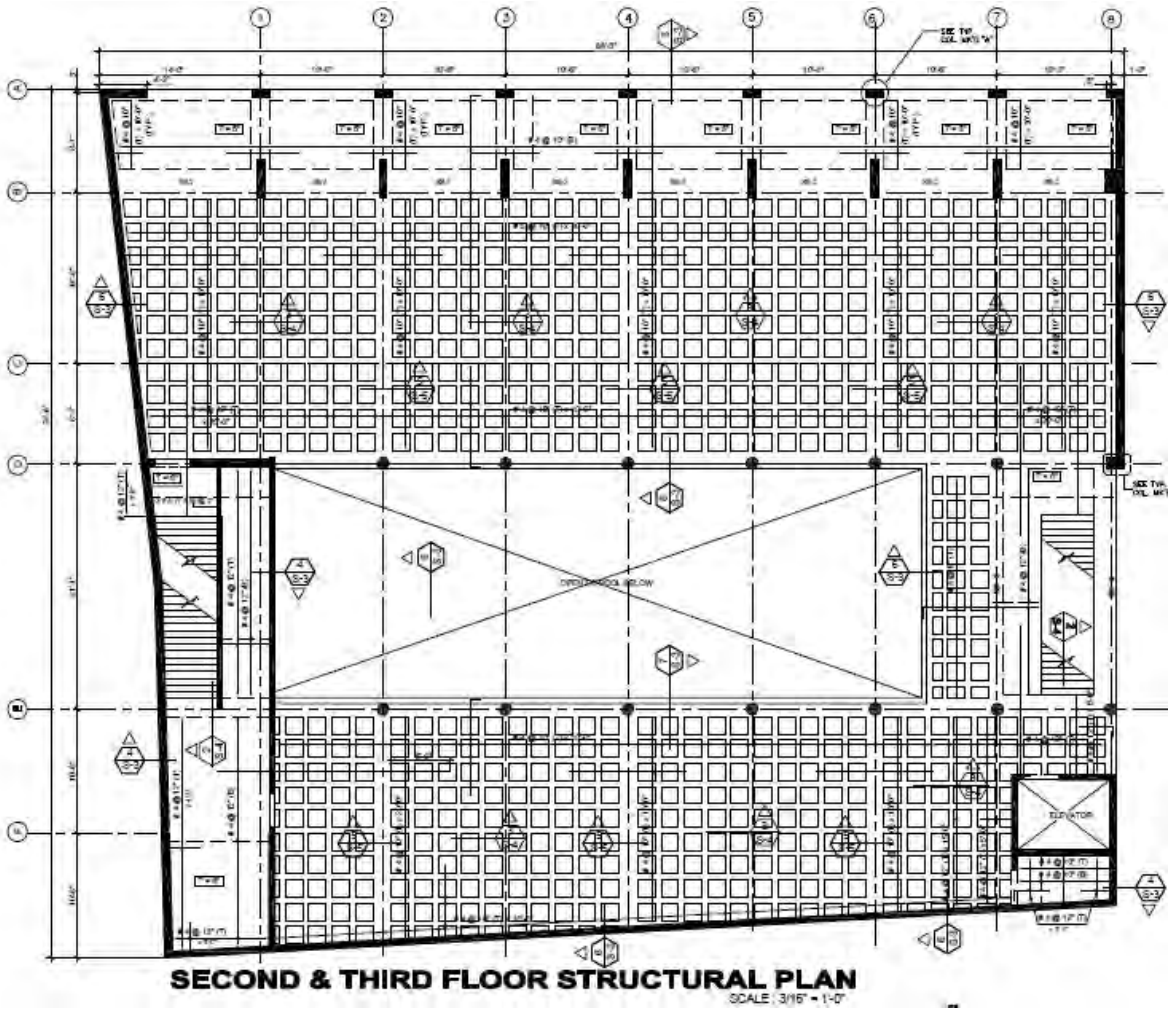
Second, Third, Roof Terrace and Roof Structural Floors.

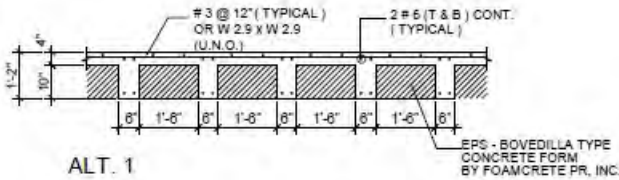
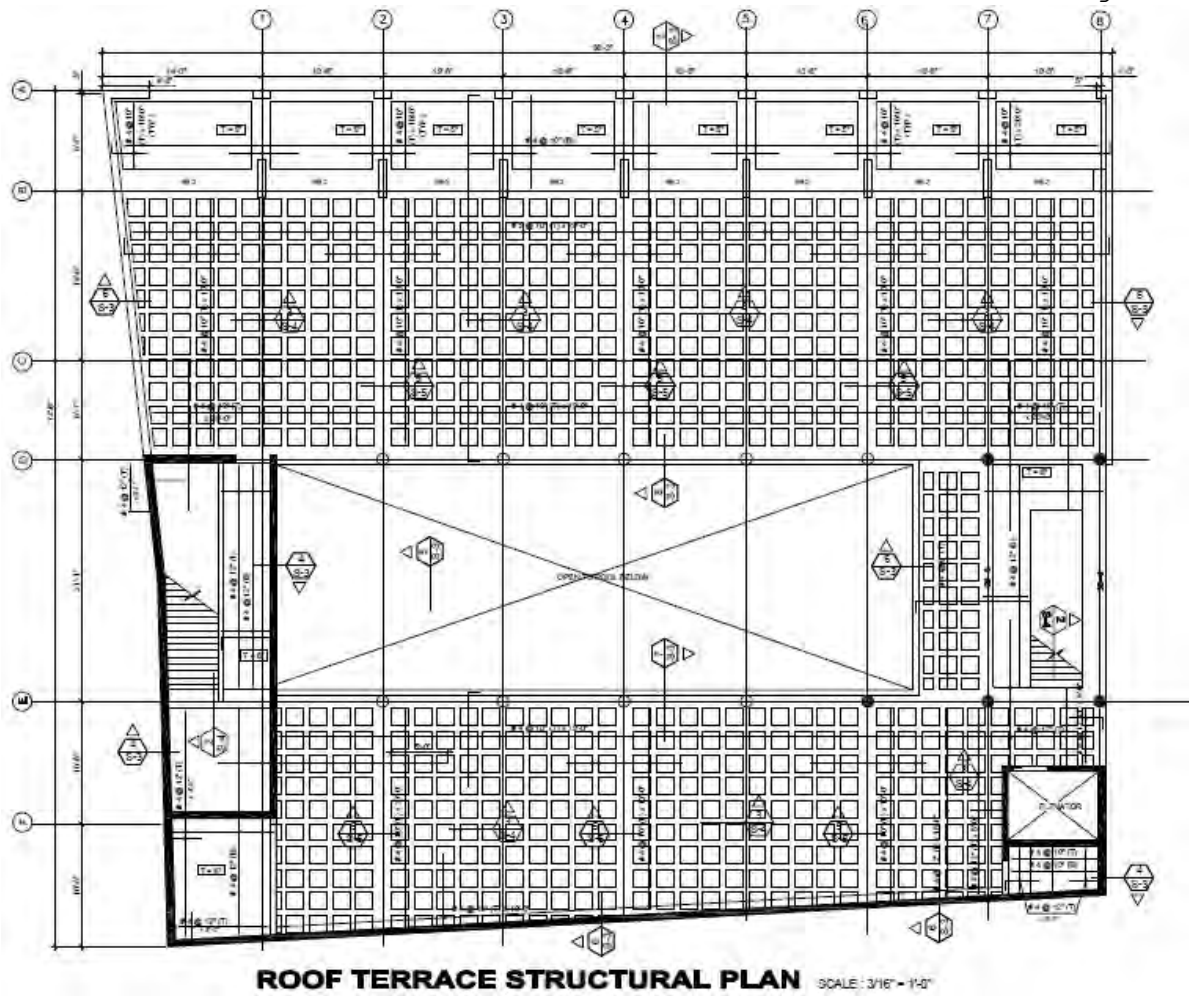
Structural slabs for the second, third, roof terrace and roof levels consist of 14" deep Waffle Slabs which were cast in place using Expanded Polystyrene Form system for all elevated concrete slabs. The EPS waffle slab system, in addition to having a high gravity load capacity, also gives excellent building insulation properties for energy conservation and temperature resistivity.

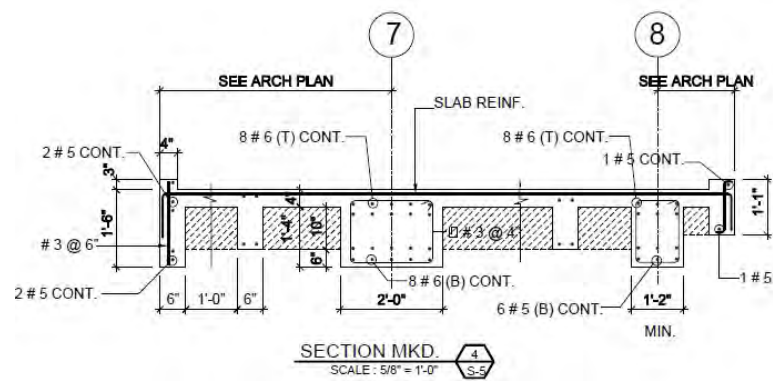
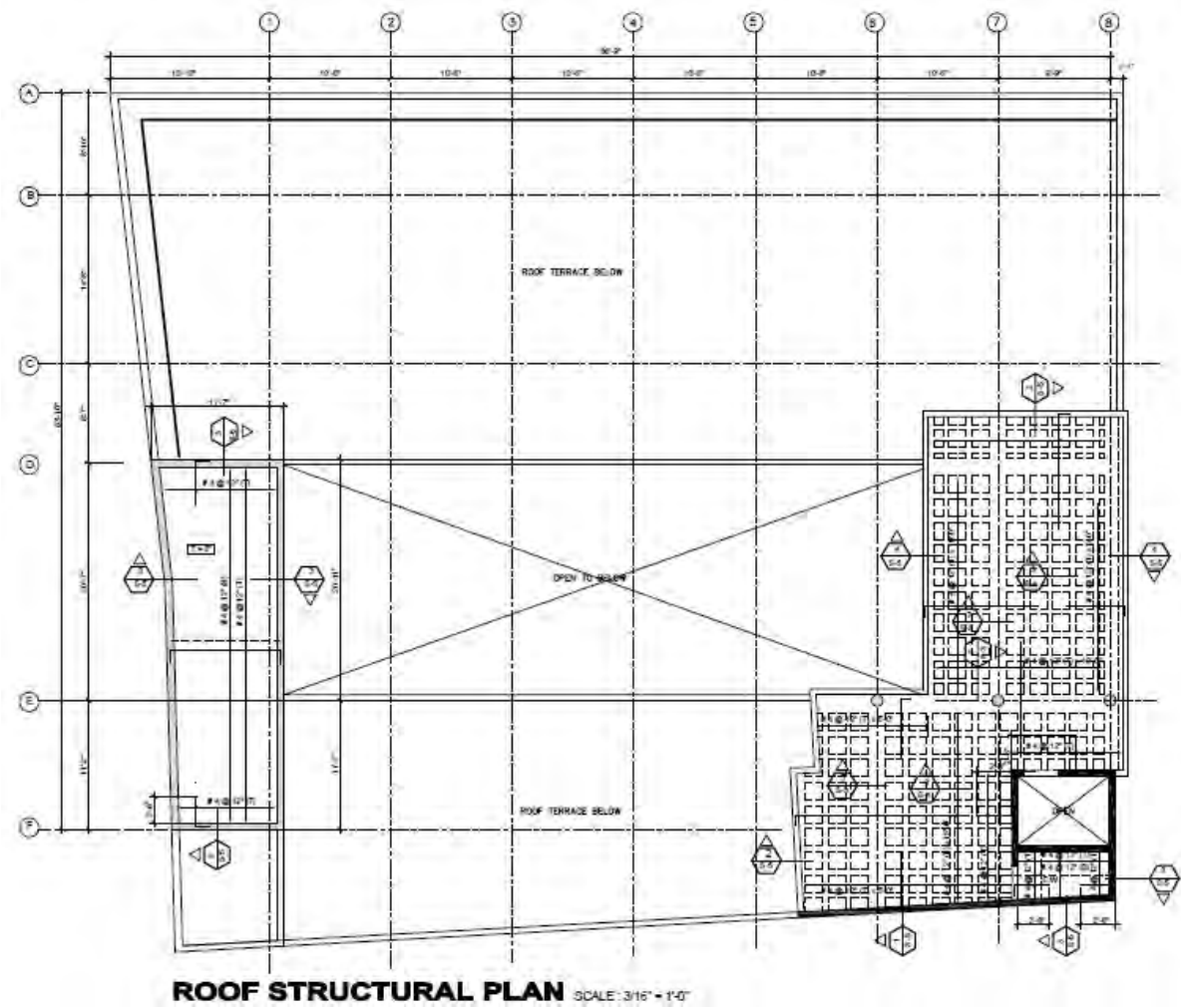


Overview of all structural floor levels.

GROUND FLOOR REINFORCEMENT PLAN SCALE: 3/16" = 12"







D. Conclusion

The existing structure "AS-IS" was designed as per the existing Puerto Rico Building Code 2011 (IBC 2009) and ACI 318 requirements. The project inspection during construction was duly performed for compliance with approved construction plans and specifications. The visual assessment and project documents review performed for this report showed compliance in accordance with the design of structural reinforced concrete requirements for lateral load resistance, structural durability and performance.

It is our professional opinion that the existing structure is safe and sound structurally for its final construction and intended use.



July 03, 2024

Existing Conditions Report “Hotel Ojo de Agua” Rincón, PR

Executive Summary:

FJM Engineering was contracted to inspect the progress and condition of the 16 room Hotel Ojo de Agua, at Rincón, PR, that was designed by our office in 2012. The existing facilities were visited on June 18, 2024, following are the observations of the project for the plumbing, fire protection and air conditioning progress.

