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

Invoice: 25-09-01-L (LUMA)
Invoice Date: 2025-09-30

Bill To: PR ELECTRIC POWER AUTHORITY,represented by its agent, PR PUBLIC-PRIVATE PARTNERSHIPS AUTHORITY
Contract Num: 2025-PPP021

		HOURS		TOTAL
1A	3PPO-01-04-01-LCM-03	77.41	$	9,767.10
3	3PPO-1123-01-DL-03	5.25	$	622.41
4	3PPO-1212-03-EM-03	30.43	$	4,266.05
7	3PPO-0328-08-DP-03	4.72	$	569.83
8	3PPO-0708-13-MSA-02	48.93	$	7,523.05
9	3PPO-0703-11-SUB-03	63.19	$	10,208.94
12	3PPO-0909-14-WA-02	74.16	$	11,211.71
13	3PPO-1101-16-SC-02	94.81	$	13,261.25
17	3PPO-0312-19-TL25-02	6.09	$	774.45
17A	3PPO-0312-19-TL - 03	44.5	$	5,213.75
		449.49	$	63,418.54

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 25-09-01-L (LUMA) on SEPTEMBER 30, 2025 is true and correct. The Services have been rendered, and no payment has been received in respect thereof".



Contractor's Signature

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Invoice: 25-09-01-L (LUMA)
Invoice Date: 2025-09-30

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

Operator	Work Orde	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	9/8/2025	3.5	$ 189.00	Commenced review and analysis of recent Puerto Rico Energy Bureau (PREB) (under cases No. NEPR-MI-2024-0004 & NEPR-MI-2024-0005) and Federal Energy Regulatory Commission (FERC) (under case No. CP-24-490-0000) resolutions and orders with implications for Recoms in its role as Third-Party Procurement Operator (3PPO). Identified key determinations and compliance requirements that have an impact on the design and implementation on the RFPs and the overall procurement process with LUMA and Genera. Prepared written summaries and a detailed Excel table consolidating relevant provisions to support Recoms' strategic planning and decision-making for the procurement activities.	$ 661.50
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211	Edwin Quiñones	Legal Advisor	9/9/2025	3.5	$ 189.00	Finalized review and analysis of recent Puerto Rico Energy Bureau (PREB) (under cases No. NEPR-MI-2024-0004 & NEPR-MI-2024-0005) and Federal Energy Regulatory Commission (FERC) (under case No. CP-24-490-0000) resolutions and orders with implications for Recoms in its role as Third-Party Procurement Operator (3PPO). Identified key determinations and compliance requirements that have an impact on the design and implementation on the RFPs and the overall procurement process with LUMA and Genera. Prepared written summaries and a detailed Excel table consolidating relevant provisions to support Recoms' strategic planning and decision-making for the procurement activities.	$ 661.50
							7			**$ 1,323.00**

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/1/2025	1	$ 105.00	Performed a comprehensive maintenance cycle of the entire document repository. This involved a full audit to identify and resolve issues, including the removal of duplicate files, recovery of corrupted documents, and a complete reorganization of the folder structure. The session concluded with the implementation of a revised categorization system and the archiving of outdated materials to ensure optimal system performance, clarity, and long-term record integrity.	$	105.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/2/2025	2	$ 105.00	Held a work session focused on the LUMA RFP status and timelines. Managed the Governor's review cycle for the status report, incorporating edits and ensuring proper formatting. To improve future tracking, began programming a new Power Automate process to create a log for all incoming procurement emails.	$	210.00
LUMA	3	(3) Distribution Line Constructio n 3PPO-1123-01-DL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/2/2025	0.75	$ 105.00	Prepared and managed all correspondence letters for the QQuantas account, performing a final review for accuracy. Organized and transferred the complete packet of documents to the client-specific shared folder and provided access to the LUMA team to ensure timely receipt. Managed the finalized version of the new contract, ensuring all agreed-upon terms were correctly implemented. Securely transferred the document to the designated shared folder and proactively granted access permissions to the LUMA team to facilitate a smooth review process.	$	78.75
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/2/2025	0.42	$ 105.00	Managed the finalized letters of acceptance of the new contract, ensuring all agreed-upon terms were correctly implemented. Securely transferred the document to the designated shared folder and proactively granted access permissions to the LUMA team to facilitate a smooth review process.	$	44.10

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/3/2025	0.5	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$	52.50
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/3/2025	2	$ 105.00	Managed the programming and configuration of an automated system designed to capture all email attachments and systematically archive them. Implemented a structured workflow to ensure the complete and organized migration of all project communications to the designated SharePoint repository, enhancing data security, accessibility, and long-term record retention.	$	210.00
LUMA	3	(3) Distribution Line Constructio n 3PPO-1123-01-DL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/4/2025	1	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$	105.00
LUMA	3	(3) Distribution Line Constructio n 3PPO-1123-01-DL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/4/2025	2	$ 105.00	Compiled and conducted a final quality check of the entire RFP package, ensuring all documentation was complete, accurate, and formatted to LUMA's specifications. Following their protocols, securely transferred the final package to the designated shared folder and granted appropriate access permissions to the LUMA team to facilitate a smooth and timely submission process.	$	210.00
LUMA	17	(17) Transmissio n Lines Constructio n 3PPO-0312-19-TL25-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/5/2025	0.42	$ 105.00	Managed the professional formatting and final proofreading of the PLA letter, ensuring adherence to all branding guidelines and contractual formatting standards. Prepared the finalized document for executive signature and distribution.	$	44.10

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/9/2025	0.5	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 52.50
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/9/2025	0.5	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 52.50
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/9/2025	0.5	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 52.50
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/9/2025	0.5	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 52.50
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/9/2025	1	$ 105.00	Facilitated a work session with LUMA, P3A, and 3PPO to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$ 105.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/10/2025	3	$ 105.00	Managed the end-to-end compilation of the complete RFP documentation package, ensuring strict adherence to the formal transfer checklist format. Conducted a final quality review for accuracy and compliance before re-uploading the finalized package to the designated shared folder for secure access by stakeholders.	$ 315.00

LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/11/2025	0.5	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$	52.50
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/11/2025	0.5	$ 105.00	Managed the formatting, editing, and finalization of all Request for Information (RFI) letters to ensure clarity and compliance. Published the approved RFIs through the official PA system to distribute them to all proponents, ensuring timely and equitable access to information.	$	52.50
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/12/2025	2	$ 105.00	Managed the formatting, editing, and finalization of all Request for Information (RFI) letters to ensure clarity and compliance. Published the approved RFIs through the official PA system to distribute them to all proponents, ensuring timely and equitable access to information. Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$	210.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/12/2025	0.33	$ 105.00	Managed the drafting, formatting, and finalization of the formal letter regarding the Applicability of the Project Labor Agreement (PLA) on active RFPs. Conducted a comprehensive review to ensure accurate alignment with contractual and regulatory requirements. Distributed the finalized letter to P3A and LUMA to confirm compliance and clarify obligations.	$	34.65
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/15/2025	0.5	$ 105.00	Managed the compilation, quality review, and finalization of the complete evaluation package. Ensured all scoring, notes, and justification documents were accurately assembled and formatted. Uploaded the finalized evaluation materials to the designated shared folder and granted appropriate access permissions to LUMA and P3A stakeholders to facilitate transparency and review.	$	52.50

LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/15/2025	0.5	$ 105.00	Managed the compilation, quality review, and finalization of the complete evaluation package. Ensured all scoring, notes, and justification documents were accurately assembled and formatted. Uploaded the finalized evaluation materials to the designated shared folder and granted appropriate access permissions to LUMA and P3A stakeholders to facilitate transparency and review.	$	52.50
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/15/2025	0.5	$ 105.00	Managed the compilation, quality review, and finalization of the complete evaluation package. Ensured all scoring, notes, and justification documents were accurately assembled and formatted. Uploaded the finalized evaluation materials to the designated shared folder and granted appropriate access permissions to LUMA and P3A stakeholders to facilitate transparency and review.	$	52.50
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/15/2025	4	$ 105.00	Received and cataloged all Requests for Information (RFIs) submitted by proponents during the post-bid phase. Archived the documents in the designated SharePoint repository and granted secure access permissions to the evaluation team to ensure efficient review and response coordination. Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$	420.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	0.08	$ 105.00	Facilitated a work session with LUMA Yadira Lugo, P3A Rubén Lugo, and 3PPO Yolanda Vélez, Rubén Tapia to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	8.40

LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	0.17	$ 105.00	Facilitated a work session with LUMA Yadira Lugo, P3A Rubén Lugo, and 3PPO Yolanda Vélez, Rubén Tapia to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	17.85
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	0.08	$ 105.00	Facilitated a work session with LUMA Yadira Lugo, P3A Rubén Lugo, and 3PPO Yolanda Vélez, Rubén Tapia to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	8.40
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	0.17	$ 105.00	Facilitated a work session with LUMA Yadira Lugo, P3A Rubén Lugo, and 3PPO Yolanda Vélez, Rubén Tapia to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	17.85
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	0.17	$ 105.00	Facilitated a work session with LUMA Yadira Lugo, P3A Rubén Lugo, and 3PPO Yolanda Vélez, Rubén Tapia to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	17.85
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	0.08	$ 105.00	Facilitated a work session with LUMA Yadira Lugo, P3A Rubén Lugo, and 3PPO Yolanda Vélez, Rubén Tapia to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	8.40

LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	0.08	$ 105.00	Facilitated a work session with LUMA Yadira Lugo, P3A Rubén Lugo, and 3PPO Yolanda Vélez, Rubén Tapia to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	8.40
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	0.08	$ 105.00	Facilitated a work session with LUMA Yadira Lugo, P3A Rubén Lugo, and 3PPO Yolanda Vélez, Rubén Tapia to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	8.40
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	0.08	$ 105.00	Facilitated a work session with LUMA Yadira Lugo, P3A Rubén Lugo, and 3PPO Yolanda Vélez, Rubén Tapia to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	8.40
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	0.5	$ 105.00	Facilitated a work session with the CM team Francisco Amill, Miguel García and Gerardo Mechaly to review and analyze short bids for the distribution lines project. Discussed bid variances, contractor qualifications, and risk assessment to align on evaluation criteria and next steps for bidder engagement or re-solicitation.	$	52.50
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	1	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$	105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/16/2025	1	$ 105.00	Launched initial steps toward creating a redesigned RFP package for relaunch, establishing scope and deliverables.	$ 105.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/17/2025	2	$ 105.00	Established the foundational framework for the new RFP procurement process by generating a new register number, developing a comprehensive supplier tracker, and creating a standardized list of identifier aliases. Prepared all documentation by creating copies of attachments and exhibits, then systematically edited and updated each document with new timelines and register numbers to assemble the complete package for PA. Finalized the setup by creating a new, organized SharePoint environment to host the entire RFP workflow and documentation.	$ 210.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/17/2025	1	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 105.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/17/2025	1	$ 105.00	Managed a comprehensive organization and cleanup of the entire RFP document repository. This involved systematically identifying and removing duplicate files, addressing corrupted documents, and correctly relocating misplaced materials. The effort restored order and integrity to the digital workspace, ensuring accurate and efficient document retrieval for the procurement process.	$ 105.00

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LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/17/2025	3	$ 105.00	Managed the end-to-end compilation of the complete RFP documentation package, ensuring strict adherence to the formal transfer checklist format. Conducted a final quality review for accuracy, completeness, and compliance before systematically re-uploading the finalized package to the designated shared folder for secure stakeholder access.	$ 315.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/18/2025	3	$ 105.00	Created and configured a new PA event, including full setup and scheduled publishing parameters. Simultaneously managed the editing, formatting, and finalization of the cover letter and cancellation letter, ensuring all documents were accurately prepared and compiled into a cohesive package for distribution.	$ 315.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/18/2025	1	$ 105.00	Continued systematic compilation of the RFP documentation package, meticulously verifying each item against the formal transfer checklist. Advanced the preparation process by cross-referencing submissions, validating completeness, and organizing materials for final quality assurance before upload.	$ 105.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/19/2025	2.5	$ 105.00	Completed final editing and adjustments to the RFP package, ensuring accuracy and compliance. Published the finalized RFP on both the LUMA website and the official PA platform to maximize visibility and ensure full procedural adherence.	$ 262.50

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LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/19/2025	1	$ 105.00	Supplier Request Management: Designed and maintained an optimized workflow for handling supplier requests, specifically for event access. Leveraged structured data management practices to ensure timely updates and precise tracking. Automated the onboarding process by deploying standardized welcome messages and clear guidelines for NDA submissions, significantly improving supplier compliance and operational efficiency. Power Advocate System Monitoring: Consistently monitored and updated the status of the Power Advocate messaging system through a data-driven methodology. Established real-time tracking and reporting mechanisms to ensure smooth communication flow and prompt resolution of issues. Documentation Submission Updates: Systematically organized and maintained the documentation submission folder by applying data management best practices. Ensured all records were accurately categorized, regularly updated, and stored to enable seamless data access, retrieval, and robust version control.	$ 105.00

