REGULATORY COMPLIANCE SERVICE
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Invoice: 25-10-01-L (LUMA)
Invoice Date: 2025-10-31

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

Contract Num: 2026-PPP003

Operator	Work Order #	Project #	WBS Task Name		Professional Name	Labor Cat	Date	Hours	HR/RATE	Description (detail)	Total
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211		Edwin Quiñones	Legal Adviso	10/6/2025	1.5	$ 189.00	As requested by Yolanda Velez, Technical Specialist and Engineer for Recoms, further reviewed and analyzed additional Puerto Rico Energy Bureau (PREB) resolutions and orders with implications for Recoms in its role as Third-Party Procurement Operator (3PPO), including those not previously in the SharePoint records (Cases No. NEPR-MI-2021-0004, NEPR-MI-2024-0004, and NEPR-MI-2024-0005). Verified alignment with the existing documentation and the summary spreadsheet of resolutions prepared by Recoms. Identified key determinations and compliance requirements affecting the design and implementation of RFPs and the overall procurement process with LUMA and Genera. Prepared detailed notes to support Recoms' ongoing strategic planning and decision-making regarding procurement activities.	$ 283.50

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211		Edwin Quiñones	Legal Advisor	10/7/2025	4.25	$ 189.00	As requested by Yolanda Velez, Technical Specialist and Engineer for Recoms, completed review and analysis of additional Puerto Rico Energy Bureau (PREB) resolutions and orders with implications for Recoms in its role as Third-Party Procurement Operator (3PPO), including those not previously in the SharePoint records (Cases No. NEPR-MI-2021-0004, NEPR-MI-2024-0004, and NEPR-MI-2024-0005). Verified alignment with the existing documentation and the summary spreadsheet of resolutions prepared by Recoms. Identified key determinations and compliance requirements affecting the design and implementation of RFPs and the overall procurement process with LUMA and Genera. Prepared detailed notes to support Recoms' ongoing strategic planning and decision-making regarding procurement activities.	$ 803.25
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211		Edwin Quiñones	Legal Advisor	10/21/2025	1.5	$ 189.00	Review and analyze Puerto Rico Energy Bureau Resolutions and Orders issued under Cases Nos. NEPR-MI-2024-0004 and NEPR-MI-2024-0005, related respectively to the Request to Operate Palo Seco MPs, Mayagüez CTs, and Cambalache Units with Natural Gas (conversion) and the Acquisition of Temporary Generation. Conducted legal and procedural research to identify the orders issued to the 3PPO by the PREB, focusing on which entity (PREPA, P3A, or the 3PPO) was designated to manage each procurement process and whether Genera PR was excluded from participating or administering the RFPs due to its restricted status. Spoke with Yolanda Vélez, Technical Specialist and Engineer for Recoms, to discuss findings and next steps, including continued review of all PREB resolutions establishing the scope of 3PPO's jurisdiction over these procurements.	$ 283.50

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211		Edwin Quiñones	Legal Advisor	10/21/2025	1	$ 189.00	Review and organize notes, case summaries, and PREB resolutions under Cases Nos. NEPR-MI-2024-0004 and NEPR-MI-2024-0005 in preparation for follow-up discussion with Yolanda Vélez, Technical Specialist and Engineer for Recoms, regarding the jurisdictional scope and assignment of procurement responsibilities among PREPA, P3A, the 3PPO, and Genera PR. Prepared agenda points and clarifications for upcoming call to address findings on the PREB's orders concerning management of the Palo Seco/Mayagüez/Cambalache natural gas conversion and Temporary Generation procurements.	$ 189.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211		Edwin Quiñones	Legal Advisor	10/22/2025	4.25	$ 189.00	Continue research and document preparation regarding PREB Cases Nos. NEPR-MI-2024-0004 and NEPR-MI-2024-0005, focusing on the PREB's orders assigning procurement management responsibilities among PREPA, P3A, the 3PPO, and Genera PR. Spoke with Yolanda Vélez, Technical Specialist and Engineer, and Mariela Quiñones, Program Manager for Recoms, to address technical and procedural questions. Prepared a written summary and response detailing jurisdictional findings, procurement implications, and references to relevant PREB Resolutions and Orders, and conducted further document searches to obtain any additional PREB resolutions cited in support of the analysis.	$ 803.25
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211		Edwin Quiñones	Legal Advisor	10/23/2025	0.75	$ 189.00	Final review of select Resolutions and Orders (R&O) under PREB Cases Nos. NEPR-MI-2024-0004 and NEPR-MI-2024-0005 to further verify findings regarding the 3PPO's jurisdiction and procurement responsibilities. Completed written answers and summaries for both cases based on the documents reviewed to date, as requested by Yolanda Vélez and Mariela Quiñones, and prepared to conduct a comprehensive review of the full dockets in the upcoming week.	$ 141.75
								13.25			**$ 2,504.25**

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/1/2025	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	10/1/2025	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	10/1/2025	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	10/1/2025	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	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/1/2025	1	$ 105.00	Facilitated a work session with LUMA and P3A, focusing on the Culebra discussion. Coordinated with attendees Yolanda Vélez, Rubén Tapia, Rubén Lugo, Odalys, and Yadira Lugo to align on project objectives, address logistical considerations, and define next steps for the initiative.	$ 105.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/2/2025	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	10/2/2025	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. Updated new supplier tracker.	$ 105.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/2/2025	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	10/3/2025	0.5	$ 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.	$ 52.50
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/3/2025	1	$ 105.00	Ensured compliance with procurement guidelines and published the finalized RFIs through the Power Advocate platform to facilitate official communication, maintain transparency, and uphold the established bid timeline.	$ 105.00

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LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/6/2025	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	10/6/2025	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

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LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/6/2025	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	10/6/2025	1.5	$ 105.00	Managed the creation and finalization of addenda reflecting timeline changes. Published the updates in the Power Advocate (PA) system and concurrently adjusted the project schedule in both PA and on LUMA's website to ensure all stakeholders had access to the most current information. Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 157.50
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/6/2025	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	10/7/2025	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	10/7/2025	1.5	$ 105.00	Monitored the event messaging system to track communications, address issues promptly, and maintain comprehensive records of interactions for audit and compliance purposes.	$ 157.50
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/7/2025	2	$ 105.00	Performed comprehensive maintenance of all documentation by identifying and removing duplicate files. Organized incoming new documents and updated Excel tracking tables to ensure data accuracy and system efficiency across the repository.	$ 210.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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	10/8/2025	0.5	$ 105.00	Managed the intake, cataloging, and initial review of all RFI responses from post-bid suppliers. Organized and archived the submissions for evaluation team access, ensuring proper version control and preparation for analysis.	$ 52.50

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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	10/8/2025	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	10/8/2025	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

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LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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. Attendees: Yadira Lugo, Mariana Pérez, Rubén Lugo, Odalys Navarro y Yolanda Vélez.	$ 8.40
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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. Attendees: Yadira Lugo, Mariana Pérez, Rubén Lugo, Odalys Navarro y Yolanda Vélez.	$ 17.85

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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. Attendees: Yadira Lugo, Mariana Pérez, Rubén Lugo, Odalys Navarro y Yolanda Vélez.	$ 17.85
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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. Attendees: Yadira Lugo, Mariana Pérez, Rubén Lugo, Odalys Navarro y Yolanda Vélez.	$ 8.40
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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. Attendees: Yadira Lugo, Mariana Pérez, Rubén Lugo, Odalys Navarro y Yolanda Vélez.	$ 8.40
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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. Attendees: Yadira Lugo, Mariana Pérez, Rubén Lugo, Odalys Navarro y Yolanda Vélez.	$ 8.40

LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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. Attendees: Yadira Lugo, Mariana Pérez, Rubén Lugo, Odalys Navarro y Yolanda Vélez.	$ 8.40
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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. Attendees: Yadira Lugo, Mariana Pérez, Rubén Lugo, Odalys Navarro y Yolanda Vélez.	$ 17.85
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/8/2025	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. Attendees: Yadira Lugo, Mariana Pérez, Rubén Lugo, Odalys Navarro y Yolanda Vélez.	$ 8.40

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/9/2025	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	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/9/2025	1	$ 105.00	Managed the finalization and distribution of the formal letter of recommendation, transferring it to LUMA for review. Conducted systematic maintenance of SharePoint folders, including archiving obsolete documents and performing secure backups to ensure data integrity and compliance.	$ 105.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/9/2025	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

