

REQUEST FOR PROPOSALS  
RFP #2022-003

# Engineering Professional Services for Power Grid Improvements

at Roosevelt Roads, Ceiba, Puerto Rico

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## Addendum No. 1

Issued on August 12th, 2022

Proposal Deadline for Respondents:  
August 19th, 2022 at 5:00pm

Documents are available at [WWW.ROOSEVELTROADS.PR.GOV](http://WWW.ROOSEVELTROADS.PR.GOV)



This addendum is issued to complement the **Request for Proposals document 2022-003, Engineering Professional Services for Power Grid Improvements** published by the LRA on July 14, 2022. It is made up of the minutes of the Mandatory Meeting and the response from a question asked by one of the proponents.

## 1. Mandatory Pre-submittal Meeting -Minute

Location: Building 3188

Date: August 2, 2022

Time: 10:15 am (start)

### Attendees:

Eng. Ramón Lizardi Barreto	Facility Management Director
Adalberto Molina Arnaldi	Operations Officer
Gindymar Cintrón Meléndez	Asistente Administrativo
Bryan Figueroa	Entech PR PSC
Roberto López Esquerria	Entech PR PSC
Ángel González	Entech PR PSC
Kenan Dávila	Sargent and Lundy
Yvonee Ocasio	Sargent and Lundy
David Gómez	Sargent and Lundy
Garen Dermichian	RG Vanderweil PR LLC
José Santiago	SMS Inc. Sanlo Multiservices inc,
Rafael Pagán Cáceres	NAPS ENGINEERS PSC
Ramón Nieves	NAPS ENGINEERS PSC
Alvin Rodríguez	CMA ARCHITECTICS ENGINEERS LLC
Hugo Durand	HD Group LLC
Javier Pérez Sanfeliz	Continental Lord LLC
Ángel D Díaz	Continental Lord LLC
Dwight Rodríguez	Integra Design Group
Pedro Ortíz	Integra Design Group

### Meeting Agenda

9:30 am – 10:00 am Register

10:00 am – 10:15 am Staff Presentation

10:15 am – 11:00 am RFP Presentation

11:00 am – 11:30 am Clarifications

11:30 am – 11:45 am Break

11:45 am – Tour Visit

## Issues Discussed

a. The Eng. Lizardi begins the presentation at 10:15 am by introducing the Authority's (LRA) task force as well as the participants.

b. Briefly explains the composition and creation of the LRA. It also indicates that the LRA is established by Act 508 of 2000, as amended, and that it owns approximately 3,400 acres of the Land of the Old Roosevelt Roads Base. It also establishes the purpose of the LRA, emphasizing that they own the electrical system, drinking water, sanitation, docks and roads, among other infrastructure.

c. It indicates that the main purpose is to guide qualified firms in electrical designs and systems in this RFP on the general operations and infrastructure of our electrical systems and designs so that bidders can offer improvement and efficiency alternatives to the existing system.

d. Electrical operation is explained, it is proposed and identified by phases and in a general way, in order to determine or identify current and future needs, compliance with established standards and future improvements.

and. The Scope of the Works is explained, and that it will be divided into two phases: Technical Report and Final Design:

### **1. Fase 1 Technical Report (TR) – Shall Considerer the Following**

- Initial Assessments
- Potential Solutions
- Evaluation Process
- Possible Improvement Alternatives to submit to COR3 and FEMA

The same will be presented within 65 days to submit a proposal in accordance with the requirements indicated in the documentation provided by the LRA. It is clarified that it depends on the approval of FEMA to be able to continue to phase 2.

### **2. Fase 2 Studies, Plans, Specifications and Estimates (SPS&E)**

- Field & Environmental Studies
- Thirty-five percent (35%) Preliminary Design Delivery
- Sixty percent (60%) Preliminary Design Delivery
- Ninety percent (90%) Final Design Delivery
- One hundred percent (100%) Construction Documents Delivery
- Construction Bid Support Services
- Services During Construction

e. The composition of the current system is explained and shown, as well as the scope of the work on the different transmission and distribution lines.

f. It is indicated that the main sub-stations are India, Charlie and Delta but that currently it is only working

g. It is also indicated that the electrical system of the LRA is connected to the Daguao substation owned by LUMA-PREPA.