Observations:

Plumbing:

Sanitary Plumbing:

1. The sanitary plumbing seems to have been laid out for the basement, first floor and second floor, for the second floor, sanitary ventilation connections are missing.
2. The elevator pit doesn't seem to have a drainage pit for the submersible pump, it could not be identified.
3. The project sanitary connection to PRASA could not be identified. It appears it has not been done yet.
4. Condensate piping from Fan Coil Units (FCU) have not been laid out.
5. Stacks for the bathrooms near the elevators have been relocated and appear to have been coordinated.
6. All roof drains on the terrace level and upper roof area clog.
7. On the upper roof there are roof drains but the rain leaders could not be identified.
8. No one single plumbing fixture has been installed in any of the levels.
9. Pool piping appears to have being laid out, but pool condition do not allow to verify it.

Water Distribution:

1. The water distribution is partial at the basement first and second levels, on the third and the terrace level, there is no evidence of water distribution.
2. The water cisterns and water booster systems have not been installed.
3. The water distribution is partial and has not been connected to main lines in most places.

4. There is no evidence of the installation of a water meter or connection to PRASA.
5. It is recommended to increase the water meter from 1" to 2" and to provide a by-pass to the proposed water distribution.

Fire Protection:

1. There is no evidence of the installation of the Detector Check Valve for the water supply of the Fire Protection System.
2. A new Hydrant Test will be necessary to determine the available flow and pressure from PRASA, and to determine if the Fire Protection Systems requires a re-design.
3. No work has been done related to the Fire Protection System.

Air Conditioning:

1. No work has been done related to the Air conditioning Systems.
2. Building Envelope Properties shall be revised to comply with the current International Energy Conservation Code (IECC-2018), especially windows properties.
3. Changes to the Building Envelope Properties might require a redesign of the air conditioning system.



Francisco J. Maté, PE
FJM Engineering, PSC



Attachment 10

Gerardo Roman Padro Electrical Engineer

September 22, 2024

Existing Conditions Report "Hotel Ojo de Agua" Rincón, PR

Executive Summary:

On May 4, 2024, we inspected the construction progress and condition of the 16 room Hotel Ojo de Agua, at Rincón, PR.

Observations (see attached drawings):

Dwg E-01

1. Install Transclosure. Complete Transclosure's secondary and primary feeders per LUMA standards. Provide primary pull box. Coordinate exact location with existing and new underground utilities.
2. Installation to comply with latest LUMA standards. Drawing to be updated accordingly.

Dwg E-02

1. Design needs to be updated to comply with the latest LUMA standards. Drawing to be updated accordingly.

Dwg E-03

1. Complete installation of lighting circuits, lighting fixtures, lighting switches, fire alarm devices. Corroded electrical wall boxes. An electrical pull box installation does not comply with code. Electrical Panelboards not installed.
2. See drawing for additional comments.

Dwg E-04, 05 & 06.

1. Interior partitions not installed. Install lighting fixtures. Install circuit wiring and devices. Replace corroded conduits and boxes. Electrical boxes not installed. Electrical Panelboards not installed.
2. See drawing for additional comments.

Dwg E-07

1. Electrical panelboards to be installed. See drawing for additional comments.

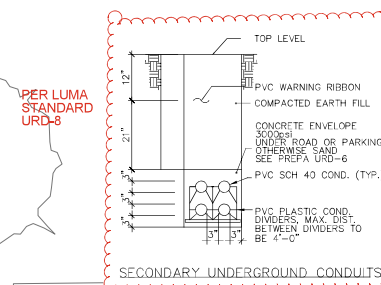
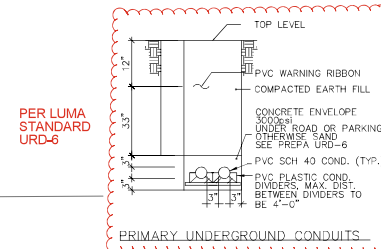
Dwg E-08

1. Fire Alarm devices to be installed. See drawing for additional comments.

Dwg T-01

1. Conduits not installed.



[illegible]

GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

Attachment 10

PROJECT :
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



CONSTRUCTION DRAWINGS

REVISIONS

1	3/21/16	GENERAL REVISIONS
2	3/30/16	GENERAL REVISIONS
3	4/25/16	GENERAL REVISIONS

SHEET TITLE :
ELECTRICAL SITE PLAN

DRAWING SCALE: $1/8" = 1'$

FILE NUMBER: bog alert 2614

DESIGN.

DR. W. H. P.

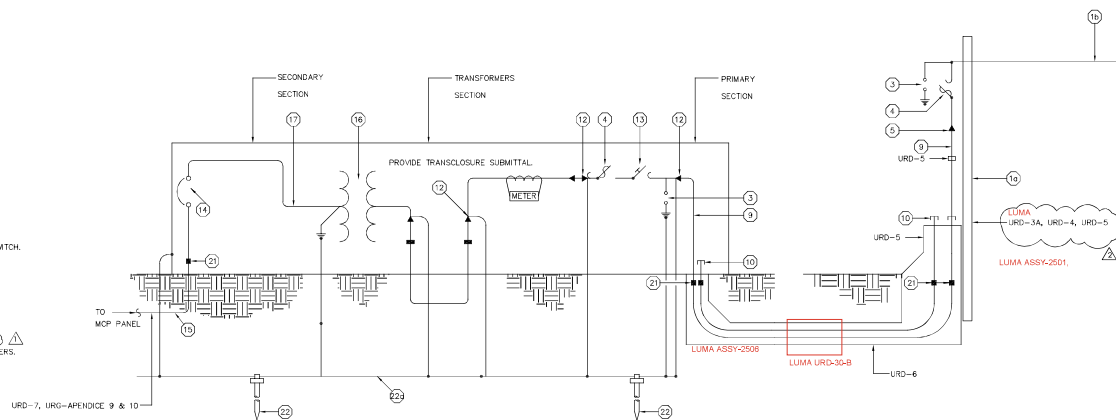
DATE: Apr 25, 2016

ISSUE FOR CONSTRUCTION: OCTOBER 15, 2015

70/77

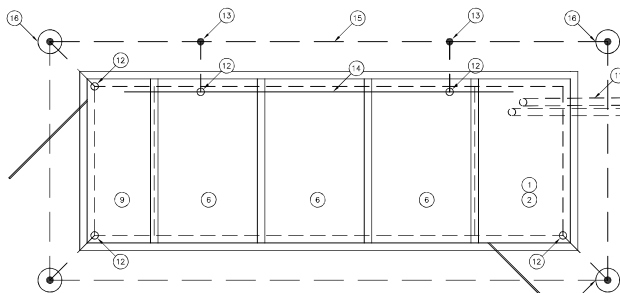
E-01

- ① POLE #1 EXISTING.
- ② EXISTING THREE PHASE, 240/415V, 3 WIRE 1/0 ACSR. OVERHEAD PREPARE FIELD.
- ③ 3-3 KV DISTRIBUTION LIGHTING ARRESTERS.
- ④ FUSE TYPE 50K, 200K @ 415KV.
- ⑤ 3-15 KV SHIELDED, PREFABRICATED CABLE TERMINATIONS.
- ⑥ PRIMARY FEEDER Ø4.16V, 10.30, CONSISTING OF TWO NO. 2 AWG-100LPE-150, EXPOSED STRAND SHIELD, AND ONE NO. 2 AWG-100W-600V II 4" PVC SGL. CO. CONDUIT.
- ⑦ 4" EMPTY PVC SOLI CO. CONDUIT CAPED AT BOTH ENDS.
- ⑧ 2-15 KV INDOR TYPE, SHIELDED, PREFABRICATED CABLE TERMINATIONS.
- ⑨ 15KV 600 AMP, 85KV BL, 40KVA, LOAD INTERRUPTER, GAN OPERATED SWITCH.
- ⑩ 200V 100 208V, 42 KW BREAKER.
- ⑪ THREE (3) Ø 100 THIN & 1 #2/0 GND. IN 3-1/2" CONDUIT. Ø 100 1/2" SPRIE CONDUIT.
- ⑫ THREE 75 KVA - 1A TRANSFORMERS, OIL IMMERSED (NON-PCB). SELF COOLED, 4.16KV DELTA PRIMARY TO 208/120 VOLT - 4 WIRE WYE. SECONDARY SERVICE, WITH 4 - 2.5% FULL CAPACITY VOLT TAPS. (99.23% LT) = 208V. INDICATOR TO CONTACT PRIOR BEFORE BUYING THE TRANSFORMERS.
- ⑬ COPPER SECONDARY BUS BARS.
- ⑭ PVC TO STEEL ADAPTER.
- ⑮ GROUND ROD Ø3/4 1/0 GROUND CABLE.



TRANSCLOSURE SPECIFICATIONS:

1. TRANSCOURSE SHALL BE TAMPER-PROOF WITH PADLOCK PROVISION IN ALL DOORS.
2. AS PER PREPA'S LATEST REQUIREMENTS, CONSULT PREPA.
3. SHEET METAL EDGES SHOULD BE EXPOSED TO WEATHER AT A MINIMUM ANGLE.
4. PRIMARY AND SECONDARY REMOVABLE DOOR SHALL BE PROVIDED WITH SEPARATE LOCKS.
5. THE DOOR SHALL BE FREE STANDING AND RIGID WHEN DOORS ARE REMOVED.
6. THE EFFECTIVE VENT OPENINGS SHALL MEET THE N.E.C. REQUIREMENTS.
7. THE ENTIRE DOOR SHALL BE COVERED WITH STANDARD EXPANDABLE MESH.
8. ALL WELD SCAP, WELD METAL FLATS & WELD SCAP SHALL BE REMOVED FROM ALL SURFACE. ALL MATERIAL CLEANED AND DEGREASED PRIOR TO PAINTING. THE PRIMER COAT SHALL A.R.C.W. THE METAL IS CATHODICALLY PROTECT. THE FINISH PAINT SHALL BE ACRYLIC, GRAY.
9. DRAINING LOGS SHALL BE PROVIDED, #40 A.W.G. BARS, 1/2" DIA. SPACING SHALL BE 12" ON CENTER. 12" FRAMES.
10. PROVIDE GROUND BUS THE FULL LENGTH OF THE TRANSCOURSE.
11. PRIMARY FEEDERS TO ENTER BOTTOM, SECONDARY FEEDERS



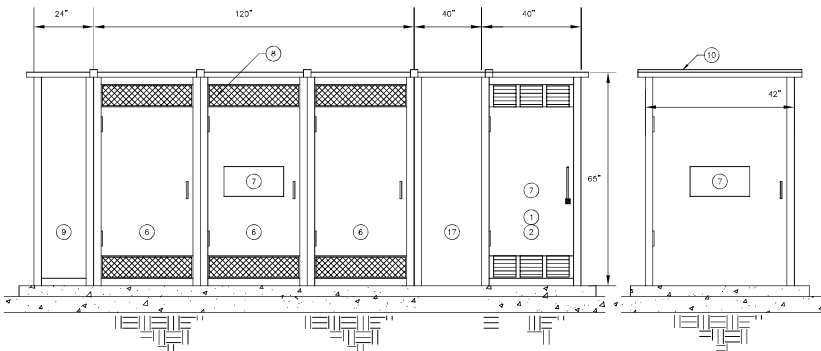
TRANSCLOSURE PLAN VIEW

N.T.S.

TO COMPLY
WITH NEW LU,MA
STANDARDS.
EQUIPMENT TO
COMPLY WITH
LUMA
STANDARDS FOR
INSTALLATION
LOCATED
BETWEEN
10MILES OF SEA
SHORE.

TRANSCLOSURE NOTES:

- 1 PRIMARY SECTION, LOAD INTERRUPTER.
- 2 FUSES SECTION.
- 3 6" x 2-5/8" WINDOW WITH A LEXAN PANEL. FOR METER READING.
- 4 VENT LOUVERS, TOP AND BOTTOM, FRONT ONLY.
- 5 TRANSFORMER SECTION.
- 6 WARNING SIGN "DANGER HIGH-VOLTAGE" AND "PELIGRO ALTO-VOLTAJE."
- 7 EXPANDED METAL FOR VENTILATION, FRONT AND REAR.
- 8 SECONDARY SECTION.
- 9 ROOF WITH 1% SLOPE FOR WATER DRAINAGE.
- 10 PRIMARY FEEDER CONDUIT.
- 11 BOLTED CONNECTION FOR #4/0 AWG.
- 12 THERMOWELD CONNECTION.
- 13 GROUNDING BUS.
- 14 4/0 AWG HARD DRAWN, BARE MULTI-STRANDED BARE COPPER CABLE, @ 12" BELOW FINISHED GRADE.
- 15 2-1/4" x 10"-10" COPPERWELDED GROUND ROD, WITH 2-1/4" DIAMETER CONCRETE TO GROUND CABLE, @ 12" BELOW FINISHED GRADE.
- 16 METERING SECTION URD-48 AND 49.



TRANSCLOSURE FRONT VIEW

NTS

TRANSCLOSURE SIDE VIEW

N.T.S.

CERTIFICACIÓN DEL DISEÑADOR

Yo, Certifico que soy ingeniero en Mecánica, Ingeniero en Electrotecnia, y que estoy suscrito en el
al título del presente a presentar estos planos en construcción para la A.E.E.
En consecuencia con lo establecido en la Ley No. 1.301 del 29 de junio de 1968, tengo a mi cargo
la obra de Certificación de Planos de Construcción, certifico que preparo el estudio técnico, controlo
la ejecución de la obra, y que al presentar el presente estudio técnico, hago constar que el Proyecto
de Construcción cumple con las disposiciones de la Ley No. 1.301 del 29 de junio de 1968, y que
la Planificación de la Obra cumple con las disposiciones de la Ley No. 1.301 del 29 de junio de 1968.

FIRMA DEL DISEÑADOR

AUTORIZADOR DE ENERGÍA ELÉCTRICA DE PUERTO RICO

ENDOSO

NOMBRE DEL PROYECTO: HOTEL DIO DE AGUA

NOMBRE DE PROYECTO: 13-2-006 CARGA (KVA): 225

ENDOSADO POR:	REVISIÓN	FECHA
	1.	
	2.	
	3.	
	4.	

