



GOBIERNO DE PUERTO RICO

Administración de Servicios Generales

PUBLIC ANNOUNCEMENT

REQUEST FOR QUALIFICATION (RFQ) 24J-04657

ISSUED DATE: October 24, 2023

TITLE: Mayaguez Waterfront Industrial Park Reconstruction

PURPOSE: The Mayaguez Waterfront Industrial Park in Mayaguez contains several buildings, piers, streets, and associated infrastructure. The waterfront was exposed to high winds, waves and tidal surge during Hurricane Maria that caused severe damage to the facilities for the reconstruction.

DESCRIPTION: The reconstruction project includes, but is not limited to, the following activities:

1. Demolition of approximately 1,400-foot-long berthing structure. The central structure is composed of an anchored steel sheet pile bulkhead with a concrete cap, and the eastern end of the dock is composed of steel pipe pile-supported platforms.
2. Cleaning, preparation, and repair of a pier composed of a steel pipe pile-supported concrete platform.
3. Replacement of mooring appurtenances for calling vessels.
4. Reconstruction of 2,000-foot-long access road with asphalted lanes, sidewalks, and landscaping, including the lighting, electrical, water, sanitary and storm sewer system infrastructure. The reconstruction of the roads considers soil stabilization to reduce liquefaction potential.
5. Reconstruction of the breakwater parallel to the access road.
6. Reconstruction of the sheet pile system, bulkhead, tie-rods, fenders, and whalers.
7. Maintenance dredging of approximately 200,000 cubic yards and the removal of a sunken barge.
8. Relocation of corals colony on existing collapsed revetment.
9. Disassembling of former StarKist metal building to prepare site for the construction staging area.
10. Lead and Asbestos abatement and clearance.

NATURE OF WORK: Construction work in a maritime land area

PERIOD OF PERFORMANCE: 30 months

All persons, natural or legal, who meet the minimum requirements to establish a contract with the Government of Puerto Rico, are invited to participate in this Request for Qualifications (RFQ). The minimum requirements are established in Chapter V of Act No. 73-2019, as amended, known as the

"General Services Administration Act for the Centralization of Government Purchases of Puerto Rico of 2019", as well as in the Regulation No. 9230 of November 18, 2020, as amended, known as the "Uniform Regulation for Purchases and Auctions of Goods, Works, and Non-Professional Services of the General Services Administration of the Government of Puerto Rico." Proponent must meet the necessary requirements to contract with the Government of Puerto Rico, in accordance with current legal provisions.

DOCUMENTS FOR RFQ

The RFQ's document must be downloaded from the General Services Administration (hereinafter, "ASG") web page, <https://asg.pr.gov/subastas>. The documents can be downloaded free of charge. Anyone interested in obtaining a physical copy of the RFQ's, free of charge, may visit, during the hours of 7:30 a.m. to 3:30 p.m., the ASG's Bid Board Office, located at the Minillas Government Center, North Tower, 12th Floor, San Juan, Puerto Rico.

ORIENTATION MEETING – November 14, 2023 – 3:00 p.m.

Any proponent or person interested in submitting a Statement of Qualifications (SOQ) for the RFQ must MANDATORY access to the orientation meeting. Failure to attend the orientation meeting will be sufficient cause for disqualification.

The orientation meeting will be held virtually through the Microsoft Teams platform, which can be accessed through the ASG's web page, <https://asg.pr.gov/subastas>. In addition, you must access the link of the Qualifications Request, RFQ 24J-04657, which will provide you with the option of connectivity to the "Orientation Meeting". When connecting to the Orientation Meeting, the Proponent must register prior to the start of the processes. Any Proponent who accesses after the orientation meeting has started will be disqualified. It will be understood that the orientation meeting has started when the Secretary of the ASG's Bid Board or any representative authorized by the ASG's Bid Board has completed the attendance record out loud.

METHOD FOR SENDING QUESTIONS OR REQUEST FOR CLARIFICATION

Any Proponent or person interested in asking question(s) about a matter in relation to the first phase of this RFQ will submit them to the ASG's Bid Board, in writing, using the link <https://asg.pr.gov/subastas>, under the reference RFQ number.

There will be two deadlines to submit the questions or requests.

November 7, 2023 – 4:00 p.m. for questions or requests about the documents of this RFQ, to be addressed on or before the orientation meeting.

December 14, 2023 – 4:00 p.m. for questions that arise after the site meeting.

SITE VISIT AND INSPECTION – November 17, 2023, at 10:30 a.m.

