

**RFP #2022-004**  
**Design Competition for: Marine Business, Research and Innovation Center (MBRIC),**

**LRA RESPONSES TO QUESTIONS (Part 1) –**

Submitted by:		Question	LRA Response
Young & de la Sota Architects, PSC	1	<p>Exhibit C-1</p> <p>"Once selected, a respondent should be ready to submit the following documents prior to formally entering into a contract with the LRA:</p> <p>e) A Certification that at the time, the respondent has no other contracts with agencies, public corporations, municipalities, or instrumentalities of the government of Puerto Rico. "</p> <p>We understand that this wording (above) means that if a firm wins this competition and is currently contracted for work with government of Puerto Rico, they are NOT ELIGIBLE to sign an agreement with LRA for is project.</p> <p>Are we reading paragraph (e) correctly?</p>	<p>No.</p> <p>What applies is for the firm to provide a list of the contracts it has with other government agencies.</p>
Young & de la Sota Architects, PSC	2	<p>Related to codes and regulations:</p> <p>#1 Is the program as defined by the RFP, be considered approved and ready for regular permits or will it require a consulta to request these parameters.</p> <p>In other words: for example, the site classification of E2 does not allow for parking, but the program asks for 35 spaces. In terms of permitting, how is this variation handled? already by the LRA or should the proposer consider these actions as well?</p>	<p>The proposal should consider any action necessary for permits (ex. consulta, site classification) as part of the proposal.</p> <p>LRA will encourage for 35 parking, but of site constrains could evaluate between 25 to 35 parking spaces.</p> <p>Any revision concerning variations, must be presented to the Joint Review Committee (Comite de Revision Conjunta) as mentioned in the ROTFU.</p>
	3	<p>Related to codes and regulations:</p> <p>#2 Is the segregation of land for this use from the full E2 parcel already in progress or will it also be part for the permit process to be handled by the proper?</p>	<p>At the moment there is no segregation for this E2 district. And no segregation is contemplated in the future either by the LRA or as part of the permitting process.</p>
	4	<p>Related to codes and regulations:</p> <p>#3 The 2% of the lot occupancy area allowed in code, is related to the full E2 designation on the base or just of the project's designated lot area?</p>	<p>The 2% of the lot occupancy allowed of the Parcel 2. Refer to Exhibit A-1 Aerial Map of NSRR (Showing Parcels 1, 2, and 3).</p> <p>Any variation to District E2 parameters, can be presented to the Joint Review Committee (Comite de Revision Conjunta) as mentioned in the ROTFU.</p>



<p>Young &amp; de la Sota Architects, PSC</p>	<p>8</p>	<p>2- Zoning and Parking:  The site is classified as E-2, special rural district purpose. In E-2, parking is not permitted as an allowable use.  We asked at the site visit if then, the 35 parking spaces required in the program will also be located at the visitors parking the area marked above.   Please confirm</p>	<p>Refer to answer #2 of this document.</p>
	<p>9</p>	<p>3- Zoning and Building Height:  In Exhibit H-2 and the ROTFL, the maximum building height is not defined. Is the maximum allowable height define by the FAA restrictions angle?  Please confirm</p>	<p>Project must comply with any local or federal requirements.  Please refer to ROTFU for details. Any changes can be presented to the Joint Review Committee (Comite de Revision Conjunta).</p>
	<p>11</p>	<p>5- Demolition of Existing Structures:   At the site visit, it was mentioned that the demolition is NOT part of the project. All scope of work related to demolition phase will be done by Owner.   Please confirm</p>	<p>Demolition is part of the project.</p>
<p>Adorno Arquitectos</p>	<p>12</p>	<p>1. In the facility program narrative, we only see bathrooms in the Living Studios. We do not see restrooms in other areas. What are the indications regarding this matter?</p>	<p>The project must contemplate bathrooms complying with applicable regulations and codes to support the entire facility.</p>
	<p>13</p>	<p>2. It was mentioned at the meeting that parking may not be allowed in the area. How will this issue be dealt with?</p>	<p>Refer to answer #2 of this document.</p>
<p>CMA Architects &amp; Engineers  PSC/Zaha Hadid Architects</p>	<p>22</p>	<p>8) Is the Grant Budget approval from the Department of Commerce’s Economic Development Administration (EDA) for \$12,800,000 for the Marine Business Research Center” project with a total project cost is estimated to be \$16,000,000 funded under EDA’s FY2020 Public Works and Economic Adjustment Assistance Programs Notice of Funding Opportunity (FY18 Disaster Supplemental NOFO) to consider:  a. Furniture, Furnishings and Equipment (FFE)?  b. Cost of the lab equipment?  c. Offsite work (if necessary) (i.e. utilities, roads access, etc.)?</p>	<p>Refer to Project Budget for details.  In the case of offsite and the dock are not part of the project scope, so they are not part of the project budget for this project.</p>



