CONTENT

Our Mission ........................................ 2

Our Team ........................................... 4

Our Experience ..................................... 6

At Your Service ....................................
Pre-Construction Services ................. 14
Construction Management.................. 16
Specialized Services ......................... 18

Contact Us ....................................... 21
Our Mission

Rafael Roig y Asociados is a business enterprise on the cutting edge of the construction industry. Our mission is to facilitate the efficient, sustainable and functional development of our surroundings, thereby generating economic activity and social well-being. We are a team of professionals with over forty years of experience in both the private and public sectors, specialized in providing the best advice and consultation regarding the multiple facets of construction projects. We manage complex projects of any kind, guiding them to successful completion. We provide our services at competitive rates and have complete and proven capacity to evaluate projects of great complexity in a timely manner.

Our values of quality, integrity, client service and concern for each individual within the organization have led to our company's solid reputation and standing in the business community.

Our Principal has managed and provided project support on projects with an aggregate construction cost of over $1.8 billion.

We have been mainly involved in infrastructure and housing projects, as well as in the construction, reconstruction and remodeling of different types of buildings.
We are the core of interaction between Owner, Project Design Firm, Contractor, Government Authorities and Suppliers.

**GUIDANCE**
Our professionals will guide your project from early project planning, design management, permitting and value engineering to bid process management.

During these early stages we will find the firms and individuals best suited for the design and construction of the project.

**OWNER**

**PROJECT DESIGN FIRM**

**CONTRACTOR**

**GOVERNMENT AUTHORITIES**

**SUPPLIERS**

**ASSISTANCE**
We assist our clients in developing:
- cost estimates
- scheduling
- start-up and commissioning
- construction claims evaluation
- facility relocation
- interior layout

We also assist clients as lender and surety representatives, and our team has several members qualified as expert witnesses for administrative, arbitration and judicial proceedings.

**SUPERVISION**
Once construction starts, we will supervise full-time the work in progress, assuring compliance with all the contractual requirements, including safety and quality standards.
Rafael Roig Mejía, P.E.

is a licensed engineer who graduated with a Bachelor's in Science Degree in Civil Engineering from the Colegio de Mayagüez of the University of Puerto Rico. He has been awarded the highly prestigious Value Engineering Achievement Award by the Department of Defense of the United States of America. Mr. Roig Mejía possesses over forty years of experience in the construction and engineering industries. He specializes in management and administration of infrastructure, institutional, commercial, residential and high-rise construction. Mr. Roig Mejía has also excelled in the areas of viability studies; design/build contract preparation; budgets; estimates; scheduling; claim and dispute management; inspections; and evaluation of suppliers, contractors and subcontractors.
Our team is comprised of various professionals, including engineers, architects, construction managers, attorneys, accountants and other professionals who have extensive experience in the areas of construction management and evaluation of construction claims. These professionals are also qualified to serve as expert witnesses in administrative, arbitration and judicial proceedings.

...engineers, architects, construction managers, attorneys, accountants ...qualified to serve as expert witnesses in administrative, arbitration and judicial proceedings...

...estimating, scheduling, cost evaluation, auditing, value engineering and construction management ...a one-stop shop solution to our clients' problems...

Our multidisciplinary expertise in estimating, scheduling, cost evaluation, auditing, value engineering and construction management, among others, makes us a one-stop shop solution to our clients’ problems. Our integrated team can quickly analyze and recommend complete and comprehensive strategies that result in cost-effective value-added approaches to any potential issues or disputes our clients might face.
Our Experience

INFRASTRUCTURE

Town Square Remodeling, Underground Infrastructure, Sidewalks and Street Improvements, Santa Isabel
$5.0 Million

Town Square Remodeling, Underground Infrastructure, Sidewalks and Street Improvements, Guánica
$2.0 Million

Morse and Valentina Streets Intersection Improvements, Arroyo
$0.4 Million

Underground Infrastructure, Sidewalks and Street Improvements for the following Municipalities:

Cabo Rojo
$16.0 Million

Juana Díaz
$7.6 Million

Barranquitas
$5.5 Million

Yauco
$5.3 Million

Vieques
$4.5 Million

Rincón
$4.0 Million

Guayanilla
$3.0 Million
TRANSPORTATION AND PARKING FACILITIES

Tren Urbano, San Juan
$1.5 Billion

Quisqueya 12 Parking Building, Hato Rey
$10.4 Million

Medical Center Parking Building, San Juan
$6.3 Million

Interamerican University, Metropolitan Campus Parking Building, San Juan
$4.5 Million