La A.E.E. me ha otorgado la autorización para presentar estos planos de construcción basados en la certificación
suscrita por el diseñador en cumplimiento de la Ley No. 1.301 del 29 de junio de 1968, según consta en el
libro de registro de la A.E.E. y en consecuencia con lo establecido en la Ley No. 1.301 del 29 de junio de 1968, tengo a mi cargo
la obra de Certificación de Planos de Construcción, certifico que preparo el estudio técnico, controlo la ejecución de la obra, y que al presentar el presente estudio técnico, hago constar que el Proyecto
de Construcción cumple con las disposiciones de la Ley No. 1.301 del 29 de junio de 1968, y que la Planificación de la Obra cumple con las disposiciones de la Ley No. 1.301 del 29 de junio de 1968.

El presente estudio técnico, cumple con las disposiciones de la Ley No. 1.301 del 29 de junio de 1968, y que la Planificación de la Obra cumple con las disposiciones de la Ley No. 1.301 del 29 de junio de 1968.

La A.E.E. y la Oficina de Ingeniería de la A.E.E. me han otorgado la autorización para presentar estos planos de construcción basados en la certificación
suscrita por el diseñador en cumplimiento de la Ley No. 1.301 del 29 de junio de 1968, según consta en el libro de registro de la A.E.E. y en consecuencia con lo establecido en la Ley No. 1.301 del 29 de junio de 1968, tengo a mi cargo
la obra de Certificación de Planos de Construcción, certifico que preparo el estudio técnico, controlo la ejecución de la obra, y que al presentar el presente estudio técnico, hago constar que el Proyecto
de Construcción cumple con las disposiciones de la Ley No. 1.301 del 29 de junio de 1968, y que la Planificación de la Obra cumple con las disposiciones de la Ley No. 1.301 del 29 de junio de 1968.

ISSUE FOR CONSTRUCTION: OCTOBER 15, 2014

[illegible]

PREPA: NOTAS ESPECIALES

- [illegible]

PREPA: SISTEMAS

1. EL CONTRATISTA ELECTRICO ES RESPONSABLE DE REALIZAR LAS PRUEBAS DE LOS CABLES PRIMARIO Y SECUNDARIO, DE ACUERDO CON LOS RESULTADOS DE ESTAS PRUEBAS TIENEN QUE ESTAR DE ACUERDO CON LOS REQUISITOS DE LA NOMA 001 DE 1993 Y LAS NORMAS MEXICAS. ESTAS PRUEBAS TIENEN QUE REALIZARSE CON PRESENCIA DE UN COMITÉ DE VERIFICACION Y DE INSPECCIONES DEL DEPARTAMENTO DE INGENIERIA DE DISTRIBUCION CORRESPONDIENTE.
2. CUALQUIER CABLE QUE NO CUMPLA EL PROYECTO ESTE LOCALIZADO A MENOS DE UNA MILLA DE CUERPOS DE FUERZA EN LOS CABLES QUE SE ENCONTRAN EN SER DE PVC SH 60.
3. EL RANCHO DE LOS CABLES SOTERRADOS SERAN INSPECCIONADOS POR LA AEE ANTES DE SER CUBIERTOS CON CEMENTO.
4. TODA BANCADA EXPUESTA A TRAFICO VEHICULAR TIENDE A SER PROTEGIDA CON UN CEMENTO DE 15 CM. DE ESPESOR, CUALQUIER CABLE QUE SE UTILICEN CITAS DE INSTALACIONES DE OTRAS EMPRESAS DEBE INSTALAR UN DESPLAZO DE MINIMO DE 15 PULGADAS ESTE.
5. LOS CONDUCTORES QUE SE UTILIZARAN PARA LA CONEXION DE LOS CABLES DE ALTA TENSION DEBE SER UN SOLDADURA EXOTERMICA O DE COMPRESION.
6. LOS CABLES DE ALTA TENSION QUE SE INSTALADO EN CADA CONDUCTO DE RESGUARDO.
7. LA CADA CUBIERTA DE ALTA TENSION TIENEN UNA RESISTENCIA MAXIMA A TIERRA DE 10 OHMOS. SE DEBE HACER UNA VANILLA DE ALTA TENSION EN CADA NEUTRAL EN CADA CUATRO POSTES O CADA 1,000 PIES EN LOS CASOS DE LOS TRANSFORMADORES.
8. EN LAS BASES DE HORMIGON PARA QUE PUESTE TIENE QUE INCLUIR DOS CONDUCTOS DE RESGUARDO PARA USO DE CABLES DE ALTA TENSION.
9. LAS BASES PARA POSTES TIENE SER INSPECCIONADA ANTES DE SER CUBIERTAS CON CEMENTO.

THE IDEAS, OPINIONS, CONTENTS AND THE DESIGN HEREIN EXPRESSED ARE THE PROPERTY OF GLENN L. COO, ARCHITECTS AND MAY BE USED SOLELY AS A REFERENCE DOCUMENT AND NOT BE REPRODUCED BY AUTHORIZED PERSONNEL ONLY. ANY FURTHER OR FUTURE REPRODUCTION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREIN WITHOUT THE PROPER WRITTEN CONSENT.

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 THE 787.896.4321 | info@glenncoo.com

GA+NIF

ARQUITECTOS
COAMO, Pinar del Río

GUILLERMO ACEVEDO DAVILA, ARCHITECT
LICENSE NO. 9724

GERARDO ROMAN PADRO, ENGINEER
LICENSE NO. 16631

PROJECT

16 ROOM HOTEL
HOTEL OJO DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

CONSTRUCTION DRAWINGS

REVISIONS

1	2/18/16	GENERAL REVISION
2	4/25/16	GENERAL REVISION
3	6/13/16	GENERAL REVISION

SHEET TITLE

PREPA NOTES AND DIAGRAM

DRAWING SCALE: NTS

FILE NUMBER: hoo elect 2614

DESIGN

DRAWN

DATE: June 13, 2016



CONSTRUCTION
DRAWINGS

REVISIONS

33/5/16 GENERAL REVISION

REVISIONS

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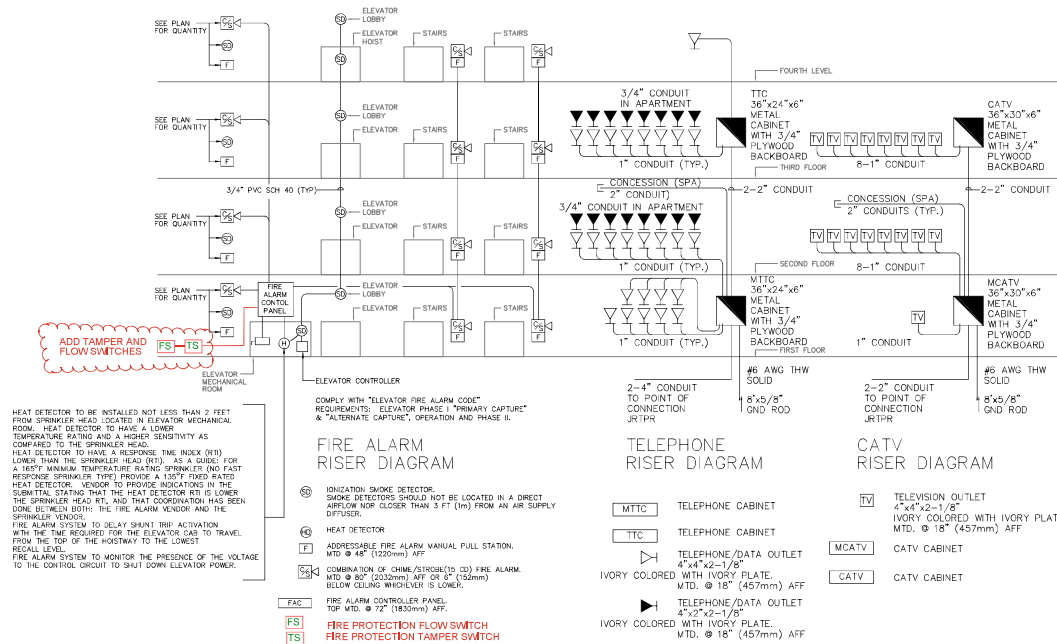
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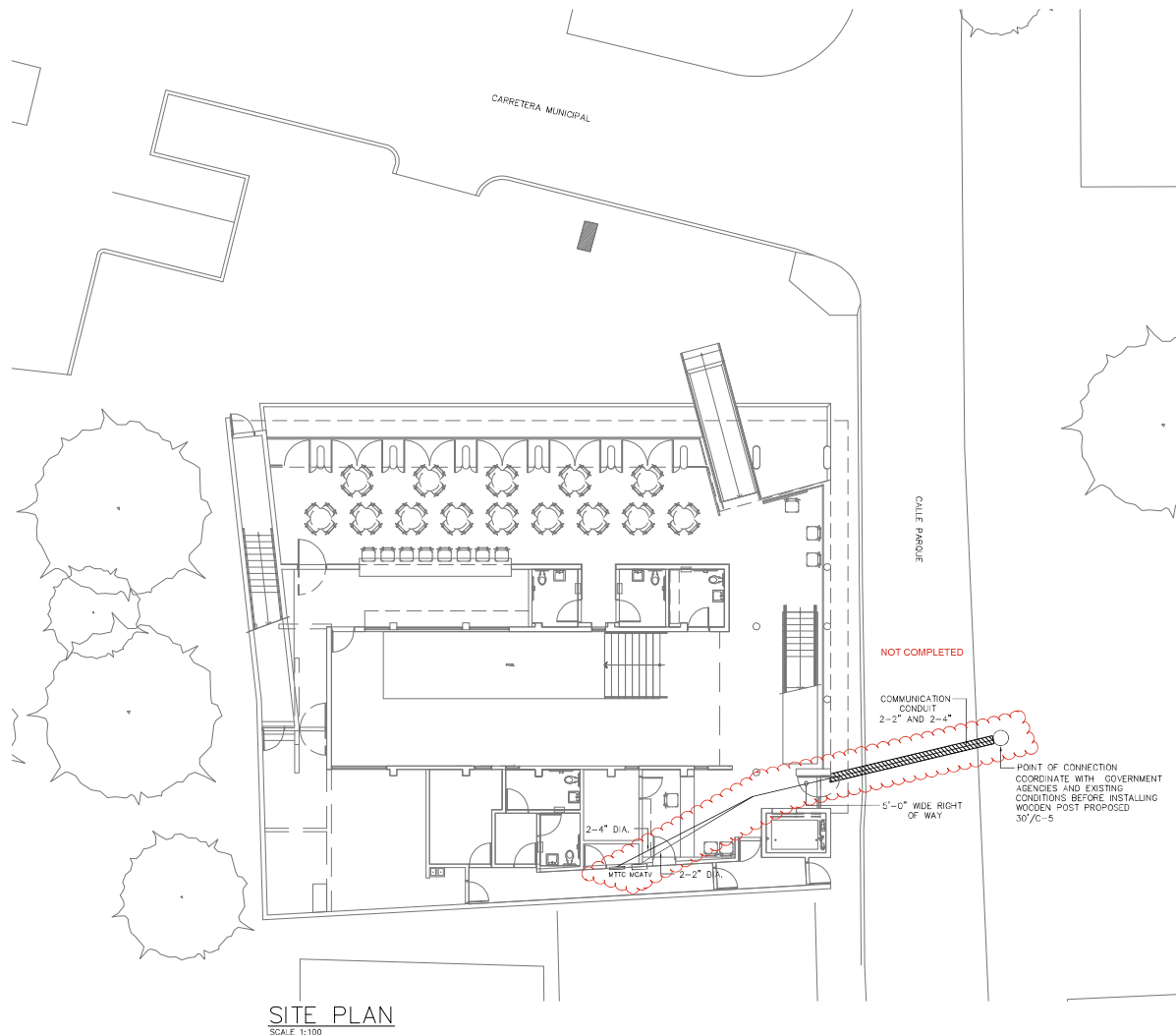
12/17/15	ADD LIGHTING
02/17/15	GENERAL REVISION
23/5/16	GENERAL REVISION

PANELBOARD SCHEDULE					
PANELBOARD DESCRIPTION	CIRCUIT NUMBER	BREAKER FRAME SIZE	POLES	WIRE SIZE	DESCRIPTION
PANEL MGP	1/3/5	00	225	3	PANEL A
208/120 VAC, 3Φ, 4W, 225 AMPS MAIN BREAKER 42KAIC (SURFACE MTD)	2	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	35	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	4/6	00	20	2	2 #12 THHN & 1 #12 GND, 3/4" C.
DO BY SQUARE D 42 SPACES	7/9/11	00	225	3	PANEL B
	8/10/12	00	225	3	PANEL C
	13/15/17	00	225	3	PANEL D
	14/16/18	00	225	3	PANEL E
	19/21/23	00	400	3	TWO SETS - 4 #6/0 THHN & 1 #2 GND, IN 2-1/2"
	25/27/29	00	400	3	TWO SETS - 4 #6/0 THHN & 1 #2 GND, IN 2-1/2"
	31/33	00	20	2	2 #10 THHN & 1 #12 GND, IN 3/4"
	34	00	20	1	2#12 + 1#12G - 3/4"C
	25/27/29	00	35	1	3#5 + 1#10G - 1"C
					ELEVATOR CAR
					ELEVATOR
PANELBOARD SCHEDULE					
PANELBOARD DESCRIPTION	CIRCUIT NUMBER	BREAKER FRAME SIZE	POLES	WIRE SIZE	DESCRIPTION
PANEL A	1/3/4/5	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
208/120 VAC, 3Φ, 4W, 225 AMPS MAIN BREAKER 42KAIC (SURFACE MTD)	2-4/5	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	3	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
DO BY SQUARE D 42 SPACES	5/7/8/10	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	9/11	00	30	2	2 #10 THHN & 1 #10 GND, 3/4" C.
	12	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	36/37	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	13	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	14	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	15/17/19	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	16	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	18/20/22	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	21/23	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	24	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	25/27/28/29/31/32/33/34/35	00	40	2	3 #8 THHN & 1 #8 GND, 1" C.
					POOL LIGHTS
					BAR - REST ROOMS
					RESTAURANT - BAR
					LAUNDRY
					LAUNDRY
					LAUNDRY LIGHTING
					LAUNDRY, KITCHEN LIGHTING
					CORRIDOR, JANITOR LIGHTING
					OFFICE, RECEPTION
					LIGHTING
					FANS
					LIGHTING
					WATER FOUNTAIN
					WATER HEATER
PANELBOARD SCHEDULE					
PANELBOARD DESCRIPTION	CIRCUIT NUMBER	BREAKER FRAME SIZE	POLES	WIRE SIZE	DESCRIPTION
PANEL B	1-16	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
208/120 VAC, 3Φ, 4W, 225 AMPS MAIN BREAKER 42KAIC (SURFACE MTD)	17	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
DO BY SQUARE D 42 SPACES	18	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	19/21	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	22/25	00	20	1	2 #12 THHN & 1 #12 GND, 3/4" C.
	25/27/28/29/31/32/33/34/35	00	40	2	2#8 THHN & 1#10G - 3/4"C
					GUEST ROOMS
					REST ROOMS
					COMMON AREAS
					COMMON ROOMS
					ACTIVITY ROOM
					ELEVATOR ROOM
					REST ROOMS
					ROOF
					LIGHTING
					EF-02
					WATER HEATER
					LIGHTING
					ROOF RESTROOMS RECEPTABLES