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LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/19/2025	1	$ 105.00	Document Backup and SharePoint Integration: Executed the secure migration of supplier-submitted documentation, including NDAs, Intent to Bid forms, and Q&A records, from Power Advocate to SharePoint. Employed comprehensive data backup protocols to ensure document integrity, version control, and centralized accessibility, aligning with data management and document control standards. Power Advocate Data Management: Performed systematic downloading, backup, and re-uploading of all project-related documents from Power Advocate to SharePoint. Ensured data accuracy, consistency, and traceability through meticulous version control, synchronization, and adherence to data governance frameworks. Categorization and Permissions Management: Developed and implemented a structured document categorization and tagging system to enhance retrieval efficiency and usability. Conducted regular audits of user permissions, applied corrective measures, and enforced access control policies to maintain secure data governance and compliance with organizational standards.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/19/2025	1	$ 105.00	Project Tracker Management: Managed and maintained the project tracker in Excel, ensuring precise logging and real-time tracking of all documentation uploaded from Power Advocate. Utilized data validation rules and structured formatting to enhance data accuracy, consistency, and reporting efficiency, aligning with data management best practices. Document Facilitation for Recommendations Team: Optimized the organization and distribution of documents to the recommendations team by establishing a centralized repository. Implemented clear version control protocols and access management to ensure seamless data retrieval, delivery, and compliance with document control standards.	$ 105.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/19/2025	1	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 105.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/22/2025	1	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 105.00

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LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/22/2025	1	$ 105.00	Project Tracker Management: Managed and maintained the project tracker in Excel, ensuring precise logging and real-time tracking of all documentation uploaded from Power Advocate. Utilized data validation rules and structured formatting to enhance data accuracy, consistency, and reporting efficiency, aligning with data management best practices. Document Facilitation for Recommendations Team: Optimized the organization and distribution of documents to the recommendations team by establishing a centralized repository. Implemented clear version control protocols and access management to ensure seamless data retrieval, delivery, and compliance with document control standards.	$ 105.00

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LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/22/2025	1	$ 105.00	Document Backup and SharePoint Integration: Executed the secure migration of supplier-submitted documentation, including NDAs, Intent to Bid forms, and Q&A records, from Power Advocate to SharePoint. Employed comprehensive data backup protocols to ensure document integrity, version control, and centralized accessibility, aligning with data management and document control standards. Power Advocate Data Management: Performed systematic downloading, backup, and re-uploading of all project-related documents from Power Advocate to SharePoint. Ensured data accuracy, consistency, and traceability through meticulous version control, synchronization, and adherence to data governance frameworks. Categorization and Permissions Management: Developed and implemented a structured document categorization and tagging system to enhance retrieval efficiency and usability. Conducted regular audits of user permissions, applied corrective measures, and enforced access control policies to maintain secure data governance and compliance with organizational standards.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/22/2025	1	$ 105.00	Supplier Request Management: Designed and maintained an optimized workflow for handling supplier requests, specifically for event access. Leveraged structured data management practices to ensure timely updates and precise tracking. Automated the onboarding process by deploying standardized welcome messages and clear guidelines for NDA submissions, significantly improving supplier compliance and operational efficiency. Power Advocate System Monitoring: Consistently monitored and updated the status of the Power Advocate messaging system through a data-driven methodology. Established real-time tracking and reporting mechanisms to ensure smooth communication flow and prompt resolution of issues. Documentation Submission Updates: Systematically organized and maintained the documentation submission folder by applying data management best practices. Ensured all records were accurately categorized, regularly updated, and stored to enable seamless data access, retrieval, and robust version control.	$ 105.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/22/2025	0.5	$ 105.00	Work session with procurement lead Yolanda Vélez for the weekly report preparation.	$ 52.50
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/22/2025	2	$ 105.00	Completed the final compilation of all required documentation for the complete transfer package to LUMA. Conducted a final quality check to ensure accuracy and completeness before uploading the finalized package to the secure shared folder and granting appropriate access permissions to LUMA.	$ 210.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	1	$ 105.00	Supplier Request Management: Designed and maintained an optimized workflow for handling supplier requests, specifically for event access. Leveraged structured data management practices to ensure timely updates and precise tracking. Automated the onboarding process by deploying standardized welcome messages and clear guidelines for NDA submissions, significantly improving supplier compliance and operational efficiency. Power Advocate System Monitoring: Consistently monitored and updated the status of the Power Advocate messaging system through a data-driven methodology. Established real-time tracking and reporting mechanisms to ensure smooth communication flow and prompt resolution of issues. Documentation Submission Updates: Systematically organized and maintained the documentation submission folder by applying data management best practices. Ensured all records were accurately categorized, regularly updated, and stored to enable seamless data access, retrieval, and robust version control.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	1	$ 105.00	Document Backup and SharePoint Integration: Executed the secure migration of supplier-submitted documentation, including NDAs, Intent to Bid forms, and Q&A records, from Power Advocate to SharePoint. Employed comprehensive data backup protocols to ensure document integrity, version control, and centralized accessibility, aligning with data management and document control standards. Power Advocate Data Management: Performed systematic downloading, backup, and re-uploading of all project-related documents from Power Advocate to SharePoint. Ensured data accuracy, consistency, and traceability through meticulous version control, synchronization, and adherence to data governance frameworks. Categorization and Permissions Management: Developed and implemented a structured document categorization and tagging system to enhance retrieval efficiency and usability. Conducted regular audits of user permissions, applied corrective measures, and enforced access control policies to maintain secure data governance and compliance with organizational standards.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	1	$ 105.00	Project Tracker Management: Managed and maintained the project tracker in Excel, ensuring precise logging and real-time tracking of all documentation uploaded from Power Advocate. Utilized data validation rules and structured formatting to enhance data accuracy, consistency, and reporting efficiency, aligning with data management best practices. Document Facilitation for Recommendations Team: Optimized the organization and distribution of documents to the recommendations team by establishing a centralized repository. Implemented clear version control protocols and access management to ensure seamless data retrieval, delivery, and compliance with document control standards.	$ 105.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	1	$ 105.00	Managed the preparation and finalization of addenda documents and a new Project Labor Agreement (PLA). Conducted quality review and compliance checks before officially publishing all documents through the PA system to ensure proper stakeholder notification and accessibility. Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 105.00
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	1.5	$ 105.00	Compiled all required documents and proposal submissions into a complete transfer package, meticulously verifying each item against the formal checklist. Ensured proper organization, formatting, and compliance before finalizing the package for transfer to LUMA.	$ 157.50
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	0.17	$ 105.00	Conducted a work session with LUMA (Yadira Lugo), P3A (Rubén Lugo), and RECOMS (Yolanda Vélez, Rubén Tapia, Gerardo Mechali, and Miguel García) to review and discuss the weekly status report.	$ 17.85

LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	0.17	$ 105.00	Conducted a work session with LUMA (Yadira Lugo), P3A (Rubén Lugo), and RECOMS (Yolanda Vélez, Rubén Tapia, Gerardo Mechali, and Miguel García) to review and discuss the weekly status report.	$	17.85
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	0.17	$ 105.00	Conducted a work session with LUMA (Yadira Lugo), P3A (Rubén Lugo), and RECOMS (Yolanda Vélez, Rubén Tapia, Gerardo Mechali, and Miguel García) to review and discuss the weekly status report.	$	17.85
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	0.17	$ 105.00	Conducted a work session with LUMA (Yadira Lugo), P3A (Rubén Lugo), and RECOMS (Yolanda Vélez, Rubén Tapia, Gerardo Mechali, and Miguel García) to review and discuss the weekly status report.	$	17.85
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	0.17	$ 105.00	Conducted a work session with LUMA (Yadira Lugo), P3A (Rubén Lugo), and RECOMS (Yolanda Vélez, Rubén Tapia, Gerardo Mechali, and Miguel García) to review and discuss the weekly status report.	$	17.85
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	0.17	$ 105.00	Conducted a work session with LUMA (Yadira Lugo), P3A (Rubén Lugo), and RECOMS (Yolanda Vélez, Rubén Tapia, Gerardo Mechali, and Miguel García) to review and discuss the weekly status report.	$	17.85

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LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	0.17	$ 105.00	Conducted a work session with LUMA (Yadira Lugo), P3A (Rubén Lugo), and RECOMS (Yolanda Vélez, Rubén Tapia, Gerardo Mechali, and Miguel García) to review and discuss the weekly status report.	$ 17.85
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/23/2025	0.17	$ 105.00	Conducted a work session with LUMA (Yadira Lugo), P3A (Rubén Lugo), and RECOMS (Yolanda Vélez, Rubén Tapia, Gerardo Mechali, and Miguel García) to review and discuss the weekly status report.	$ 17.85
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/24/2025	1	$ 105.00	Project Tracker Management: Managed and maintained the project tracker in Excel, ensuring precise logging and real-time tracking of all documentation uploaded from Power Advocate. Utilized data validation rules and structured formatting to enhance data accuracy, consistency, and reporting efficiency, aligning with data management best practices. Document Facilitation for Recommendations Team: Optimized the organization and distribution of documents to the recommendations team by establishing a centralized repository. Implemented clear version control protocols and access management to ensure seamless data retrieval, delivery, and compliance with document control standards.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/24/2025	1	$ 105.00	Document Backup and SharePoint Integration: Executed the secure migration of supplier-submitted documentation, including NDAs, Intent to Bid forms, and Q&A records, from Power Advocate to SharePoint. Employed comprehensive data backup protocols to ensure document integrity, version control, and centralized accessibility, aligning with data management and document control standards. Power Advocate Data Management: Performed systematic downloading, backup, and re-uploading of all project-related documents from Power Advocate to SharePoint. Ensured data accuracy, consistency, and traceability through meticulous version control, synchronization, and adherence to data governance frameworks. Categorization and Permissions Management: Developed and implemented a structured document categorization and tagging system to enhance retrieval efficiency and usability. Conducted regular audits of user permissions, applied corrective measures, and enforced access control policies to maintain secure data governance and compliance with organizational standards.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/24/2025	1	$ 105.00	Supplier Request Management: Designed and maintained an optimized workflow for handling supplier requests, specifically for event access. Leveraged structured data management practices to ensure timely updates and precise tracking. Automated the onboarding process by deploying standardized welcome messages and clear guidelines for NDA submissions, significantly improving supplier compliance and operational efficiency. Power Advocate System Monitoring: Consistently monitored and updated the status of the Power Advocate messaging system through a data-driven methodology. Established real-time tracking and reporting mechanisms to ensure smooth communication flow and prompt resolution of issues. Documentation Submission Updates: Systematically organized and maintained the documentation submission folder by applying data management best practices. Ensured all records were accurately categorized, regularly updated, and stored to enable seamless data access, retrieval, and robust version control.	$ 105.00

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LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/25/2025	1	$ 105.00	Supplier Request Management: Designed and maintained an optimized workflow for handling supplier requests, specifically for event access. Leveraged structured data management practices to ensure timely updates and precise tracking. Automated the onboarding process by deploying standardized welcome messages and clear guidelines for NDA submissions, significantly improving supplier compliance and operational efficiency. Power Advocate System Monitoring: Consistently monitored and updated the status of the Power Advocate messaging system through a data-driven methodology. Established real-time tracking and reporting mechanisms to ensure smooth communication flow and prompt resolution of issues. Documentation Submission Updates: Systematically organized and maintained the documentation submission folder by applying data management best practices. Ensured all records were accurately categorized, regularly updated, and stored to enable seamless data access, retrieval, and robust version control.	$ 105.00

