REGULATORY COMPLIANCE SERVICE
1509 CALLE LOPEZ LANDRON
PH
SAN JUAN PR 00911
787-300-6483

Invoice: 26-01-01-L (LUMA)
Invoice Date: 2026-01-31

Bill To: PR ELECTRIC POWER AUTHORITY,represented by its agent, PR PUBLIC-PRIVATE PARTNERSHIPS AUTHORITY
Contract Num: 2026-PPP003

		HOURS		TOTAL
1A	3PPO-01-04-01-LCM-03	15.5	$	2,251.50
3	3PPO-1123-01-DL-03	20.5	$	3,578.00
4	3PPO-1212-03-EM-03	3.25	$	520.00
9	3PPO-0703-11-SUB-03	10	$	1,585.50
12	3PPO-0909-14-WA-02	1	$	105.00
17A	3PPO-0312-19-TL - 03	0.75	$	120.00
		51	$	8,160.00

We certify under penalty of nullity that no public servant of the Puerto Rico Electric Power Authority, the Puerto Rico Public-Private Partnerships Authority or the Operators, as defined in the Professional Services Agreement, will derive or obtain any benefit or profit of any kind from the contractual relationship which is the basis of this invoice. If such benefit or profit exists, the required waiver has been obtained prior to entering into the Agreement. The only consideration to be received in exchange for the delivery of goods or for the Services provided is the agreed-upon price that has been negotiated with an authorized representative of Puerto Rico Public-Private Partnerships Authority. The total amount shown on this invoice 26-01-01-L (LUMA)on JANUARY 31, 2026 is true and correct. The Services have been rendered, and no payment has been received in respect thereof".



Contractor's Signature

P3A Document Portal
vpares@camara.pr.gov
10/1/2026 12:51:22 PM
207.150.251.143
Osana Suarez Martinez
Camara

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Operator	Work Order #	Project #	WBS Task Name	Professional Name	Labor Cat	Date	Hours	HR/RATE	Description (detail)	Total
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211	Edwin Quiñones	Legal Advisor	1/28/2026	3	$ 189.00	Conducted a final legal and procedural review of the complete case file and responses prepared under Case No. NEPR-MI-2024-0004, assessing accuracy, internal consistency, and alignment with applicable Puerto Rico Energy Bureau (PREB) resolutions and orders, procurement framework requirements, and compliance considerations. The review served as final validation prior to potential coordination with Program Manager Mariela Quiñones and Technical Specialist/Engineer Yolanda Vélez.	$ 567.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211	Edwin Quiñones	Legal Advisor	1/29/2026	3	$ 189.00	Conducted a final legal and procedural review of the complete case file and responses prepared under Case No. NEPR-MI-2024-0005, assessing accuracy, internal consistency, and alignment with applicable Puerto Rico Energy Bureau (PREB) resolutions and orders, procurement framework requirements, and compliance considerations. The review served as final validation prior to potential coordination with Program Manager Mariela Quiñones and Technical Specialist/Engineer Yolanda Vélez.	$ 567.00
							6			$ 1,134.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	1/6/2026	3	$ 105.00	Performed comprehensive maintenance and cleanup of the existing digital repository. Reorganized the folder hierarchy and created a new, optimized environment for the 2026 structure. Systematically handled duplication of files to ensure data integrity and efficient access in the new system.	$ 315.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	1/7/2026	1	$ 105.00	Managed the review and organization of all contracts and supporting documentation pertaining to the Project Labor Agreement (PLA) status for P3A. Ensured clarity and compliance before finalizing reports for stakeholder distribution.	$ 105.00