		<p>d. Coast Guard and Site Structure Demolition</p> <p>i. If not, will Asbestos &amp; Lead studies required for demolition work be included in the proposal for corresponding demolition work?</p> <p>e. Pier rehabilitation?</p> <p>i. Is there a pier assessment report?</p> <p>ii. Will the pier rehabilitation work be by the selected design firm? Who will own the pier, Coast Guard, LRA, Blue Tide?</p> <p>iii. What type of vessels are expected to use the facility? Will the pier need to be adapted by selected design firm for multi vessel types and size?</p> <p>iv. Will pier need to be designed by the selected design firm with fuel/water/power and safety lighting for vessel needs?</p>	
	26	12) Is the design expected to comply with Tsunami Hazard & Awareness including Preparedness design? Is there a Tsunami design criterion established with corresponding applicable codes and standards? Latest ASCE 7 does not include PR in the Tsunami Design Maps.	Refer to answer #9 of this document.
	27	13) Please confirm that design shall be in compliance with Zoning E2 district requirements (i.e. construction restrictions to 2% total area of the resource, boundary setbacks, parking, vertical height restrictions, others).	Refer to answer #5 of this document.
	28	14) This project will be completely within the maritime-terrestrial zone, on land in the public domain. Has a pre-consultation been presented to OGPe? Is there a maritime-terrestrial zone demarcation?	None pre-consultation been presented to OGPe. There is none maritime-terrestrial zone demarcation. LRA and the selected firm will work together on this issue in the next phases.
	29	15) Is there a topographical Survey available? What is the elevation at the existing buildings finished floor? Clarify if the first floor should be considered as +5.20m above sea level or above ground level. If ground level, please provide the exact level to be considered as +0.00.	There is no topographical Survey available. The proposal must contemplate this work as part of the services.
	30	16) Since the cost estimate is over a year old, will it be adjusted to current construction costs?	The design must conform to the Project Budget presented.
Gensler	34	• The mangroves shown to the south of the parcel are listed as a Solid Waste Site and Environmental Concern. Is there a mitigation process underway for these areas? How is the	This area does not affect the progress of the project.



		mitigation of this area affected by the MBRIC project, and vice-versa?	
	36	• Are there any geotechnical studies performed and available for this site?	None. They will have to be considered as part of the proposed project services.
	37	• What studies are expected to be procured by the A/E team and which will the sponsor provide?	The A/E team will conduct the studies necessary to carry out the project. The sponsor will not provide any studies.
	38	• What kind of vehicular traffic do you expect to have on a regular basis? Mainly commercial, both by land and sea.	Land and sea traffic will be related to project operations.
	42	03. Related to RFP_2022-004_MBRIC_DESIGN_SERVICES, are any aspects of 3.3.2 MARINE ACCESS AND LOGISTICS included in the scope of the project?  a. If yes, would they be coordinated/integrated in the design development of the winning proposal in prior, in-tandem, or subsequently?  b. If no, are any over the water structures desired or expected at this stage of proposals? (3.3.2.2 Building capabilities: Above water building structure for lab to water transfer of equipment and water to lab transfer of large/heavy samples/equipment/supplies. This would be extremely useful from a recovery staging facility.)	The pier is not part of the project. The general information provided on RFP document was to give a main idea of the of Bluetide's operations at the facility. Refer to RFP/ 3.4 Program Area & 3.15 Project Budget for equipment such as winches and carne description.
	44	05. EXHIBIT C-4 is lacking Page 3; please send.	Page #3 is in the Exhibit C-4. It was send out of numerical order.
	45	06. Are QR Code linked videos and animations permitted as part of the Written Proposal and Board submissions?	Yes.
	49	10. Is the \$16M budget fixed?	Yes.
	50	11. If not, is it expected that additional funds will be identified prior to the start of the design phase?	No.
	51	12. If not, will the final program be reduced to meet the budget (I.E. design-to-budget)?	The design must conform to the cost estimate submitted. Any variation must be submitted on later process/phases to the Joint Review Committee (Comite de Revision Conjunta) as mentioned in the ROTFU.
	52	13. Is Lab FFE (Furniture, Fixtures and Equipment) expected to be provided in the \$16M budget?	Yes.
	53	14. Is FFE expected to be provided in the \$16M for the remainder of the project?	Yes.