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LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/25/2025	1	$ 105.00	Document Backup and SharePoint Integration: Executed the secure migration of supplier-submitted documentation, including NDAs, Intent to Bid forms, and Q&A records, from Power Advocate to SharePoint. Employed comprehensive data backup protocols to ensure document integrity, version control, and centralized accessibility, aligning with data management and document control standards. Power Advocate Data Management: Performed systematic downloading, backup, and re-uploading of all project-related documents from Power Advocate to SharePoint. Ensured data accuracy, consistency, and traceability through meticulous version control, synchronization, and adherence to data governance frameworks. Categorization and Permissions Management: Developed and implemented a structured document categorization and tagging system to enhance retrieval efficiency and usability. Conducted regular audits of user permissions, applied corrective measures, and enforced access control policies to maintain secure data governance and compliance with organizational standards.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/25/2025	1	$ 105.00	Project Tracker Management: Managed and maintained the project tracker in Excel, ensuring precise logging and real-time tracking of all documentation uploaded from Power Advocate. Utilized data validation rules and structured formatting to enhance data accuracy, consistency, and reporting efficiency, aligning with data management best practices. Document Facilitation for Recommendations Team: Optimized the organization and distribution of documents to the recommendations team by establishing a centralized repository. Implemented clear version control protocols and access management to ensure seamless data retrieval, delivery, and compliance with document control standards.	$ 105.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/26/2025	1	$ 105.00	Managed the final quality assurance and secure transfer of the complete RFP package to LUMA. Confirmed successful delivery and access, finalizing the submission phase of the procurement process.	$ 105.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/26/2025	1	$ 105.00	Managed the final quality assurance and secure transfer of the complete RFP package to LUMA. Confirmed successful delivery and access, finalizing the submission phase of the procurement process.	$ 105.00
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/26/2025	1	$ 105.00	Managed the final quality assurance and secure transfer of the complete RFP package to LUMA. Confirmed successful delivery and access, finalizing the submission phase of the procurement process.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/26/2025	1	$ 105.00	Managed the master Q&A spreadsheet, consolidating all vendor questions and preparing a structured response table for LUMA. Uploaded the finalized table to the shared folder and granted access. Additionally, uploaded the complete published RFP package to the designated shared directory to ensure all stakeholders had access to the final solicitation materials.	$ 105.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/27/2025	1	$ 105.00	Project Tracker Management: Managed and maintained the project tracker in Excel, ensuring precise logging and real-time tracking of all documentation uploaded from Power Advocate. Utilized data validation rules and structured formatting to enhance data accuracy, consistency, and reporting efficiency, aligning with data management best practices. Document Facilitation for Recommendations Team: Optimized the organization and distribution of documents to the recommendations team by establishing a centralized repository. Implemented clear version control protocols and access management to ensure seamless data retrieval, delivery, and compliance with document control standards.	$ 105.00

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LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/27/2025	1	$ 105.00	Document Backup and SharePoint Integration: Executed the secure migration of supplier-submitted documentation, including NDAs, Intent to Bid forms, and Q&A records, from Power Advocate to SharePoint. Employed comprehensive data backup protocols to ensure document integrity, version control, and centralized accessibility, aligning with data management and document control standards. Power Advocate Data Management: Performed systematic downloading, backup, and re-uploading of all project-related documents from Power Advocate to SharePoint. Ensured data accuracy, consistency, and traceability through meticulous version control, synchronization, and adherence to data governance frameworks. Categorization and Permissions Management: Developed and implemented a structured document categorization and tagging system to enhance retrieval efficiency and usability. Conducted regular audits of user permissions, applied corrective measures, and enforced access control policies to maintain secure data governance and compliance with organizational standards.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/27/2025	1	$ 105.00	Supplier Request Management: Designed and maintained an optimized workflow for handling supplier requests, specifically for event access. Leveraged structured data management practices to ensure timely updates and precise tracking. Automated the onboarding process by deploying standardized welcome messages and clear guidelines for NDA submissions, significantly improving supplier compliance and operational efficiency. Power Advocate System Monitoring: Consistently monitored and updated the status of the Power Advocate messaging system through a data-driven methodology. Established real-time tracking and reporting mechanisms to ensure smooth communication flow and prompt resolution of issues. Documentation Submission Updates: Systematically organized and maintained the documentation submission folder by applying data management best practices. Ensured all records were accurately categorized, regularly updated, and stored to enable seamless data access, retrieval, and robust version control.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/29/2025	1	$ 105.00	Supplier Request Management: Designed and maintained an optimized workflow for handling supplier requests, specifically for event access. Leveraged structured data management practices to ensure timely updates and precise tracking. Automated the onboarding process by deploying standardized welcome messages and clear guidelines for NDA submissions, significantly improving supplier compliance and operational efficiency. Power Advocate System Monitoring: Consistently monitored and updated the status of the Power Advocate messaging system through a data-driven methodology. Established real-time tracking and reporting mechanisms to ensure smooth communication flow and prompt resolution of issues. Documentation Submission Updates: Systematically organized and maintained the documentation submission folder by applying data management best practices. Ensured all records were accurately categorized, regularly updated, and stored to enable seamless data access, retrieval, and robust version control.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/29/2025	1	$ 105.00	Document Backup and SharePoint Integration: Executed the secure migration of supplier-submitted documentation, including NDAs, Intent to Bid forms, and Q&A records, from Power Advocate to SharePoint. Employed comprehensive data backup protocols to ensure document integrity, version control, and centralized accessibility, aligning with data management and document control standards. Power Advocate Data Management: Performed systematic downloading, backup, and re-uploading of all project-related documents from Power Advocate to SharePoint. Ensured data accuracy, consistency, and traceability through meticulous version control, synchronization, and adherence to data governance frameworks. Categorization and Permissions Management: Developed and implemented a structured document categorization and tagging system to enhance retrieval efficiency and usability. Conducted regular audits of user permissions, applied corrective measures, and enforced access control policies to maintain secure data governance and compliance with organizational standards.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/29/2025	1	$ 105.00	Project Tracker Management: Managed and maintained the project tracker in Excel, ensuring precise logging and real-time tracking of all documentation uploaded from Power Advocate. Utilized data validation rules and structured formatting to enhance data accuracy, consistency, and reporting efficiency, aligning with data management best practices. Document Facilitation for Recommendations Team: Optimized the organization and distribution of documents to the recommendations team by establishing a centralized repository. Implemented clear version control protocols and access management to ensure seamless data retrieval, delivery, and compliance with document control standards.	$ 105.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.5	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 52.50
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.5	$ 105.00	Managed the finalization of the cost analysis, incorporating all necessary security and compliance verifications. Transferred the secured document to the designated shared folder and granted appropriate access permissions to LUMA to facilitate their financial review.	$ 52.50
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.5	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 52.50

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	1	$ 105.00	Created and executed a new transfer of all published documents, compiling the complete set for P3A. Ensured all materials were accurately gathered and securely delivered to the designated repository to facilitate P3A's access and review.	$ 105.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.17	$ 105.00	Facilitated a work session with LUMA, P3A, and 3PPO to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$ 17.85
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.17	$ 105.00	Facilitated a work session with LUMA, P3A, and 3PPO to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$ 17.85
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.17	$ 105.00	Facilitated a work session with LUMA, P3A, and 3PPO to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$ 17.85
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.08	$ 105.00	Facilitated a work session with LUMA, P3A, and 3PPO to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$ 8.40

LUMA	3	(3) Distribution Line Constructio n 3PPO-1123-01-DL-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.17	$ 105.00	Facilitated a work session with LUMA, P3A, and 3PPO to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	17.85
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.08	$ 105.00	Facilitated a work session with LUMA, P3A, and 3PPO to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	8.40
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.08	$ 105.00	Facilitated a work session with LUMA, P3A, and 3PPO to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	8.40
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Fabian Velez	IT/Data Specialist	9/30/2025	0.08	$ 105.00	Facilitated a work session with LUMA, P3A, and 3PPO to review the status reports for all active RFPs. The meeting focused on aligning timelines, addressing outstanding questions, and maintaining the continuity of all necessary processes and documentation to ensure each RFP progresses efficiently without interruption.	$	8.40
							78.77			**$**	**8,270.85**

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LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/2/2025	1.71	$ 110.00	Conducted detailed review and reconciliation of resource time entries against task orders, deliverables, and approved work plans. Monitored burn rate to ensure alignment with contract ceilings and funding allocations. Validated entries for compliance with federal cost principles (2 CFR Part 200), FEMA PA program guidelines and grant requirements. Identified variances, flagged potential misallocations, and ensured documentation was invoice-ready with sufficient narrative detail to withstand federal audit.Corrected all pending and outstanding corrections by reaching out directly to the resiyrce ti address the matter as needed.	$ 188.10
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/3/2025	3.75	$ 110.00	Conducted detailed review and reconciliation of resource time entries against task orders, deliverables, and approved work plans. Monitored burn rate to ensure alignment with contract ceilings and funding allocations. Validated entries for compliance with federal cost principles (2 CFR Part 200), FEMA PA program guidelines and grant requirements. Identified variances, flagged potential misallocations, and ensured documentation was invoice-ready with sufficient narrative detail to withstand federal audit.Corrected all pending and outstanding corrections by reaching out directly to the resiyrce ti address the matter as needed.	$ 412.50

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LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/4/2025	8.63	$ 110.00	Conducted detailed review and reconciliation of resource time entries against task orders, deliverables, and approved work plans. Monitored burn rate to ensure alignment with contract ceilings and funding allocations. Validated entries for compliance with federal cost principles (2 CFR Part 200), FEMA PA program guidelines and grant requirements. Identified variances, flagged potential misallocations, and ensured documentation was invoice-ready with sufficient narrative detail to withstand federal audit. Corrected all pending and outstanding corrections by reaching out directly to the resiyrce ti address the matter as needed.	$ 949.30
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/9/2025	1	$ 110.00	Attended a contract management meeting with Miguel Garcia (Project Manager), Yolanda Velez (Lead Engineer), Mariela Quinones (Program Manager), Fabian Velez (Data Manager), and Francisco Amill (Legal Counsel) to coordinate the upcoming procedural tasks related to the MiniBid process. The discussion focused on identifying the specific SOP procedures that still need to be completed or formalized. These include evaluation protocol alignment, bid package preparation, communication flow with LUMA, and internal documentation for compliance. Responsibilities were assigned for drafting and reviewing each section, and the team agreed to follow up with a structured timeline to ensure timely completion and implementation of these SOP elements.	$ 110.00

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LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211	Gerardo Mechaly	Project Manager	9/10/2025	3	$ 110.00	Supported 3PPO interventions at Luma Energy's HQ with LUMA Energy's Procurement and Contract Management Team regarding the Emergency Response Plan (ERP). Work included reviewing contractual obligations tied to emergency response protocols, addressing compliance requirements under federal guidelines, and clarifying roles and responsibilities for procurement actions in contingency scenarios. Participated in discussions with the full Contract Management Team to align on processes, risk mitigation measures, and escalation pathways. Activities ensured contractual provisions were properly interpreted, documented, and integrated into LUMA's emergency preparedness framework, while reinforcing 3PPO oversight in contract administration and compliance assurance.	$ 330.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/11/2025	1	$ 110.00	Conducted detailed review and reconciliation of resource time entries against task orders, deliverables, and approved work plans. Monitored burn rate to ensure alignment with contract ceilings and funding allocations. Validated entries for compliance with federal cost principles (2 CFR Part 200), FEMA PA program guidelines and grant requirements. Identified variances, flagged potential misallocations, and ensured documentation was invoice-ready with sufficient narrative detail to withstand federal audit.	$ 110.00

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LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/11/2025	2	$ 110.00	reviewed and analyzed the Resolution issued by the Puerto Rico Court of Appeals concerning the Puerto Rico Energy Bureau (PREB). Extracted the key determinations and contractual implications, and integrated this context into the program timeline to ensure traceability of regulatory milestones. Activities included evaluating the resolution's potential impact on Genera contractual obligations, documenting risk considerations, and aligning with 3PPO compliance protocols. The updated timeline now reflects both technical and legal benchmarks, supporting program controls and federal audit-readiness.	$	220.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/15/2025	0.5	$ 110.00	Conducted weekly review of time entries across all active resources to ensure accuracy, compliance with task coding, and alignment with federal cost eligibility guidelines. Revisited items flagged during the prior week's review, followed up directly with the corresponding resources, and confirmed adjustments were made to correct discrepancies. Activities included validating hours against deliverable progress, ensuring burn rate monitoring remained on track, and documenting corrective actions for audit purposes. This process supported 3PPO's oversight responsibilities and reinforced internal controls for LUMA contract management.	$	55.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/16/2025	1.5	$ 110.00	provided a detailed briefing to Miguel García, Project Manager, and Fabián Vélez, Document Control Specialist, regarding the preliminary Standard Operating Procedure (SOP) draft for the mini-bids process under the Master Service Agreement (MSA). Discussion focused on the framework for vendor selection, procedural requirements, and alignment with federal procurement guidelines. Clarified roles and documentation needs to ensure consistency in contract administration, audit readiness, and compliance under 3PPO oversight.	$	165.00