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LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/9/2025	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	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/10/2025	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	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/10/2025	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	10/10/2025	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	10/10/2025	2	$ 105.00	Managed the formatting and editing of cancellation letters and coordinated the facilitation of supporting documentation for both the LUMA procurement team and participating vendors.	$ 210.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/10/2025	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	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/10/2025	1	$ 105.00	Facilitated the compilation and transfer of all necessary documents to the evaluation team to support their review process. Subsequently, managed the final formatting, quality check, and upload of the completed report to the designated shared folder for LUMA, ensuring timely and secure access.	$ 105.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/10/2025	0.5	$ 105.00	Managed the final formatting and quality review of the cost analysis document. Ensured clarity, accuracy, and compliance before sharing the finalized analysis with both P3 and LUMA to support financial review and decision-making.	$ 52.50

LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/10/2025	1	$ 105.00	Managed cancellation process of RFP publication, editing and formatting of cancellation letter and publishing.	$ 105.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/14/2025	0.75	$ 105.00	Facilitated a work session with Yolanda Vélez to organize and prepare all necessary documentation for the ongoing evaluation process. Ensured proper version control, accessibility, and alignment with evaluation criteria to support an efficient and thorough review.	$ 78.75
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/14/2025	0.5	$ 105.00	Collaborated with Yolanda Velez to prepare and structure the comprehensive project report. Focused on consolidating data, aligning content with objectives, and ensuring clarity for stakeholder presentation and strategic decision-making.	$ 52.50
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/14/2025	1	$ 105.00	Managed the editing and formatting of the methodology clarification document for LUMA, ensuring technical accuracy, clarity, and alignment with project requirements. Finalized the document for official submission and stakeholder review.	$ 105.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/14/2025	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

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LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/14/2025	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	10/14/2025	0.5	$ 105.00	Facilitated the systematic organization and compilation of all project documentation, constructing a detailed chronology of key events to support clarity, accountability, and strategic review processes.	$ 52.50
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/15/2025	1	$ 105.00	Executed a complete restructure of the SharePoint filing system, replacing LUMA's legacy organizational method. Performed a comprehensive cleanup and reorganization of the entire RFP package and associated evaluation materials, establishing a logical, intuitive, and scalable folder hierarchy for improved document control and retrieval.	$ 105.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/15/2025	1	$ 105.00	Executed a complete restructure of the SharePoint filing system, replacing LUMA's legacy organizational method. Performed a comprehensive cleanup and reorganization of the entire RFP package and associated evaluation materials, establishing a logical, intuitive, and scalable folder hierarchy for improved document control and retrieval.	$ 105.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/16/2025	2	$ 105.00	Executed a complete restructure of the SharePoint filing system, replacing LUMA's legacy organizational method. Performed a comprehensive cleanup and reorganization of the entire RFP package and associated evaluation materials, establishing a logical, intuitive, and scalable folder hierarchy for improved document control and retrieval.	$ 210.00

LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/16/2025	2	$ 105.00	Executed a complete restructure of the SharePoint filing system, replacing LUMA's legacy organizational method. Performed a comprehensive cleanup and reorganization of the entire RFP package and associated evaluation materials, establishing a logical, intuitive, and scalable folder hierarchy for improved document control and retrieval.	$ 210.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/17/2025	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	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/17/2025	2	$ 105.00	Executed a complete restructure of the SharePoint filing system, replacing LUMA's legacy organizational method. Performed a comprehensive cleanup and reorganization of the entire RFP package and associated evaluation materials, establishing a logical, intuitive, and scalable folder hierarchy for improved document control and retrieval.	$ 210.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/20/2025	0.5	$ 105.00	Managed document facilitation, analysis, reports and excel tables formatting and editing. Organizational processes for 3PPO evaluation, legal and procurement teams.	$ 52.50
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/20/2025	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	10/20/2025	0.5	$ 105.00	Managed the formatting and editing of the clarification notice to ensure accuracy and compliance. Finalized the document and published it through the Power Advocate (PA) system to officially notify all relevant stakeholders.	$ 52.50
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/20/2025	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	10/20/2025	0.67	$ 105.00	managed status report with Recoms Technical Specialist Engineer Yolanda Vélez, facilitating documentation and creating status report	$ 70.35
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/21/2025	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	10/21/2025	1	$ 105.00	Managed document facilitation, analysis, reports and excel tables formatting and editing. Organizational processes for 3PPO evaluation, legal and procurement teams.	$ 105.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/22/2025	1	$ 105.00	Managed document facilitation, analysis, reports and excel tables formatting and editing. Organizational processes for 3PPO evaluation, legal and procurement teams.	$ 105.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/23/2025	3	$ 105.00	Managed the formal notice of cancellation and executed the end-to-end process of compiling the complete RFP package for final transmittal to LUMA. Cancelled the associated PA event and published the official cancellation notice to all proponents to ensure transparent communication and procedural closure.	$ 315.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/23/2025	0.5	$ 105.00	Managed the drafting, formatting, and finalization of the RFI response letter and all required attachments for the FOMB submission. Ensured all documents were accurate, compliant, and properly assembled before official delivery.	$ 52.50
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/24/2025	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	10/28/2025	2	$ 105.00	Managed the final compilation and quality review of all documentation for the complete package transfer to LUMA. Securely transferred the finalized package to the designated shared folder to complete the submission process.	$ 210.00

LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/30/2025	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	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/30/2025	3	$ 105.00	Conducted a work session with Yolanda Vélez to review, refine, and align on the content and structure of the governor's report. Focused on ensuring clarity, accuracy, and strategic messaging in preparation for executive presentation.	$ 315.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Fabian Velez	IT/Data Specialist	10/30/2025	1	$ 105.00	Managed document facilitation, analysis, and reporting activities supporting the 3PPO evaluation, legal, and procurement teams. Prepared, formatted, and edited Excel tables and supporting reports to ensure consistency, regulatory compliance, and audit readiness. Streamlined organizational processes to improve document traceability, alignment with federal billing protocols, and overall efficiency across review cycles.	$ 105.00
								64.41			**$ 6,763.05**
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212		Francisco Amill	LEGAL ADVISOR	10/8/2025	3	$ 189.00	Conducted analysis and prepared the Letter to LUMA Energy regarding RFP 3PPO-0708-13-MSA (Substation Master Service Agreement). Reviewed the Evaluation Committee's findings, Independent Cost Estimate (ICE), and cost variance across all major categories, ensuring alignment with 2 CFR § 200.404 and the 3PPO Standard Operating Procedures. Drafted the final transmittal summarizing evaluation results, compliance findings, and recommendations to either relaunch or negotiate the RFP to achieve federally compliant cost reasonableness. Coordinated with LUMA's Procurement and Compliance teams to preserve federal eligibility and audit readiness	$ 567.00

LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212		Francisco Amill	LEGAL ADVISOR	10/8/2025	3	$ 189.00	Conducted review and prepared the Letter to LUMA Energy regarding RFP 3PPO-0909-14-WA (Workforce Augmentation). Work included analysis of the Evaluation Committee's findings, verification of labor and equipment rate variances against FEMA's Schedule of Equipment Rates and federal benchmarks, and application of cost principles under 2 CFR § 200.404 and §§ 200.318–200.324. Drafted the final letter summarizing compliance findings, identifying negotiation points to bring pricing within FEMA-eligible thresholds, and providing recommendations to ensure federal transparency and audit readiness	$ 567.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Francisco Amill	LEGAL ADVISOR	10/9/2025	3	$ 189.00	Researched and prepared the Notice of Cancellation – RFP No. 3PPO-0905-24-TL3 issued to LUMA Energy LLC, analyzing the relationship between the RFP's Scope of Work, Independent Cost Estimate (ICE), and pricing framework. Drafted the final letter for issuance by the 3PPO in coordination with P3A, ensuring full compliance with 2 CFR 200.319(a) and FAR § 14.209. The letter articulated the legal and procedural justification for the cancellation to preserve competitive integrity and federal eligibility standards, and was transmitted as part of the 3PPO's formal procurement record.	$ 567.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Francisco Amill	LEGAL ADVISOR	10/9/2025	3	$ 189.00	Conducted legal and regulatory research and prepared the Notice of Cancellation – RFP No. 3PPO-0905-24-TL3 for the Transmission Lines Construction Services IDIQ (TL3), dated October 10, 2025 letter to Luma. Work included analysis of compliance obligations under 2 CFR 200.319 and FAR §14.209, review of the RFP's Scope of Work, Independent Cost Estimate (ICE), and pricing framework to ensure consistency with federal competitive procurement standards. Drafted and finalized the official notice language issued by the 3PPO to all proponents, maintaining transparency, procedural fairness, and federal funding eligibility	$ 567.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Francisco Amill	LEGAL ADVISOR	10/9/2025	3	$ 189.00	Reviewed correspondence from LUMA Energy asserting applicability of the Project Labor Agreement (PLA) under RFP No. 3PPO-0312-19-TL25 and prepared the official P3A response letter reaffirming the non-applicability of PLAs pursuant to Executive Order OE-2025-015 and Section 6.2(a) of the T&D OMA. Work included legal analysis of federal and local labor policy, coordination with the 3PPO to confirm Addenda #2 compliance language, and drafting the final letter issued by the P3A Executive Director directing LUMA to permanently remove the PLA requirement from all procurement processes under the OMA	$ 567.00
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Contract Development - T0213		Francisco Amill	LEGAL ADVISOR	10/14/2025	2	$ 189.00	worked under assignment from Project Manager Yolanda Vélez on the review and finalization of the 3PPO Clarification Letter titled “Clarification on Evaluation Methodology and Documentation Process for RFPs.” The task involved verifying compliance with 2 CFR §200.324, ensuring the accuracy of explanations regarding cost and price analysis, and validating references to the LUMA Procurement Manual (July 31, 2023) and LUMA Procurement Toolkit. The review also included confirming that all procedural clarifications accurately reflected the 3PPO’s Standard Operating Procedures (SOP) and distinguished between transitional documentation updates and prior compliant practices.	$ 378.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Contract Development - T0213		Francisco Amill	LEGAL ADVISOR	10/20/2025	2	$ 189.00	Researched, analyzed, and drafted the Response to LUMA Energy's Request for Reconsideration of the Withdrawal of the Cancellation of RFP 3PPO-0905-24-TL3. Work involved reviewing LUMA's correspondence, assessing legal and procedural implications under Act 29-2009, 2 CFR § 200.319, and FAR § 15.206(e), and developing the argumentation framework supporting the 3PPO's authority and decision rationale. Prepared and redacted the final letter articulating the statutory and competitive basis for maintaining the cancellation, referencing precedent cases (EPC Substations Batch 2, Streetlighting RFP) to demonstrate administrative consistency, and ensuring alignment with federal procurement best practices and audit defensibility	$ 378.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Francisco Amill	LEGAL ADVISOR	10/20/2025	2	$ 189.00	Prepared and redacted the Clarification Notice – RFP 3PPO-1101-16-SC (Streetlighting Construction Services) to ensure transparency and procedural accuracy in the post-evaluation phase. Conducted legal and technical review of LUMA's updated quantity data and coordinated the application of standardized evaluation procedures under Section 7 of the RFP Methodology. Drafted the clarification notice to reaffirm that recalculations were for analytical consistency only and did not alter pricing, scope, or proponent standing. Ensured compliance with Act 29-2009, 2 CFR §200.319(a), and FAR §15.305(a), preserving full and open competition and audit defensibility within the ongoing procurement process	$ 378.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Francisco Amill	LEGAL ADVISOR	10/22/2025	1	$ 189.00	Reviewed and analyzed LUMA Energy's Notice of Cancellation for RFP 3PPO-1101-16-SC (Distribution Streetlight Construction Services) issued to the P3A. Verified alignment with RFP Sections 9 and 12 concerning LUMA's reservation of rights and authority to terminate procurement events, ensuring compliance with federal and local procurement principles under 2 CFR 200.319(a). Assessed the stated justifications related to operational priorities, funding availability, and programmatic alignment to confirm procedural validity and documentation adequacy for 3PPO and P3A records.	$ 189.00

								22			**$ 4,158.00**
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/2/2025	2.5	$ 110.00	Performed QA/QC verification of time entries and supporting documentation to ensure consistency with LUMA contractual and reporting requirements.	$ 275.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/3/2025	2	$ 110.00	Reviewed September documentation under the LUMA contract for accuracy, ensuring consistency with internal reporting and QA/QC protocols.	$ 220.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/3/2025	1.5	$ 110.00	Performed compliance verification of employee rosters and related documentation to confirm audit readiness and alignment with program requirements.	$ 165.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/4/2025	2.5	$ 110.00	Executed QA/QC review of september entries to verify completeness, version and task assignment control, and conformance with reporting guidelines.	$ 275.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/5/2025	4	$ 110.00	Reviewed and validated pending timesheets for Mariela Quinones, Rubén Tapia, Nilda Rodriguez, and Fabián Velez to ensure submission accuracy and proper approval routing.	$ 440.00

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/6/2025	0.5	$ 110.00	Reviewed billable activity entries to confirm alignment with approved QA/QC procedures and project tracking requirements.	$ 55.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/7/2025	1	$ 110.00	Reviewed and validated invoicing documentation for LUMA to ensure accuracy, completeness, and compliance with contractual and QA/QC billing requirements. Confirmed that all deliverables and cost justifications were properly aligned with internal controls and ready for submission.	$ 110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/8/2025	0.5	$ 110.00	Conducted detailed review of invoicing records for LUMA, confirming data integrity, billing accuracy, and compliance with internal approval standards.	$ 55.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/9/2025	0.5	$ 110.00	Reviewed invoice documentation under Task T0214 for completeness and accuracy. Verified supporting cost data and ensured conformity with LUMA procurement and reporting protocols.	$ 55.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/10/2025	1	$ 110.00	Performed quality-control verification of LUMA billing documentation under Task T0214. Confirmed alignment with internal control standards, validated cost consistency, and ensured all deliverables were properly accounted for.	$ 110.00

LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/16/2025	1	$ 110.00	Supported 3PPO contract management short-bid process. Conducted QA/QC review of supporting documentation, verified deliverable completion, and ensured compliance with invoicing and reporting standards.	$ 110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/20/2025	2	$ 110.00	Reviewed entries for the second week of October to ensure timely completion and full compliance with reporting deadlines.	$ 220.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/21/2025	1	$ 110.00	Performed quality assurance and quality control review of project documentation and time entries to ensure compliance with reporting and invoicing requirements.	$ 110.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	PO Prep - T0214		Gerardo Mechaly	Project Manager	10/22/2025	0.5	$ 110.00	Completed QA/QC review for Weeks 2 and 3; verified employee revisions, approved updated time entries, and confirmed submission of compliant timesheets.	$ 55.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Contract Development - T0213		Gerardo Mechaly	Project Manager	10/28/2025	1	$ 110.00	Executed QA/QC validation of contract materials; cross-checked deliverables and supporting records for completeness and compliance with program controls.	$ 110.00
								21.5			**$ 2,365.00**

LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/1/2025	4	$ 165.00	Started cost-analysis review of submitted proposals, focusing on price reasonableness and cost-effectiveness for Request for Proposal 3PPO-0708-13-MSA,. Flagged proposals with missing mobilization/demobilization entries and noted impact on total cost. Identified proposals with pricing significantly above market benchmarks for exclusion consideration.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/1/2025	4	$ 165.00	Continued cost-analysis review of submitted proposals, focusing on price reasonableness and cost-effectiveness for Request for Proposal 3PPO-0708-13-MSA,. Flagged proposals with missing mobilization/demobilization entries and noted impact on total cost. Identified proposals with pricing significantly above market benchmarks for exclusion consideration.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/2/2025	4	$ 165.00	Started review of submitted cost breakdowns to verify arithmetic, unit counts, and applied markups for Request for Proposal 3PPO-0708-13-MSA. Reconciled line-item totals with submitted spreadsheets. Corrected calculation errors and documented adjustments. Noted missing cost elements for follow-up requests.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/2/2025	4	$ 165.00	Continued review of submitted cost breakdowns to verify arithmetic, unit counts, and applied markups for Request for Proposal 3PPO-0708-13-MSA. Reconciled line-item totals with submitted spreadsheets. Corrected calculation errors and documented adjustments. Noted missing cost elements for follow-up requests.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/3/2025	4	$ 165.00	Started updating master cost workbook with corrected totals and a short discrepancy log for procurement records for Request for Proposal 3PPO-0708-13-MSA. Pulled RSMeans unit rates for comparable activities. Mapped RSMeans items to proponent line items. Highlighted rates that deviated materially from RSMeans. RSMeans comparison sheet with variance flags and recommendations for price justification requests. Benchmarked labor and unit costs against RSMeans to assess price reasonableness.	$ 660.00

LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/3/2025	4	$ 165.00	Continued updating master cost workbook with corrected totals and a short discrepancy log for procurement records for Request for Proposal 3PPO-0708-13-MSA. Pulled RSMeans unit rates for comparable activities. Mapped RSMeans items to proponent line items. Highlighted rates that deviated materially from RSMeans. RSMeans comparison sheet with variance flags and recommendations for price justification requests. Benchmarked labor and unit costs against RSMeans to assess price reasonableness.	$ 660.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/6/2025	4	$ 165.00	Started conducting cost-analysis review of submitted proposals for Distribution Streetlights 3PPO-1101-16-SC , focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers. Checked pricing of key equipment and materials on GSA Advantage to confirm competitive pricing. Flagged items where proponent pricing exceeded benchmarks.	$ 660.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/6/2025	4	$ 165.00	Continued conducting cost-analysis review of submitted proposals for Distribution Streetlights 3PPO-1101-16-SC , focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers. Checked pricing of key equipment and materials on GSA Advantage to confirm competitive pricing. Flagged items where proponent pricing exceeded benchmarks.	$ 660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/7/2025	4	$ 165.00	Started conducting cost-analysis review of submitted proposals for Request for Proposal Distribution Line Construction 3PPO-1123-01-DL-03 , focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers.	$ 660.00

LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/7/2025	4	$ 165.00	Started drafting the formal findings memo summarizing cost analysis for Streetlight Construction 3PPO-1101-16-SC-02, benchmarking results, and recommendations. Wrote summary of incomplete submissions and pricing outliers. Included RSMeans and GSA benchmark references and rationale for exclusions. Prepared actionable recommendations in a draft findings memo ready for review and inclusion in the package.	$ 660.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/8/2025	4	$ 165.00	Continued drafting the formal findings memo summarizing cost analysis for Streetlight Construction 3PPO-1101-16-SC-02, benchmarking results, and recommendations. Wrote summary of incomplete submissions and pricing outliers. Included RSMeans and GSA benchmark references and rationale for exclusions. Prepared actionable recommendations in a draft findings memo ready for review and inclusion in the package.	$ 660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/8/2025	4	$ 165.00	Continued conducting cost-analysis review of submitted proposals for Request for Proposal Distribution Line Construction 3PPO-1123-01-DL-03 , focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers.	$ 660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/9/2025	4	$ 165.00	Started extracting and normalized cost tables from each proponent for comparison for Request for Proposal for Distribution Line Construction 3PPO-1123-01-DL-03, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers. Cross-checked unit rates and equipment rental assumptions with RSMeans and	$ 660.00

LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/9/2025	4	$ 165.00	Continued extracting and normalized cost tables from each proponent for comparison for Request for Proposal for Distribution Line Construction 3PPO-1123-01-DL-03, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers. Cross-checked unit rates and equipment rental assumptions with RSMeans and	$ 660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/10/2025	4	$ 165.00	Started cost-analysis review of submitted proposals, focusing on price reasonableness and cost-effectiveness for Request for Proposal Distribution Line Construction 3PPO-1123-01-DL-03,. Flagged proposals with missing mobilization/demobilization entries and noted impact on total cost. Identified proposals with pricing significantly above market benchmarks for exclusion consideration.	$ 660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/10/2025	4	$ 165.00	Continued cost-analysis review of submitted proposals, focusing on price reasonableness and cost-effectiveness for Request for Proposal Distribution Line Construction 3PPO-1123-01-DL-03,. Flagged proposals with missing mobilization/demobilization entries and noted impact on total cost. Identified proposals with pricing significantly above market benchmarks for exclusion consideration.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Harold Glanville	Technical Specialist	10/13/2025	4	$ 165.00	Started conducting cost-analysis review of submitted proposals for Request for Proposal EPC Substation 3PPO-0703-11-SUB-03-Batch2, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Harold Glanville	Technical Specialist	10/13/2025	4	$ 165.00	Continued conducting cost-analysis review of submitted proposals for Request for Proposal EPC Substation 3PPO-0703-11-SUB-03-Batch2, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers.	$ 660.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Harold Glanville	Technical Specialist	10/14/2025	4	$ 165.00	Started extracting and normalized cost tables from each proponent for comparison for Request for Proposal EPC Substation 3PPO-0703-11-SUB-03-Batch2, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers. Cross-checked unit rates and equipment rental assumptions with RSMeans	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Harold Glanville	Technical Specialist	10/14/2025	4	$ 165.00	Continued extracting and normalized cost tables from each proponent for comparison for Request for Proposal EPC Substation 3PPO-0703-11-SUB-03-Batch2, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers. Cross-checked unit rates and equipment rental assumptions with RSMeans	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Harold Glanville	Technical Specialist	10/15/2025	4	$ 165.00	Started cost-analysis review of submitted proposals, focusing on price reasonableness and cost-effectiveness for Request for Proposal EPC Substation 3PPO-0703-11-SUB-03-Batch2. Flagged proposals with missing items entries and noted impact on total cost. Identified proposals with pricing significantly above market benchmarks for exclusion consideration.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Harold Glanville	Technical Specialist	10/15/2025	4	$ 165.00	Continued cost-analysis review of submitted proposals, focusing on price reasonableness and cost-effectiveness for Request for Proposal EPC Substation 3PPO-0703-11-SUB-03-Batch2. Flagged proposals with missing items entries and noted impact on total cost. Identified proposals with pricing significantly above market benchmarks for exclusion consideration.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Harold Glanville	Technical Specialist	10/16/2025	4	$ 165.00	Started review of submitted cost breakdowns to verify arithmetic, unit counts, and applied markups for Request for Proposal EPC Substation 3PPO-0703-11-SUB-03-Batch2. Reconciled line-item totals with submitted spreadsheets. Corrected calculation errors and documented adjustments. Noted missing cost elements for follow-up requests.	$ 660.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Harold Glanville	Technical Specialist	10/16/2025	4	$ 165.00	Continued review of submitted cost breakdowns to verify arithmetic, unit counts, and applied markups for Request for Proposal EPC Substation 3PPO-0703-11-SUB-03-Batch2. Reconciled line-item totals with submitted spreadsheets. Corrected calculation errors and documented adjustments. Noted missing cost elements for follow-up requests.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Harold Glanville	Technical Specialist	10/17/2025	4	$ 165.00	Finished review of submitted cost breakdowns to verify arithmetic, unit counts, and applied markups for Request for Proposal EPC Substation 3PPO-0703-11-SUB-03-Batch2. Reconciled line-item totals with submitted spreadsheets. Corrected calculation errors and documented adjustments. Noted missing cost elements for follow-up requests.	$ 660.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/17/2025	4	$ 165.00	Started conducting cost-analysis review of submitted proposals for Request for Proposal Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers.	$ 660.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/20/2025	4	$ 165.00	Continued conducting cost-analysis review of submitted proposals for Request for Proposal Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers.	$ 660.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/20/2025	4	$ 165.00	Accomplished conducting cost-analysis review of submitted proposals for Request for Proposal Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers.	$ 660.00

LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/21/2025	4	$ 165.00	Started review of the documentation related to the Distribution Line Construction IDIQ Project (Contract No. 3PPO-1123-01-DL) in order to complete and submit the required Stage Gate 3 Approval Form and Stage Gate 4 Approval Form. This review included verifying scope alignment, cross-checking deliverables, and confirming compliance with procedural requirements to ensure the form is accurately filled and ready for routing.	$ 660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/21/2025	4	$ 165.00	Continued review of the documentation related to the Distribution Line Construction IDIQ Project (Contract No. 3PPO-1123-01-DL) in order to complete and submit the required Stage Gate 3 Approval Form and Stage Gate 4 Approval Form. This review included verifying scope alignment, cross-checking deliverables, and confirming compliance with procedural requirements to ensure the form is accurately filled and ready for routing.	$ 660.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/22/2025	4	$ 165.00	Started review of the documentation related to the Distribution Poles and Conduct Repair (Contract No. 3PPO-0328-08-DP-03) in order to complete and submit the required Stage Gate 3 Approval Form and Stage Gate 4 Approval Form. This review included verifying scope alignment, cross-checking deliverables, and confirming compliance with procedural requirements to ensure the form is accurately filled and ready for routing.	$ 660.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/22/2025	4	$ 165.00	Continued review of the documentation related to the Distribution Poles and Conduct Repair (Contract No. 3PPO-0328-08-DP-03) in order to complete and submit the required Stage Gate 3 Approval Form and Stage Gate 4 Approval Form. This review included verifying scope alignment, cross-checking deliverables, and confirming compliance with procedural requirements to ensure the form is accurately filled and ready for routing.	$ 660.00

LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/23/2025	4	$ 165.00	Completed and submitted the Stage Gate 3 Approval Form and Stage Gate 4 Approval Form for the Distribution Line Construction IDIQ Project (Contract No. 3PPO-1123-01-DL-03). The form was filled in its entirety using information extracted and analyzed from the project documentation package, ensuring alignment with scope, deliverables, and compliance requirements. All relevant data points were verified and incorporated to support a complete and audit-ready submission.	$ 660.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Harold Glanville	Technical Specialist	10/23/2025	4	$ 165.00	Completed and submitted the Stage Gate 3 Approval Form Stage Gate 3 Approval Form and Stage Gate 4 Approval Form for the Distribution Poles and Conduct Repair Project (Contract No. 3PPO-0328-08-DP-03). The form was filled in its entirety using information extracted and analyzed from the project documentation package, ensuring alignment with scope, deliverables, and compliance requirements. All relevant data points were verified and incorporated to support a complete and audit-ready submission.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/24/2025	4	$ 165.00	Started review of the documentation related to the Substation MSA (Contract No. 3PPO-0708-13-MSA-02) in order to complete and submit the required Stage Gate 3 Approval Form and Stage Gate 4 Approval Form. This review included verifying scope alignment, cross-checking deliverables, and confirming compliance with procedural requirements to ensure the form is accurately filled and ready for routing.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Harold Glanville	Technical Specialist	10/24/2025	4	$ 165.00	Continued review of the documentation related to the Substation MSA (Contract No. 3PPO-0708-13-MSA-02) in order to complete and submit the required Stage Gate 3 Approval Form and Stage Gate 4 Approval Form. This review included verifying scope alignment, cross-checking deliverables, and confirming compliance with procedural requirements to ensure the form is accurately filled and ready for routing.	$ 660.00
								144			**$ 23,760.00**

LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Miguel Garcia	Project Manager	10/6/2025	4	$ 110.00	Worked on the evaluation of the Streetlight RFP proposals, reviewing technical and financial components, including updated RFI responses and cost reasonableness findings. Continued refinement of scorecard metrics and integration of supporting documentation to finalize the evaluation process.	$ 440.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Miguel Garcia	Project Manager	10/8/2025	4	$ 110.00	Worked on the evaluation scorecard for the Streetlight RFP in collaboration with Yolanda Velez (Lead Engineer), focusing on integrating all technical criteria and evaluation metrics based on the updated documentation submitted by proponents.	$ 440.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Miguel Garcia	Project Manager	10/9/2025	2	$ 110.00	Continued working on the streetlight RFP evaluation with Yolanda Velez (Lead Engineer), focusing on incorporating the latest technical responses, verifying pricing consistency, and refining the scorecard to align with LUMA's cost reasonableness directives.	$ 220.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Miguel Garcia	Project Manager	10/10/2025	4	$ 110.00	Final review session for the Streetlight RFP evaluation held with Yolanda Velez (Lead Engineer), Ruben Tapia (Finance Officer), and Vicente Diaz (Legal Counsel). The team validated scorecard results, confirmed cost reasonableness findings, and ensured all technical and pricing inputs from RFI responses were accurately reflected in the final documentation to be submitted.	$ 440.00

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LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Miguel Garcia	Project Manager	10/10/2025	4	$ 110.00	Continued working on the final review of the Streetlights RFP with the Evaluation Committee—Yolanda Velez (Lead Engineer), Vicente Diaz (Legal Counsel), and Ruben Tapia (Finance Officer). Work focused on refining the evaluation scorecard to reflect updated technical submissions and pricing adjustments based on recently submitted RFI responses. The team ensured consistency in scoring criteria and alignment with LUMA's latest directives.	$ 440.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Miguel Garcia	Project Manager	10/17/2025	1.5	$ 110.00	Verified the final version of the Batch 2 cost reasonableness report prepared for delivery to LUMA. This review included validating alignment with previously received RFI responses, cross-checking pricing assumptions, and confirming consistency with internal evaluation methodologies to ensure compliance with procurement and audit requirements.	$ 165.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Miguel Garcia	Project Manager	10/20/2025	3.5	$ 110.00	Worked on the streetlights RFP evaluation scorecard with Yolanda Velez (Lead Engineer), reviewing technical and financial criteria for each proponent. This included cross-referencing RFI responses, incorporating recent cost reasonableness adjustments, and aligning scorecard methodology with internal procurement standards to ensure consistency in evaluation results.	$ 385.00
								23				**$ 2,530.00**
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Mariela Quiñones	Program Manager	10/7/2025	0.25	$ 160.00	Worked with the LUMA team — including Yolanda Vélez (Engineering Team Leader, ReComS), Miguel García (Project Manager, ReComS), and Fabian Wilkins Vélez (Data Manager, ReComS) — to review and discuss the current status of the weekly status report deliverables. The meeting focused on validating project progress updates, aligning reporting timelines, addressing any pending data inputs required by LUMA, and clarifying next steps to ensure the accuracy and timely submission of the weekly status report.	$ 40.00

LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212		Mariela Quiñones	Program Manager	10/7/2025	0.25	$ 160.00	Worked with the LUMA team — including Yolanda Vélez (Engineering Team Leader, ReComS), Miguel García (Project Manager, ReComS), and Fabian Wilkins Vélez (Data Manager, ReComS) — to review and discuss the current status of the weekly status report deliverables. The meeting focused on validating project progress updates, aligning reporting timelines, addressing any pending data inputs required by LUMA, and clarifying next steps to ensure the accuracy and timely submission of the weekly status report.	$ 40.00
LUMA	4	(4) Emergency Restoration 3PPO-1212-03-EM-03	Contract Development - T0213		Mariela Quiñones	Program Manager	10/7/2025	0.25	$ 160.00	Discussion with Ruben Lugo from P3 Yolanda Vèlez Recoms engineering team in regards to concerns be sent by Luma. We discussed the alternatives that we have upon the discrepancies presented of the evaluation from the cost analysis perspective.	$ 40.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Contract Development - T0213		Mariela Quiñones	Program Manager	10/8/2025	1	$ 160.00	Developed and clarified the written explanation detailing the rationale behind the cancellation of the LUMA Transmission RFP. Additionally, prepared a concise summary for P3A's official communication to LUMA, outlining the 3PPO's evaluation results and formal recommendations related to the cancellation.	$ 160.00
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212		Mariela Quiñones	Program Manager	10/9/2025	0.5	$ 160.00	Worked with Juan Martínez and Juan González, both from P3A's Legal Counsel, to address the RFI submitted by the court related to the Project Labor Agreement (PLA) applicability to the ongoing RFP. Clarified the scope of the court's inquiry and coordinated the required legal and technical responses.	$ 80.00

LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212		Mariela Quiñones	Program Manager	10/9/2025	0.5	$	160.00	Held a discussion with Pietrantoni Méndez Álvarez and Juan González, both from P3A Legal Counsel, regarding the Project Labor Agreement (PLA) applicability and the changes requested by LUMA to the Transmission Line RFP. Reviewed proposed revisions and aligned on the appropriate legal interpretation and next steps.	$ 80.00
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212		Mariela Quiñones	Program Manager	10/9/2025	1.25	$	160.00	Worked with Rubén Lugo from P3A, Yolanda Vélez, Technical Engineer, and Francisco Amill, ReComs Legal Counsel, to clarify the applicability of the Project Labor Agreement (PLA) as structured in the RFP. Discussed the confusion surrounding the voluntary nature of the PLA and defined the recommended strategy for addressing this matter within the open bidding process.	$ 200.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Mariela Quiñones	Program Manager	10/9/2025	0.5	$	160.00	Worked on the preparation of a formal letter to LUMA regarding the cost reasonableness analysis and the proper procedure to follow when proposed prices exceed the established cost rationality thresholds. Ensured that the communication aligns with 3PPO's evaluation standards and procurement protocols.	$ 80.00
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212		Mariela Quiñones	Program Manager	10/9/2025	0.25	$	160.00	Held a meeting with Juan González, P3A Legal Counsel, to review the status of the correspondence to be sent to LUMA and the proponents concerning the cancellation of the procurement process resulting from uncertainty in the project timeline. Discussed next steps and alignment of messaging prior to issuance.	$ 40.00

LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212		Mariela Quiñones	Program Manager	10/11/2025	6	$ 160.00	vWorked on the RFI responses requested by the FOMB, holding multiple discussions with Juan González (P3A Legal Counsel) and Eng. Josué Colón (Executive Director), and participated in a coordination meeting with Francisco (ReComs Legal Counsel) and Miguel García (ReComs Project Manager).	$ 960.00
LUMA	17	(17) Transmission Lines Construction 3PPO-0312-19-TL25-02	Tendering - T0212		Mariela Quiñones	Program Manager	10/17/2025	0.5	$ 160.00	Reviewed the letter received from LUMA regarding the cancellation of the RFP process and discussed its contents with Francisco Amill (Legal Counsel) and Yolanda Vélez (Engineer) to assess implications, confirm accuracy of statements, and define the response strategy.	$ 80.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Planning - T0211		Mariela Quiñones	Program Manager	10/28/2025	1.5	$ 160.00	Prepared and refined bilingual meeting summaries and RFP cancellation explanations for LUMA and 3PPO documentation. Edited sections for clarity, tone, and word count, ensuring alignment with pending evaluation letter and status update to P3A.	$ 240.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Planning - T0211		Mariela Quiñones	Program Manager	10/30/2025	1	$ 160.00	Held a meeting with Juan Saca, Juan Rogers, Mariana Pérez, and the LUMA technical team, along with Osvaldo Carlo (ReComs Senior Regulatory Compliance Officer), to discuss issues related to the technical information received from LUMA for dispatch verification and to review the current status of the RFP; identified data gaps, clarified technical parameters, and outlined follow-up actions.	$ 160.00

LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Planning - T0211		Mariela Quiñones	Program Manager	10/30/2025	0.25	$ 160.00	Held follow-up discussions with Juan Rogers to address the issues raised during the prior meeting with Juan Saca, Mariana Pérez, and other members of the LUMA procurement and technical teams; reviewed pending items, clarified responsibilities, and aligned next steps for resolution and documentation.	$ 40.00
								14			**$ 2,240.00**
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/1/2025	4	$ 165.00	Continued working on the cost reasonableness analysis for the Substation MSA request for proposal (RFP). Searching additional Labor rates in the market, specifically current/ actual contracts related to the RFP.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/1/2025	4	$ 165.00	Continued working on the cost reasonableness analysis for the Substation MSA request for proposal (RFP). Searching additional labor rates in the market, specifically current/ actual contracts related to the RFP. Three reference each position.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/2/2025	4	$ 165.00	Continued working on the cost reasonableness analysis for the Substation MSA request for proposal (RFP). Telecom and Breakers.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/2/2025	4	$ 165.00	Continued working on the cost reasonableness analysis for the Substation MSA request for proposal (RFP). Substation work and continue with Telecom and Breakers.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/3/2025	4	$ 165.00	Continue developing the Substation MSA cost analysis, including developing the sheets for the summary statement and project summary.	$ 660.00

LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/3/2025	4	$ 165.00	Performing final review on the Request for Proposal for Substation MSA- Cost Analysis. This review includes verification of the formulas, notes, format, layout and details regarding to the analysis for conclusion and completion.	$ 660.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/6/2025	4	$ 165.00	Start working on the variance for all the proposals related to the Streetlight Construction 3PPO-1101-16-SC-02	$ 660.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/6/2025	4	$ 165.00	Continue working with the RFP cost analysis creating the Summary Statement with all the details related to the cost reasonableness of the proposals received.	$ 660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/7/2025	4	$ 165.00	Initiated the development of a cost reasonableness analysis to support the procurement process for the Distribution Line Construction project, ensuring alignment with market standards and regulatory requirements.	$ 660.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/7/2025	4	$ 165.00	Continued work on the cost analysis, refining the summary statement, notes, formulas, and variance details to ensure accuracy and consistency across all data sets.	$ 660.00

LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/8/2025	4	$	165.00	Finishing Streetlight Cost Analysis with all the formulas, variance, final review and details of the conclusion of the analysis.	$ 660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/8/2025	5	$	165.00	Continue working with Distribution Line Cost Analysis, adding the variances to Equipment, Mobilization, demobilization and Labor, calculate the average and formatting the analysis.	$ 825.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/9/2025	2	$	165.00	Continued cost analysis activities, identifying comparable contracts for market benchmarking and developing variance assessments to support pricing validation and alignment.	$ 330.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/10/2025	2	$	165.00	Continued work on the Distribution Lines cost analysis, including coordination on labor market references and preparation of the summary statement for review and validation.	$ 330.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/13/2025	4	$	165.00	Began development of the Substation Batch 2 Cost Reasonableness Analysis, creating the analytical format and formulas, and gathering relevant market data to support benchmarking and validation.	$ 660.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/14/2025	4	$ 165.00	Continued development of the Batch 2 Cost Analysis, concentrating on market data research and validation for the Aguirre Substation to support pricing accuracy and benchmarking.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/14/2025	4	$ 165.00	Continued work on the Batch 2 Cost Analysis, researching comparable items through GSA Advantage and open market sources to support pricing validation and reasonableness review	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/15/2025	4	$ 165.00	Continued development of the Batch 2 Cost Analysis, focusing on market research and pricing validation for the Culebra and Vieques categories to support cost reasonableness and comparative benchmarking	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/15/2025	4	$ 165.00	Continued development of the Batch 2 Cost Analysis, conducting open-market research to identify and compile pricing data for use in establishing average cost calculations and validating cost reasonableness.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/16/2025	4	$ 165.00	Continued work on the Batch 2 Cost Analysis, conducting market research to identify pricing data, calculate averages, and develop variance analyses to support cost reasonableness and consistency across categories.	$ 660.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/16/2025	4	$ 165.00	Continued working with the Batch 2 Cost Analysis, searching for market pricing, average and develop the variances for each proponent and Total Variance based on total average and develop the Project Summary Cost Analysis.	$ 660.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/17/2025	2	$ 165.00	Conducted final review and formatting of the Batch 2 Cost Analysis, including verification of formulas, refinement of notes and summary sections, and overall document cleanup to ensure accuracy, consistency, and readiness for submission.	$ 330.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/17/2025	3.83	$ 165.00	– Initiated the Distribution Poles Cost Reasonableness Analysis, developing the format and formulas, and incorporating ICE data to calculate averages and establish cost benchmarks across all categories.	$ 631.95
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/20/2025	4	$ 165.00	Continued conducting cost-analysis review of submitted proposals for Request for Proposal Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers.	$ 660.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/20/2025	4	$ 165.00	Accomplished conducting cost-analysis review of submitted proposals for Request for Proposal Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03, focusing on price reasonableness and cost-effectiveness. Reviewed line-item rates and assumptions against RSMeans and GSA Advantage to validate market alignment and detect outliers.	$ 660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/21/2025	4	$ 165.00	Continued working with the RFP documentation requested by LUMA for DLines RFP 3PPO-1123-01-DL-03. Search the requested information and validate the data to fill the forms; 03-Stage Gate 3 Approval_BEAR_v.6.1, 04A - Contract Cost Price Analysis Before Bid, 04- Stage Gate 4 Approval Form CS v.10.3, and 04B - Contract Cost Price Analysis After Bid	$ 660.00

LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/21/2025	4	$	165.00	Began reviewing of the documentation related to the Distribution Line Construction (3PPO-1123-01-DL-03) in order to complete and submit the required Stage Gate 3 Approval Form. This review included verifying scope alignment, cross-checking deliverables, and confirming compliance with procedural requirements to ensure the form is accurately filled and ready for routing.; 03- Stage Gate 3 Approval_BEAR_v.6.1, 04A - Contract Cost Price Analysis Before Bid, 04- Stage Gate 4 Approval Form CS v.10.3, and 04B - Contract Cost Price Analysis After Bid	$	660.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/22/2025	4	$	165.00	Started review of the documentation related to the Distribution Poles and Conduct Repair (Contract No. 3PPO-0328-08-DP-03) in order to complete and submit the required Stage Gate 3 Approval Form. This review included verifying scope alignment, cross-checking deliverables, and confirming compliance with procedural requirements to ensure the form is accurately filled and ready for routing	$	660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/22/2025	4	$	165.00	Completed and submitted the Stage Gate 3 Approval Form for the Distribution Line Construction IDIQ Project (Contract No. 3PPO-1123-01-DL-03). The form was filled in its entirety using information extracted and analyzed from the project documentation package, ensuring alignment with scope, deliverables, and compliance requirements. All relevant data points were verified and incorporated to support a complete and audit-ready submission.	$	660.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/23/2025	4	$	165.00	Completed and submitted the Stage Gate 4 Approval Form and for the Distribution Poles and Conduct (RFP Number. 3PPO-0328-08-DP-03) The form was filled in its entirety using information extracted and analyzed from the project documentation package, ensuring alignment with scope, deliverables, and compliance requirements. All relevant data points were verified and incorporated to support a complete and audit-ready submission.	$	660.00

LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/23/2025	4	$ 165.00	Completed and submitted 04- Stage Gate 4 Approval Form CS v.10.3 for the Distribution Pole and Conduct Repairs (3PPO-0328-08-DP-03). The form was filled in its entirety using information extracted and analyzed from the project documentation package, ensuring alignment with scope, deliverables, and compliance requirements. All relevant data points were verified and incorporated to support a complete and audit-ready submission.	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/24/2025	4	$ 165.00	Began reviewing of the documentation related to the RFP - Substation MSA 3PPO-0708-13- in order to complete and submit the required Stage Gate 3 Approval Form. This review included verifying scope alignment, cross-checking deliverables, and confirming compliance with procedural requirements to ensure the form is accurately filled and ready for routing.; 03- Stage Gate 3 Approval_BEAR_v.6.1, 04A - Contract Cost Price Analysis Before Bid, 04- Stage Gate 4 Approval Form CS v.10.3, and 04B - Contract Cost Price Analysis After Bid	$ 660.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Contract Development - T0213		Michelle Perez	Technical Specialist /Engineer	10/24/2025	4	$ 165.00	Continued working and submitted 03- Stage Gate 3 Approval_BEAR_v.6.1. The form was filled in its entirety using information extracted and analyzed from the project documentation package, ensuring alignment with scope, deliverables, and compliance requirements. All relevant data points were verified and incorporated to support a complete and audit-ready submission.	$ 660.00
								126.83			**$ 20,926.95**
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Contract Development - T0213		Ruben Tapia	Senior Financal Analyst	10/1/2025	1	$ 189.00	Ruben Lugo- 3PA, Yadira Lugo- LUMA, Yolanda Velez-Engineer, and Fabian Velez-Project Manager to discuss and design a model Workflow and Timeline targets for future RFPs.	$ 189.00

LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Ruben Tapia	Senior Financal Analyst	10/6/2025	1	$	189.00	Review of Jane Goodall's Financial Statements provided via RFI for 3PPO-1101-16-SC-02 and inclusion on financial commentary on evaluation report.	$ 189.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Contract Development - T0213		Ruben Tapia	Senior Financal Analyst	10/7/2025	1.78	$	189.00	Review of Cost Reasonable Analysis and Evaluation alonside Miguel Garcia- Engineer and Yolanda Velez- Engineer for RFP 3PPO-0909-14-WA-02	$ 336.42
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Ruben Tapia	Senior Financal Analyst	10/9/2025	1	$	189.00	Review of existing contracts as per PR Comptrollers Office for various proponents. Review of Scorecard financial commentary.	$ 189.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Contract Development - T0213		Ruben Tapia	Senior Financal Analyst	10/10/2025	2	$	189.00	Draft of Final Report and Evaluation of Scorecard a for Streetlight Construction 3PPo-1101-16-SC-02. Work session alongside Yolanda Velez- Engineer, Fabian Vlez- Project Manager, Miguel Garcia- Engineer and Vicente	$ 378.00
								6.78				**$ 1,281.42**
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/1/2025	1	$	165.00	Participated in a working meeting with Michelle Perez and Harold Grandville (both Recoms Technical Specialists) to discuss vendor pricing and mobilization requirements. Conducted a search for market pricing references to compare against vendor proposals and support completion of the cost reasonableness analysis.	$ 165.00

LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/1/2025	4	$ 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.	$ 660.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/1/2025	1	$ 165.00	Worked on a coordination meeting to discuss the "Snake Diagram" procurement process, focusing on defining the specific steps, roles, and timelines assigned to each participating entity — LUMA, P3A, and 3PPO. The discussion included outlining responsibilities for document preparation, evaluation, recommendation, and award approval; clarifying interagency communication flow; and establishing realistic deadlines for each task to ensure procedural compliance and timely project execution.	$ 165.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/2/2025	4	$ 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.	$ 660.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/3/2025	4	$ 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.	$ 660.00

LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/3/2025	4	$ 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.	$ 660.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/6/2025	4	$ 165.00	Worked on the Final Recommendation Report, consolidating the evaluation results and preparing a detailed summary of each vendor. The summary included their evaluation status—recommended for negotiation, conditionally recommended, not recommended, or disqualified—along with the rationale supporting each determination. Additionally, I included guidance on next steps for LUMA, specifying how to proceed with negotiations, conditional reviews, or actions, ensuring the report aligns with 3PPO and P3A procedural requirements.	$ 660.00
LUMA	17A	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/6/2025	0.5	$ 165.00	Created Addendum No. 2 to formalize the timeline extension for the RFP. The task included revising the key procurement dates, verifying consistency across all related sections and exhibits, and preparing the updated document for review and publication in coordination with the Data Manager.	$ 82.50
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/6/2025	2	$ 165.00	Processed RFI responses and coordinated with Michelle Pérez, RECOMS Technical Specialist, to incorporate the clarifications into the comparative Excel pricing table and the cost-reasonableness analysis (CRA). The task included updating unit-cost mappings and assumptions, reconciling discrepancies across proponents, flagging pricing variances for further review, and documenting all updates to ensure transparency and consistency within the evaluation package.	$ 330.00

LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/7/2025	2	$ 165.00	Processed the Mobilization and Demobilization RFIs and updated the corresponding evaluation report to reflect the proponents' clarifications. Verified and adjusted the cost analysis to ensure alignment with the newly provided information, making specific revisions to Elizabeth I's pricing tables and supporting documentation to maintain accuracy and consistency across all comparative data.	$ 330.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/7/2025	1	$ 165.00	Reviewed the final evaluation report following completion of the cost analysis to ensure consistency between technical findings and pricing justification. Subsequently, drafted a formal letter to LUMA summarizing the Evaluation Committee's recommendation, outlining the rationale for the proposed award, and confirming compliance with applicable procurement and cost-reasonableness requirements.	$ 165.00
LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/7/2025	1	$ 165.00	Reviewed the final evaluation report following completion of the cost analysis to ensure consistency between technical findings and pricing justification. Subsequently, drafted a formal letter to LUMA summarizing the Evaluation Committee's recommendation, outlining the rationale for the proposed award, and confirming compliance with applicable procurement and cost-reasonableness requirements.	$ 165.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/7/2025	1	$ 165.00	Participated in the weekly coordination meeting with LUMA, P3A, and the 3PPO teams to review the current status of active RFPs, ongoing evaluations, and pending cost analyses. Discussed progress updates, upcoming deliverables, and next steps required to finalize recommendations and maintain alignment across all entities involved in the procurement process.	$ 165.00

LUMA	12	(12) Workforce Augmentation 3PPO-0909-14-WA-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/7/2025	2	$ 165.00	Attended a working meeting with the Evaluation Committee (EC) team to review and refine the cost analysis. The session focused on validating pricing comparisons across proponents, verifying alignment with the Independent Cost Estimate (ICE), and ensuring consistency with federal cost-reasonableness standards. Adjustments were discussed to finalize the documentation supporting the evaluation report.	$ 330.00
LUMA	8	(8) Substation MSA 3PPO-0708-13-MSA-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/7/2025	2	$ 165.00	**Attended a working meeting with the Evaluation Committee (EC) team** to review and refine the **cost analysis**. The session focused on validating pricing comparisons across proponents, verifying alignment with the Independent Cost Estimate (ICE), and ensuring consistency with federal cost-reasonableness standards. Adjustments were discussed to finalize the documentation supporting the evaluation report.	$ 330.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/8/2025	4	$ 165.00	Worked on scoring and updating the rankings within the cost analysis, ensuring that each proponent's pricing reflected accurate evaluation results. Adjusted the comparative tables to align with the revised scoring methodology and removed non-compliant or disqualified proponents from the price comparison to maintain clarity and accuracy in the final evaluation dataset.	$ 660.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/8/2025	3	$ 165.00	Searched and compiled data required for the team to continue the Cost Analysis Excel, ensuring all missing information was available for validation. Participated in discussions with the evaluation team regarding potential award vendors, BAFO (Best and Final Offer) considerations, and additional items not originally included in the pricing schedules, to ensure completeness and accuracy before finalizing the recommendation.	$ 495.00

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LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/9/2025	2	$	165.00	Worked on the completion of the final evaluation report, including verification and consolidation of the scoring from the Evaluation Committee (EC) and integration of the detailed cost analysis for all proponents. Reviewed consistency between technical scores, pricing tables, and cost reasonableness results to ensure alignment prior to finalizing the recommendation.	$ 330.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/9/2025	2	$	165.00	Worked with Miguel García, RECOMS Project Manager/Engineer, on the scoring of the proponents for both the technical and pricing evaluations following completion of the cost analysis. Added explanatory columns and comments within each vendor section to document the rationale behind the assigned scores, ensuring transparency and consistency across all evaluation criteria.	$ 330.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/9/2025	2	$	165.00	Worked with Harold Glanville, RECOMS Technical Specialist, on gathering and reviewing the documents required to complete the cost analysis. Revised the cost analysis Excel file to ensure accuracy of data, alignment with supporting documentation, and consistency across all vendor pricing tables.	$ 330.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/9/2025	1	$	165.00	Participated in a meeting to discuss material changes in the Scope of Work as communicated by LUMA. Collaborated with Francisco Amil, RECOMS Legal Advisor, and Mariela Quiñones, RECOMS Program Manager, and consulted with the P3A team on the preparation of the formal correspondence to LUMA and the proponents, addressing the scope modifications and next procedural steps.	$ 165.00
LUMA	17a	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/9/2025	2	$	165.00	Drafted the cancellation notification letter to LUMA and prepared the corresponding notice for publication in Power Advocate. Responded to LUMA's email regarding the cancellation determination, incorporating guidance following the meeting between P3A and the 3PPO Legal Advisor to ensure consistency with procedural and legal requirements.	$ 330.00