	55	16. And finally, will the due date for submittal be moved?	Please refer to Addendum #3. The Proposal Deadline Submission is December 8 <sup>th</sup> , 2022.
MARVEL	60	4) The site's surface area and the project program requirements seem to have limited availability for the number of parking spaces that may be required. Can the parking area be considered outside of the project site limits?	Refer to answer #24 of this document.
	65	9) Is the demolition of the existing structures part of the documentation and permitting in the scope of services of this RFP?	Yes.

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**RFP #2022-004**  
**Design Competition for: Marine Business, Research and Innovation Center (MBRIC),**

**LRA RESPONSES TO QUESTIONS (PART 2)**

Submitted by:		Question	LRA Response
Young & de la Sota Architects, PSC	5	<p>Related to Site approach            #4 Exhibit A-4 In order to consider approach and front and back setbacks as per code: Apart from the 35 researchers parking in the property as per your program, How ill the majority of the public reach the facilities? Through the connecting road or a ferry through the dock? Will both ends be considered frontal patios for the required setbacks?</p>	<p>Any variation to District E2 parameters, can be presented to the Joint Review Committee (Comite de Revision Conjunta) as mentioned in the ROTFU.            As part of Master Plan, LRA will provide connection to site by road and maritime for the majority of the public to approach the facility.</p>
Young & de la Sota Architects, PSC	6	<p>#5: Please clarify: Section 3.4 Program Area: Laboratories            6 exterior above water tanks: 2040 / 12,240. is this area/square feet or gallons?</p>	<p>Tanks should of not less than 3,000 gallons aprox..            *** In addition, the building needs 3 storage tanks with pumping and filtration system for laboratory use. Water tank RAW (salt water), Fresh water RAW and Drinking water...</p>
Young & de la Sota Architects, PSC	7	<p>1- Access to the site and parking:             We asked at the site walkthrough what will be the primary access to the site by land or water? It was mentioned that users and visitors will access the site by land.             Then where 200 visitors coming to the auditorium will parked?            It was answered that parking area will be provided (by Owner) around the area marked in the map below and users/visitors will be pick-up by a shuttle to bring them to the new facility.             Please confirm</p>	<p>As part of Master Plan, LRA will provide connection to site by road and maritime for the public to approach the facility.            coordination will be made for shuttle to transport vistors from another parking area to the facility.</p>
	10	<p>4- Program requirements:            The program has listed under Laboratories 6 exterior above water tanks and that each tanks is 2,040 square feet. We are wondering if the tank size is 2,040 gallons instead of square feet. Also these tanks will be located outside the building? If so what will be a prefer location in the site?             In page 13 of 34, section 3.3.2.2 Building Capabilities: Above water building structure for lab to water transfer of equipment and water to lab transfer of large/heavy samples/equipment/supplies.</p>	<p>Specification for tank is in gallons.            If it is outside the building or not and location. The proposal could determine d the location based on design layout.             I understand that this describes the capacity that the building must have for the described purposes.</p>