Any proposer or person interested in submitting a declaration of qualifications for the RFQ will be **REQUIRED** to attend the inspection. Failure to appear shall be sufficient cause for **disqualification**.

DEADLINE FOR DELIVERY OF SOQ

The SOQ will be submitted on or before 9:00 a.m. of January 16, 2023, in the following two (2) ways:

1. In person, at the ASG's Bid Board Office, located in the Minillas Government Center, North Tower, 12th Floor, San Juan, Puerto Rico; and,

2. Electronically, using the link <https://asg.pr.gov/subastas> identifying the reference RFQ number and uploading your offer in the "documents" section.

The Proponent who does not submit his SOQ in the two (2) ways required will be disqualified.

Both the envelope or package containing the SOQ to be presented in person, as well as the email in which the SOQ to be submitted electronically is included, must be identified as follows: Attention: Statement of Qualifications for the RFQ 24J-04657". In addition, both the envelope or package and the email must include the following information: Proponent's name, postal address, and telephone number.

The document submitted personally at the ASG's Bid Board Office at the Minillas Government Center, North Tower, 12th Floor, San Juan, Puerto Rico, will be considered as an official SOQ. Upon receipt of the envelope or package containing the Proponent's SOQ, at the ASG's Bid Board, it will be marked indicating the exact date and time it was received, which will constitute the official date and time of delivery. The email must include a true and exact copy of the personally delivered SOQ. The date and time of receipt of the SOQ submitted by email will be printed on the document. As an exception, at the discretion of the ASG's Bid Board, the personal delivery of complementary attachments may be authorized that, due to the size of their content, exceed the space available to be sent by email.

If any natural event or special circumstance occurs that causes the offices of the ASG's Bid Board to be closed and prevents the receipt of the SOQ on the date and time indicated above, the SOQ will be delivered on the day the ASG's Bid Board resume functions, at the time originally arranged, or at any other that is duly notified.

OPENING ACT

SOQ will be opened on January 16, 2023, at 10:00 a.m. Any Proponent or person interested in attend at the opening act, which will be held virtually through the Microsoft Teams platform, may access it through the ASG's web page, <https://asg.pr.gov/subastas> In addition, you must access the link of the RFQ 24J-04657, which will provide you with the option of connectivity to the Opening Act.

SELECTION PROCESS

The selection process will consist of a dual process; in the first phase (Request for Qualifications), the proponents will be qualified; in the second phase (Request for Proposals), the proposal will be awarded. Only qualified proponents will receive the Request for Proposals (RFP) document.

1. First Phase (RFQ)

The evaluation that will be carried out in the first phase (RFQ) consists of two (2) parts and will be based on the compliance of the SOQ with the specifications, terms, and conditions, as well as the past performance, financial capacity, technical capacity, and approach to the Proponent's project.

a. First Part

The ASG's Bid Board, with the support of the Bids and Proposals Evaluation Committee or the Purchasing Specialist will examine and evaluate the SOQ to verify that they comply with the specifications, terms and conditions established for the RFQ. The result of the evaluation will be "Accepted or Discarded". It will be determined "Accepted" when the SOQ meets all the established criteria. It will be determined "Discarded" when the SOQ does not meet at least one (1) of the established criteria. The SOQ where the result "Accepted" will be evaluated in the second part of the RFQ first phase. The SOQ where the result "Discarded" will be discarded and will not be considered in the second part of the RFQ first phase.

b. Second Part

The ASG's Bid Board, with the support of the Bid and Proposal Evaluation Committee and the Purchasing Specialist assigned to the RFQ process, will evaluate the past performance, financial capacity, technical capacity and focus of the Proponent's project, in accordance with the evaluation criteria established for this RFQ process. When the Proponent receives 70% or more as a result of their SOQ's evaluation, will be the Qualified Proponents that may receive the Request for Proposals (second Phase of the RFQ process). When the Proponent receives 70% or more as a result of their SOQ's evaluation, will be the Disqualified Proposers who will not be invited or receive the Request for Proposals (second phase of the RFQ process).