LUMA	13	(13) Streetlight Constructi on 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/10/2025	1	$ 165.00	Worked on the QA/QC review of the final evaluation report, verifying the findings and justifications for each vendor. Made necessary modifications to ensure consistency, accuracy, and alignment with the evaluation criteria and supporting documentation.	$ 165.00
LUMA	13	(13) Streetlight Constructi on 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/10/2025	4	$ 165.00	Continued working on the final review of the Streetlights RFP with the Evaluation Committee—YMiguel Garcia (PM/ Engineer), Vicente Diaz (Legal Counsel), and Ruben Tapia (Finance Officer). Work focused on refining the evaluation scorecard to reflect updated technical submissions and pricing adjustments based on recently submitted RFI responses. The team ensured consistency in scoring criteria and alignment with LUMA's latest directives.	$ 660.00
LUMA	13	(13) Streetlight Constructi on 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/10/2025	4	$ 165.00	Final review session for the Streetlight RFP evaluation held with Miguel Garcia (PM Engineer), Ruben Tapia (Finance Officer), and Vicente Diaz (Legal Counsel). The team validated scorecard results, confirmed cost reasonableness findings, and ensured all technical and pricing inputs from RFI responses were accurately reflected in the final documentation to be submitted.	$ 660.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/13/2025	1	$ 165.00	Prepared the weekly status report covering all active and contracted RFPs, including updates on each project's progress, pending items, and next steps. The report also incorporated responses and follow-up actions related to the FOMB's RFIs, ensuring alignment between the 3PPO, P3A, and LUMA for documentation consistency and contract tracking.	$ 165.00
LUMA	13	(13) Streetlight Constructi on 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/14/2025	4	$ 165.00	Worked on the revision of each individual vendor-specific report, ensuring that all sections of the evaluation—technical, financial, and cost analysis—were accurately reflected in accordance with the requirements established in the RFP. Verified the financial information and aligned the findings with the final scorecard results and cost analysis conclusions.	$ 660.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/14/2025	2	$ 165.00	Worked with Harold Glanville and Michelle Pérez, RECOMS Technical Specialists, on the review of the cost analysis table to ensure accuracy and alignment with evaluation findings. Shared the final report including the suggested proposed award distribution based on the consolidated technical and financial results.	$ 330.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/15/2025	4	$ 165.00	Worked on the Excel cost analysis table by inserting columns for average calculations on each vendor tab to support the cost reasonableness analysis and ensure consistent comparison among proponents. Made detailed pricing corrections on the “Salsa” tab to reflect the updated BAFO ($) values, ensuring alignment with the overall average pricing across all vendors.	$ 660.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/16/2025	1	$ 165.00	Worked on the Excel cost analysis table by inserting columns for average calculations on each vendor tab to support the cost reasonableness analysis and ensure consistent comparison among proponents. Continued with the cost analysis of the Mobilization and Demobilization categories to verify consistency and identify pricing variances among proponents.	$ 165.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/16/2025	4	$ 165.00	Worked on the cost analysis table performing detailed average and variance calculations for each vendor to identify pricing deviations and assess overall cost reasonableness. Verified formulas across all tabs to ensure consistency in the methodology, analyzed percentage differences between vendors, and highlighted outliers exceeding the acceptable variance threshold for further review and discussion with the evaluation team.	$ 660.00

LUMA	17a	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/16/2025	2	$ 165.00	Worked on the response to LUMA regarding the cancellation letter of the RFP, explaining that the cancellation was determined due to major changes in the scope and requirements of the solicitation.	$ 330.00
LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/17/2025	2	$ 165.00	Worked on the Cost Analysis review and corrected the summary section. Discussed with Michelle Pérez and Harold Glanville, both RECOMS Technical Specialists, the overall scoring methodology and incorporated notes and justifications related to the Costa Sur exclusion.	$ 330.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/17/2025	2	$ 165.00	Worked on the Cost Analysis review and corrected the summary section. Discussed with Michelle Pérez and Harold Glanville, both RECOMS Technical Specialists, the overall scoring and clarifications related to crew mobilization.	$ 330.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/17/2025	2	$ 165.00	Completed the scorecard modifications on the technical section as determined by the Evaluation Committee (EC) based on the Cost Analysis findings and recommendations. The revised scorecard incorporated updates for all nine vendors evaluated.	$ 330.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/17/2025	2	$ 165.00	Completed all the individual vendor reports (10) in accordance with the Evaluation Committee's final determinations and scoring results.	$ 330.00

LUMA	9	(9) EPC Substation 3PPO-0703-11-SUB-03-Batch2	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/17/2025	1	$ 165.00	Worked with Fabián Vélez, RECOMS Data Manager, on organizing the folder structure requested by LUMA, identifying outdated documents to be excluded from the final filing submission.	$ 165.00
LUMA	17a	(17A) Transmission Lines Construction 3PPO-0312-19-TL - 03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/20/2025	2	$ 165.00	Prepared the formal response letter to LUMA's request for the 3PPO to reconsider the withdrawal of the cancellation of RFP 3PPO-0905-24-TL3. The task included reviewing the original cancellation justification, LUMA's correspondence, and related meeting notes to ensure consistency with prior determinations. Worked in coordination with Francisco Amil, RECOMS Legal Advisor, to align the response language with applicable procurement procedures and ensure that the rationale for maintaining the cancellation was clearly documented and compliant with federal and internal requirements.	$ 330.00
LUMA	13	(13) Streetlight Construction 3PPO-1101-16-SC-02	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/20/2025	1	$ 165.00	Created, along with Francisco Amil, RECOMS Legal Advisor, the letter addressed to all vendors clarifying that their proposals were evaluated using a revised unit pricing methodology aligned with the updated scope and quantities established in LUMA's latest Independent Cost Estimate (ICE). The letter explained the evaluation approach to ensure transparency and consistency across all proponents and to document compliance with procurement standards.	$ 165.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/20/2025	1	$ 165.00	Prepared the weekly report summarizing the status of all active RFPs, including progress updates, pending actions, and coordination items with LUMA, P3A, and the 3PPO.	$ 165.00

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LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/22/2025	1	$ 165.00	Held a working session with Harold Glanville RECOMS TECHNICAL SPECIALIST ENGINEER and Michelle Pérez, RECOMS Technical Specialists, to provide support on the documentation and information required for the BEAR Report. Assisted in organizing data, verifying supporting records, and ensuring consistency with the evaluation findings and cost analysis.	$ 165.00
LUMA	7	(7) Distribution Poles and Conduct Repairs 3PPO-0328-08-DP-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/23/2025	1	$ 165.00	Conducted a working session with Harold Glanville and Michelle Pérez, RECOMS Technical Specialists, to provide support on the documentation and information required for the BEAR Report. The session focused on organizing supporting materials, verifying technical data, and ensuring alignment with the evaluation and cost analysis documentation.	$ 165.00
LUMA	3	(3) Distribution Line Construction 3PPO-1123-01-DL-03	Tendering - T0212		Yolanda Velez	Technical Specialist /Engineer	10/23/2025	3	$ 165.00	Worked with the RFI from the FOMB regarding the evaluation, cost reasonableness of Quantas pricing. Provided explanation on the methodology by verfying the reports, scoring, technical data and a previous letter provided to P3A with the similar questions.	$ 495.00
LUMA	1a	(1a) Luma Contract Mgmt 3PPO-01-04-01-LCM-03	Planning - T0211		Yolanda Velez	Technical Specialist /Engineer	10/30/2025	3	$ 165.00	Updated the status report for all active RFPs, including current progress, pending actions, upcoming deadlines, and coordination notes with LUMA, P3A, and the 3PPO. Verified that all information reflected the most recent evaluations, communications, and timeline adjustments.	$ 495.00
								97.5			**$ 16,087.50**

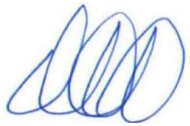
533.27	

Subtotal	**$ 82,616.17**
Sales tax	
Total Invoice Amount	**$ 82,616.17**

"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 25-10-01-L (LUMA) on October 31, 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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