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/16/2025	1	$ 110.00	Worked on creating a revised Mini Bid SOP in coordination with Yolanda Velez. Reviewed the draft, made revisions to align with 3PPO procedures, and incorporated additional language addressing OCI considerations, transfer of responsibilities to LUMA when applicable, and evaluation process requirements.	$	110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214	Gerardo Mechaly	Project Manager	9/17/2025	1	$ 110.00	Completed approximately 25% of QA review for September contract records and time documentation. Validated consistency between recorded hours, approved deliverables, and Task Order codes across LUMA projects. Ensured entries complied with 3PPO SOP protocols and were properly documented for audit readiness and federal billing requirements. Identified any outstanding gaps for follow-up in final QA round.	$	110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/18/2025	1	$ 110.00	reconciled/validated all active Task Orders through September 15, verifying obligations, deliverables, and burn rates against allocated budgets. Identified variances, confirmed adjustments with the 3PPO Contract Management team, and updated records to ensure compliance with federal reporting standards. Additionally, created a new project entry in the program time tracker, incorporating the remaining allocated budget and linking it to the appropriate Task Order code structure. These updates strengthened financial oversight, improved transparency for resource utilization, and ensured audit-ready documentation for LUMA program controls.	$	110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/18/2025	1	$ 110.00	conducted follow-up with all resources regarding pending revisions and flagged time entries. Reviewed prior discrepancies, confirmed outstanding corrections, and requested submission of pending entries to maintain accurate tracking. Activities included cross-checking entries against deliverable progress, validating coding alignment with Task Orders, and documenting the status of unresolved items.	$	110.00

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/19/2025	1	$ 110.00	Conducted detailed review and reconciliation of resource time entries against task orders, deliverables, and approved work plans. Monitored burn rate to ensure alignment with contract ceilings and funding allocations. Validated entries for compliance with federal cost principles (2 CFR Part 200), FEMA PA program guidelines. Identified variances, flagged potential misallocations, and ensured documentation was invoice-ready with sufficient narrative detail to withstand federal audit.	$	110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/19/2025	1.5	$ 110.00	created a new project entry in the time tracking system, transferred accumulated hours, and rebalanced allocations between TL25 and TL03 to reflect updated resource assignments and budget distribution. Documented all adjustments in the project record to ensure transparency and auditability. Archived the pre-existing project entry after verifying that hours and budget realignments were properly recorded, preserving a complete compliance trail. These actions ensured accurate burn rate monitoring, proper alignment of resources, and adherence to 3PPO reporting standards.	$	165.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Gerardo Mechaly	Project Manager	9/22/2025	2	$ 110.00	added revisions and updated definitions to the Mini-Bids live document in collaboration with Yolanda Vélez, Technical Specifications Engineer. Contributions focused on clarifying terminology, refining procedural steps, and ensuring consistency with Master Service Agreement (MSA) vendor selection requirements. Updates were incorporated directly into the working draft to support accuracy, audit readiness, and compliance with federal procurement standards. This joint effort advanced the document toward finalization and improved alignment across technical and contract management functions.	$	220.00

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Developmen t - T0213	Gerardo Mechaly	Project Manager	9/22/2025	2.37	$ 110.00	Week 2 revisions up to sept 22nd. 10 Flagged Resources. Conducted detailed review and reconciliation of resource time entries against task orders, deliverables, and approved work plans. Monitored burn rate to ensure alignment with contract ceilings and funding allocations. Validated entries for compliance with federal cost principles. Identified variances, flagged potential misallocations, and ensured documentation was invoice-ready with sufficient narrative detail to withstand federal audit. Corrected all pending and outstanding corrections by reaching out directly to the resiyrce ti address the matter as needed.	$ 260.70
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214	Gerardo Mechaly	Project Manager	9/23/2025	1	$ 110.00	Preparation and issuance of formal follow-up correspondence regarding the outstanding July 2024 invoice. Drafted communications citing contractual provisions and referencing the July 30th meeting agreement that validated services rendered and authorized payment. Coordinated narrative to support payment processing and resolution of past-due account.	$ 110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Developmen t - T0213	Gerardo Mechaly	Project Manager	9/23/2025	0.75	$ 110.00	Participated in work session alongside Conducted a work session with LUMA (Yadira Lugo), P3A (Rubén Lugo), and RECOMS (Yolanda Vélez, Rubén Tapia, Yolanda Velez, and Miguel García) to review and discuss the weekly status report.	$ 82.50
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214	Gerardo Mechaly	Project Manager	9/25/2025	1.5	$ 110.00	Performed QA/QC review of prior week's contract management activities, focusing on time entry accuracy, task coding, and deliverable alignment across active Task Orders. Cross-validated entries against approved scopes of work and budget allocations to ensure compliance with funding limits and 3PPO internal controls. Flagged discrepancies for corrective action and documented findings in SharePoint for audit traceability. This review supported proactive risk mitigation and maintained integrity in federal billing and reporting standards.	$ 165.00

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214	Gerardo Mechaly	Project Manager	9/25/2025	1	$ 110.00	Supported the administration of the 3PPO Short Bid Process under the Master Services Agreement (MSA) framework. Activities included validating compliance with procedural steps outlined in the Mini Bid SOP, ensuring the proper issuance of Request for Task Order Quotes (RTOQs), and confirming adherence to role-based responsibilities for evaluation and award. Contributed to the refinement of procedural templates to align with federal procurement standards, mitigate OCI risks, and ensure transparent, defensible vendor selection.	$	110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214	Gerardo Mechaly	Project Manager	9/26/2025	1	$ 110.00	Participated in a contract oversight meeting with Yadira Lugo, Natalia Martinez, and Yolanda Velez from LUMA to review crew composition details under Quanta's agreement. The discussion focused on verifying alignment between field resource deployment and contractual labor requirements, including crew structure, labor categories, and compliance with agreed staffing ratios. Identified potential variances and coordinated next steps for validation and documentation to ensure consistency with Task Order scopes and support audit readiness.	$	110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214	Gerardo Mechaly	Project Manager	9/26/2025	1	$ 110.00	Revised emergency scope documents to reflect updated site assessments and integrated timeline triggers for rapid mobilization.	$	110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214	Gerardo Mechaly	Project Manager	9/26/2025	0.5	$ 110.00	Processed new access request for resource entry into accountability platforms. Logged approval trail for audit visibility.	$	55.00

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LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214	Gerardo Mechaly	Project Manager	9/26/2025	1	$ 110.00	Performed QA/QC review of prior week's contract management activities, focusing on time entry accuracy, task coding, and deliverable alignment across active Task Orders. Cross-validated entries against approved scopes of work and budget allocations to ensure compliance with funding limits and 3PPO internal controls. Flagged discrepancies for corrective action and documented findings in SharePoint for audit traceability. This review supported proactive risk mitigation and maintained integrity in federal billing and reporting standards	$ 110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214	Gerardo Mechaly	Project Manager	9/29/2025	0.5	$ 110.00	Performed QA/QC review of prior week's contract management activities, focusing on time entry accuracy, task coding, and deliverable alignment across active Task Orders. Cross-validated entries against approved scopes of work and budget allocations to ensure compliance with funding limits and 3PPO internal controls. Flagged discrepancies for corrective action and documented findings in SharePoint for audit traceability. This review supported proactive risk mitigation and maintained integrity in federal billing and reporting standards	$ 55.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214	Gerardo Mechaly	Project Manager	9/30/2025	1.2	$ 110.00	Completed approximately 75% of QA review for September contract records and time documentation. Validated consistency between recorded hours, approved deliverables, and Task Order codes across LUMA projects. Ensured entries complied with 3PPO SOP protocols and were properly documented for audit readiness and federal billing requirements. Identified any outstanding gaps for follow-up in final QA round.	$ 132.00
							43.41			**$ 4,775.10**

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LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Planning - T0211	Ivette Arocho	Sr. Financial Analyst	9/16/2025	3	$ 189.00	Held a call with Yolanda Velez (Program Manager) to request another revision of the RFP 3PPO-1212-03-EM-03, focusing on how Quanta will address the requirements for the damage assessment in order to provide responses to questions from LUMA. Conducted a detailed review of the RFP, along with the documents submitted by Quanta, specifically Exhibit B – Statements of Qualifications and their full proposal. Additionally, revised the scorecard and aligned it with the final report to ensure accuracy and compliance with the evaluation criteria.	$ 567.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Planning - T0211	Ivette Arocho	Sr. Financial Analyst	9/16/2025	1	$ 189.00	Participated in a conference call with the evaluator committee for the review of RFP 3PPO-1212-03-EM-03, including Vicente Díaz (Legal Department). The discussion focused on clarifying doubts regarding the evaluation process, specifically related to the Damage Assessment criteria. Additionally, the team reviewed the final report and the scorecard to validate the evaluation results and confirm the basis for the recommendations.	$ 189.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Planning - T0211	Ivette Arocho	Sr. Financial Analyst	9/26/2025	1	$ 189.00	Participated in a conference call with the LUMA Contracts Group (Yadira Lugo Cordero and Natalia Martinez) and the 3PPO Evaluator Committee (Vicente Díaz – Legal Department, Isabel Rodríguez – Engineering Department, Gerardo Mechally – Project Manager, and Yolanda Vélez – Program Manager). The discussion centered on Quanta's position to meet the RFP requirements, emphasizing that the committee's recommendation was limited to Damage Assessment, since the required equipment is currently unavailable. It was agreed that an RFI will be prepared and sent to Quanta to request clarification regarding the availability and role of the two employees currently identified.	$ 189.00
							5			**$ 945.00**

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213	Joel Rojas	Financial Analyst	9/10/2025	3	$ 98.00	Provided support to 3PPO interventions at LUMA Energy's headquarters in coordination with the Procurement and Contract Management Team on matters related to the Emergency Response Plan (ERP). Responsibilities included analyzing contractual obligations tied to emergency response procedures, ensuring adherence to federal compliance requirements, and clarifying procurement roles and responsibilities in contingency scenarios. Contributed to team-wide discussions on process alignment, risk mitigation strategies, and escalation protocols. These efforts helped guarantee that contractual provisions were accurately interpreted, documented, and embedded into LUMA's emergency preparedness framework, while strengthening 3PPO's oversight role in contract administration and compliance assurance.	$ 294.00
							3			**$ 294.00**
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/2/2025	2.5	$ 110.00	Worked on the final evaluation report for SLS under the Streetlights RFP, incorporating recent findings and assessment updates. Additionally, added and organized newly received RFI documentation from proponents to ensure all pending information is included for proper evaluation. This update supports the completion of the final recommendation package.	$ 275.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/2/2025	2.5	$ 110.00	Worked on the final evaluation report for JJ's proposal under the Streetlights RFP, updating all relevant sections with the most recent analysis and aligning it with evaluation criteria. Additionally, reviewed and incorporated new RFI documentation submitted by JJ to ensure completeness and compliance with the proposal requirements, aiding in the development of the final recommendation package.	$ 275.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Miguel Garcia	Project Manager	9/3/2025	4	$ 110.00	Worked on the final evaluation report for Batch 2 projects for LUMA in coordination with Yolanda Vélez (Lead Engineer). Focused on integrating technical scores, financial analysis, and completeness of documentation across all proponents. Ensured that all revisions and comments from prior review sessions were accurately incorporated to support LUMA's internal review and award recommendation process.	$	440.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Miguel Garcia	Project Manager	9/3/2025	3.5	$ 110.00	Participated in a working session with the Evaluation Committee—Vicente Díaz (Legal Counsel) and Rubén Tapia (Finance Officer)—to complete the Batch 2 evaluation scorecard. The session focused on integrating all responses received through RFI submissions from proponents and incorporating final recommendations into the evaluation matrix. Ensured alignment between technical, financial, and compliance components to support the final recommendation and documentation package to be submitted to LUMA.	$	385.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Miguel Garcia	Project Manager	9/4/2025	4	$ 110.00	Prepared the final Batch 2 evaluation package in collaboration with the Evaluation Committee: Vicente Díaz (Legal Counsel), Rubén Tapia (Finance Officer), and Yolanda Vélez (Lead Engineer). Tasks included compiling finalized scoring sheets, integrating responses from all submitted RFIs, and ensuring completeness and accuracy of all supporting documentation. The package was organized for submission to LUMA, ensuring it met procurement standards and reflected the committee's consensus on technical and financial evaluations.	$	440.00