PANELBOARD SCHEDULE					
PANELBOARD DESCRIPTION	CIRCUIT NUMBER	BREAKER		WIRE SIZE	DESCRIPTION
		FRAME	SIZE POLES		
PANEL D					
208/120 VAC, 3Φ, 4W, 225 AMPS MAIN BREAKER 42KAIC (SURFACE MTD)	23/25	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	24/26	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	27/29	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
DO BY SQUARE D 30 SPACES	28/30	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	31/33	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	32/34	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	35/37	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	36/38	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	9/11, 10/12	Q0	40 2	3 #8 THHN & 1 #8 GND, 1" C.	WATER HEATER
PANELBOARD DESCRIPTION	CIRCUIT NUMBER	BREAKER FRAME	SIZE POLES	WIRE SIZE	DESCRIPTION
PANEL E	1/3, 3/4, 5/7, 6/8/10/12, 13/15	Q0	40 2	2#8 THHN & 1#10G - 3/4"C	WATER HEATER
208/120 VAC, 3Φ, 4W, 225 AMPS MAIN BREAKER 42KAIC (SURFACE MTD)	24/26	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	25/27	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	28/30	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
DO BY SQUARE D 30 SPACES	29/31	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	32/34	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	33/35	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	36/38	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
	37/39	Q0	20 2	2 #10 THHN & 1 #12 GND, 3/4" C.	ROOM FAN COIL
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77/77 E-C



SITE PLAN
SCALE 1:100



GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

GUILLERMO ACEDERO DIAZ, ARCHITECT
LICENSE NO. 9724

Attachment 11

GERARDO ROMAN PADRO, ENGINEER
LICENSE NO. 15631

PROJECT:
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

CONSTRUCTION DRAWINGS

REVISIONS

Δ	3/21/16	GENERAL REVISIONS
Δ	4/25/16	GENERAL REVISIONS
Δ	10/25/16	GENERAL REVISIONS

SHEET #10
TELECOMMUNICATION SITE PLAN

DRAWING SCALE: NTS

FILE NUMBER: hmg_dslnt_26114

DESIGN:

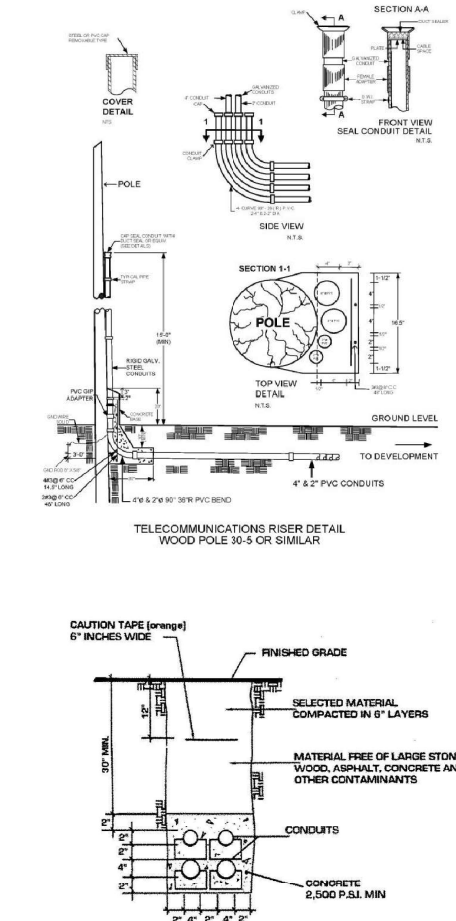
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DATE: April 23, 2016

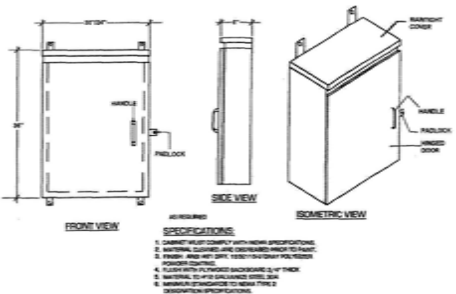
	Junta Reglamentadora de Telecomunicaciones de Puerto Rico	
	ENDOSO DE PLANOS DE FACILIDADES Y/O SERVIDUMBRE DE TELECOMUNICACIONES Y TELEVISION POR CABLE	
	Revisado por: _____	fecha _____
	Recomendado por: _____	fecha _____
Aprobado por: _____		fecha _____
ESTE ENDOSO NO EXIME AL CONSTRUCTOR Y AL DESARROLLADOR DE CUMPLIR CON LOS REQUERIMIENTOS DE CONSTRUCCION, CONFORME A TODAS LAS DISPOSICIONES DE LOS REGLAMENTOS APPLICABLES.		

JRTPR 2016-RI-0143 (OGPe 2016-107537-SRI-176676)
ISSUE FOR CONSTRUCTION: OCTOBER 13, 2015

T-01



TELECOMMUNICATIONS AND CABLE TELEVISION STREET CROSSING (TYPICAL)

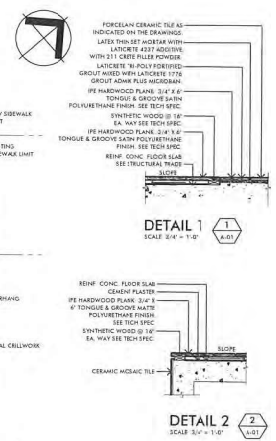
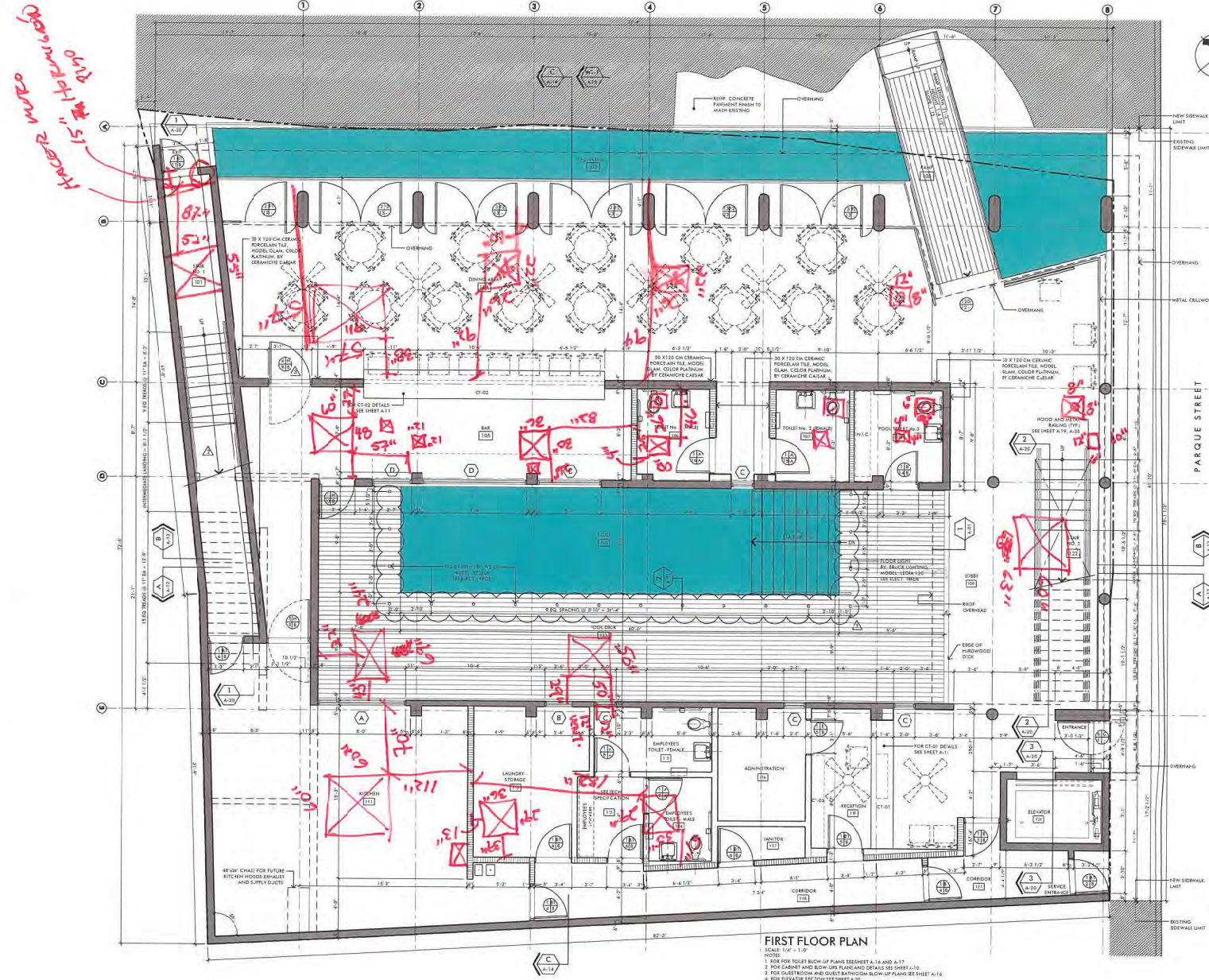


- Notas Generales:
- El desarrollador suministrará e instalará todos los materiales necesarios para la infraestructura de telecomunicaciones incluyendo, pero no limitado, a los conductos de 1", 2", 3" y 4" de diámetro indicados en los planos.
 - Los conductos de 1" de diámetro serán SCH 40 PVC y estarán alambrados con soga de nylon de 7" de diámetro con una resistencia mínima de tensión de 300 lb.
 - Los conductos de 2" Ø PVC (para distribución de facilidades de televisión por cable) y los conductos de 4" Ø (para distribución de facilidades de teléfono) se instalarán a lo largo de la servidumbre. Los conductos de 2" Ø siempre ocuparán la posición más próxima a la acera, y los conductos de 4" Ø siempre ocuparán la posición más distante de la acera (ver detalle de la ubicación de los conductos y trinchera en servidumbre).
 - Los conductos de 2" y 4" de diámetro serán SCH 40 (mínimo) y estarán alambrados con soga de nylon de 3/4" de diámetro con una resistencia mínima de tensión de 500 lb. Los conductos de 2" y 4" de diámetro se probarán con mandriles de 1-5/8" y 3-5/8" respectivamente.
 - Todos los extremos de los conductos serán cubiertos con tapones de PVC.
 - La profundidad mínima de los conductos que se instalarán a lo largo de la servidumbre y hacia las residencias será:
 - Conductos de 1" Ø 14" bajo el nivel del terreno
 - Conductos de 2" Ø 24" bajo el nivel del terreno
 - Conductos de 4" Ø 24" bajo el nivel del terreno
 - En el caso de que los conductos se instalen en una envoltura de concreto, se utilizarán separadores cada seis pies, o según las indicaciones del fabricante, para mantener la flexión y separación de los conductos.
 - En áreas de rodaje (cruces de calles, carreteras y estacionamientos) los conductos se instalarán a una profundidad de 30" a 36" medida desde la superficie del pavimento y llevará una envoltura o revestimiento de concreto con una resistencia mínima de 3000 psi (3000 psi).
 - La zona se rellenará utilizando material selecto libre de piedras y otros contaminantes, tales como maderas, asfalto, pavimento, escombros de construcción, etc. El relleno se compactará a un 95% en capas de 6 pulgadas compactando las primeras 12 pulgadas por medio de equipo liviano.
 - Se instalará cinta de precaución (igual o similar al Terra Tap 42-0007) color naranja de 6 pulgadas de ancho a una profundidad de 12 pulgadas bajo el nivel del terreno a lo largo de la ruta de los conductos.
 - El desarrollador marcará el punto de determinación de las cruces de calles y conductos de servicio en aquellas áreas donde no se instalan cajas de distribución. Ver detalle de "WoodStake".
 - En los conductos de 2" y 4" de diámetro las curvas tendrán un mínimo de 90° con un radio mínimo de 16". Los conductos se limitarán a dos curvas de 90° por tramo o sección de conductos.
 - Generalmente se instalarán cajas de distribución de (3' x 3' x 3') 6 (4' x 4' x 4') y / o cajas para empalmes (7' x 4'6" x 4') para la distribución de facilidades de telecomunicaciones según se indique en el plano. Estas cajas se instalarán fuera de la vía de rodaje y deben estar diseñadas para resistir tráfico de vehículos incidental. (De ser necesario la instalación de cajas en áreas de rodaje expuestas a tráfico de vehículos se utilizará una caja o "Manhole" diseñado para áreas para prevenir que se deforme o colapse la tapa de acceso o la estructura del mismo, igual o similar a "Power Poles MH6X6X7".
 - Los puntos de distribución se ubicarán a dos pies de la colindancia entre solares donde no exista conflicto con entradas en concreto (p. Ej. Marquesinas y cercas).
 - Las cajas de distribución, cajas para empalmes y registros serán:
 - Pre-fabricadas en concreto con refuerzo de acero (igual o similar a Power Poles Inc.).
 - Hechos en sitio en concreto con refuerzo de acero (con el diseño para resistir el tipo de tráfico de vehículos donde sean ubicadas).
 - Pre-fabricadas de concreto polimerizado (igual o similar a Quazite®) - Sólo para utilizarse en casos de puntos de distribución o conexión para el servicio de Cable TV donde haya limitaciones de espacio, cuyo tamaño no excederá (16" x 24" x 18") y se ubicarán en áreas no expuestas a tráfico de vehículos.
- Nota: Cualquier cambio en el tipo de caja a utilizarse deberá obtener la aprobación de la JTRPR antes de su uso.
- Se sellarán todos los conductos en las cajas de distribución, cajas de empalmes y en los gabinetes o panel de acceso de cada edificio residencial y comercial, independientemente si están o no en uso. Para sellar los conductos se utilizará un sellador (igual o similar al "Duct Sealing Kit 4416" manufacturado por 3M®).

