Annex 6
RFQ Evaluation Process
RFQ Rehabilitation Services Casa Mia, PRHFA

This document defines the RFQ Evaluation Process that the PRHFA Bid Board will perform in order
to select qualified contractors for the rehabilitation of dwelling units under the Casa Mia Program.

1. Proposal Evaluation

Qualification Proposals will be evaluated by the PRHFA as described in the following sections.

1.1. Evaluation Committee

An Evaluation Committee will be appointed by the PRHFA, for which it may rely on specialized
advisers, consultants, and/or subject-matter experts that will review and score the different
sections of this RFQ, as well as make final recommendations to the PRHFA Bid Board. Following
receipt, the responses of all Contractors will be reviewed for completeness and analyzed based
upon the criteria described in this RFQ.

1.2. Evaluation

The Evaluation Committee shall conduct a comprehensive, fair, and impartial evaluation of
Qualification Proposals received in response to this RFQ.

Following the submittal of Qualification Proposals, the Evaluation Committee will meet to evaluate
each Proposal based on the criteria stated in this RFQ.

The evaluation Committee will consult the Excluded Parties Listing System in sam.gov to verify that
the proposed contractor is not federally suspended or debarred by HUD’s Departmental
Enforcement Center. The committee will also consult the Justice Department’s register to verify
that the contractor is not engaged in current litigation or has a civil lawsuit in Puerto Rico. These
conditions will be evaluated as [Pass/Fail].

To be considered “Qualified”, Contractors need to obtain a score greater than or equal to
[seventy] (70).

The Evaluation Committee may request clarifications to Contractors to assist in gaining additional
understanding of the Qualification Proposals. A response to a clarification request must be to
clarify or explain portions of the already submitted Proposal and may not contain new information
not included in the original Proposal.

1.3. Errors and Omissions in Qualification Proposals

The PRHFA reserves the right, without limitations, to reject a Proposal that contains an error or
omission. PRHFA also reserves the right, without limitations, to request correction of any errors or
omissions and/or to request any clarification or additional information from any Proposer, without opening clarifications for all Contractors.

1.4. Proposal Scoring

The following Table presents the maximum points awarded for the RFQ.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Maximum Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>No suspension or debarment by HUD’s Departmental Enforcement Center</td>
<td>Pass/Fail</td>
</tr>
<tr>
<td>(Excluded Parties Listing System)</td>
<td></td>
</tr>
<tr>
<td>No current litigation or civil lawsuit</td>
<td>Pass/Fail</td>
</tr>
<tr>
<td>Submitted all Required Documents (Annex 1)</td>
<td>[30] Points</td>
</tr>
<tr>
<td>Capacity to Provide Services</td>
<td>[20] Points</td>
</tr>
<tr>
<td>Previous Government experience</td>
<td>[20] Points</td>
</tr>
<tr>
<td>Previous experience with the PRHFA</td>
<td>[10] Points</td>
</tr>
<tr>
<td>Reputation and Managerial, Organization, and Technical</td>
<td>[10] Points</td>
</tr>
<tr>
<td>Capabilities</td>
<td></td>
</tr>
<tr>
<td>References</td>
<td>[10] Points</td>
</tr>
<tr>
<td></td>
<td>[100] Points</td>
</tr>
</tbody>
</table>

Qualification Proposals will be scored using a Price per Point methodology as stated in the table above. Contractors need to obtain a score greater than or equal to [seventy] (70).

1.5. Negotiations

After the corresponding evaluation of the Qualification Proposals, if there are clear winners and there is no need to negotiate or obtain further information from Contractors, the PRHFA Bid Board may proceed directly to an award.

On the other hand, if there is a need for negotiation or obtain further information from Contractors, the PRHFA Bid Board may recommend discussion and negotiations with Contractors. Negotiations are exchanges between the PRHFA and Contractors that are undertaken with the intent of allowing the Contractors to revise their Qualification Proposals. The primary objective of discussions is to maximize the PRHFA’s ability to obtain the best possible offers, based on the requirements and the scope factors set forth in the RFQ.

1.6. Selection and Award

Contractors to be selected for award will be based on the Price per Point Methodology stated in Section 1.4 and, if required, the negotiations from Section 1.5. Successful Contractors will be selected starting with the Qualification Proposal that achieved the highest Points. Other successful Contractors will be selected based on the descending order of the Points obtained, until the
maximum number of successful Contractors determined by the PRHFA is reached. After final recommendation from the Evaluation Committee, the PRHFA Bid Board will issue the Award Notice.

1.7. Rejection of Qualification Proposals and Cancellation of RFQ

Issuance of this RFQ does not constitute a commitment by the PRHFA to award a Contract. The PRHFA reserves the right, without limitations, to accept or reject, in whole or part, and without further explanation, any or all Qualification Proposals submitted and/or to cancel this solicitation and reissue this RFQ or another version of it, if it deems that doing so is in the best interest of the Public Interest, the Government of Puerto Rico or the PRHFA.

The PRHFA reserves the right, without limitations, to disregard or waive any noncompliance, informalities and/or irregularities in the Qualification Proposals received in response to this RFQ when, in its opinion, the Public Interest, the best interest of the Government of Puerto Rico or the PRHFA will be served by such action.