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LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/4/2025	4	$ 110.00	Worked on final updated evaluation reports for the Streetlight RFP proponents Marathon, Quanta, and Roman Electric. Collaborated with Vicente Díaz (Legal Counsel) and Rubén Tapia (Finance Officer) to incorporate recently submitted RFI responses and documentation. The evaluation focused on aligning scoring justifications across technical and financial categories, ensuring consistency with proposal requirements, and addressing remaining compliance gaps and pricing discrepancies identified during prior review sessions.	$ 440.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/5/2025	4	$ 110.00	Worked on updating the evaluation documents for the Streetlight RFP, specifically focusing on the proposals submitted by Beta Electric, Lord Electric, and BLDM. The work included reviewing previously submitted scorecards and integrating additional documentation received through recent RFIs. Evaluations were revised to ensure consistency with the evaluation criteria and to reflect any clarifications or adjustments submitted by the proponents. The updated documentation will support the final recommendation report currently in preparation.	$ 440.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Miguel Garcia	Project Manager	9/8/2025	1	$ 110.00	Attended a contract management meeting with Gerardo Mechaly (Project Manager), Yolanda Velez (Lead Engineer), Mariela Quinones (Program Manager), Fabian Velez (Data Manager), and Francisco Amill (Legal Counsel) to coordinate the upcoming procedural tasks related to the MiniBid process. The discussion focused on identifying the specific SOP procedures that still need to be completed or formalized. These include evaluation protocol alignment, bid package preparation, communication flow with LUMA, and internal documentation for compliance. Responsibilities were assigned for drafting and reviewing each section, and the team agreed to follow up with a structured timeline to ensure timely completion and implementation of these SOP elements.	$ 110.00

LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/9/2025	0.25	$ 110.00	Joined weekly meeting with LUMA focused on the Streetlight RFP process. Topics included ongoing proposal reviews, RFI documentation follow-up, and evaluation scorecard finalization. Participants were Yadira Lugo and Mariana Perez from LUMA, and Yolanda Velez, Fabian Velez, and Gerardo Mechaly representing 3PPO.	$ 27.50
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/9/2025	0.25	$ 110.00	Participated in weekly coordination meeting with LUMA to review the Substation program. The discussion centered on implementation timelines, outstanding documentation, and updates needed for continued contract performance. Meeting was attended by Yadira Lugo and Mariana Perez from LUMA, and Yolanda Velez, Fabian Velez, and Gerardo Mechaly from 3PPO.	$ 27.50
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Miguel Garcia	Project Manager	9/9/2025	0.25	$ 110.00	Attended weekly meeting with LUMA to review the current status and pending actions related to Batch 2 projects. Key discussions included proposal evaluations, comparison summaries, and coordination for finalizing the evaluation package. Meeting participants included Yadira Lugo and Mariana Perez from LUMA, and Yolanda Velez (Lead Engineer), Fabian Velez (Data Manager), and Gerardo Mechaly (Project Manager) from the 3PPO team.	$ 27.50
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212	Miguel Garcia	Project Manager	9/9/2025	0.25	$ 110.00	Took part in weekly LUMA coordination session to discuss the Transmission Lines (T-Lines) project stream. Meeting covered current progress, required documentation updates, and planning for next-phase execution. Attendees included Yadira Lugo and Mariana Perez from LUMA, and 3PPO team members Yolanda Velez, Fabian Velez, and Gerardo Mechaly.	$ 27.50

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LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/9/2025	4	$ 110.00	Worked on updated evaluation reports for the Streetlight RFP, specifically focusing on proponents Lord Electric, Beta Electric, BLDM, and Electricoop. The review included incorporation of newly submitted documentation, pricing updates, and evaluation scoring alignment. This working session was conducted with Vicente Diaz (Legal Counsel) and Ruben Tapia (Finance Officer) to ensure completeness and consistency across all updated assessments.	$	440.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/10/2025	4	$ 110.00	Started the evaluation scoring process for all 12 proponents under the Streetlights RFP. Conducted a working session with Evaluation Committee members Vicente Diaz (Legal Counsel) and Ruben Tapia (Finance Officer) to organize and analyze proposal elements. Tasks included incorporating RFI responses, verifying technical compliance, and reviewing financial documentation. Focus remained on aligning evaluation criteria across all submissions to ensure consistency, objectivity, and accuracy in the development of the final scorecard.	$	440.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/11/2025	4	$ 110.00	Worked with the Evaluation Committee—consisting of Vicente Díaz (Legal Counsel), Ruben Tapia (Finance Officer), and Yolanda Vélez (Lead Engineer)—on the development and completion of the streetlight proposal scorecard. The session focused on consolidating scoring inputs, validating documentation, and reviewing technical, financial, and compliance elements for each of the twelve proponents. Adjustments were made to ensure uniform evaluation criteria were applied and aligned with RFP requirements prior to final recommendation drafting.	$	440.00

LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/11/2025	1	$ 110.00	Worked on the cost reasonableness report for substation projects in collaboration with Yolanda Vélez (Lead Engineer). The effort included reviewing LUMA's submitted cost proposals, comparing against the Independent Cost Estimates (ICE), evaluating material and labor pricing consistency, and incorporating updated RFI responses. This analysis aims to provide LUMA with defensible benchmarks for pricing justifications and ensure the proposed costs are aligned with market standards and regulatory expectations.	$ 110.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/12/2025	3	$ 110.00	Continued working independently on the Streetlights RFP scorecard, incorporating updates from previously submitted RFIs and recalibrating scoring elements based on new documentation received from multiple proponents. Focused efforts on aligning technical qualifications and pricing data to ensure consistency across all evaluations. Adjusted scores and comments as necessary to reflect the latest information and prepared the draft version for final internal review prior to Committee consolidation.	$ 330.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/15/2025	4	$ 110.00	Worked on the streetlights cost analysis, preparing an itemized evaluation aligned with the updated LUMA Independent Cost Estimate (ICE). This involved reviewing all submitted unit prices from proponents and comparing them line-by-line against LUMA's revised ICE benchmarks to ensure compliance and detect outliers. The analysis will be used to support the recommendation report and ensure pricing reasonableness before award decisions are finalized.	$ 440.00

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LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/16/2025	4	$ 110.00	Continued working on the cost analysis for the streetlight proposals, specifically incorporating scope changes provided by LUMA. This included adjusting line-item evaluations to reflect revised quantities, additional work elements, and updated technical specifications. Ensured that all pricing comparisons remained accurate and reflective of the most current Scope of Work, and aligned the updated LUMA ICE benchmarks accordingly to maintain consistency in the evaluation framework.	$ 440.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/16/2025	3	$ 110.00	Worked on updating the evaluation scorecard for the Streetlights RFP to incorporate newly obtained cost calculations. Adjustments focused on ensuring alignment with the latest price comparison analysis derived from revised quantities, updated unit pricing, and clarifications received from proponents through RFI responses. These changes are part of the effort to maintain consistency with LUMA's most recent ICE benchmarks and to improve accuracy in evaluation scoring.	$ 330.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/17/2025	1	$ 110.00	Attended a meeting with LUMA representatives Yadira Lugo, Enrique Medina, and Fernando Bruno to discuss cost analysis evaluation procedures. The discussion focused on aligning the evaluation methodology with LUMA's internal benchmarks, refining procedures for cost reasonableness determinations, and ensuring that upcoming RFP evaluations—particularly for substations, Batch 2, and Streetlights—comply with both procurement standards and federal funding guidelines. Yolanda Vélez (Lead Engineer) also participated, contributing technical clarifications and supporting documentation for itemized comparisons.	$ 110.00

LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/17/2025	4	$ 110.00	Worked on the cost reasonableness analysis in collaboration with Yolanda Vélez (Lead Engineer), incorporating all additional data and cost benchmarks provided by LUMA. The updated analysis focused on aligning the evaluation methodology with LUMA's recommendations, refining price comparisons, and integrating changes to quantities and scope adjustments based on recent discussions. This effort aimed to ensure compliance with LUMA's expectations for price justification and transparency in upcoming procurement evaluations.	$ 440.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/17/2025	3	$ 110.00	Continued working with Yolanda Vélez (Lead Engineer) on the cost reasonableness analysis for the Workforce Augmentation project. Focus was placed on integrating detailed information and updated documentation provided by LUMA into the evaluation framework. Adjustments were made to account for scope clarifications, ensuring alignment with the expectations and compliance protocols required by LUMA's procurement and financial review standards.	$ 330.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/18/2025	3	$ 110.00	Began detailed work on the Streetlights RFP scorecard, focusing specifically on the technical information submitted by proponents in response to the RFIs. Incorporated data points such as equipment specifications, compliance with material standards, installation methods, and operational methodologies into the evaluation matrix. This process is essential to ensure that all technical submissions are thoroughly assessed and accurately reflected in the final scorecard, aligning with LUMA's performance and compliance expectations.	$ 330.00

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LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/18/2025	3.5	$ 110.00	Worked on the final review of the Workforce Augmentation RFP cost reasonableness analysis, incorporating updated line-item comparisons across all proponents. Aligned and validated all Excel formulas and data tables to ensure consistency and accuracy across existing and future cost analyses. This included normalization of unit rates, verifying compliance with scope requirements, and preparing the groundwork for scalable integration of similar analysis templates in upcoming evaluations.	$	385.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/18/2025	2	$ 110.00	Continued working on the Workforce Augmentation cost reasonableness analysis by incorporating market pricing data for all missing items not covered in the ICE or proponent submissions. This task focused on sourcing current labor and equipment rates from publicly available databases and internal benchmarks, enabling a more accurate and complete comparison across all proponents. The updated dataset improves transparency and provides a clearer foundation for final evaluation and recommendation reports.	$	220.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/19/2025	1	$ 110.00	Completed final review of the Workforce Augmentation Cost Reasonableness Analysis with Yolanda Vélez (Lead Engineer) prior to submission to LUMA. This session focused on validating pricing logic, verifying ICE alignment, confirming market rate references, and ensuring that all itemized costs were clearly justified. Final adjustments were made to the comparative tables and narrative explanations to ensure transparency and readiness for LUMA's evaluation.	$	110.00

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LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Miguel Garcia	Project Manager	9/19/2025	4	$ 110.00	Worked on the streetlights evaluation scorecard, incorporating findings from the cost reasonableness analysis and addressing the new directive issued by LUMA. The task included updating cost comparison tables, aligning the scorecard with LUMA's updated evaluation criteria, and integrating technical and financial justifications derived from recent RFIs. Focus was placed on ensuring that all recommendations and rankings are supported by the latest pricing benchmarks and scope clarifications.	$ 440.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/19/2025	3	$ 110.00	Began work on the Cost Reasonableness Evaluation updates for the Substations MSA RFP. This included reviewing the existing pricing proposals, identifying missing or outdated cost benchmarks, and aligning the analysis with LUMA's updated directives and evaluation methodology. Initial adjustments focused on integrating item-level comparisons and verifying market alignment for materials and labor categories.	$ 330.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Miguel Garcia	Project Manager	9/22/2025	4	$ 110.00	Continued working on the Cost Reasonableness analysis for Batch 2 proposals in collaboration with Ruben Tapia (Finance Officer). Efforts focused on validating pricing components, updating benchmarks where needed, and ensuring consistency with LUMA's evaluation framework. Reviewed labor, material, and mobilization costs, comparing against ICE values and market indicators to support the final recommendation package.	$ 440.00

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LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Miguel Garcia	Project Manager	9/22/2025	4	$ 110.00	Worked on the Emergency Restoration RFP cost analysis alongside Yolanda Velez (Lead Engineer), focusing on proposals submitted by Quanta, Marathon, Beta Electric, JJ, and Roman Electric. Reviewed unit pricing, labor rates, material costs, and mobilization fees for alignment with market indicators and ICE benchmarks. Analyzed discrepancies and flagged outlier values for further review to ensure consistency with LUMA's cost reasonableness framework and compliance standards.	$ 440.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Miguel Garcia	Project Manager	9/23/2025	1	$ 110.00	Held a working session with Michelle Perez (technical specialist) and Yolanda Velez (Lead Engineer) to continue development of the cost reasonableness evaluation for the Workforce Augmentation RFP. The session focused on validating unit costs, reconciling ICE benchmarks, and identifying potential discrepancies or areas requiring proponent clarification. Comparative analyses were reviewed to align with LUMA's procurement criteria and federal cost principles.	$ 110.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Miguel Garcia	Project Manager	9/23/2025	0.25	$ 110.00	Attended a weekly coordination meeting with the LUMA team to review the current status of the Batch 2 project. Discussions focused on remaining evaluation steps, timelines for cost reasonableness review, and upcoming deliverables required to finalize the evaluation package. Follow-up tasks were assigned to ensure continued alignment with procurement requirements and internal review procedures. From 3PPO, the meeting included Yolanda Velez (Lead Engineer), Fabian Velez (Data Manager), and Ruben Tapia (Finance Officer); from LUMA, Yadira Lugo and Mariana Perez were present.	$ 27.50