- Notas Especiales:
- El desarrollador, cumpliendo con la Sección 15.04 del Reglamento de Utilización y Liberación (Reglamento de Planificación Número 3) Revisado, transferirá a la JTRPR mediante escritura pública la servidumbre necesaria para la instalación específica de los servicios de telecomunicaciones (teléfono y televisión por cable) coordinada con esa entidad y presentada en este plano.
 - La Junta Reglamentadora de Telecomunicaciones de P.R. podrá emitir endosos parciales de obras construidas en proyectos residenciales (unifamiliares, casas en hileras, casas de patio, etc.) para que los desarrolladores puedan entregar por secciones las unidades de viviendas completadas. Una vez completado el proyecto el desarrollador deberá proceder conforme a la Sección 5.02.6 del Reglamento de la JTRPR para el endoso final de obra construida.
 - El desarrollador, según se emitan los endosos parciales de obra construida, permitirá de manera concertada la instalación de sistemas de distribución de servicios de telecomunicaciones (teléfono y CATV) a los proveedores de servicios autorizados por la JTRPR para el proyecto en cuestión.
 - El desarrollador deberá coordinar con los proveedores de servicios de telecomunicaciones (teléfono y CATV) y con la Autoridad de Energía Eléctrica la instalación de "risers", la terminación y/o conexión de conductos, el acceso y cualquier otra intervención en las facilidades de estos.
 - El desarrollador coordinará con los proveedores de servicios de telecomunicaciones (teléfono y CATV) y cualquier otra entidad pública o privada la remoción, reubicación y/o modificación de facilidades o líneas de estos que se afecten por el proyecto.
 - Será responsabilidad del desarrollador asignar un Ingeniero o arquitecto como Inspector del proyecto, que certifique las obras de construcción, utilizando el formulario JTRPR-102, y deberá obtener la aceptación de la JTRPR previo a solicitar el permiso de uso a la Agencia de Administración de Reglamentos y Permisos (ARP).
 - En Edificios comerciales se requieren dos gabinetes o paneles principales de distribución para Telecomunicaciones; uno para servicio Telefónico y otro para servicio de CATV. Estos gabinetes se ubicarán en un cuarto o área designada para Telecomunicaciones. Deberán cumplir con las siguientes especificaciones:
 - Panel de madera tratada de 4' x 8' x 3/4" pintado con dos (2) capas de pintura resistente al fuego.
 - Gabinetes de Metal de un tamaño mínimo de 36" x 24" x 6" (teléfono) y 36" x 36" x 6" (CATV). Los gabinetes estarán provistos de un panel de madera tratada de 3/4" de espesor, tirador con cerradura y acceso por completo por el frente.

- Los edificios en los proyectos tipo "WalkUp" tendrán gabinetes independientes para servicio telefónico y servicio de televisión por cable. El gabinete de Teléfono se conectará a la caja para empalmes más cercana por medio de dos conductos de dos pulgadas de diámetro (2-2"). El gabinete de CATV podrá conectarse a la caja de empalmes más cercana o al gabinete de CATV más cercano dependiendo del diseño tipo anillo que especifique el plano, por medio de dos conductos de dos pulgadas de diámetro (2-2"). Las cajas para empalmes serán de 7' x 4'-6" x 4" (mínimo) y podrá ser compartida por ambos servicios (Teléfono & CATV).
- Los Edificios Residenciales Multipisos tendrán un gabinete principal de distribución independiente para servicio telefónico y de CATV, cada uno con un panel resistente al fuego "fire-retardant, plywood" de 4' x 8' x 3/4" o un panel de madera tratada de 4' x 8' x 3/4" pintado con dos (2) capas de pintura resistente al fuego. Los gabinetes principales estarán interconectados de manera vertical con otros gabinetes de distribución, según sea el caso, por medio de dos conductos de 4" 6 2" de diámetro y estos gabinetes servirán un máximo de 16 apartamentos.
- En edificios residenciales & comerciales, cada Panel o Gabinete estará provisto con un medio para conectar a tierra las facilidades de Telecomunicaciones como mínimo equipado con una barra de conexión, alambre de cobre #6 y una varilla de 6" x 5/8" de cobre. Dicho sistema estará vinculado al sistema común de conexión a tierra del edificio y deberá cumplir con el Código Nacional Eléctrico vigente. La instalación de dicho sistema será responsabilidad del desarrollador.
- Todo apartamento será alimentado por dos (2) conductos de una pulgada (1") de diámetro, uno desde el gabinete de distribución de teléfonos y otro desde el gabinete de distribución de CATV.
- En los edificios múltiples residenciales se instalará una caja de empalme de tamaño 7' x 4'-6" x 4" (min) como punto de conexión y podrá ser compartida por ambos servicios (Teléfono & Cable TV). Desde la caja de empalme, se instalará un mínimo de dos (2) conductos de 4" y dos (2) conductos de 2" para servicios de Teléfono & Cable TV respectivamente. Estos conductos llegarán hasta los gabinetes principales instalados para Teléfono y Cable TV.

 Junta Reglamentadora de Telecomunicaciones de Puerto Rico	
ENDOSO DE PLANOS DE FACILIDADES Y/O SERVIDUMBRE DE TELECOMUNICACIONES Y TELEVISION POR CABLE	
Revisado por:	_____ fecha _____
Recomendado por:	_____ fecha _____
Aprobado por:	_____ fecha _____
ESTE ENDOSO NO EXIME AL CONSTRUCTOR Y AL DESARROLLADOR DE CUMPLIR CON LOS REQUERIMIENTOS DE CONSTRUCCION, CONFORME A TODAS LAS DISPOSICIONES DE LOS REGLAMENTOS APLICABLES.	



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

- 1. FOR TOILET BLOW-UP PLANS SEE SHEET A-18 AND A-17
- 2. FOR CLOSET AND BLOW-UP PLANS AND DETAILS SEE SHEET A-10
- 3. FOR QUESTION AND QUEST BATHROOM BLOW-UP PLANS SEE SHEET A-16
- 4. FOR BATHROOM SECTION SEE SHEET A-10
- 5. FURNITURE NOT INVOLVED IN CONTRACT



GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

Attachment 12

GUILLERMO ACERVO DAVILA, ARCHITECT
REGISTERED NO. 1029

PROJECT:

**16 ROOM HOTEL
HOTEL OJC DE AGUA**

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

**CONSTRUCTION
DRAWINGS**

REVISIONS	
1.	12/7/15 ADD LIGHTING
2.	8/9/16 STAIR NO. 1 REVISED
3.	8/10/16 DOOR NO. 4 REVISED
4.	30/1/17 DOOR HARDWARE REVISED

UNIT 102

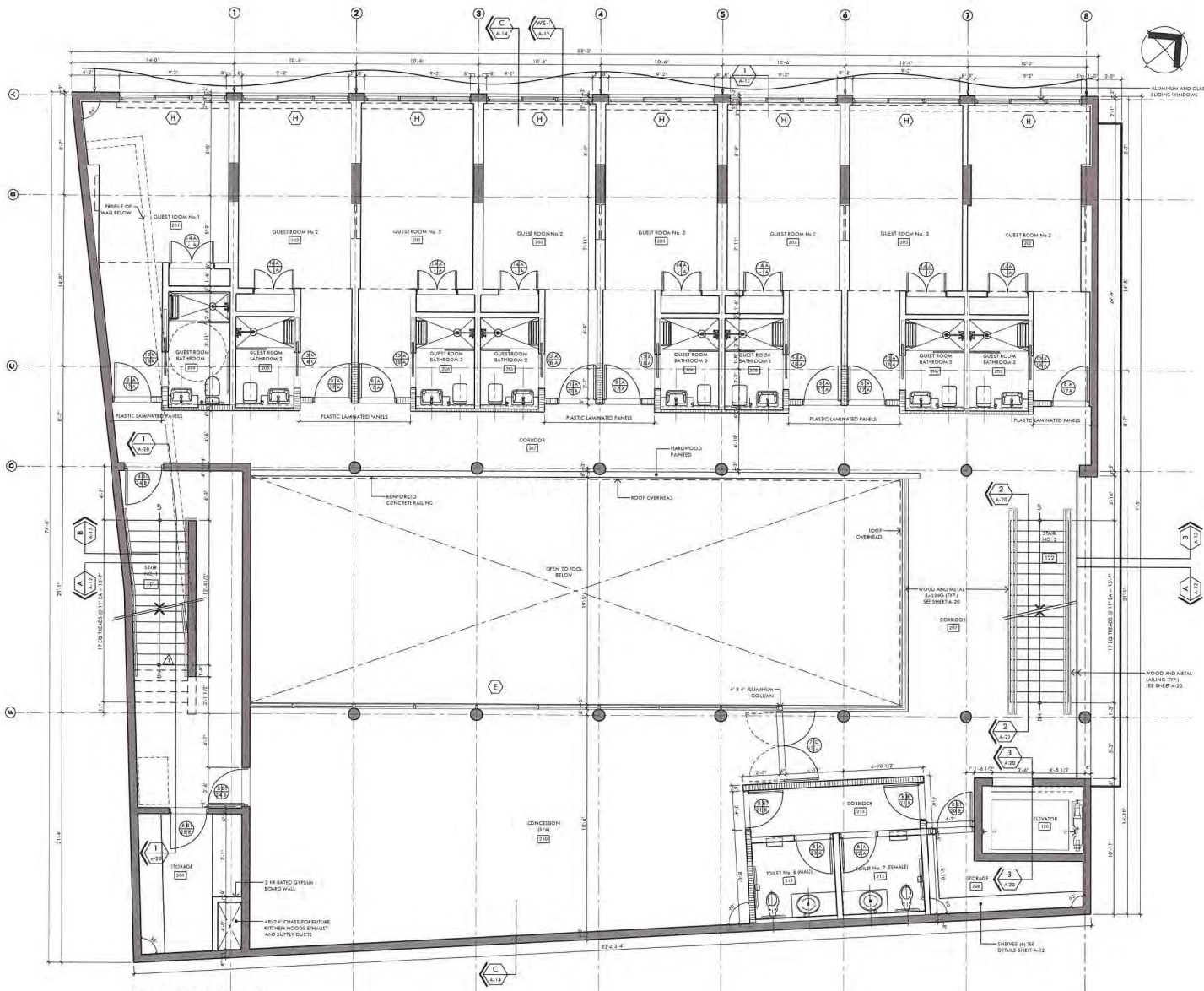
**FIRST FLOOR PLAN, PUMB ROOM
FLOOR PLAN**

DATE	BY	REVISION
12/7/15	GA+NIF	ADD LIGHTING
8/9/16	GA+NIF	STAIR NO. 1 REVISED
8/10/16	GA+NIF	DOOR NO. 4 REVISED
30/1/17	GA+NIF	DOOR HARDWARE REVISED

0000 RINCON CONSTRUCTION INC. OCTOBER 19 2015

09/77

A-01



SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

NOTES:

1. FOR TOILET BLOW-UP PLANS SEE SHEET A-17, A-18
2. FOR GUEST ROOM AND GUEST BATHROOM BLOW-UP PLANS SEE SHEET A-16

GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

GUILLEMO ACEVEDO DAVILA, ARCHITECT
609.888.4752

PROJECT
16 ROOM HOTEL
HOTEL OJC DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon Carlos López Bonilla
Mayor

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION
1	8/9/18	STAIR NO. 1 REVISED
2	10/11/18	DOOR HARDWARE REVISED

SHEET TITLE
SECOND FLOOR PLAN

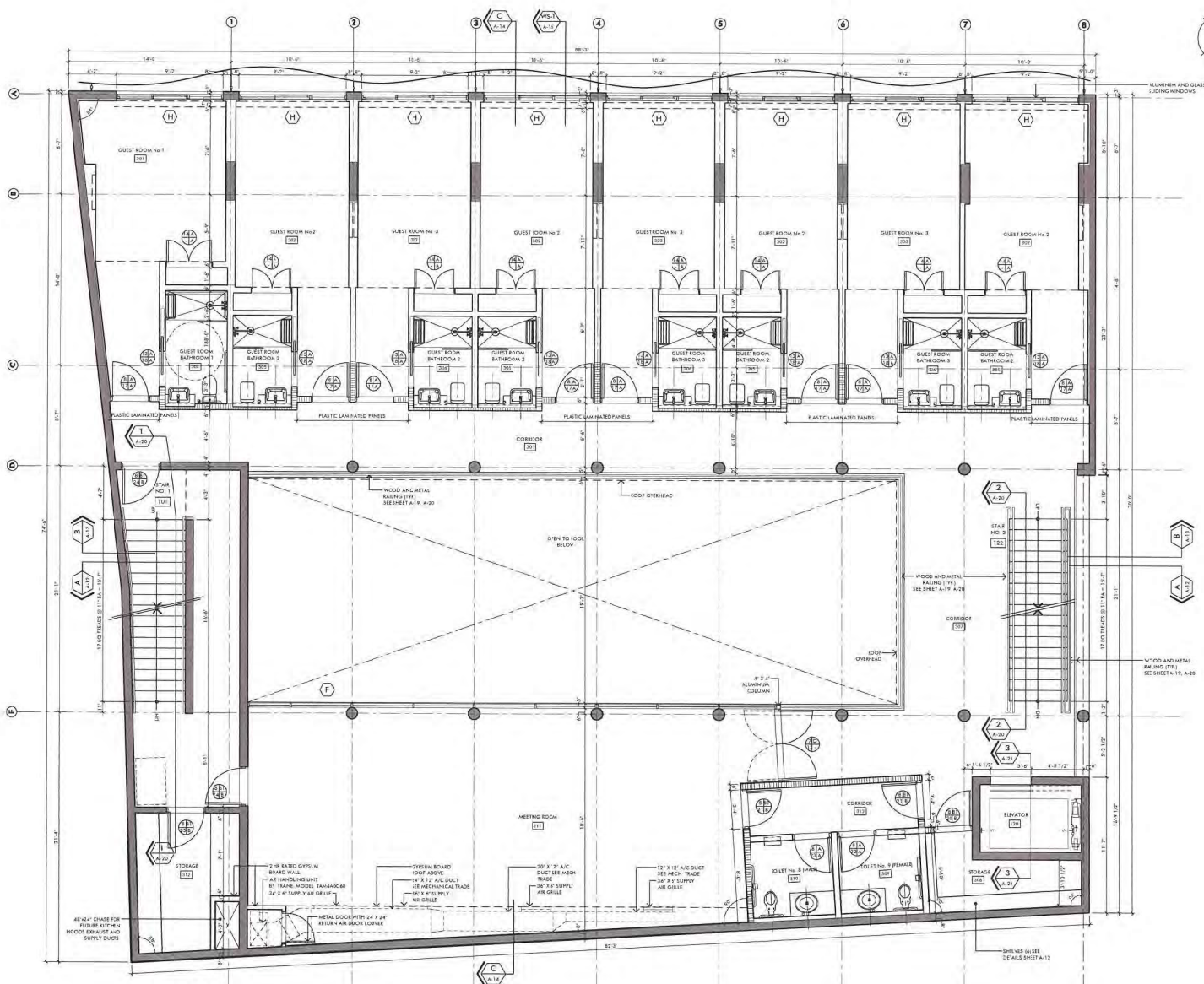
SHRINKED SCALE: 1/4" = 1'-0"