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	1/12/2026	1	$ 105.00	Continued comprehensive maintenance, cleanup, and reorganization of the digital repository. Advanced the creation of the new 2026 folder environment and systematically handled file duplication to ensure a seamless transition and optimized data structure.	$ 105.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Fabian Velez	IT/Data Specialist	1/15/2026	0.5	$ 105.00	Monitored the event messaging system to track all communications, resolve issues in real-time, and maintain detailed records for audit and compliance. Additionally, monitored stakeholder emails and responses to manage and deliver new orders and petitions between stakeholders and proponents, ensuring timely and accurate information flow.	$ 52.50
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	1/15/2026	0.5	$ 105.00	Monitored the event messaging system to track all communications, resolve issues in real-time, and maintain detailed records for audit and compliance. Additionally, monitored stakeholder emails and responses to manage and deliver new orders and petitions between stakeholders and proponents, ensuring timely and accurate information flow.	$ 52.50
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	1/16/2026	0.5	$ 105.00	Monitored the event messaging system to track all communications, resolve issues in real-time, and maintain detailed records for audit and compliance. Additionally, monitored stakeholder emails and responses to manage and deliver new orders and petitions between stakeholders and proponents, ensuring timely and accurate information flow.	$ 52.50
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	1/29/2026	1	$ 105.00	Managed the facilitation, formatting, editing, and conversion of key documents and correspondence. Conducted analysis and refined reports and Excel tables for clarity. Oversaw critical organizational processes, including the systematic archiving of original documents and the secure deletion of redundant copies to streamline the repository for the 3PPO evaluation, legal, and procurement teams. For PLA process	$ 105.00

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	1/30/2026	0.5	$ 105.00	Facilitated a work session with Mariela Quiñones (RECOMS – Project Manager), Miguel Garcia (RECOMS – Project Manager), Francisco Amill (RECOMS – Legal Advisor), Osvaldo Carlo (RECOMS – Senior Regulatory Compliance Officer), Yolanda Vélez (RECOMS – Financial Analyst), and Vicente Diaz (RECOMS – Senior Legal Advisor) to align on the response strategy for the PLA recommendation letter issued by the Justice Department and the draft correspondence to the Governor. The session focused on developing unified messaging, assessing implications, and defining clear action steps.	$ 52.50
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	1/30/2026	1	$ 105.00	Managed the facilitation, formatting, editing, and conversion of key documents and correspondence. Conducted analysis and refined reports and Excel tables for clarity. Oversaw critical organizational processes, including the systematic archiving of original documents and the secure deletion of redundant copies to streamline the repository for the 3PPO evaluation, legal, and procurement teams.	$ 105.00
							9			**$ 945.00**
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Francisco Amill	LEGAL ADVISOR	1/16/2026	4	$ 189.00	Legal services were provided in connection with the review and legal analysis of the formal legal opinion issued by the Puerto Rico Department of Justice in response to the consultation submitted by the Third-Party Procurement Office regarding the scope, applicability, and prospective effect of Executive Order OE-2025-015 on Project Labor Agreements in public procurement. The work included examination of the opinion's conclusions on non-retroactivity, preservation of completed or substantially advanced competitive processes, limits of administrative discretion to cancel or modify procurements, interaction with constitutional principles, federal jurisprudence, and Puerto Rico Supreme Court precedent, as well as assessment of the practical implications for ongoing and future RFPs administered by the 3PPO, documentation safeguards, and risk mitigation measures to protect procurement integrity, competition, and federal funding eligibility.	$ 756.00

LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Francisco Amill	LEGAL ADVISOR	1/27/2026	2	$ 189.00	Legal services were provided in connection with the review and analysis of correspondence from P3A and LUMA representatives requesting a status update on pending contract reviews related to Quanta-affiliated Distribution Line and Transmission Line projects. The work included assessment of representations regarding the existence of a Department of Justice legal opinion, verification of the status of the administrative record and guidance provided to the 3PPO, evaluation of interagency coordination and compliance implications, and preparation for a meeting to address and resolve the matter in accordance with applicable oversight and governance responsibilities.	$ 378.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Francisco Amill	LEGAL ADVISOR	1/27/2026	3	$ 189.00	Legal services were provided in connection with the review and assessment of the status of procurement and contract documentation related to Project Labor Agreement (PLA) matters within the 3PPO procurement repository. The work included verification of uploaded contracts, award letters, and supporting compliance materials, confirmation of alignment with applicable federal procurement standards and 2 C.F.R. requirements, and evaluation of readiness and completeness of the record to support ongoing oversight, reporting, and decision-making related to PLA applicability.	$ 567.00

LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Francisco Amill	LEGAL ADVISOR	1/30/2026	3	$ 189.00	Legal services were provided in connection with the drafting, review, and legal structuring of a formal request submitted by the Third-Party Procurement Office to the Governor of Puerto Rico seeking an official clarification of public policy regarding the application of Project Labor Agreements under Executive Order OE-2025-015. The work included analysis of the Order's temporal scope and prospective application, integration of conclusions reached by the Puerto Rico Department of Justice regarding non-retroactivity and limits on contract invalidation, assessment of transitional impacts on ongoing and substantially completed competitive processes, and articulation of the legal and administrative risks arising from the absence of explicit executive guidance, with the objective of ensuring uniform application of policy, safeguarding contractual stability, and preserving the legal defensibility of procurement actions administered by the 3PPO.	$ 567.00
							12			**$ 2,268.00**
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Planning - T0211	Mariela Quiñones	Program Manager	1/9/2026	0.75	$ 160.00	Participated in a coordination meeting with the Department of Justice to discuss the development of a legal opinion regarding the applicability of a Project Labor Agreement (PLA). Attendees included Osvaldo Carlo; RECOMS Regulatory Compliance Officer Yolanda Vélez; RECOMS engineering staff; and Juan González from P3A legal counsel.	$ 120.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Contract Development - T0213	Mariela Quiñones	Program Manager	1/16/2026	1.25	$ 160.00	Reviewed the Department of Justice opinion regarding the applicability of the Project Labor Agreement (PLA) and coordinated with Juan González, Legal Advisor at the Public-Private Partnerships Authority (P3A), to discuss the opinion and its implications.	$ 200.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Contract Development - T0213	Mariela Quiñones	Program Manager	1/16/2026	0.75	$ 160.00	Coordinated with Fabian Vélez, Data Manager at RECOMS, to finalize the report for submission to PREPA addressing the request for information related to Gotham Energy and Javelin.	$ 120.00

LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Mariela Quiñones	Program Manager	1/21/2026	0.5	$ 160.00	Conducted a coordination call with Fausto Hernández from the Financial Oversight and Management Board (FOMB) to discuss the status of the Qantas contract signature related to the distribution line and to review issues concerning the applicability of the Project Labor Agreement (PLA).	$ 80.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Contract Development - T0213	Mariela Quiñones	Program Manager	1/27/2026	1.25	$ 160.00	Reviewed and verified correspondence prepared by Francisco Amill, Legal Counsel at RECOMS, related to execution and signature of the Quanta contract. Activities included coordination with internal stakeholders, review of legal and procedural considerations, and consultation with relevant parties to confirm the appropriate process and next steps for contract execution.	$ 200.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Mariela Quiñones	Program Manager	1/29/2026	0.25	$ 160.00	Coordinated with Francisco Amill, Legal Counsel at RECOMS, regarding preparation of correspondence to P3A management seeking guidance on the execution and signature of the Qantas contract.	$ 40.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Mariela Quiñones	Program Manager	1/29/2026	0.25	$ 160.00	Coordinated with Juan González regarding the status of execution of the Quanta contract and advised that a follow-up meeting is scheduled for the following day to discuss next steps.	$ 40.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Mariela Quiñones	Program Manager	1/30/2026	1	$ 160.00	Participated in a coordination meeting with Francisco Amill (Legal Counsel, RECOMS), Vicente Vélez (Senior Legal Counsel), Osvaldo Carlo (Senior Regulatory Compliance Officer), Yolanda Vélez (Engineer), and Fabian Vélez (Data Manager) to review the official document received regarding Project Labor Agreement (PLA) applicability and execution of the Quanta contract. Discussions focused on the implications of the document and the need to engage P3A legal counsel for further clarification and guidance.	$ 160.00
							6			**$ 960.00**