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LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/23/2025	0.25	$ 110.00	Joined the LUMA weekly meeting to evaluate the status of the Substation Master Services Agreement (MSA) RFP. Team members reviewed progress on technical evaluations and remaining cost reasonableness assessments. Discussions included the impact of recent scope adjustments and follow-up actions needed to align the report format with current LUMA cost review directives. From 3PPO, the meeting included Yolanda Velez (Lead Engineer), Fabian Velez (Data Manager), and Ruben Tapia (Finance Officer); from LUMA, Yadira Lugo and Mariana Perez were present.	$ 27.50
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/23/2025	0.25	$ 110.00	Participated in the weekly meeting with LUMA representatives to discuss the Workforce Augmentation RFP. The conversation centered on the near-final cost comparison sheets, proponent compliance documentation, and next steps to finalize the cost reasonableness review in line with LUMA's recommendations. Open RFI clarifications were reviewed, and alignment was confirmed on pricing structure revisions. From 3PPO, the meeting included Yolanda Velez (Lead Engineer), Fabian Velez (Data Manager), and Ruben Tapia (Finance Officer); from LUMA, Yadira Lugo and Mariana Perez were present.	$ 27.50
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Miguel Garcia	Project Manager	9/23/2025	0.25	$ 110.00	Participated in the weekly meeting with LUMA representatives to discuss the Transmission Lines RFP. The primary focus of the discussion was the potential reissuance of the RFP due to changes in scope, pricing concerns, and recent evaluation findings. Next steps were identified, including timeline adjustments, internal approvals needed for reissuance, and updated evaluation strategies. The team aligned on action items for both LUMA and 3PPO to ensure a smooth transition into the new procurement process. From 3PPO, the meeting included Yolanda Velez (Lead Engineer), Fabian Velez (Data Manager), and Ruben Tapia (Finance Officer); from LUMA, Yadira Lugo and Mariana Perez were present.	$ 27.50

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Miguel Garcia	Project Manager	9/23/2025	1	$ 110.00	Held a contract management meeting with Fabian Velez (Data Manager), Francisco Amill (Legal Counsel), and Gerardo Mechaly (Project Manager) to review the current status of contract deliverables and discuss next steps. The session covered compliance tracking, communication protocols with counterparties, and outstanding documentation requirements. Action items were assigned to streamline reporting and ensure alignment with procurement and project timelines.	$ 110.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Miguel Garcia	Project Manager	9/23/2025	3.5	$ 110.00	Worked on the development of the Emergency Restoration RFP cost reasonableness report for LUMA. The task included compiling submitted pricing data from all proponents, analyzing key cost drivers, validating market benchmarks, and aligning evaluations with LUMA's pricing guidelines. The objective was to support award justifications by ensuring that proposed unit rates and mobilization/demobilization charges are within industry standards and FEMA-eligible thresholds. Work focused on establishing a defensible, well-documented analysis suitable for review by LUMA's Federal Programs and Procurement teams.	$ 385.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/24/2025	0.5	$ 110.00	Participated in a dedicated working session with Michelle Perez (Technical Specialist) and Yolanda Velez (Lead Engineer) to advance the cost reasonableness analysis for the Workforce Augmentation RFP. The team reviewed item-level pricing submitted by all proponents, validated external benchmarks, and aligned the evaluation methodology with LUMA's guidelines and recent feedback. Focus areas included updating formulas, refining labor classifications, and ensuring consistency across line items for comparison against ICE and market values. The session aimed to finalize a defensible and transparent framework to support recommendation and award processes.	$ 55.00

LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/24/2025	0.5	$ 110.00	Attended a meeting with LUMA's Federal Funds team, including Yadira Lugo, to review and discuss the Cost Reasonableness Analysis for multiple procurement processes currently under evaluation. From the 3PPO team, Technical Specialist Michelle Perez and Lead Engineer Yolanda Velez participated in the meeting to present technical justifications, pricing methodology, and scope alignment strategies. The discussion focused on reconciling LUMA's federal compliance requirements with ongoing evaluations, identifying any additional backup or clarifications needed for submittal, and establishing next steps for report finalization and submission timelines.	$ 55.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/24/2025	2	$ 110.00	Continued working on the cost reasonableness analysis for the Workforce Augmentation RFP in preparation for discussions with LUMA. Collaborated closely with Michelle Perez (Technical Specialist) to validate labor classifications, assess unit rates, and ensure alignment with LUMA's cost expectations and prior ICE benchmarks. The focus was on incorporating all supporting documentation and finalizing justifications for any variances found in the submitted proposals, as well as preparing summary tables to facilitate LUMA's federal compliance review.	$ 220.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/26/2025	5	$ 110.00	Worked on identifying and validating market pricing benchmarks for the Substations Master Services Agreement (MSA) by utilizing RSMeans cost databases. Focused on aligning labor, materials, and equipment cost components with scope items included in the Substations RFP. Adjusted cost assumptions to reflect local conditions in Puerto Rico and matched unit pricing structures to ensure consistency with ongoing cost reasonableness evaluations. This analysis will support LUMA's procurement justification and aid in determining fair market value for submitted bids.	$ 550.00

LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Miguel Garcia	Project Manager	9/26/2025	2	$ 110.00	Collaborated with Michelle Perez (Technical Specialist) to validate and analyze labor rate data for the Substations Master Services Agreement (MSA) using the Puerto Rico Comptroller's Office public contracts database. Extracted historical and active labor rate information from comparable federally funded infrastructure projects to establish a benchmark for reasonableness. This comparative analysis supported the alignment of MSA cost evaluations with verified local market labor conditions and ensured consistency across contract types and classifications.	$ 220.00
							102.5			**$ 11,275.00**
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Mariela Quiñones	Program Manager	9/8/2025	2	$ 160.00	Attended a contract management meeting with Gerardo Mechaly (Project Manager), Miguel Garcia (Engineer), Yolanda Velez (Engineer) Fabian Velez (Data Manager), and Francisco Amill (Legal Counsel) to coordinate the upcoming procedural tasks related to the MiniBid process. The discussion focused on identifying the specific SOP procedures that still need to be completed or formalized. These include evaluation protocol alignment, bid package preparation, communication flow with LUMA, and internal documentation for compliance. Responsibilities were assigned for drafting and reviewing each section, and the team agreed to follow up with a structured timeline to ensure timely completion and implementation of these SOP elements.	$ 320.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Mariela Quiñones	Program Manager	9/23/2025	0.25	$ 160.00	Meeting with LUMA team members, including Yadira Lugo, alongside the ReComs team composed of Gerardo Mechaly (Project Manager), Miguel García (Project Manager), Yolanda Vélez (Engineer), and Fabián Vélez (Data Manager), to review project status, discuss progress updates, and align on next steps and deliverable timelines.	$ 40.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Mariela Quiñones	Program Manager	9/23/2025	0.25	$ 160.00	Held meeting with the LUMA team and ReComs representatives — Gerardo Mechaly (Project Manager), Miguel García (Project Manager), Yolanda Vélez (Engineer), and Fabián Vélez (Data Manager) — to review project status, assess progress against deliverables, and coordinate next steps.	$	40.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Mariela Quiñones	Program Manager	9/30/2025	0.25	$ 160.00	Met with representatives from LUMA and Recoms including Yolanda Vélez (Engineer, ReComs), Ruben Lugo (P3A), and Fabián Vélez (Data Manager, ReComs) to discuss project status updates, review ongoing deliverables, and define next steps for coordination and implementation.	$	40.00
LUMA	17	(17) Transmissio n Lines Constructio n 3PPO-0312-19-TL25-02	Tendering - T0212	Mariela Quiñones	Program Manager	9/30/2025	0.25	$ 160.00	Met with representatives from LUMA and Recoms including Yolanda Vélez (Engineer, ReComs), Ruben Lugo (P3A), and Fabián Vélez (Data Manager, ReComs) to discuss project status updates, review ongoing deliverables, and define next steps for coordination and implementation.	$	40.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212	Mariela Quiñones	Program Manager	9/30/2025	0.25	$ 160.00	Met with representatives from LUMA and Recoms including Yolanda Vélez (Engineer, ReComs), Ruben Lugo (P3A), and Fabián Vélez (Data Manager, ReComs) to discuss project status updates, review ongoing deliverables, and define next steps for coordination and implementation.	$	40.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Mariela Quiñones	Program Manager	9/30/2025	0.25	$ 160.00	Met with representatives from LUMA and Recoms including Yolanda Vélez (Engineer, ReComs), Ruben Lugo (P3A), and Fabián Vélez (Data Manager, ReComs) to discuss project status updates, review ongoing deliverables, and define next steps for coordination and implementation.	$	40.00
							3.5			**$**	**560.00**

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LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/23/2025	4	$ 165.00	Started working on RFP proposals labor, lodging and equipment, lodging and meals rates for a comparative with market references from the Comptroller's office and the 2025 FEMA Schedule for Equipment Rates	$ 660.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/23/2025	4	$ 165.00	Continued working on RFP proposals labor, lodging and equipment, lodging and meals rates for a comparative with market references from the Comptroller's office and the 2025 FEMA Schedule for Equipment Rates	$ 660.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/24/2025	4	$ 165.00	Continue working on RFP proposals labor, lodging and equipment, lodging and meals rates for a comparative with market references from the Comptroller's office and the 2025 FEMA Schedule for Equipment Rates	$ 660.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/24/2025	4	$ 165.00	Continue working on RFP proposals labor, lodging and equipment, lodging and meals rates for a comparative with market references from the Comptroller's office and the 2025 FEMA Schedule for Equipment Rates	$ 660.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/25/2025	4	$ 165.00	Working on RFP proposals labor, lodging and equipment rates comparatives with market references from the Comptroller's office and the 2025 FEMA Schedule for equipment, lodging and meals rates.	$ 660.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/25/2025	4	$ 165.00	Working on RFP proposals labor, lodging and equipment, lodging and meals rates for a comparative with market references from the Comptroller's office and the 2025 FEMA Schedule for Equipment Rates	$ 660.00

LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/26/2025	4	$ 165.00	Working on RFP proposals labor, lodging and equipment rates comparatives with market references from the Comptroller's office and the 2025 FEMA Schedule for Equipment Rates	$ 660.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/26/2025	4	$ 165.00	Continue working on RFP proposals labor, lodging and equipment rates comparatives with market references from the Comptroller's office and the 2025 FEMA Schedule for Equipment Rates	$ 660.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/27/2025	4	$ 165.00	Continue working on the Request for Proposal (RFP) cost analysis and proposal's evaluation. Working on formulas, notes and summary.	$ 660.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/29/2025	4	$ 165.00	Completed final review of the cost reasonableness analysis for RFP - Workforce Augmentation.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/29/2025	4	$ 165.00	Began the development of the cost reasonableness analysis for the Substation MSA Request for proposal. Started with the Labor rates comparision searching for market rates.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/30/2025	4	$ 165.00	Continued working with the cost reasonableness analysis for the Substation MSA Request for proposal. Started with the Labor rates comparison searching for market rates. Office of Comptroller's of Puerto Rico market references.	$ 660.00

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LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213	Michelle Perez	Technical Specialist /Engineer	9/30/2025	4	$ 165.00	Continue working on the cost reasonableness analysis for the Substation MSA Request for proposal. Started with the Equipment rates comparison according to RSMeans and 2025- FEMA Schedule per Equipment Rates.	$ 660.00
							52			**$ 8,580.00**
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/2/2025	3	$ 189.00	Evaluation and redaction of report as to the Project Mobilization Plan, Project Execution & Methodology, Supplier Quality, Supply Chain Resiliency, Personnel & Staffing, Safety & Environmental Compliance, Resource and Project Execution Plan and among others for Jacob Linares Carrion DBA JJ Services and SLS CO LTD. Work along Miguel Garcia- Engineer and Vicente Diaz- Lawyer.	$ 567.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/2/2025	0.83	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez, Joe Adamsky) Ruben Lugo (P3A) and Miguel Garcia-Engineer, Fabian Velez- Document Manager, Yolanda Velez -Engineer (RECOMS) to discuss developments and pending items if various projects.	$ 156.87
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/3/2025	5.5	$ 189.00	Financial Statements evaluation and ratio analysis for all proponents in RFP EPC Substation #PPO-0703-11-SUB-Batch2.	$ 1,039.50
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/4/2025	3	$ 189.00	Evaluation and redaction of report as to the Project Mobilization Plan, Project Execution & Methodology, Supplier Quality, Supply Chain Resiliency, Personnel & Staffing, Safety & Environmental Compliance, Resource and Project Execution Plan and among others for Marathon LLC, Quanta Services Inc and Roman Electric Contractors Inc. Work along Miguel Garcia- Engineer and Vicente Diaz- Lawyer.	$ 567.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/4/2025	3.33	$ 189.00	Financial Statements evaluation and ratio analysis for all proponents in RFP EPC Substation #PPO-0703-11-SUB-Batch2.	$ 629.37
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/9/2025	0.17	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez, Nydia Delgado, Joe Adamsky) Ruben Lugo (P3A) and Miguel Garcia-Engineer, Fabian Velez-Document Manager, Yolanda Velez -Engineer (RECOMS) to discuss developments and pending items if various projects.	$ 32.13
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/9/2025	1	$ 189.00	Completed financial commentary for Evaluation Report on Continental Lord Inc and Cooperativa de Profesionales de la Industria for Streetlight Construction (3PPO-1101-16-SC-02).	$ 189.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/9/2025	0.17	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez, Nydia Delgado, Joe Adamsky) Ruben Lugo (P3A) and Miguel Garcia-Engineer, Fabian Velez-Document Manager, Yolanda Velez -Engineer (RECOMS) to discuss developments and pending items if various projects.	$ 32.13
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/9/2025	0.17	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez, Nydia Delgado, Joe Adamsky) Ruben Lugo (P3A) and Miguel Garcia-Engineer, Fabian Velez-Document Manager, Yolanda Velez -Engineer (RECOMS) to discuss developments and pending items if various projects.	$ 32.13