h. Environmental issues are explained and emphasized, thus defining the SWMU's (Solid Waste Management Unit) and establishing the limitations that contractors must have on them. The LRA will work hand in hand with the bidder to identify the land that affects the SWMUs as well as the restrictions established by the NAVY. It is clarified that the LRA is the conduit between the designer and the NAVY, so if authorization is needed, it will be the LRA who will issue the communication and due request to the NAVY.

i. The criteria and evaluation process of the proposals are discussed, it is established that five factors will be used for this:

- i. Mandatory Requirements
- ii. Experience
- iii. Resources
- IV. Technical Approach
- v. financial proposal

j. After the completion of the proposal, doubts and questions are clarified, which are indicated below:

1. Engineer Ángel González from Entech PR:'

**a. Who applies for the Navy permit? Is there a map of the areas?**

LRA: It is clarified that the LRA is the entity that will carry out these procedures, it also indicates that not all areas require permits and that a map will be provided with the areas identified with the SWMUs.

**b. Is there a primary metering in the Daguao area?**

LRA: Yes, there is measurement in Daguao owned by LUMA-PREPA.

**c. The buildings in RR, do they have a meter?**

LRA: The buildings do have meters in most of the facilities, in the case of the ARMY there is a different agreement that PREPA reads its meter and deducts it from the general meter in this way it bills the ARMY directly.

**d. Are there development plans in RR that need to be considered in the design of the electrical system?**

LRA: There is a 2014 master plan that shows the permitted uses and what is projected, however, it does not show the current projects or those under evaluation. LRA can provide an updated snapshot and discuss it at the time of selecting the development

plan, as LRA is continually developing facilities. At this time only LRA can discuss possible use under development.

**e. What is the role of Integra?**

LRA: They are the LRA's consultants on disaster recovery, repairs and FEMA-related matters. In addition, they are architectural and engineering consultants.

2. Ricardo Carrión from Entech PR:

**a. What is the availability of the actual plans?**

LRA: The current plans held by the LRA serve as a guide, however, they offer an idea of what the system was like during NAVY's operation and prior to Hurricane Maria.

**b. According to Section 4.3 some telecommunications scope of work is required, however, this matter is not very clear. Please clarify.**

LRA: To clarify the scope of section 4.3.2 Utilities, the following shall be taken in consideration:

The project does not include the design of public telecommunication facilities along the aerial lines (phone, cable tv, internet), The designer shall consider only the telecommunication infrastructure for the power grid internal operation and smart grid implementation.

The designer shall also consider a minimum load for the poles structural design to consider future telecommunications utilities to be installed by others. This shall be determined accordingly during the design phase. On the other hand, If any identified existing underground utility is affected by the location of the proposed design, the designer shall consider any necessary utility relocation design as needed.

**c. What restrictions exist in the programs?**

LRA is open to recommendations. Consulting Engineer Dwight Rodríguez of Integra Group indicates that they will be modified according to recommendations according to the development. **(Modified by this addendum refer to question described in subsection 2 below)**

3. David Gomez of Sargent and Lundy

**a. Are existing transformers and systems required to be tested?**

LRA: No. The LRA has no prior studies of the condition of the transformers, apart from a visual inspection, says Integra Group's Dwight Rodríguez. LRA cannot invest in equipment tests before the date to submit the proposals. The LRA understands that it is not feasible to invest in extensive tests if most of the equipment is in a critical condition and out of code, so it can be corroborated with only a visual inspection.

4. Hugo Duran of HP Group

**a. Will the assessment that was used for the FEMA claim be provided?**

LRA: Yes, the LRA could share with the one used for the FEMA claim. Please send in writing requesting it if necessary.

**b. Does it include repairs by category?**

LRA: Yes. It is the one used for Category B, Emergency Repair.

5. Angel Diaz de Lord

**a. Is pole replacement considered excavation?**

LR: Yes. Every time the LRA makes a substitution, it must request authorization from the NAVY.

**\*END OF MINUTE\***

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There being no further questions, the meeting concluded at 11:00 am and the RR facilities were shown to the bidders. It was indicated that the visiting hours, if you wish to return to see any RR area, are until 6:00 pm. An invitation was extended to them to visit the facilities again to write their respective proposals.