FILE LOCATION: h:\proj\1602\plan

DESIGN BY: [Signature]

CHECKED BY: [Signature]

DATE: March 30, 2018



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. FOR GUEST ROOM AND GUEST BATHROOM BLOW-UP PLANS SEE SHEET A-16
2. FOR TOILET BLOW-UP PLANS SEE SHEET A-17 AND A-18

GA+NIF

ARQUITECTOS
COAMO, PUERTO RICO

GUILLERMO MEDRANO DANTAN, ARCHITECT
LICENSE: 1458 9754

PROJECT:

16 ROOM HOTEL
HOTEL OJO DE AGUA

Parque Street
Pueblo Ward
Rincón, Puerto Rico



Municipality of Rincón
Hon. Carlos López Benilla
Mayor

CONSTRUCTION
DRAWINGS

REVISIONS

1. 3/6/15/16. DOOR HARDWARE REVISED

SHEET TITLE

THIRD FLOOR PLAN

Drawing Scale: 1/4" = 1'-0"

FILE NUMBER: 1600-arch-2015-0101

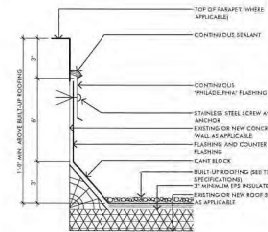
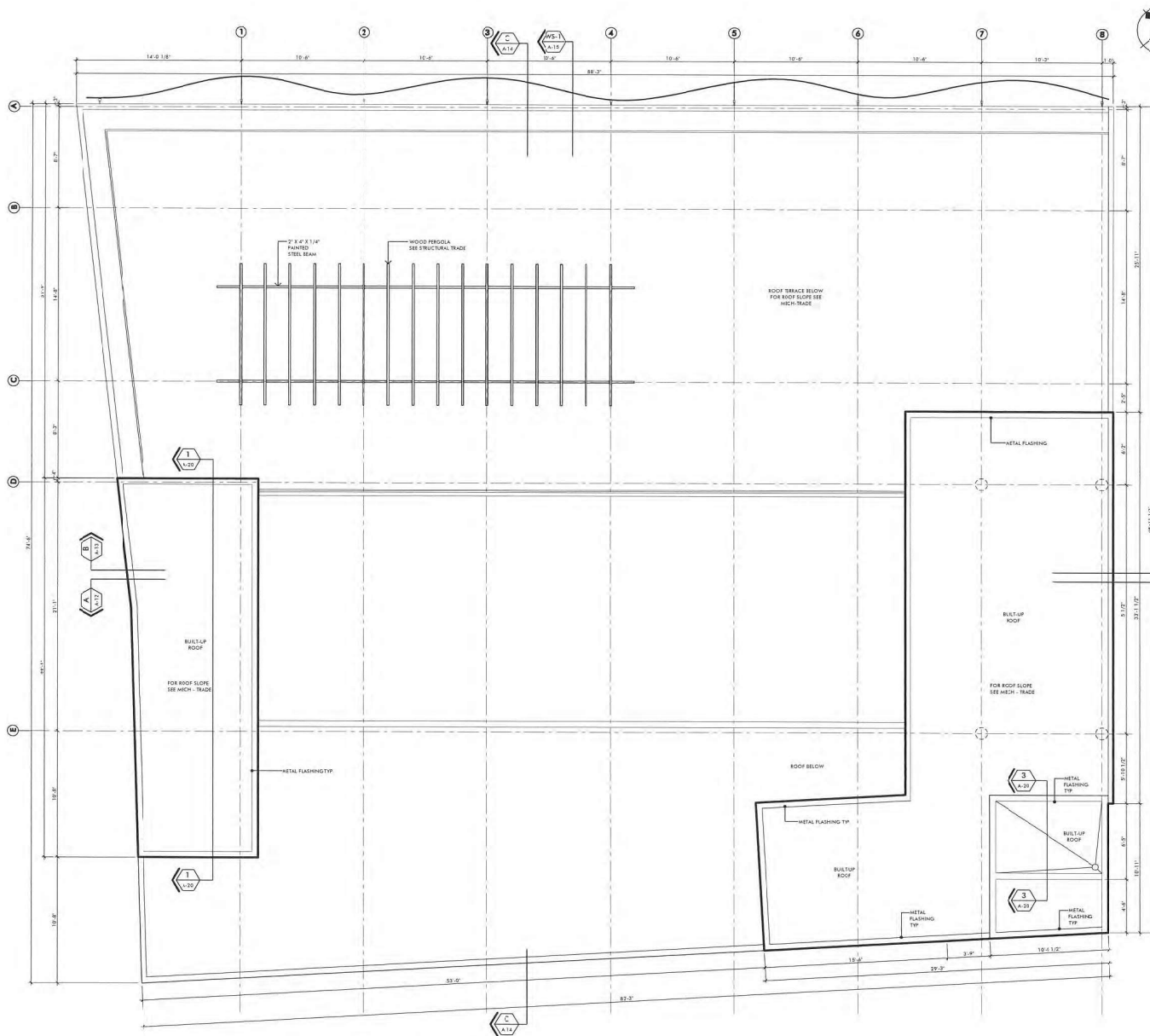
DESIGN: 1600-arch-2015-0101

DESIGNED BY: 1600-arch-2015-0101

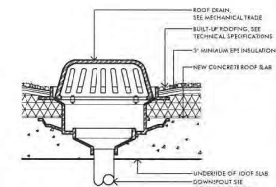
DATE: March 20, 2015

11/77

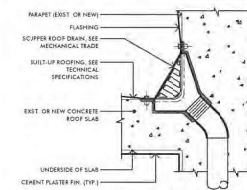
A-03



BUILT-UP ROOFING AND WALL FLASHING TYP. DETAIL
SCALE: 3/4" = 1'-0"



TYP. ROOF DRAIN DETAIL
SCALE: 1 1/2" = 1'-0"



TYP. ROOF SCUPPER DRAIN DETAIL
SCALE: 3/4" = 1'-0"

GA+NIF
ARQUITECTOS
COAMO, PUERTO RICO

SHEDDING KEY: ROOF DRAIN, ARCHITECT
10/12/2018 10:00 AM

PROJECT
16 ROOM HOTEL
HOTEL OJO DE AGUA
Parque Street
Pueblo Ward
Rincón, Puerto Rico


Municipality of Rincón
Hon Carlos López Benilla
Mayor

**CONSTRUCTION
DRAWINGS**

REVISIONS

SHEET TITLE
ROOF PLAN

DRAWING (DATE): 1/14/2018
FILE (L2)-R001: Rincón, Puerto Rico
DESIGNER: [Name]
DRAWN BY: [Name]
DATE: March 20, 2018

13/77

A-05

Attachment 13



Carlos Estimating LLC
Cost Engineers and Estimators

Project: HOTEL OJO DE AGUA - FASE II
Location: RINCON, PUERTO RICO
Designer: GA+NIF
Client: GA+NIF
Job. No. 24-174
Date: 10/17/2024

HOTEL OJO DE AGUA - COST-TO-COMPLETE

Description Task					Unit	Remaining Quantity		Unit	Net Change	Unit Price			Vissepo & Diez	Carlos Estimating
Ref ID	Zone	Room No.	Area/Item	Scope of Work Description Task	Unit	Vissepo & Diez	Carlos Estimating	Unit	Net Change	Labor	Material	Total Cost	Balance to Finish	SubTotal
GENERAL CONDITIONS														
				Workmen's Comp., Ins.	ls	1	1	ls	0.00		\$	150,000.00	\$ -	\$ 150,000.00
				Builders Risk Ins.	ls	1	1	ls	0.00		\$	5,000.00	\$ -	\$ 5,000.00
				Pavment & Performance bond	ls	1	1	ls	0.00		\$	30,000.00	\$ -	\$ 30,000.00
				Certificate of Insurance	ls	1	1	ls	0.00		\$	20,000.00	\$ -	\$ 20,000.00
				Temporary Facilities & Uilities	ls	1	1	ls	0.00		\$	25,000.00	\$ -	\$ 25,000.00
				TERMITE TREATMENT	ls	0	1	ls	1.00		\$	10,000.00	\$ -	\$ 10,000.00
				Suoervison & Maintenance	mo	4	12	mo	8.00		\$	15,000.00	\$ 20,000.00	\$ 180,000.00
													\$ 20,000.00	\$ 420,000.00
CONCRETE WORK														
				Int. Water proofing	sf	0	-	sf	0.00		\$	-	\$ -	\$ -
				Parapets	cy	1	1	cy	0.00		\$	1,500.00	\$ 463.25	\$ 1,500.00
				Windows Curbs	lf	260	260	lf	0.00		\$	35.00	\$ 2,834.00	\$ 9,100.00
				Roof Structural Slab	cy	1	-	cy	-1.00		\$	2,000.00	\$ 490.50	\$ -
				Roof Waffle Slab (EPS Form)	cy	30	-	cy	-30.00		\$	1,000.00	\$ 19,513.50	\$ -
				Stairs to Roof Floor	cy	0	-	cy	0.00		\$	-	\$ -	\$ -
				First Level Overhang	ls	1	1	ls	0.00		\$	6,000.00	\$ 3,339.00	\$ 6,000.00
				CONCRETE REPAIRS DUE TO EXPOSURE - ALLOWANCE	ls	0	1	ls	1.00		\$	5,000.00	\$ -	\$ 5,000.00
				SITE IMPROVEMENTS	ls	0	1	ls	1.00		\$	15,000.00	\$ -	\$ 15,000.00
													\$ 26,640.25	\$ 36,600.00
MASONRY														
				Concrete Blocks	sf	0		sf	0.00		\$	-	\$ -	\$ -
				Plaster All	sf	31,280	31,280	sf	0.00		\$	7.80	\$ 114,172.00	\$ 243,984.00
				Bathrooms Walls Second and Third Floor Only	sf	2,670	2,670	sf	0.00		\$	7.80	\$ 9,161.00	\$ 20,826.00
				Rubber Fin. (elev)	sf	0	-	sf	0.00		\$	5.00	\$ -	\$ -
				Floor Preparation (ONLY AT GUESTROOMS)	sf	0	4,600	sf	4,600.00		\$	5.65	\$ -	\$ 25,990.00
				REPAIR / REPLACE CONCRETE BLOCK WALLS (CONSIDERED 10% OF EXISTING)	ls	0	130	sf	130.00		\$	16.25	\$ -	\$ 2,112.50
													\$ 123,333.00	\$ 1,537,322.50
METALS														
				METAL GRILLWORK CURTAIN WALL	sf	0	740	sf	740.00		\$	85.00	\$ -	\$ 62,900.00
				WOOD AND METAL RAILING	lf	0	76	lf	76.00		\$	350.00	\$ -	\$ 26,600.00
				WOOD HANDRAIL	lf	0	58	lf	58.00		\$	85.00	\$ -	\$ 4,930.00
				S.S. HANDRAIL AND METAL RAILING	lf	0	255	lf	255.00		\$	475.00	\$ -	\$ 121,125.00
				WOOD AND STEEL PERGOLA	sf	0	445	sf	445.00		\$	75.00	\$ -	\$ 33,375.00
				METAL SCREEN AT FAÇADE	sf	0	2,325	sf	2,325.00		\$	150.00	\$ -	\$ 348,750.00
													\$ -	\$ 597,680.00
WOOD, PLASTICS & COMPOSITES														
				MILLWORK AND CABINERY	ls	0	1	ls	1.00		\$	20,000.00	\$ -	\$ 20,000.00
				IPE DECK	sf	0	830	sf	830.00		\$	35.00	\$ -	\$ 29,050.00
													\$ -	\$ 49,050.00
THERMAL & MOISTURE PROTECTION														
				ROOFING SYSTEM	sf	0	2,280	sf	2,280.00		\$	15.00	\$ -	\$ 34,200.00
				ROOFING SYSTEM WITH TILES	sf	0	3,130	sf	3,130.00		\$	25.00	\$ -	\$ 78,250.00



Project: HOTEL OJO DE AGUA - FASE II
Location: RINCON, PUERTO RICO
Designer: GA+NIF
Client: GA+NIF
Job. No. 24-174
Date: 10/17/2024