Bayamón Medical Plaza Parking Building
$4.0 Million

East Public Transportation Terminal Center, San Juan
$3.0 Million

Public Parking Building, Barranquitas
$1.9 Million

$1.531 Billion
Our Experience

INSTITUTIONAL

Recovery Works after Hurricane Hugo, Roosevelt Roads Naval Station, Ceiba

$12.0 Million

Federal Office Building and Courthouse Renovation, San Juan

$10.0 Million

Range Operations Center, Roosevelt Roads Naval Station, Ceiba

$9.0 Million

Police Superintendence Headquarters Annex Building, San Juan

$8.0 Million

New City Hall, Guánica

$2.5 Million

Luis Pales Matos Home Restoration and Museum, Guayama

$1.2 Million

Restoration and Remodeling of Old City Hall, Guánica

$1.2 Million
COMMERCIAL AND INDUSTRIAL FACILITIES

DuPont Pharmaceuticals Expansion, Manati
$14.0 Million

Oscar Cash & Carry, Caguas
$5.0 Million

Remodeling for ADA Compliance of over 30 branches of BPPR
$1.0 Million
Our Experience

RECREATIONAL AND SPORTS FACILITIES

Plaza de la Cultura Remodeling, Miramar Government Center, San Juan $7.0 Million

Lluberas Park Remodeling, Yauco $2.0 Million

Jardín Alado, Salinas $1.5 Million

Azrael Quiñones Baseball Mini Stadium, Arroyo $0.4 Million

San Francisco Tennis Courts, San Juan $0.4 Million

Total $11.3 Million
EDUCATIONAL FACILITIES

Public Schools for the Public Buildings Authority (over 20) $54.3 Million
University of Puerto Rico, Natural Science Building, Humacao $10.0 Million
University of Puerto Rico, Carolina $10.0 Million
Mater Salvatoris School, San Juan $10.0 Million
Interamerican University, Ponce $8.0 Million
Antilles Middle and High School, Roosevelt Roads Naval Station, Ceiba $7.0 Million
University of Puerto Rico, Learning Resources Center, Humacao $5.0 Million
Interamerican University, Arecibo $4.5 Million
Interamerican University, Guayama $2.5 Million
JLMM Curry School and Excelsior Theater Remodeling and Restoration, Cabo Rojo $1.8 Million

Total $113.1 Million
Our Experience

HEALTH CARE FACILITIES

Addition to José N. Géndara Hospital, Ponce
$12.0 Million

Bayamón Medical Plaza, Bayamón
$9.5 Million

New Maternity Ward, Hermanos Meléndez Hospital, Bayamón
$2.0 Million

$23.5 Million
RESIDENTIAL

Bachelor's Quarters, Roosevelt Roads Naval Station, Ceiba
$13.0 Million

Construction and Development of 56 Residential Units in "Comunidad Especial" La Atómica, Phase II, Juana Díaz
$5.0 Million

Juana Matos Public Housing Modernization, Caguas
$5.0 Million

José C. Barbosa Public Housing Modernization, Bayamón
$5.0 Million

Sabana Abajo Public Housing Modernization, Carolina
$5.0 Million

Las Dallas Public Housing Modernization, San Juan
$5.0 Million

Emergency Temporary Housing Facilities after Hurricane Hugo (Naguabo, Ceiba, Fajardo and Luquillo)
$2.0 Million

Valle Verde Urbanization, Jayuya
$1.5 Million

El Vilar Urbanization, Barceloneta
$1.2 Million

$42.7 Million
At Your Service

PRE-CONSTRUCTION SERVICES

PROJECT PLANNING
The success of a project is directly linked to adequate planning and a rigorous implementation process. As a project becomes more complex, its development phase becomes more important. We provide the required solutions.

- Evaluation of clients' business objectives and conversion into an integrated strategy
- Site selection service and support activities
- Conceptual Cost Estimates
- Fully integrated project schedule
- Constructability studies

DESIGN MANAGEMENT
We interact with the Project Design Firm to verify that the Owner's needs and expectations, including budget and completion timeframe, are implemented in the project's design effort.

Design team selection
Design process management
Review of construction documents
PERMITTING
A proactive permitting process strategy and required follow through has been a proven tool for successful projects.

Our efforts are typically coordinated with the Owner and the Project Design Firm and concentrated on reducing costs without detracting from the project’s design intent.

We also evaluate proposed building systems and construction methods.

VALUE ENGINEERING
We assist our clients in optimizing their investment in a project.

BID PROCESS MANAGEMENT
During the preconstruction phase, we can provide assistance for various project implementation strategies.

· Advance procurement for fast track mode projects
· Procurement and Bid Strategy
· Bid package preparation
· Pre bid meetings
· Bid evaluation process
· Award recommendations

Valle Verde Urbanization, Jayuya

El Villar Urbanization, Barcelona
CONSTRUCTION MANAGEMENT
Our role as Construction Managers is to become the core of interaction between Owner, Contractor, Project Design Firm, Suppliers and Government Authorities. We provide the managerial and technical expertise required to handle projects in a cost efficient way. We also strive to foresee potential technical, scheduling and budget situations and provide proactive solutions. We achieve excellence in the management of construction projects through our continuous innovation in the use of construction management tools and practices.