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LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/9/2025	0.18	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez, Nydia Delgado, Joe Adamsky) Ruben Lugo (P3A) and Miguel Garcia-Engineer, Fabian Velez-Document Manager, Yolanda Velez -Engineer (RECOMS) to discuss developments and pending items if various projects.	$	34.02
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/9/2025	0.18	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez, Nydia Delgado, Joe Adamsky) Ruben Lugo (P3A) and Miguel Garcia-Engineer, Fabian Velez-Document Manager, Yolanda Velez -Engineer (RECOMS) to discuss developments and pending items if various projects.	$	34.02
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/10/2025	2	$ 189.00	Evaluation of Streetlight Construction scorecard for all proponents with Miguel Garcia- Engineer, Vicente Diaz- Lawyer	$	378.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/15/2025	2	$ 189.00	Complied Financial report to include all proponents for evaluation and comparison for Streetlights Construction (3PPO-1101-16-SC-02)	$	378.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/16/2025	0.2	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez,) Ruben Lugo and Odalys Navarro from P3A) and Fabian Velez- Document Manager, (RECOMS) to discuss developments and pending items if various projects.	$	37.80
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/16/2025	0.22	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez,) Ruben Lugo and Odalys Navarro from P3A) and Fabian Velez- Document Manager, (RECOMS) to discuss developments and pending items if various projects.	$	41.58

LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/16/2025	0.22	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez,) Ruben Lugo and Odalys Navarro from P3A) and Fabian Velez- Document Manager, (RECOMS) to discuss developments and pending items if various projects.	$	41.58
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/16/2025	0.22	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez,) Ruben Lugo and Odalys Navarro from P3A) and Fabian Velez- Document Manager, (RECOMS) to discuss developments and pending items if various projects.	$	41.58
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/16/2025	0.22	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo, Mariana Perez,) Ruben Lugo and Odalys Navarro from P3A) and Fabian Velez- Document Manager, (RECOMS) to discuss developments and pending items if various projects.	$	41.58
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/18/2025	2	$ 189.00	Revision of RFP documents for Transmission Lines Construction RFP 3PPO-0905-24-TL3 to be Published.	$	378.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/19/2025	1.25	$ 189.00	Meeting with Yolanda Velez-Engineer and Miguel Garcia-Engineer to discuss the Cost Analysis Substation Batch 2 in order to understand the spreadsheet and incorporate corrections requested by LUMA.	$	236.25

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LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/23/2025	0.1	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo,) Ruben Lugo (P3A), Odalys (P3A) and Miguel Garcia-Engineer, Fabian Velez- Document Manager, Yolanda Velez -Engineer and Gerardo Mechaly (RECOMS) to discuss developments and pending items if various projects.	$	18.90
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/23/2025	2	$ 189.00	Work on MSA Cost Analysis tables to correct each proponents' averages in relation to market costs.	$	378.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/23/2025	0.1	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo,) Ruben Lugo (P3A), Odalys (P3A) and Miguel Garcia-Engineer, Fabian Velez- Document Manager, Yolanda Velez -Engineer and Gerardo Mechaly (RECOMS) to discuss developments and pending items if various projects.	$	18.90
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/23/2025	0.1	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo,) Ruben Lugo (P3A), Odalys (P3A) and Miguel Garcia-Engineer, Fabian Velez- Document Manager, Yolanda Velez -Engineer and Gerardo Mechaly (RECOMS) to discuss developments and pending items if various projects.	$	18.90
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/23/2025	0.1	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo,) Ruben Lugo (P3A), Odalys (P3A) and Miguel Garcia-Engineer, Fabian Velez- Document Manager, Yolanda Velez -Engineer and Gerardo Mechaly (RECOMS) to discuss developments and pending items if various projects.	$	18.90
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/23/2025	0.1	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo,) Ruben Lugo (P3A), Odalys (P3A) and Miguel Garcia-Engineer, Fabian Velez- Document Manager, Yolanda Velez -Engineer and Gerardo Mechaly (RECOMS) to discuss developments and pending items if various projects.	$	18.90

LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/23/2025	0.1	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo,) Ruben Lugo (P3A), Odalys (P3A) and Miguel Garcia-Engineer, Fabian Velez- Document Manager, Yolanda Velez -Engineer and Gerardo Mechaly (RECOMS) to discuss developments and pending items if various projects.	$	18.90
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/23/2025	0.1	$ 189.00	Weekly meeting with LUMA's Management (Yadira Lugo,) Ruben Lugo (P3A), Odalys (P3A) and Miguel Garcia-Engineer, Fabian Velez- Document Manager, Yolanda Velez -Engineer and Gerardo Mechaly (RECOMS) to discuss developments and pending items if various projects.	$	18.90
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/24/2025	5	$ 189.00	Creation of formulas in document "Cost Analysis table MSA" to evaluate the discrepancies among each proponent average cost to market.	$	945.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213	Ruben Tapia	Senior Financal Analyst	9/25/2025	1	$ 189.00	Review of MSA Financial Analysis to include adequate award amount as per level of annual revenues for all proponents.	$	189.00
							34.56			**$**	**6,531.84**
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Vicente Diaz	Sr. Legal Advisor	9/2/2025	4	$ 250.00	Participated, on behalf of the Legal Department, in a working session with Miguel Garcia (Engineering Department), and Ruben Tapia (Finance Department) to review three proposals submitted under the RFP for Streetlights Repairs. The session focused on the proposals from SLS CO LLP and JJ Services inventorying concerns, assumptions, conditions, and clarification requests from the proponents, as well as assessing the potential impacts of these items on pricing and on the valuation within the scoring card.	$	1,000.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Vicente Diaz	Sr. Legal Advisor	9/3/2025	6	$ 250.00	Participated in a working session to draft the Final Report: Evaluation & Recommendation for the Batch 2 RFP, together with Miguel Garcia (Engineering Department), Yolanda Velez (Procurement Specialist), and Ruben Tapia (Finance Department). The session focused on consolidating the evaluation findings, addressing pending concerns, and preparing the final version of the report for submission.	$ 1,500.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Vicente Diaz	Sr. Legal Advisor	9/4/2025	3	$ 250.00	Participated, on behalf of the Legal Department, in a working session with Miguel Garcia (Engineering Department), and Ruben Tapia (Finance Department) to review three proposals submitted under the RFP for Streetlights Repairs. The session focused on the proposals from Marathon, Quanta and Roman Electric inventorying concerns, assumptions, conditions, and clarification requests from the proponents, as well as assessing the potential impacts of these items on pricing and on the valuation within the scoring card.	$ 750.00
							13			**$ 3,250.00**
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/1/2025	0.5	$ 165.00	Prepared the weekly procurement progress report consolidating the current status of all active RFPs. The report included detailed updates on proposal evaluations, pending RFIs, contract negotiations, and site visits	$ 82.50
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/2/2025	1	$ 165.00	Led weekly meeting with LUMA (Yadira Lugo, mariana Perex, Joe Adamski and Juan Rogers), Rubén Tapia Recoms Legal Advisor,r to review and discuss the weekly status report.	$ 165.00
LUMA	3	(3) Distribution Line Constructio n 3PPO-1123-01-DL-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/2/2025	0.5	$ 165.00	Worked with Rubén Tapia, RECOMS Legal/Financial Advisor, to verify the contract ceiling and Task Order amount. Confirmed the Contract Authorized Price (CAP) based on the documentation and supporting email received from LUMA, ensuring consistency with the contractual and financial requirements.	$ 82.50

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/3/2025	2	$ 165.00	Prepared the memorandum supporting the partial award recommendation and initiated the revision of the vendors' evaluation reports for Violin and Fiddle. Conducted corrections to the draft reports, verified the accuracy of scorecards, cross-checked pricing data, and reviewed underlying assumptions to ensure consistency and compliance with evaluation criteria.	$ 330.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/3/2025	4	$ 165.00	Worked on the final evaluation report for Batch 2 projects for LUMA in coordination with Miguel Garcia (Recoms Project Manager/ Engineer). Focused on integrating technical scores, financial analysis, and completeness of documentation across all proponents. Ensured that all revisions and comments from prior review sessions were accurately incorporated to support LUMA's internal review and award recommendation process.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/3/2025	2	$ 165.00	Worked on the verification of assumptions and clarifications for both Violin and Fiddle, ensuring accuracy and consistency with evaluation criteria. Incorporated these updates into the revised final report to be submitted to P3A, aligning the documentation with the most current information available.	$ 330.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/4/2025	3	$ 165.00	Created the Summary Report of the evaluation and worked with Fabián Vélez, RECOMS Data Manager, on preparing the complete package for submission to P3A. This included reviewing formatting details such as logos and margins, and verifying the accuracy of all data and attachments before final delivery.	$ 495.00

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LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/4/2025	4	$ 165.00	Prepared the final Batch 2 evaluation package in collaboration with the Evaluation Committee: Vicente Díaz (Recoms Legal Advisior), Rubén Tapia (Legal Advisor/Finance)), and Miguel Garcia (Recoms Project Manager/ Engineer). Tasks included compiling finalized scoring sheets, integrating responses from all submitted RFIs, and ensuring completeness and accuracy of all supporting documentation. The package was organized for submission to LUMA, ensuring it met procurement standards and reflected the committee's consensus on technical and financial evaluations.	$ 660.00
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/5/2025	2	$ 165.00	Prepared a letter regarding the applicability of the Project Labor Agreement (PLA) following Recom's Senior Rg Officer Osvaldo Carlo's meeting with Governor GOnzalez. . The memorandum documented the determination that the PLA is considered optional, ensuring the decision was formally recorded and aligned with procurement requirements.	$ 330.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/5/2025	0.5	$ 165.00	Updated the weekly progress report to reflect the current status of all active RFPs, incorporating the latest developments on evaluations, RFIs, negotiations, and coordination activities to ensure accurate reporting for internal and external stakeholders.	$ 82.50

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LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/8/2025	1	$ 165.00	Attended a contract management meeting with Gerardo Mechaly (Project Manager), Miguel Garcia (Engineer), Mariela Quinones (Program Manager), Fabian Velez (Data Manager), and Francisco Amill (Legal Counsel) to coordinate the upcoming procedural tasks related to the MiniBid process. The discussion focused on identifying the specific SOP procedures that still need to be completed or formalized. These include evaluation protocol alignment, bid package preparation, communication flow with LUMA, and internal documentation for compliance. Responsibilities were assigned for drafting and reviewing each section, and the team agreed to follow up with a structured timeline to ensure timely completion and implementation of these SOP elements.	$ 165.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/9/2025	1.25	$ 165.00	Led meeting with LUMA to discuss the status of multiple active RFPs, including pending evaluations, contract negotiations, and regulatory submissions. The discussion covered timelines, next steps for procurement processes, and clarification of responsibilities between 3PPO, P3A, and LUMA. Addressed specific issues related to scope alignment, pricing reviews, and contract compliance requirements.	$ 206.25
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/10/2025	2	$ 165.00	Worked creating the cost analysis report. Reviewed the pricing sheets submitted by proponents and compared them against the Independent Cost Estimate (ICE) prepared prior to the RFP issuance. Conducted line-item variance checks to identify where proposed costs exceeded or fell below the ±15% reasonableness threshold. Documented findings on significant deviations, with particular attention to equipment such as transformers, capacitor banks, and installation costs.	$ 330.00

LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/10/2025	2	$ 165.00	Worked creating the cost analysis report. Reviewed the pricing sheets submitted by proponents and compared them against the Independent Cost Estimate (ICE) prepared prior to the RFP issuance. Conducted line-item variance checks to identify where proposed costs exceeded or fell below the ±15% reasonableness threshold. Documented findings on significant deviations, with particular attention to equipment such as transformers, capacitor banks, and installation costs.	$ 330.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/11/2025	3	$ 165.00	Worked preparing the cost analysis report, reviewing the proponents' labor rate schedules and comparing them to the ICE benchmarks. Documented variances to identify areas above or below the ±15% threshold. Incorporated a section on resource availability at the beginning of the report, detailing the proponents' proposed crews, mobilization timelines, and regional distribution. Structured the report to provide a clear view of both financial reasonableness and the adequacy of workforce resources to meet project demands.	$ 495.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/11/2025	4	$ 165.00	Participated in the scoring of the technical evaluation together with the Evaluation Committee, ensuring alignment with the established criteria and consistency across evaluators. Additionally, drafted and issued an RFI to proponents requesting further details on resource deployment, crew availability per region, and storage capacity (existing or to be obtained). This step was necessary to clarify gaps in the proposals and to strengthen the evaluation record.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/11/2025	1	$ 165.00	Worked on the cost reasonableness report for substation projects in collaboration with Miguel García Recoms Engineer for verification of the pricing vs ICE vs each vendor and market pricing. This analysis aims to provide LUMA with defensible benchmarks for pricing justifications and ensure the proposed costs are aligned with market standards and regulatory expectations.	$ 165.00

LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/12/2025	4	$ 165.00	Worked reviewing and updating the cost reasonableness analysis. Conducted a detailed pricing comparison between Agap and Amore across all line items, verifying and documenting differences. Researched market pricing for major equipment and services to better understand the basis for those variances. Revised the cost reasonableness analysis accordingly, making changes to ensure consistency with ICE benchmarks and procurement standards. Added new sections to the report to support the decision-making process and provide clearer justification.	$ 660.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/15/2025	3	$ 165.00	Worked on preparing the weekly report using the new format, updating sections to reflect current progress, outstanding items, and next steps. Reformatted the structure to ensure consistency with the revised template, inserted updated timelines and task tracking, and verified alignment with information received from LUMA and 3PPO. Ensured the report was clear, accurate, and ready for distribution.	$ 495.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/15/2025	3	$ 165.00	Started reviewing the responses received from the RFIs for the Streetlight RFP. Focused on the details provided by proponents regarding Resource, Crew, and Storage Capacity Availability to verify adequacy and consistency with the requirements. Began organizing the information for comparison across vendors to support the evaluation process.	$ 495.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/16/2025	2	$ 165.00	Worked on creating a revised Mini Bid SOP in coordination with Gerardo Mechaly Recoms Project Manager, using his draft SOP as the baseline. Reviewed the draft, made revisions to align with 3PPO procedures, and incorporated additional language addressing OCI considerations, transfer of responsibilities to LUMA when applicable, and evaluation process requirements.	$ 330.00

LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/17/2025	4	$ 165.00	Worked on the cost reasonableness analysis in collaboration with Miguel García Recoms Project Manager, incorporating all additional data and cost benchmarks provided by LUMA. The updated analysis focused on aligning the evaluation methodology with LUMA's recommendations, refining price comparisons, and integrating changes to quantities and scope adjustments based on recent discussions. This effort aimed to ensure compliance with LUMA's expectations for price justification and transparency in upcoming procurement evaluations.	$ 660.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/17/2025	3	$ 165.00	Continued working with Miguel Garcia Project Manager on the cost reasonableness analysis for the Workforce Augmentation project. Focus was placed on integrating detailed information and updated documentation provided by LUMA into the evaluation framework. Adjustments were made to account for scope clarifications, ensuring alignment with the expectations and compliance protocols required by LUMA's procurement and financial review standards.	$ 495.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/18/2025	2	$ 165.00	Worked on modifying the Excel pricing comparison table by inserting market pricing benchmarks for both labor and equipment. This included researching and validating current market rates, updating formulas and data fields, and ensuring that the cost reasonableness analysis reflected accurate comparisons across proponents.	$ 330.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/18/2025	4	$ 165.00	Worked preparing the RFP package, which required updating and revising all dates to reflect the new schedule, modifying exhibits to align with the revised Transmission Line scope, and incorporating changes to the instructions so they are clear, consistent, and compliant with procurement requirements. Verified the technical information included in the package to ensure accuracy and consistency with the project specifications. This involved cross-referencing technical data, instructions, and exhibits to eliminate discrepancies	$ 660.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/18/2025	0.5	$ 165.00	Drafted the cancellation letter for the Transmission Line RFP 3PPO-0312-19-TL25, explaining the reason for cancellation and ensuring the language was clear and formal	$ 82.50
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/18/2025	1	$ 165.00	Prepared the new invitation and cover letter for the relaunch of the Transmission Line RFP, incorporating updated instructions, revised event number, and timeline. Drafted the language to ensure it clearly communicated the purpose of the relaunch, the availability of the new package, and emphasized compliance with the required exhibits and submission criteria	$ 165.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/18/2025	0.5	$ 165.00	Worked on the preparation of the new Transmission Line RFP package by verifying the Independent Cost Estimate (ICE) and aligning it with Exhibit E – Pricing Sheet. Reviewed the ICE structure to ensure categories, units, and cost breakdowns were consistent with the requirements of the new RFP.	$ 82.50

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LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/19/2025	1	$ 165.00	Completed final review of the Workforce Augmentation Cost Reasonableness Analysis with Miguel Garcia Recoms Project Manager prior to submission to LUMA. This session focused on validating pricing logic, verifying ICE alignment, confirming market rate references, and ensuring that all itemized costs were clearly justified. Final adjustments were made to the comparative tables and narrative explanations to ensure transparency and readiness for LUMA's evaluation.	$ 165.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/19/2025	3	$ 165.00	Worked on preparing the RFP package, which included revising and updating all applicable dates in the documents, reviewing and modifying exhibits to ensure consistency and alignment with the new Transmission Line scope, and verifying that the changes complied with procurement standards. Additionally, cross-checked the package to confirm accuracy before circulation.	$ 495.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/19/2025	1	$ 165.00	Meeting with Ruben Tapia Recoms Financial Advisor and Miguel Garcia- Recom Project Manager/ Engineer to discuss the Cost Analysis Substation Batch 2 in order to understand the spreadsheet and incorporate corrections requested by LUMA. This included inserting columns for average, correction of formula and column for market pricing.	$ 165.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/19/2025	2	$ 165.00	Worked preparing the excel sheet for Recoms Legal and Financial Advisor Ruben Tapia in order to be able to work only on the formulas that will populate the average and the % for cost reasonableness	$ 330.00

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LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/22/2025	6	$ 165.00	Worked on the Emergency Restoration RFP cost analysis alongside Miguel García Recoms Project Manager, focusing on proposals submitted by Quanta, Marathon, Beta Electric, JJ, and Roman Electric. Reviewed unit pricing, labor rates, material costs, and mobilization fees for alignment with market indicators and ICE benchmarks. Analyzed discrepancies and flagged outlier values for further review to ensure consistency with LUMA's cost reasonableness framework and compliance standards.	$ 990.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/23/2025	3	$ 165.00	Worked on inserting average columns across all vendor tabs to standardize the cost comparison data. This task was prepared so that Rubén Tapia, RECOMS Financial Analyst, could insert the formulas and validate the calculations. The effort ensured consistency in the presentation of cost information and supported the preparation of the cost reasonableness analysis required for the procurement process.	$ 495.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/23/2025	2	$ 165.00	Worked on inserting average columns in each vendor tab to organize the data for cost comparisons. This setup was prepared for Rubén Tapia, RECOMS Financial Analyst, to apply the formulas, calculate the averages, and finalize the cost reasonableness analysis.	$ 330.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/23/2025	1	$ 165.00	Participated in the weekly coordination meeting with LUMA to review progress, current status, and next steps for all active RFPs. Discussion included updates on procurement activities and the pending cost reasonableness analysis that remains under review. Yadira Lugo (LUMA), P3's Ruben Lugo, Recoms' Doc Manager Fabian Velez	$ 165.00

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LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/23/2025	1	$ 165.00	Held a working session with Michelle Perez Recoms Regulatory Compliance and Miguel García Recoms Project Mamanger to continue development of the cost reasonableness evaluation for the Workforce Augmentation RFP. The session focused on validating unit costs, reconciling ICE benchmarks, and identifying potential discrepancies or areas requiring proponent clarification. Comparative analyses were reviewed to align with LUMA's procurement criteria and federal cost principles.	$	165.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/24/2025	1	$ 165.00	Held a meeting with Michelle Pérez, RECOMS Compliance, and Miguel García, RECOMS Project Manager, to discuss the cost analysis. Reviewed the inclusion of market pricing and agreed on modifications to the Excel file to add the average and 5% variance columns in support of the cost reasonableness analysis.	$	165.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/24/2025	1	$ 165.00	Attended a meeting with LUMA's Federal Funds team, including Yadira Lugo from LUMA Procurement, to review and discuss the Cost Reasonableness Analysis for multiple procurement processes currently under evaluation. The 3PPO team participated in the meeting to present technical justifications, pricing methodology, and scope alignment strategies. The discussion focused on reconciling LUMA's federal compliance requirements with ongoing evaluations, identifying any additional backup or clarifications needed for submittal, and establishing next steps for report finalization and submission timelines.	$	165.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/24/2025	3	$ 165.00	Worked on the cost analysis calculation using RSMeans data to establish benchmarks for labor, equipment, and material pricing. Began cross-referencing vendor proposals against the RSMeans unit cost estimates to identify variances and validate cost reasonableness. This was prepared to be discusses with Michelle Pérez, RECOMS Technical Specialist, to align methodology used on WA.	$	495.00

LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/26/2025	1	$ 165.00	Attended a meeting with LUMA to review and discuss crew member composition in comparison to the contractual requirements under Quanta's agreement. The discussion focused on aligning contract terms with actual resource deployment.	$	165.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/26/2025	2	$ 165.00	Worked with Vicente Díaz, RECOMS Legal Advisor, and Rubén Tapia, RECOMS Financial Analyst, on the review of Quanta's contract to prepare an RFI. The RFI was drafted to request clarification on the composition of the assessment crews to ensure compliance with contractual requirements.	$	330.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/26/2025	4	$ 165.00	Started working on the cost analysis, which included setting up the framework for evaluating vendor proposals and cross-referencing the proponents' pricing against the Independent Cost Estimate (ICE). The work focused on identifying variances, preparing comparison tables, and establishing the basis to assess cost reasonableness between the vendors' pricing and the ICE benchmarks.	$	660.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/29/2025	2	$ 165.00	Prepared the weekly report to be discussed with LUMA and P3A during the coordination meeting. The report included updating the status of ongoing procurement activities, capturing the progress achieved during the past week, and outlining outstanding items. It also detailed the proposed next steps and action items required to move forward, ensuring alignment between 3PPO, LUMA, and P3A on priorities and upcoming deadlines.	$	330.00

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LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/29/2025	4	$ 165.00	Started working on the cost reasonableness analysis by focusing on the two proponents that met all mandatory requirements out of the four total submissions. This involved reviewing their pricing structures, comparing proposed rates against the Independent Cost Estimate (ICE), and identifying variances or deviations that require further validation. The task also included setting aside the two non-compliant proposals to ensure the analysis concentrated on qualified proponents in alignment with procurement guidelines.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/29/2025	2	$ 165.00	continued working on the cost reasonableness analysis by focusing on the two proponents that met all mandatory requirements out of the four total submissions. This involved reviewing their pricing structures, comparing proposed rates against the Independent Cost Estimate (ICE), and identifying variances or deviations that require further validation. The task also included setting aside the two non-compliant proposals to ensure the analysis concentrated on qualified proponents in alignment with procurement guidelines.	$ 330.00
LUMA	13	(13) Streetlight Constructio n 3PPO-1101-16-SC-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/30/2025	3	$ 165.00	Continued working on the cost analysis, which included setting up the framework for evaluating vendor proposals and cross-referencing the proponents' pricing against the Independent Cost Estimate (ICE). The work focused on identifying variances, preparing comparison tables, and establishing the basis to assess cost reasonableness between the vendors' pricing and the ICE benchmarks.	$ 495.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212	Yolanda Velez	Technical Specialist /Engineer	9/30/2025	3	$ 165.00	Started working on the Mobilization tab and looked for market pricing references to compare against vendor proposals and support completion of the cost reasonableness analysis. Downloaded contracts from the comptroller's office to be able to have the market pricing.	$ 495.00
							106.75			**$ 17,613.75**

449.49

Subtotal	$ 63,418.54
Sales tax	
Total Invoice Amount	**$ 63,418.54**

"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 25-09-01-L (LUMA) on SEPTEMBER 30, 2025, is true and correct. The Services have been rendered, and no payment has been received in respect thereof".



Contractor's Signature

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