HOTEL OJO DE AGUA - COST-TO-COMPLETE

FINISHES										\$ 221,352.81		\$ 813,054.00	
			Porcelain Tile 60 x 60 Dark Grey	sf	5254	5,254	sf	0.00		\$ 35.00	\$ 32,023.13	\$	183,890.00
			Porcelain Tile 30 x 30 Alambra	sf	1200	1,200	sf	0.00		\$ 25.00	\$ 8,061.30	\$	30,000.00
			6" x 6" Quarry Tile	sf	850	850	sf	0.00		\$ 10.40	\$ 5,225.80	\$	8,840.00
			Quarry Tile Base 5" x 6" Cove	ea	850	850	ea	0.00		\$ 13.00	\$ 5,623.20	\$	11,050.00
			4" Vinyl Plank 1	sf	3880	3,880	sf	0.00		\$ 19.50	\$ 38,043.40	\$	75,660.00
			Vinyl Base	lf	550	550	lf	0.00		\$ 3.25	\$ 1,457.50	\$	1,787.50
			Stone Thread	sf	540	540	sf	0.00		\$ 45.00	\$ 8,013.60	\$	24,300.00
			Floor Sealant (Roof) Vandex	sf	3400	3,400	sf	0.00		\$ 2.75	\$ 6,307.00	\$	9,350.00
			Wall Tiles (Suites BR) 30 x 60	sf	2960	2,960	sf	0.00		\$ 19.50	\$ 18,825.60	\$	57,720.00
			Wall Tiles Employees BR	sf	450	450	sf	0.00		\$ 10.40	\$ 2,862.00	\$	4,680.00
			30 x 120 Ceramic (Dinner Wall)	sf	720	720	sf	0.00		\$ 45.00	\$ 6,487.20	\$	32,400.00
			Plastic Laminated Panel	sf	290	290	sf	0.00		\$ 13.00	\$ 1,537.00	\$	3,770.00
			Gypsum Board Wall (Two Faces)	sf	6320	6,320	sf	0.00		\$ 13.65	\$ 51,918.80	\$	86,268.00
			Gypsum Board Furring	sf	4300	4,300	sf	0.00		\$ 9.75	\$ 27,348.00	\$	41,925.00
			PVC Reveals	lf	650	650	lf	0.00		\$ 3.25	\$ 1,378.00	\$	2,112.50
			Marble Saddles	lf	256	256	lf	0.00		\$ 45.50	\$ 6,241.28	\$	11,648.00
			GWB PARTITIONS	ls	0	1	ls	1.00		\$ 25,000.00	\$ -	\$	25,000.00
			GWB AND CEMENT BOARD CEILINGS	ls	0	1	ls	1.00		\$ 150,000.00	\$ -	\$	150,000.00
			ACOUSTICAL CEILINGS	ls	0	695	sf	695.00		\$ 15.00	\$ -	\$	10,425.00
			PAINT AT PLASTER	sf	0	31,280	sf	31,280.00		\$ 1.35	\$ -	\$	42,228.00
SPECIALTIES										\$ 51,445.87		\$ 438,270.00	
			Stair nosings (ALUM.)	lf	270	270		0.00		\$ 55.00	\$ 6,355.00	\$	14,850.00
			Stairs #2 Floor Railings (PER DWG. A-20)	sf	746	746	sf	0.00		\$ 320.00	\$ 40,709.22	\$	238,720.00
			Stairs #2 Wall Railing	lf	140	140	sf	0.00		\$ 85.00	\$ 2,044.77	\$	11,900.00
			Stair #1 Wall railing	lf	160	160	sf	0.00		\$ 55.00	\$ 2,336.88	\$	8,800.00
			BATHROOMS ACCESSORIES	ls	1	27	sets	26.00		\$ 2,000.00	\$ -	\$	54,000.00
			POOL FINISHES AND EQUIPMENT	ls	1	1	ls	0.00		\$ 60,000.00	\$ -	\$	60,000.00
			FOUNTAIN FINISHES AND EQUIPMENT	ls	1	1	ls	0.00		\$ 50,000.00	\$ -	\$	50,000.00
DOORS & HARDWARE										\$ 103,445.00		\$ 320,000.00	
			Metal Wood Alum. (ONLY FIRST FLOOR INCLUDED) ALSO INCLUDES STEEL GATES	ls	1	1	ls	0.00		\$ 145,000.00	\$ 103,445.00	\$	145,000.00
			DOORS, FRAMES AND HARDWARE AT 2ND, 3RD & ROOF	ls	1	1	ls	0.00		\$ 175,000.00	\$ -	\$	175,000.00
WINDOWS, GLASS & GLAZING										\$ 45,183.83		\$ 190,000.00	
			Windows, Glass & Glazing	ls	1	1	ls	0.00			\$ 45,183.83	\$	190,000.00
ELEVATOR										\$ 62,130.00		\$ 195,000.00	
			Shop Drawings and Down Payment (CONSIDERED 50%)	ls	1	1	ls	0.00		\$ 65,000.00	\$ -	\$	65,000.00
			Equipment	ls	1	1	ls	0.00		\$ 130,000.00	\$ 62,130.00	\$	130,000.00



Project: HOTEL OJO DE AGUA - FASE II
Location: RINCON, PUERTO RICO
Designer: GA+NIF
Client: GA+NIF
Job. No. 24-174
Date: 10/17/2024

HOTEL OJO DE AGUA - COST-TO-COMPLETE

PLUMBING WORK										\$ 177,329.93		\$ 293,125.00			
				Plumbing Rough-In from Third Level Up (FIXTURES EXCLUDED)	ls	1	5,010	sf	5,009.00		\$ -	\$ 32,396.00	\$ -		
				Building Plumbing, Third Floor Included	ls	1	16,250	sf	16,249.00		\$ 10.00	\$ 73,243.93	\$ 162,500.00		
				WATER TANKS	ls	1	1	ls	0.00		\$ 25,000.00	\$ -	\$ 25,000.00		
				Fire System	ls	1	16,250	sf	16,249.00		\$ 6.50	\$ 71,690.00	\$ 105,625.00		
ELECTRICAL WORK										\$ 208,435.73		\$ 443,750.00			
				Electrical Rough-In from Third Level Up	ls	1	-	sf	-1.00		\$ 11.00	\$ 28,678.65	\$ -		
				Electrical Work, Third Floor Included	ls	1	16,250	sf	16,249.00		\$ 15.00	\$ 179,757.08	\$ 243,750.00		
				(Postpone Lamp Inst. For Phase III) (CONSIDERED AN ALLOWANCE FOR LIGHTING)	ls	1	1	ls	0.00		\$ 100,000.00	\$ -	\$ 100,000.00		
				ELECTRICAL SUBSTATION	ls	0	1	ls	1.00		\$ 100,000.00	\$ -	\$ 100,000.00		
A/C & VENTILATION										\$ 86,798.79		\$ 474,000.00			
				Rough In Third Level Up	ls	1	-	sf	-1.00		\$ 60.00	\$ 12,203.00	\$ -		
				A/C & Ventilation	ls	1	7,900	sf	7,899.00		\$ 60.00	\$ 74,595.79	\$ 474,000.00		
DIRECT CONSTRUCTION COSTS										TOTAL CONSTRUCTION COSTS		\$ 1,126,095.21		\$ 5,298,100.00	

GENERAL CONDITIONS 8% INCL. IN UNIT PRICES

SUB-TOTAL \$ 1,126,095.21 \$ 5,298,100.00

HOME OFFICE OVERHEAD 10% INCL. IN UNIT PRICES
PROFIT 10% INCL. IN UNIT PRICES
PAYMENT & PERFORMANCE BOND 3.50% INCL. IN UNIT PRICES
BUILDER'S RISK & INSURANCES 1.45% INCL. IN UNIT PRICES
CFSE & DISABILITY 1.45% INCL. IN UNIT PRICES
PATENTS & PERMITS 5.50% INCL. IN UNIT PRICES

TOTAL CONSTRUCTION COSTS \$ 1,126,095.21 \$ 5,298,100.00

Consumer Price Index (CPI) September 2024 (Central Statistics Office)	
Expected Notice to Proceed	6/1/2025
Expected Substantial Completion	5/30/2026
Project Duration (Yrs)	1.0
Project Duration (Months)	12
Mid-Point of Construction	11/29/2025
Estimate Date	10/17/2024
	1.035
Overall Escalation	3.48%

ESCALATION	\$ 184,151.55
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TOTAL ADJUSTED COSTS \$ 1,126,095 \$ 5,482,300



Project: HOTEL OJO DE AGUA - FASE II
Location: RINCON, PUERTO RICO
Designer: GA+NIF
Client: GA+NIF
Job. No. 24-174
Date: 10/17/2024

HOTEL OJO DE AGUA - COST-TO-COMPLETE

GROSS OR AREA (SQFT)	16250
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COST PER SQFT AREA	\$	69.30	\$	337.37
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QUALIFICATIONS:

- Unit prices adjusted to current market conditions.
- Vissepo & Diez numbers are extracted from the certifications, however, some numbers were not validated against the certifications due to omissions in breakdowns.

AACE CLASS 2 EXPECTED ACCURACY RANGE:				
LOW	\$	4,768,300.00	TO	\$ 5,033,200.00
HIGH	\$	5,563,000.00	TO	\$ 6,092,800.00

DISCLAIMER

Note that the accuracy of the associated cost estimate is dependent upon the various underlying assumptions, inclusions, and exclusions described herein. Actual project costs may differ and can be significantly affected by factors such as changes in the external environment, the manner in which the project is executed and controlled, and other factors that may impact the estimate basis or otherwise affect the project. Estimate accuracy ranges are only assessments based upon the cost estimating methods and data employed in preparing the estimate and are not a guarantee of actual project costs.

The Construction Cost Estimate is intended to provide a reliable, average cost using typical productivities of different construction items. The data is developed and compiled from various industry sources, including but not limited, to vendors and suppliers, manufacturers, subcontractors, government and professionals. The intent of the information is to provide assistance and guidance to the client. The user should be aware that local conditions, material and labor availability, cost variations, economic considerations, weather, changes in local codes, regulations and other conditions impact the actual construction costs. We have tried to be as closely as possible to the probable cost of the project.

AACE COST ESTIMATE CLASSIFICATION SYSTEM - CLASS 2 ESTIMATE

DESCRIPTION:

Class 2 estimates are generally prepared to form a detailed contractor control baseline (and update the owner control baseline) against which all project work is monitored in terms of cost and progress control. For contractors, this class of estimate is often used as the bid estimate to establish contract value. Typically, engineering is from 30% to 70% complete, and would comprise at minimum completed design information. All drawings, plan views, elevation drawings and section drawings are complete, except detailed design schedules, architectural details and control diagrams, which may still be in draft form.

MATURITY LEVEL OF PROJECT DEFINITION DELIVERABLES:

Key deliverable and target status: draft specifications, building systems, and soils and hydrology report are defined. 30% to 75% of full project definition.

END USAGE:

Class 2 estimates are typically prepared as the detailed contractor control baseline (and update the owner control baseline) against which all actual costs and resources will now be monitored for variations to the budget, and form a part of the change management program.

ESTIMATING METHODOLOGY:

Class 2 estimates generally involve a high degree of deterministic estimating methods. Class 2 estimates are prepared in great detail, and often involve tens of thousands of unit cost line items. For those areas of the project still undefined, an assumed level of detail takeoff (forced detail) may be developed to use as line items in the estimate instead of relying on factoring methods. For example: assembly and detail items, with draft specifications across most divisions of work; limited engineering/design assumptions; detailed labor, material, equipment, subcontractor and other costs, or some quotations.

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Project: HOTEL OJO DE AGUA - FASE II
Location: RINCON, PUERTO RICO
Designer: GA+NIF
Client: GA+NIF
Job. No. 24-174
Date: 10/17/2024

HOTEL OJO DE AGUA - COST-TO-COMPLETE



Estimator Reg. #, Seal

Prepared By: Carlos J. Guzman, MSCE CEP
Date: 10/17/2024

Attachment 14

PR-CRP-000493

Hotel Ojo de Agua

Parque Street, Rincón, Puerto Rico

Task 1: Studies and Design

Task 1.1: Preparation Studies

3. Architectural Review:

c. Value analysis:

1. The following items were added, removed or otherwise revised from the original estimate stemming from the available *General Contractor's Certificates of Payments*:
 - 1.1. Added demolition of concrete block walls as per **3a**, Evaluation of compliance with ADA Standards.
 - 1.2. Eliminated Roof structural work.
 - 1.3. Revised quantities for first floor overhang.
 - 1.4. Revised quantities for finishes.
 - 1.5. Eliminated 30X30 Alhambra ceramic porcelain tile.
 - 1.6. Eliminated plastic Laminated panel.
 - 1.7. Revised railing and handrail quantities and unit price.
 - 1.8. Added hardwood finish at railings.
 - 1.9. Revised 1st floor grillwork quantity.
 - 1.10. Eliminated door lump sum, added doors by type.
 - 1.11. Revised "rough-in" quantities for plumbing, electrical and hvac work.
 - 1.12. Added LUMA requirements as per LUMA review dated December 27, 2024.
2. Quantities were revised using the following criteria:
 - 2.1. Third floor meeting room is to be finished by operator. Rough-in of all electrical and mechanical work is built, a 25% of rough-in budget is retained for repairs of existing

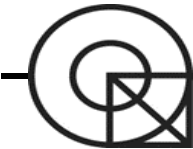
construction. Finishes and finished electrical and mechanical work for this area is eliminated.

- 2.2. Quantities were reviewed to be closer to actual quantities.
- 2.3. Items such as doors and windows were quantified to be closer to actual quantities and were itemized by type to better reflect actual costs.
- 2.4. On some items unit prices were revised to reflect actual unit costs.
- 2.5. Agency requirements such as LUMA dated December 27, 2024 were added. There were no changes to the project by AAA and JRTPR.