		<p>What is this? is this the 6 exterior above water tanks?</p> <p>In page 15 of 34, section 3.3.3.19: Provide storage for genetic preservation Cryopreservation units for specimen preservation, scientific, and historical records/artifacts (Gallery/Museum type space in controlled environment). This requirement is not listed in the Program Areas. What is it? how big it is? Is really a requirement?</p> <p>In page 15 of 34, section 3.3.3.25: It is mandatory that the building design includes the sustainability guidelines listed below” but the guidelines refer to are not included in the RFP.</p> <p>Please confirm</p>	<p>Proposal should consider as a requirement an area of storage for genetic preservation Cryopreservation units for specimen preservation, scientific, and historical records/artifacts (Gallery/Museum type space in controlled environment. At the moment there is no specification of dimensions for this area. The proposal should propose area for this purpose, taking in consideration layouts and design proposed.</p>
Adorno Arquitectos	14	3. Could you provide the Bluetide documents?	Necessary for this phase is provided in RFP and exhibits.
CMA Architects & Engineers PSC/Zaha Hadid Architects	15	1) Does the proponent retain any proprietary rights of the design to be submitted as part of the proposal in case the proposal is rejected?	Yes.
	16	2) Will all the designs to be submitted by the proponents be considered works for hire even though the procurement provides no design stipend? That is, LRA is not paying anything for them but for the selected design.	LRA is not paying anything for what is presented for this competitive process.
	17	3) After a proposal is rejected, can the proponent assert its intellectual property rights over its rejected design? Can public disclosure of the rejected design be prevented?	The proponent has the intellectual rights over its rejected design.
	18	<p>4) Please provide more information regarding the Blue Tide operation.</p> <p>a. Proposal submitted to EDA by Blue Tide?</p> <p>b. What is the U.S. Caribbean Blue Economy Strategic Plan? How does it pertain to the project?</p> <p>c. What is the expected volume of visitors at the Marine Research Center?</p> <p>d. How Blue Tide envisages the general day-to-day operations of the center?</p> <p>i. Is there any operational guidelines?</p>	<p>Information needed from Bluetide is provided in this RFP.</p> <p>Please refer to the following internet link pages for further information regarding Blue Economy Strategic Plan:  <a href="https://bluetidepr.org/">US Caribbean Blue Economy Strategic &amp; Implementation Plan – Bluetide (bluetidepr.org)</a></p> <p>It will have a visitor center visitor volume for Roosevelt Road Master Plan.</p>



		e. What are the biggest architectural needs and concerns Blue Tide has in relation to the operations and functionality of the building?	
	19	5) Is there a preliminary laboratory equipment list to be validated at this stage for laboratory room fit-out and space planning? Will equipment require special electrical loads or other utilities like gases?	The building and general area for labs should have power versatility from 3 phase 480 to mono-phase 110/220 Gas lines should be available in all labs (fuel gas, O2)
	20	6) Will the laboratories include water tanks? If so, how many and what dimensions?	Water tank at laboratories can be later design phases discussed with the selected firm.
	21	7) Please provide more information regarding the exterior tanks and wet labs' tanks and pools dimensions, technical requirements, operation, accessibility, security and public circulation around them. Shall we consider the exterior tanks as a large open area with 6 big tanks or as 6 defined areas with various tanks inside?	This is a Marine research center and will consider materials costs of O&M proposed and operation optimization for this purpose as a selection criterion of a competitive RFP.
	23	9) Are there any utility reports available on "As-Is" condition? Or are the tests required to be included in the proposal? a. Power Lines/Substation integrity test reports? b. Potable water pressure tests or others? c. Sanitary water pipe integrity tests or others? d. Storm drainage pipe integrity test?	Please refer to Exhibit I-1 through I-3. The proposal should contemplate any tests regarding utilities that are necessary for the development of the project.
	24	10) How was the amount of parking spaces included in the Request for Proposal at ground level below the proposed structure calculated? Are these employees parking only or is there any consideration on employee/visitor parking?	LRA will encourage for 35 parking at site, but of site sites constrains could evaluate between 25 to 35 parking spaces. As part of Master Plan, LRA will provide alternate parking area with connection to site by road and maritime for the majority of the public to approach the facility.
	25	11) During the site visit on October 6, discussion was held with respect to offsite parking (i.e. parking at the intersection with the main road). Please confirm that we can assume that parking will be allowed on this remote location away from the peninsula. Will this option only survey visitors or we can have employee and visitors offsite. a. If employee parking is to be offsite, is there a specific quantity (mix) to be required below or near the structure (i.e. directors and sub-directors only, director, sub-director and two employee, etc.?)	Refer to answer #24 of this document.