**The tour finalized at 12:00 pm approximately.**

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**1. Clarifications for Question by Entech:**

**a. What restrictions exist in the programs?**

The plans will be presented in Auto CAD format with the version agreed between the LRA and the selected bidder.

For the Design of Lines (Overhead Power Lines) they must be made in PLS-CADD

For load flow, voltage drop, and short circuit analysis no specific program will be required.

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**2. Questions by Sargent & Lundy Puerto Rico:**

**a. Please advise if there are commercial terms and conditions that can be reviewed.**

No commercial terms are available other than the specified in the RFP documents.

**b. Please provide the previous damage assessment reports.**

The previous damages assessment report and proposed repairs drawings are included on this addendum. Be advised that most of the damages were repaired as FEMA Category B Project, but no after construction as-built drawings are included and some components were not repaired as indicated on the proposed repair drawings.

**Poles Assessment Report, May 2018** (Please refer to Exhibit O)

**Construction Drawings Set, June 2018** (Please refer to Exhibit P)

**c. Please provide the previous environmental studies.**

Included on this addendum:

1. Environmental Assessment for the Disposal of Naval Activity PR Apr. 2007 (Please refer to Exhibit Q)
2. The Supplemental Environmental Assessment for the Disposal of Naval Activity PR Sept. 2011 (Please refer to Exhibit R)
3. Draft Parcel Map for the Disposal of naval Activity, PR (Biological Assessment) Sept. 2005 (Please refer to Exhibit S)

**d. Please provide clarification if it would be needed to provide and/or design base on Pole Load Analysis for Phase 2 Design.**

Yes, a pole load analysis is required.

**e. Please quantify how many options the Consultant shall prepare for Phase 1 report; specific to the microgrid options. Please clarify if one option is to rebuild the existing system.**

The microgrid alternative can be one or as many as contemplated to consider interconnection capacities to the proposed generation sources inside the Base premises. The generation source's location, size and type will be provided by the LRA to the selected proponent before a Notice to Proceed is given. The generation sources and location are being currently under planning and discussion with a selected power grid operator.

It is assumed that the existing system does not comply with current standards and regulations, so rebuilding will be necessary

Other components alternatives to consider are the relocation of cross country segments to existing roads ROW, the undergrounding of segments along the waterfront, and on former commercial area (former commissary and exchanges) and the alternative of consolidating substations. Other alternatives regarding the overall system rebuilding are welcomed.

**f. Please clarify if the scope includes the development of the microgrid (ie: generation source)**

The scope does not include the design of the generation sources and/or type of generation alternatives (i.e. PV and LNG) combinations, these items are being under planning and discussion with the selected power grid operator. However, the proponent shall provide the design for all the electrical system (as per the RFP documents) with the necessary provisions for the Micro Grid Operator. This information will be provided once the proponent is selected.

- g. We respectfully request a bid extension until September 2, 2022 to obtain the sub-contractor quotes required.**

No time extension will be provided.

- h. In regards Article 4.2.1.A.2, Assessment on the existing power distribution System, please confirm it will be a visual inspection of the mentioned system.**

Yes, it will be a visual assessment.

- i. Regarding Article 4.2.2.A, the first paragraph of Pg. 13, appears to provide the option of others providing geotechnical services. However, every other location in the RFP, the Respondent shall provide the geotechnical survey. Please confirm the intent of this paragraph.**

The Respondent shall provide the geotechnical survey.

- j. In regard to Article 4.2.2.A.1(j), please clarify that the LRA has rights to all of the property that the project is contemplated on. If not, what other owner/agency would the Right of Way easements be negotiated with?**

The U.S. Navy still has rights to some portions under environmental remediation. However, any negotiation (if necessary) will be coordinated and addressed by the LRA on behalf of the designer.

- k. In regards to Article 4.2.2.A.2, please clarify the scope, risk and need to identify the underground utilities. This type of work would be challenging to provide a fixed price for considering the scope of survey as currently contemplated.**

The LRA will provide to the selected proponent the maps and data of the approximate location of underground utilities. For the rerouting of cross country and undergrounding alternatives a subsurface utility survey shall be performed to identify existing underground utilities on those segments. For uniformity among all the respondents, at least the following areas shall be considered for this proposal. (Please refer to Exhibit T)

If any identified existing underground utility is affected by the location of the proposed design, the designer shall consider any necessary utility relocation design as part of this proposal as needed.