January 9, 2025



Guillermo E Acevedo Dávila
Architect, Lic. 9724
GA+NIF, C.S.P., Coamo, PR



Project: HOTEL OJO DE AGUA - FASE II

Location: RINCON, PUERTO RICO

Designer: GA+NIF

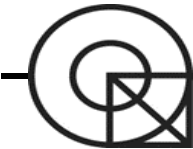
Client: GA+NIF

Job. No. 24-174

Date: 1/9/2025 R3

HOTEL OJO DE AGUA - COST-TO-COMPLETE

Description Task					Unit	Remaining Quantity		Unit	Net Change	Unit Price			Vissepo & Diez	Carlos Estimating / GANIF
Ref ID	Zone	Room No.	Area/Item	Scope of Work Description Task	Unit	Vissepo & Diez	Carlos Estimating / GANIF	Unit	Net Change	Labor	Material	Total Cost	Balance to Finish	SubTotal
GENERAL CONDITIONS													\$ 20,000.00	\$ 410,000.00
				Workmen's Comp., Ins.	ls	1	1	ls	0.00			\$ 150,000.00	\$ -	\$ 150,000.00
				Builders Risk Ins.	ls	1	1	ls	0.00			\$ 5,000.00	\$ -	\$ 5,000.00
				Pavment & Performance bond	ls	1	1	ls	0.00			\$ 30,000.00	\$ -	\$ 30,000.00
				Certificate of Insurance	ls	1	1	ls	0.00			\$ 20,000.00	\$ -	\$ 20,000.00
				Temporary Facilities & Uillties	ls	1	1	ls	0.00			\$ 25,000.00	\$ -	\$ 25,000.00
				Suoervisfon & Maintenance	mo	4	12	mo	8.00			\$ 15,000.00	\$ 20,000.00	\$ 180,000.00
DEMOLITION													\$ -	\$ 1,895.00
				DEMOLITION OF CMU WALLS	ls	0	379	sf	379.00			\$ 5.00	\$ -	\$ 1,895.00
CONCRETE WORK													\$ 6,636.25	\$ 98,600.00
				Int Water proofing	sf	0	-	sf	0.00			\$ -	\$ -	\$ -
				Parapets	cy	1	1	cy	0.00			\$ 1,500.00	\$ 463.25	\$ 1,500.00
				Wndows Curbs	lf	260	260	lf	0.00			\$ 35.00	\$ 2,834.00	\$ 9,100.00
				Roof Structural Slab										DELETED
				Roof Waffle Slab (EPS Form)										DELETED
				Stairs to Roof Floor										DELETED
				First Level Overhang	ls	1	19	cy	19.00			\$ 2,000.00	\$ 3,339.00	\$ 38,000.00
				CONCRETE REPAIRS DUE TO EXPOSURE & OTHER CAUSES - ALLOWANCE	ls	0	1	ls	1.00			\$ 50,000.00	\$ -	\$ 50,000.00
MASONRY													\$ 114,172.00	\$ 404,573.50
				Concrete Blocks	sf	0	3,610	sf	3,610.00			\$ 15.00	\$ -	\$ 54,150.00
				Plaster All	sf	31,280	31,280	sf	0.00			\$ 7.80	\$ 114,172.00	\$ 243,984.00
				Bathrooms Walls Second and Third Floor Only										DELETED
				Rubber Fin. (elev)	sf	0	3,965	sf	3,965.00			\$ 5.00	\$ -	\$ 19,825.00
				Floor Preparation	sf	0	15,330	sf	15,330.00			\$ 5.65	\$ -	\$ 86,614.50
				REPAIR / REPLACE CONCRETE BLOCK WALLS (CONSIDERED 10% OF EXISTING)										DELETED
METALS													\$ -	\$ -
				N/A										
WOOD, PLASTICS & COMPOSITES													\$ -	\$ -
				N/A										
THERMAL & MOISTURE PROTECTION													\$ -	\$ -
				N/A										



Project: HOTEL OJO DE AGUA - FASE II

Location: RINCON, PUERTO RICO

Designer: GA+NIF

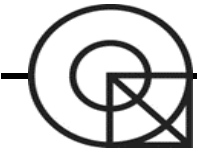
Client: GA+NIF

Job. No. 24-174

Date: 1/9/2025 R3

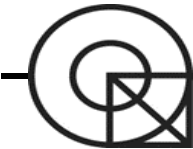
HOTEL OJO DE AGUA - COST-TO-COMPLETE

FINISHES												\$	211,754.51	\$	472,342.25
				Porcelain Tile 60 x 60 Dark Grey FLOOR	sf	5254	7,022	sf	1,768.00			\$ 23.50	\$ 32,023.13	\$ 165,017.00	
				Porcelain Tile 30 x 30 Alambra										DELETED	
				6" x 6" Quarry Tile	sf	850	1,325	sf	475.00			\$ 10.40	\$ 5,225.80	\$ 13,780.00	
				Quarry Tile Base 5' x 6" Cove	ea	850	640	ea	-210.00			\$ 13.00	\$ 5,623.20	\$ 8,320.00	
				4" Vinyl Plank 1	sf	3880	1,797	sf	-2,083.00			\$ 19.50	\$ 38,043.40	\$ 35,041.50	
				Vinyl Base WOOD BASE (PAINTED)	lf	550	608	lf	58.00			\$ 5.00	\$ 1,457.50	\$ 3,040.00	
				Stone Thread AND RISER	sf	540	426	sf	-114.00			\$ 45.00	\$ 8,013.60	\$ 19,170.00	
				Floor Sealant (Roof) Vandex	sf	3400	3,167	sf	-233.00			\$ 2.75	\$ 6,307.00	\$ 8,709.25	
				Wall Tiles (Suites BR) 30 x 60	sf	2960	2,960	sf	0.00			\$ 19.50	\$ 18,825.60	\$ 57,720.00	
				Wall Tiles Employees BR	sf	450	450	sf	0.00			\$ 10.40	\$ 2,862.00	\$ 4,680.00	
				30 x 120 Ceramic (Dinner Wall) 1"x1"GLASS MOSAIC	sf	720	956	sf	236.00			\$ 19.50	\$ 6,487.20	\$ 18,642.00	
				Plastic Laminated Panel										DELETED	
				Gypsum Board Wall (Two Faces)	sf	6320	6,320	sf	0.00			\$ 13.65	\$ 51,918.80	\$ 86,268.00	
				Gypsum Board Furring	sf	4300	4,300	sf	0.00			\$ 9.75	\$ 27,348.00	\$ 41,925.00	
				PVC Reveals	lf	650	650	lf	0.00			\$ 3.25	\$ 1,378.00	\$ 2,112.50	
				Marble Saddles	lf	256	174	lf	-82.00			\$ 45.50	\$ 6,241.28	\$ 7,917.00	
SPECIALTIES												\$	53,782.75	\$	317,095.00
				TERM. MADERA BARANDAS	sf	0	29	sf	29.00			\$ 55.00	\$ -	\$ 1,595.00	
				Stair nosings (ALUM.)	lf	270	250	lf	-20.00			\$ 55.00	\$ 6,355.00	\$ 13,750.00	
				Stairs #2 Floor Railings (PER DWG. A-20)	sf	746	482	sf	-264.00			\$ 320.00	\$ 40,709.22	\$ 154,240.00	
				Stairs #2 Wall Railing GALV. STEEL HANDRAIL	lf	140	135	sf	-5.00			\$ 85.00	\$ 2,044.77	\$ 11,475.00	
				Stair #1 Wall Railing S.S. HANDRAIL	lf	160	337	sf	177.00			\$ 55.00	\$ 2,336.88	\$ 18,535.00	
				METAL GRILLWORK 1ST FLOOR			940	sf	940.00			\$ 125.00	\$ 2,336.88	\$ 117,500.00	
DOORS & HARDWARE												\$	103,445.00	\$	333,400.00
				Metal Wood Alum. (ONLY FIRST FLOOR INCLUDED)	ls	1	1	ls	0.00			\$ 145,000.00	\$ 103,445.00	\$ 145,000.00	
				TYPE C - ALUM/GLASS	ea	0	1	ea	1.00			\$ 5,000.00	\$ -	\$ 5,000.00	
				TYPE D - ALUM/GLASS	ea	0	2	ea	2.00			\$ 5,500.00	\$ -	\$ 11,000.00	
				TYPE A - SOLID WOOD LAMINATED FINISH	ea	0	38	ea	38.00			\$ 2,200.00	\$ -	\$ 83,600.00	
				TYPE B/B1 - METAL	ea	0	26	ea	26.00			\$ 2,200.00	\$ -	\$ 57,200.00	
				TYPE H - ALUM W/GLASS INSERT	ea	0	2	ea	2.00			\$ 3,000.00	\$ -	\$ 6,000.00	
				TYPE I - WOOD CLOSET DOORS LOUVERED	ea	0	16	ea	16.00			\$ 1,600.00	\$ -	\$ 25,600.00	
WINNDOWS, GLASS & GLAZING												\$	45,183.83	\$	220,000.00
				Windows, Glass & Glazing	ls	1	1,760	sf	1,760.00			\$ 125.00	\$ 45,183.83	\$ 220,000.00	
ELEVATOR												\$	62,130.00	\$	195,000.00
				Shop Drawings and Down Payment (CONSIDERED 50%)	ls	1	1	ls	0.00			\$ 65,000.00	\$ -	\$ 65,000.00	
				Equipment	ls	1	1	ls	0.00			\$ 130,000.00	\$ 62,130.00	\$ 130,000.00	



Project: HOTEL OJO DE AGUA - FASE II
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Date: 1/9/2025 R3

HOTEL OJO DE AGUA - COST-TO-COMPLETE													
PLUMBING WORK												\$ 177,329.93	\$ 368,255.00
				Plumbing Rough-In from Third 2nd Level Up (FIXTURES EXCLUDED) CONSIDERED 25% TO REPAIR	ls	1	1,888	sf	1,887.00			\$ 10.00	\$ 32,396.00 \$ 18,880.00
				Building Plumbing, Third Floor Included	ls	1	16,250	sf	16,249.00			\$ 15.00	\$ 73,243.93 \$ 243,750.00
				Fire System	ls	1	16,250	sf	16,249.00			\$ 6.50	\$ 71,690.00 \$ 105,625.00
ELECTRICAL WORK												\$ 208,435.73	\$ 748,553.00
				Electrical Rough-In from Third 2nd Level Up (CONSIDERED 25% TO REPAIR)	ls	1	1,888	sf	1,887.00			\$ 11.00	\$ 28,678.65 \$ 20,768.00
				Electrical Work, Third Floor Included	ls	1	16,250	sf	16,249.00			\$ 25.00	\$ 179,757.08 \$ 406,250.00
				(Postpone Lamp Inst. For Phase III) (CONSIDERED AN ALLOWANCE FOR LIGHTING)	ls	1	1	ls	0.00			\$ 100,000.00	\$ - \$ 100,000.00
				LUMA CONTRIBUTION	ls	0	1	ls	1.00			\$ 154,000.00	\$ - \$ 154,000.00
				FEEDER EXTENSION TO CONNECTION POINT	ls	0	1,039	lf	1,039.00			\$ 65.00	\$ - \$ 67,535.00
A/C & VENTILATION												\$ 86,798.79	\$ 511,760.00
				Rough In Third 2nd Level Up (CONSIDERED 25% TO REPAIR)	ls	1	1,888	sf	1,887.00			\$ 20.00	\$ 12,203.00 \$ 37,760.00
				A/C & Ventilation	ls	1	7,900	sf	7,899.00			\$ 60.00	\$ 74,595.79 \$ 474,000.00
DIRECT CONSTRUCTION COTS												TOTAL CONSTRUCTION COSTS \$ 1,089,668.79	\$ 4,081,450.00
												GENERAL CONDITIONS 8%	INCL. IN UNIT PRICES
SUB-TOTAL												\$ 1,089,668.79	\$ 4,081,500.00
												HOME OFFICE OVERHEAD 10%	INCL. IN UNIT PRICES
												PROFIT 10%	INCL. IN UNIT PRICES
												PAYMENT & PERFORMANCE BOND 3.50%	INCL. IN UNIT PRICES
												BUILDER'S RISK & INSURANCES 1.45%	INCL. IN UNIT PRICES
												CFSE & DISABILITY 1.45%	INCL. IN UNIT PRICES
												PATENTS & PERMITS 5.50%	INCL. IN UNIT PRICES
TOTAL CONSTRU CTION COSTS												\$ 1,089,668.79	\$ 4,081,500.00
												GROSS OR AREA (SQFT)	
												Expected Notice to Proceed	6/1/2025
												Expected Substantial Completion	5/30/2026
												Project Duration (Yrs)	1.0
												Project Duration (Months)	12
												Mid-Point of Construction	11/29/2025
												Estimate Date	1/9/2025
													1.028
												Overall Escalation	2.75%
												ESCALATION	\$ 112,295.98
TOTAL ADJUSTED COSTS												\$ 1,126,095	\$ 4,193,800



Project: HOTEL OJO DE AGUA - FASE II
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HOTEL OJO DE AGUA - COST-TO-COMPLETE

GROSS OR AREA (SQFT)	16250
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COST PER SQFT AREA	\$	69.30	\$	258.08
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QUALIFICATIONS:

- Unit prices adjusted to current market conditions.
- Vissepo & Diez numbers are extracted from the certifications, however, some numbers were not validated against the certifications due to omissions in breakdowns.

AACE CLASS 2 EXPECTED ACCURACY RANGE:				
LOW	\$	3,673,400.00	TO	\$ 3,877,400.00
HIGH	\$	4,286,000.00	TO	\$ 4,693,700.00

DISCLAIMER

Note that the accuracy of the associated cost estimate is dependent upon the various underlying assumptions, inclusions, and exclusions described herein. Actual project costs may differ and can be significantly affected by factors such as changes in the external environment, the manner in which the project is executed and controlled, and other factors that may impact the estimate basis or otherwise affect the project. Estimate accuracy ranges are only assessments based upon the cost estimating methods and data employed in preparing the estimate and are not a guarantee of actual project costs.

The Construction Cost Estimate is intended to provide a reliable, average cost using typical productivities of different construction items. The data is developed and compiled from various industry sources, including but not limited, to vendors and suppliers, manufacturers, subcontractors, government and professionals. The intent of the information is to provide assistance and guidance to the client. The user should be aware that local conditions, material and labor availability, cost variations, economic considerations, weather, changes in local codes, regulations and other conditions impact the actual construction costs. We have tried to be as closely as possible to the probable cost of the project.

AACE COST ESTIMATE CLASSIFICATION SYSTEM - CLASS 2 ESTIMATE

DESCRIPTION:

Class 2 estimates are generally prepared to form a detailed contractor control baseline (and update the owner control baseline) against which all project work is monitored in terms of cost and progress control. For contractors, this class of estimate is often used as the bid estimate to establish contract value. Typically, engineering is from 30% to 70% complete, and would comprise at minimum completed design information. All drawings, plan views, elevation drawings and section drawings are complete; except detailed design schedules, architectural details and control diagrams, which may still be in draft form.

MATURITY LEVEL OF PROJECT DEFINITION DELIVERABLES:

Key deliverable and target status: draft specifications, building systems, and soils and hydrology report are defined. 30% to 75% of full project definition.

END USAGE:

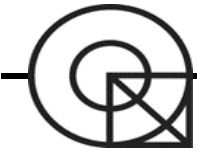
Class 2 estimates are typically prepared as the detailed contractor control baseline (and update the owner control baseline) against which all actual costs and resources will now be monitored for variations to the budget, and form a part of the change management program.

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HOTEL OJO DE AGUA - COST-TO-COMPLETE

Prepared By: Carlos J. Guzman, MSCE CEP

Date: 1/9/2025

Estimator Reg. #, Seal