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July 22nd, 2022

ADMINISTRATIVE ORDER 2022-001

TO COMPLEMENT THE PROCESS OF ISSUING, EVALUATION AND AWARD OF PROPOSALS SUBMITTED UNDER THE MECHANISM OF REQUEST FOR PROPOSALS FOR DESIGN COMPETITION, RFP #2022-004, TO REQUEST DESIGN SERVICES FOR THE DEVELOPMENT OF THE *MARINE BUSINESS, RESEARCH AND INNOVATION CENTER*, TO BE CONSTRUCTED AT THE FORMER COAST GUARD PIER IN ROOSEVELT ROADS, UNDER THE REGULATION OF REQUESTS FOR THE PROPOSAL OF THE LOCAL DEVELOPMENT OF ROOSEVELT ROADS (RE: 9366).

Introduction and Context

The Local Redevelopment Authority for Roosevelt Roads (the LRA) is a public corporation of the Commonwealth of Puerto Rico created under Law 508 of September 29, 2004 (Law 508-2004), as amended, for a 40 years term and with the main purpose of to redevelop the land and facilities of the old Roosevelt Roads base located in the municipalities of Ceiba and Naguabo, and to promote the economic development of the municipalities and the East region of Puerto Rico. Law 508-2004 established that the LRA is the entity "in charge of the planning, the reuse and development of the Former Naval Station, including the elaboration of its reuse plan, as requested by the Realignment and Closure Commission Base Law (BRAC)." In particular, the recitals of the law establishes the relevance from the governmental entity in charge allocating enough resources towards the execution and compliance to said redevelopment project. To that extent, it was clarified that and we quote:

"The redevelopment of the land and facilities of the Naval Station Roosevelt Roads has to respond to the needs of the residents of the area, the municipalities and the regional environment. It also has to be done in an integrated way that maximizes the opportunities for economic development growth in the area. Likewise, the projects promoted from within Roosevelt Roads must arise from a process of deep and specific analysis, with the input of all the sectors concerned at the municipal, district, regional and national levels. Finally, all action and effort must be carried out within the framework of the federal laws applicable to the operation of the Base and establishing continuous and effective channels of communication with the competent authorities of the Government of the United States.

To achieve the purposes of this law, it is essential that the mechanisms and steps to be followed to attend any possible change to the operations of the Naval Station Roosevelt Roads be organized and established by law, and the necessary resources be allocated to attend to the future of this facility in a responsible and beneficial way for the present and future generations of Puerto Rico and the United States. In doing so, we fully comply with the democratic commitments agreed between the two."





- To encourage and integrate the communities of Ceiba and Naguabo in the decision-making process and into the development of the Roosevelt Roads Community.
- To position Roosevelt Roads as the center of the Blue Economy of the Caribbean

To this end, the following procedure is established to complement the process of issuing the request for proposal for the design competition, as well as to complement the evaluation process and the award procedure of the selected respondent. To that extent, the following is then decreed:

- This procedure is established as an additional requirement to comply with the requirements of federal and state agencies, Regulation 9366 of the LRA for Requests for Proposals and Administrative Bulletin No. OE-2021-029.
- The request for proposals for MBRIC's design competition may be of a national and international nature, at the discretion of the Authority and its interests depending on what most benefits the project.
- The LRA's Office of Development and Project Management shall be responsible for creating and developing the RFP document with all applicable requirements and parameters as set out in the Authority's Requests for Proposals (RFP) Regulation 9366.
- The Request for Proposals for design competition will be published in a general circulation newspaper in Puerto Rico, and will be announced on the Authority's website and on its social media pages, as established by the LRA Requests for Proposals Regulation (RFP). In addition, it can be announced and published through the Internet pages of the Puerto Rico's College of Architects and Landscape Architects (CAAPR), the *American Institute of Architects* - Puerto Rico Chapter (AIAPR), and the Puerto Rico's Foundation for Architecture (FxA). To achieve the purposes of international dissemination, the open invitation may also be announced architectural and design magazines and Internet pages with international reach and exposition. The selection, including amount of outlets, shall be at the sole discretion of the LRA.
- International architectural and engineering firms may participate jointly (*Joint Venture*) with a local firm, authorized to professionally practice architecture and/or engineering disciplines in Puerto Rico, in accordance with the requirements of the professional practice of architecture and engineering, Law 173 of 1988, as amended.
- Evaluation and selection of proposals: The evaluation mechanism will be divided into two parts: the first part, will be identified as *an initial evaluation round*, and will be in accordance with the provisions of Section 23 of the RFP Regulation. Once the initial round has occurred and finalists has been selected, a second round, identified as a *community selection round*, will be held. The community selection round will be carried out in person and will be composed of members from community of Roosevelt Roads and residents of the municipalities of Ceiba and Naguabo.
- The LRA may establish, as an additional method of participation during the community selection round, a voting mechanism through its website.
- The initial evaluation round of the proposal will be confidential and will be in charge of 7 members, who will be identified as the Jury:



In addition, the LRA adopted Regulation No. 9366, *The Roosevelt Roads Local Redevelopment Authority Regulation for Request for Proposals (RFP)* to establish the procurement procedure for the acquisition of goods; construction and professional services; and services in general. However, the LRA has resolved that there are instances in the redevelopment efforts of Roosevelt Roads, in which it is convenient to execute projects – in particular, projects that are funded through state or federal appropriations; grants; or subsidies – through a design competition mechanism. This alternative allows the LRA to aspire to projects that have a high quality of design; and in addition, promotes the participation of the immediate and mediate communities of the former naval base. Likewise, any project that is carried out through private financing, and whose proponent wishes to carry out the same under the parameters of this Administrative Order, may make use of what is established herein, and this Order will be part of the documents and legal instruments that allow the development of said project.

In June 2021, the LRA received from a sixteen million dollars (\$16 MM) grant from the US Economic Development Administration (EDA) for the development (design and construction) of a structure to be located at the former Coast Guard Pier in Roosevelt Roads. This grant was awarded to the LRA, in conjunction with Bluetide Puerto Rico, Inc. (Bluetide) a non-profit organization, to carry out the development of a facility focused on the study and research of the *Blue Economy* identified as the **Marine Business, Research and Innovation Center** (MBRIC or the Project). The Project consists of 45,000 square feet that are subdivided into: laboratory space, research space, multipurpose rooms, workshops, cafeteria, training rooms, observatory, 12 housing-for-rent units, administrative offices, parking and access to the pier. The objective of this competition is to achieve, through the development of the project, an iconic urban landmark that offers an adequate design solution in response of the programmatic needs of the project; and also an architectural solution that provides a cutting-edge, technological, sustainable and high quality approach worthy of the Roosevelt Roads redevelopment project.

Legal Basis

- Law 508, September 29, 2004, as amended, known as the Roosevelt Roads Naval Station Land and Facility Redevelopment Authority Act.
 - Article 6. Chief Executive Officer. - Powers, duties and functions, of Law 508-2004, in its section (c) empowers the Executive Director of the Authority to:
 - "... c. formulate, adopt, amend and repeal bylaws for the administration of its corporate affairs and such rules, rules and regulations as may be necessary or relevant to the exercise and performance of its functions, powers and duties;"
- *The Roosevelt Roads Local Redevelopment Authority Regulation for Request for Proposals (RFP)*, Regulation No. 9366 of March 23, 2022.

Objective

The LRA has identified the opportunity to carry out the Request For Proposals mechanism for the design competition of the Project through public funding, via an open invitation for proposals; where the following objectives are presented as a general guide:

- To comply with the provisions of the 2014 Master Plan.
- To promote the participation of architectural and engineering offices and studios of all sizes, nationally and internationally, in Roosevelt Roads.

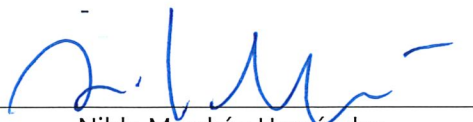
- LRA's Director of Development and Project Management
 - LRA's Director of Facilities Management
 - LRA's Director of Financial Affairs
 - LRA's Project Manager
 - LRA's Engineering Manager
 - One representative of the municipality of Ceiba to the LRA's Board of Directors, which will be selected by the President of the Board.
 - Bluetide Puerto Rico Executive Director
- The Jury will evaluate the selected proposals under the criteria established in the request for proposal document for the design competition.
 - The Jury may require representatives of each design team to clarify particular matters, as set forth in Section 23.00 of the SDP Rules. The Jury will select the design teams to be considered as finalists. In addition, RFP's finalists may be required to do a presentation to the community members as part of the community selection round process.
 - The LRA's Legal Counsel will certify the design team selected in the community selection round.
 - The selected proposal will be submitted for ratification to the LRA's Board of Directors in accordance with Section 25.00 of the Authority's SDP Regulations.
 - If the selected design team, for whatever reasons, decides not to participate or enter into the agreement with the LRA, or is unable to execute the agreement, the LRA will remove said design team and will proceed to award the project to the design team that came second; and so on.
 - Once the signed Award Notification is received (by the LRA) in compliance, the result of the selected team will be published on the LRA's website and on its social media pages.

The Jury and the LRA reserve the right to declare the request for proposal as void. If declared null by the Jury, the members of the Jury will inform the LRA's Executive Director about the reasons for its determination. If declared void by the LRA, the LRA Executive Director shall inform the Board of Directors of the determination, and the reasons for it, as well as of the corrective actions taken to remedy the determination.

If any section or part of this Administrative Order is in contradiction or conflict with any section or article of *The Roosevelt Roads Local Redevelopment Authority Regulation for Request for Proposals (RFP)*, RE: 9366, the language of the Regulation shall have hierarchy over the language of the Administrative Order.

Validity

This Administrative Order shall be effective from its approval until it is repealed or amended.



Nilda Marchán Hernández
LRA Executive Director

07.22.22

Date