- l. In regards to Article 4.2.2.A.2, please confirm if the DEDT-DTOP department that locates underground utilities services the LRA within Roosevelt Roads.**

The DEDT-DTOP do not locate utilities inside Roosevelt Roads but shall be contacted to comply with current laws and regulations. The underground telecom optic fiber, potable water, sanitary sewer, and storm sewer utilities are owned by the LRA. Some



portions of the telecom network are owned by CLARO and Liberty and would need to be contacted accordingly.

**m. In regards to Article 4.2.2.B.4.(b), please clarify if the LRA has the following:**

**1. An existing model of the system**

There is no existing model of the system.

**2. A current and forecast load in order to run the electrical analysis model. Also, clarify if the LRA has a preferred software that the model should be developed in.**

The LRA has a general load forecast until the year 2040 that was prepared in 2018. This forecast will be updated before a notice to proceed is delivered. The forecast is included on this addendum. (Please refer to Exhibit U)

**n. In regards to Article 4.2.2.C.2. Please confirm that the LRA's intent is to issue one specification for the construction of the work.**

**1. If so, and the procurement of the equipment (ie: transformers, breakers, relays, microgrid components, etc) of the project is within this specification? If this is the approach, we believe the overall project schedule will need to take into account the A&E firm's need to receive equipment/vendor drawings to finish the 60/90/Final versions of the design.**

The designer shall prepare one specification set for the construction works. Initial coordination with equipment suppliers\vendors shall be performed by the designer in order to obtain the minimum necessary information to produce construction drawings and specifications. The selected construction contractor will be responsible for the final procurement of all equipment. Any adjustments or design modifications resulting from equipment shop drawings will be included by the designer in the Services during construction phase.

**2. If the LRA intends for the Respondent to prepare specifications for the equipment on a separate timeline, that schedule will also need to be reflective in the overall schedule.**

The respondent shall prepare one specification set for the construction works during the design phase timeline.

**o. Based on the paragraph in the table on page 23; it appears that the Phase 2 scope could vary significantly until Phase 1 is approved; please confirm.**

We would like to clarify that the Project funding was obligated under the FEMA Public Assistance Category F (Permanent Work) under section 528. Under this section, the LRA could proceed with 3 alternatives to perform this project: a) as claim, b) improved and c) alternate. The preferred alternative for the LRA is to present an alternate project, in this way the project could be redesign as per the new requirements such as: re-routing, substation relocations, new ROW's etc. In other words, this will be a "blank

canvas design" option. On the other hand, Phase 1 is intended to gather all the required information so the designer can prepare in conjunction with the LRA, the Alternate Project Package to be submitted to COR3-FEMA to be approved. If Phase 1 is not approved, the designer shall proceed with Phase 2 as an improved project.

**p. In regards to Article 4.2.6, Please clarify the anticipated construction duration in order to quantify the cost associated with the field support required.**

Section 4.2.6 indicates a duration of 18 months.

**q. In regards to Article 4.4, please clarify that the references should be Section 4 and Table 4?**

Please substitute "Section 3" for Section 4 and "Table 3" for Table 4.

**1. Also, it is not clear on the intent of the payment schedule with these general references. Could a more specific payment schedule be provided?**

The payment schedule shall be as lump sums as itemized on Table 4 at the delivery and approval of each item, and as specified on the exceptions on Table 5. The construction services shall be billed on a monthly basis.

Any adjustments to the payment schedule can be discussed during the contract negotiating phase.

**r. Please clarify next steps if FEMA does not approve alternate project base on Phase 1 Technical Report.**

The project will continue as a FEMA Public Assistance Cat.F permanent repairs or restoration of the existing system.

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**3. Additional Considerations by the LRA.:**

- a. In addition to the codes, standards and regulations indicated on section 4.1 of the RFP, current LUMA applicable design standards shall be considered.

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*The information indicated in this Addendum becomes part of the documents of the request for proposals and must be taken into consideration by the proponents in the presentation of their proposals.*

**\*END OF DOCUMENT\***