Criteria	Max. Percentage (%)
Past Performance	25
Financial Capability	15
Technical Capability	25
Project Approach	35
TOTAL	100
Bonus Section 3 and M/WBE	5

2. Second Phase (RFP)

The evaluation that will be carried out in the second phase (RFP) consists of three (3) parts, where the compliance of the proposal with the specifications, terms and conditions will be evaluated, as well as the evaluation of the delivery time, and proposed price by the Proponent.

a. First Part

The ASG's Bid Board, with the support of the Bids and Proposals Evaluation Committee or the Purchasing Specialist will examine and evaluate the proposals to verify that they comply with the specifications, terms and conditions established for the RFQ, in its second phase (RFP). The result of the evaluation will be "Accepted or Discarded". It will be determined "Accepted" when the SOQ meets all the established criteria. It will be determined "Discarded" when the SOQ does not meet at least one (1) of the established criteria. The SOQ where the result "Accepted" will be evaluated in the second part of the RFQ second phase. The SOQ where the result "Discarded"

will be discarded and will not be considered in the second part of the RFQ second phase.

b. Second Part

The ASG's Bid Board with the support of the Bid and Proposal Evaluation Committee and the Purchasing Specialist assigned to the RFQ process will evaluate the price presented by the Proponent.

c. Third Part

The ASG's Bid Board may hold meetings with the Qualified Proponents to obtain a better understanding of their offer or proposal. In addition, you may request a Best and Final Offer (BAFO) from said Proponents, through which you can present your last and most attractive price. Once the proposals are received, they will be evaluated, which will be based only on the price of the Best and Final Offer.

WARNINGS

1. The Administrator may cancel the RFQ document, even after the opening act has been held, if a contract has not been formalized or a purchase order has been issued, if the cancellation of the RFQ document is in the best interest of the Government of Puerto Rico.
2. The Administrator may amend any invitation or specification of the RFQ, when it serves the best interests of the Government of Puerto Rico.
3. In all purchasing processes, ASG will fully comply with the preference policies, enshrined in the following legal provisions, among others:
 - a. Act 14-2004, as amended, known as the "Puerto Rican Industry Investment Law";
 - b. Act 129-2005, as amended, known as the "Reservations Law for Purchases of the Government of the Commonwealth of Puerto Rico"
 - c. Act 253-2006, known as the "Multiple Selection Contracts Law in Purchasing Processes";
 - d. Act 42-2018, as amended, known as the "Preference Law for Local Construction Contractors and Suppliers".
4. The Proponent must be registered and eligible in the System for Award Management (SAM) at the time of presenting his offer, awarding the award, signing the contract, or issuing the purchase order. If you are not registered in the SAM and are eligible, you will be disqualified.
5. ASG does not discriminate based on race, color, gender, origin, or social condition, political or religious ideas, age, nationality, for being a victim or being perceived as a victim of domestic violence, sexual assault or stalking, veteran status, Real or perceived sexual identity or orientation, physical, mental, or sensory impairment.
6. This project is funded in whole or in part with CDBG-DR funds provided by the US Department of Housing and Urban Development (HUD). The provisions of federal labor standards will apply, including the prevailing wage requirements of the Davis Bacon Act, other related laws, and

applicable wage determinations found on form HUD 4010. <https://www.hud.gov/sites/documents/4010.PDF> See the "Federal Labor Standards Provisions" addendum for complete details. In the event of a conflict between the federal salary rates and those of the Executive of Puerto Rico, the higher of the two shall prevail.

7. Work to be performed under the contract resulting from this auction shall be subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. §1701u and as implemented at 24 CFR 75 (Section 3). You can access the Section 3 Housing policy requirements in English: <https://cdbg-dr.pr.gov/en/section-3/> and in Spanish: <https://cdbg-dr.pr.gov/section-3/> . The Section 3 Contractor Plan template is available online at the Housing site: Section 3 Contractor Plan: Spanish <https://cdbg-dr.pr.gov/seccion-3/negocios-y-contratistas/plan-contratistas-seccion-3/> and English <https://cdbg-dr.pr.gov/en/section-3/business-and-contractors/contractor-section-3-plan/> .
8. A Proponent seeking Section 3 or M/WBE preference must be able to demonstrate that they meet one of the following criteria:

Section 3 Businesses: Businesses that are 51% or more owned by a person with low or very low income (using HUD Section 3 income limits for this year or the previous calendar year annualized). Businesses that are at least 51% owned by a current public housing resident or residents currently living in Section 8 assisted housing. Businesses with more than 75% of the hours of work performed for the business during the prior period of 3 months are performed by Section 3 workers.

M/WBE Companies: Proposers wishing to obtain M/WBE preference must submit a copy of their M/WBE certification from an organization accrediting their status.

In San Juan, Puerto Rico, October 24, 2023.



Edmarie Avilés Almenas
Secretary
ASG's Bid Board