SAFETY
We are committed to maintaining the highest safety standards in our projects. Our distinguished track record is a testament to that.

QUALITY CONTROL
An early established work plan is an excellent quality tool. Forecast of programmed activities and timely planning allows for effectiveness in:
- Quality requirements communication
- Quality inspection services
- Properly documented processes
- Follow-up to ensure proper compliance with laws and regulations

SCHEDULING
Through effective scheduling, we can develop an action plan, identify critical activities and prioritize them, track the effect of weather and field conditions, analyze the rate of progress, and identify the possible consequences of changes to the scope of work.

ESTIMATING
We have an in-house estimating team with proven experience to provide conceptual cost estimates and detailed construction cost estimates. This group of professionals also provides support to our field operations during the construction process with respect to change order evaluation and construction cost forecasting.
COST CONTROL
The primary function of a cost control system is to complete a project within the established budget.
- Cost tracking, progress measurement, trend evaluation and definition of cost to completion
- Cost trending
- Change Order evaluation
- Cost to complete

CONTRACT MANAGEMENT
We coordinate, monitor, and control the Contractor's and the Project Design Firm's performance to ensure that all contract requirements are satisfactorily fulfilled in a timely and efficient manner.

DOCUMENT CONTROL
Our services include the issuance of project control documentation to ensure a continuous flow of communication between all parties involved in the project. We provide the drafting of minutes, periodic progress reports, maintenance of permanent project files, and preparation of final acceptance and project closeout documentation.

PROJECT INSPECTION
As part of our management services, we offer Project Inspection Services designed to comply with regulatory requirements. Our services include the inspection of the works to determine compliance with drawings, specifications, and visual inspection of materials and equipment delivered to the job site.

PROCUREMENT
We provide purchasing management services, prepare competitive bid inquiries and implement the monitoring and control procedures for major equipment procurements.

JLM Curry School and Excelsior Theater, Cabo Rojo
At Your Service

SPECIALIZED SERVICES
We assist our clients in developing Cost Estimates, Scheduling and Action Plans, Permitting, Start-up and Commissioning activities, Facility Relocation, and Interior Layout Planning. We also assist clients as lender and surety representatives. Our goal is to provide the owner with all necessary and reliable information to support and make a reasonable business decision.

ESTIMATING
We assist our clients in developing a detailed cost estimate based on drawings and specifications or any other relevant information submitted by the Architect or Engineer.

PERMITTING
We assist clients in obtaining all permits and endorsements, as well as any other documents necessary for the eventual occupancy of the project.

PROGRAM MANAGEMENT
We provide assistance from project concept development to actual facility or system operation. Single source accountability and involvement in the early stages of the project guarantee proven results. Tracking tools such as scope of work development, coordination between various projects and parties involved, and accurate estimates and schedules are effectively implemented.

CONSTRUCTION CLAIMS EVALUATION
Through the meticulous and specialized evaluation of construction claims, we are able to empower the Owner of a construction project with all the essential tools that will assist him/her in determining the reasonability of any such claims. After our careful evaluation and detailed recommendation, the Owner will have the groundwork necessary to design short and long term strategies in managing such claims, as well as to make a final decision regarding the validity of the claims. Our cadre of specialized professionals is ideally prepared to address any manner of issues that may arise in the context of construction claims. Consequently, we are able to analyze the complex matters involved in a comprehensive, holistic and cost-effective fashion.
SCHEDULING
We develop an action plan, identify critical activities and prioritize them. We track the effect of weather and field conditions, analyzing the rate of progress and identifying possible consequences of changes to the scope of work.

LENDER REPRESENTATIVES
We provide technical reviews for the adequacy of the design and specification documents, construction cost, constructability, execution timeframe and permits. As part of our services we monitor the quality, safety and progress of construction as well as fund usage. In addition, we validate construction loan draws versus actual work accomplished and provide commissioning support.

SURETY REPRESENTATIVES
We provide completion analysis, prepare cost to complete estimates, evaluate payment history and contractor and subcontractor performance for the development of a remediation plan.

RELOCATION MANAGEMENT
We simplify the procedure and relieve our clients of the burdens related with facility relocation. We develop a Project Plan in which the clients’ needs are defined and the proposed or existing facilities are evaluated, and then draft the most efficient and seamless relocation strategy. Uninterrupted operations and continuity of the clients’ critical systems are our primary goals.

INTERIOR LAYOUT PLANNING AND DESIGN
As Interior Construction Managers we serve as liaison between Owner, Contractor, Interior Design Firm and Supplier. When required by the Owner, we will coordinate a design program, prepare a budget plan, provide options on furniture and fixtures, design interior layouts and do the overall coordination of all project activities.

We provide these services independently for the specific needs of our clients.
CONTACT US

MSC 538
138 Winston Churchill Ave.
San Juan, PR 00926

E-mail: roigr@yahoo.com
Phone: (787) 360-3993
Fax: (787) 761-1424