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Miguel Garcia	Project Manager	1/13/2026	1.5	$ 110.00	Worked on the verification of Batch 2 RFI responses alongside Yolanda Velez (Lead Engineer). The review focused on ensuring the accuracy and completeness of the documentation submitted in alignment with the original procurement scope. Key areas of attention included identifying missing or inconsistent data, confirming technical specifications, and preparing follow-up comments.	$ 165.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212	Miguel Garcia	Project Manager	1/13/2026	1.5	$ 110.00	Worked on the verification of D Lines RFI responses alongside Yolanda Velez (Lead Engineer). The review focused on ensuring the accuracy and completeness of the documentation submitted in alignment with the original procurement scope. Key areas of attention included identifying missing or inconsistent data, confirming technical specifications, and preparing follow-up comments.	$ 165.00
							3			**$ 330.00**
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213	Ruben Tapia	Legal Advisor	1/15/2026	2	$ 189.00	Review of documents submitted by Violin and Fiddle to write a response for LUMA RFI. Communicated with insurance companies to validate the Bid Bonds submitted by proponents.	$ 378.00
							2			**$ 378.00**
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	1/9/2026	1	$ 165.00	Participated in a meeting with PR Department of Justice, Lic. Juan Gonzales, Ldo. Osvaldo Carlo, Mariela Quinones to discuss the Governor Executive Order and the PLA applicability on the already signed contracts and the pending contract with Quanta.	$ 165.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	1/9/2026	1	$ 165.00	Prepared file with all the requested documents by PR Department of Justice which included the comptrollers contract registered, the RFPs,and the Award letters.	$ 165.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	1/12/2026	4	$ 165.00	Worked on the RFI issued by LUMA requesting additional information related to the Final Evaluation and Recommendation Report. This included reviewing information submitted by the applicants, coordinating with the Finance Department, and analyzing reports from the Engineering Department to ensure accurate and complete responses.	$ 660.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	1/13/2026	4	$ 165.00	Worked with the RFI sent by LUMA asking for additional information regarding the Final Evaluation and Recommendation Report. This included to look for the information submitted by the applicants, looked for the information from the finance department, the reports from the engineering department to be able to provide correct answer.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	1/15/2026	2	$ 165.00	Coordinated with the Financial Specialist to prepare, review, and validate financial reporting and bid bond documentation submitted by Violin and Fiddle in response to LUMA's RFI, ensuring accuracy, completeness, and compliance with submission requirements.	$ 330.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	1/30/2026	1	$ 165.00	Participated in a multidisciplinary coordination meeting with Legal, Regulatory Compliance, Program Management, and Data Management resources to review and assess the official documentation received regarding the PLA application and the Quanta signature. Analyzed legal and procedural implications and identified required next steps, including coordination with P3A legal counsel, to ensure alignment with applicable regulatory and contractual requirements.	$ 165.00
							13			**$ 2,145.00**

51	

Subtotal	**$ 8,160.00**
Sales tax	
Total Invoice Amount	**$ 8,160.00**

"We certify under penalty of nullity that no public servant of the Puerto Rico Electric Power Authority, the Puerto Rico Public-Private Partnerships Authority or the Operators, as defined in the Professional Services Agreement, will derive or obtain any benefit or profit of any kind from the contractual relationship which is the basis of this invoice. If such benefit or profit exists, the required waiver has been obtained prior to entering into the Agreement. The only consideration to be received in exchange for the delivery of goods or for the Services provided is the agreed-upon price that has been negotiated with an authorized representative of Puerto Rico Public-Private Partnerships Authority. The total amount shown on this invoice 26-01-01-L (LUMA) on JANUARY 31, 2026, is true and correct. The Services have been rendered, and no payment has been received in respect thereof".

Contractor's Signature