Gensler	31	<ul style="list-style-type: none"> <li>At the site visit, the possibility was raised by the sponsor's reps that the required parking might be accommodated at the western end of the peninsula road, rather than at the land-constrained building site, with shuttle service to the facility from the remote lot. Could you please confirm or clarify?</li> </ul>	Refer to answer #24 of this document.
	32	<ul style="list-style-type: none"> <li>What uses, not related to the MBRIC, will the pier have? What access should be considered to it from the main road?</li> </ul>	The Pier is not part of the scope of this project.
	33	<ul style="list-style-type: none"> <li>In the site visit, the sponsor's rep stated that the pier and pier area are not in the scope for this project. Can the area not in the scope be defined in a graphic format?</li> </ul>	Please refer to the following exhibit for details: <ul style="list-style-type: none"> <li>Exhibit A-6 Map of Environment Restriction</li> <li>Exhibit F Station Map Base Map-NAD-83 Metric Development Zones</li> <li>Exhibit G Marine Business Innovation Center PER</li> </ul>
	35	<ul style="list-style-type: none"> <li>To what extent is the repair of the connecting road part of the scope for this project? What length of road should we assume is budgeted in this project's budget?</li> </ul>	Project should only consider area inside by the project limits. For limits of project please refer to the following exhibits: <ul style="list-style-type: none"> <li>Exhibit A-6 Map of Environment Restriction</li> <li>Exhibit F Station Map Base Map-NAD-83 Metric Development Zones</li> <li>Exhibit G Marine Business Innovation Center PER</li> </ul>
	38	<ul style="list-style-type: none"> <li>What kind of vehicular traffic do you expect to have on a regular basis? Mainly commercial, both by land and sea.</li> </ul>	Land and sea traffic will be related to project operations.
	39	<ul style="list-style-type: none"> <li>Regarding the ground water tanks; <ul style="list-style-type: none"> <li>How do you envision using the exterior tanks, ROVs/engineering or biological?</li> <li>What amenities do the tanks require (wave generator, crane, covered, etc.)?</li> <li>What is the desired volume of the tanks?</li> </ul> </li> </ul>	This is a Marine research center and will consider materials costs of O&M proposed and operation optimization for this purpose as a selection criterion of a competitive RFP. The desired volume of the tanks should be about 3,000 gallons.
Jorge Rigau Arquitectos PSC	40	<p>01. Related to RFP_2022-004_MBRIC_DESIGN_SERVICES, section 5.2.1 Phase 1: Evaluation Round.</p> <p>a. Is there a minimum threshold in terms of Evaluation Factors and % points to advance to Phase 2, the Community selection round?</p> <p>b. Will the ranking of Evaluation Factors be considered in 5.2.2 Phase 2: Community selection round, or in the LRA's determination as mentioned in 5.2.3? (Based on its evaluation as described in this Section 5.2, the LRA will</p>	<p>a. No.</p> <p>b. LRA will determine which Proposal is most advantageous to its interests.</p>



		determine which Proposal is most advantageous to its interests)	
	41	<p>02. Related to RFP_2022-004_MBRIC_DESIGN_SERVICES, section 5.2.2 Phase 2: Community selection round.</p> <p>a. How will the members from community of Roosevelt Roads and residents of the municipalities of Ceiba and Naguabo decide or vote on their preferred Proposal? Will they be instructed regarding selection criteria? Will vote be by secret ballot or open?</p> <p>b. Is there a limit to the number of Community members who will participate in the selection process?</p> <p>c. As mentioned in EXHIBIT C-4_Adm Order 2022-001 004, will the LRA be setting up an additional method of voting through its website?</p> <p>d. Will the Top Ranked Respondent – from the Community selection round, be the competition winner or will the Proposal which the LRA determines “most advantageous to its interests” be the selected proponent?</p>	<p>a. To be determined.</p> <p>b. No.</p> <p>c. No.</p> <p>d. The LRA determines “most advantageous to its interests.</p>
	43	04. EXHIBIT G: Marine Business Innovation Center PER 004 includes on page 67 Appendix C: Existing Coast Guard Pier Site Plan. Can a full-size pdf of this drawing be provided?	Not at the moment. Some details of this image could be find at the Exhibit F Station Map Base Map-NAD-83 Metric Development Zones.
	46	07. There was no official representative from Bluetide at the site visit. Will additional information about their expectations for the project or their study that is mentioned will be sent to us?	Information needed for this phase from Bluetide is provided in this RFP and its exhibits.
	47	08. What is expected to be housed in the six (6) water tanks required? Can more precise information regarding sizes, shapes or heights be provided? Can the tanks be open, shaded, shaded partially of with full sun exposure?	Further details can be discussed with the selected firm, in later phases of design. This is a Marine research center and will consider materials costs of O&M proposed and operation optimization for this purpose as a selection criterion of a competitive RFP.
	48	09. Can a full/detailed Coast Guard Pier Site Plan be provided?	Refer to Exhibit F Station Map Base Map-NAD-83 Metric Development Zones.
	54	15. Are additional funding sources available for renewable energy infrastructure?	No.
Adorno Arquitectos	56	We have a few more questions regarding exterior water tanks:	Refer to answer of question No. 47 of this document.



		<ol style="list-style-type: none"> <li>1. Is there a min or max preferred depth dimension?</li> <li>2. Is there any preferred material?</li> <li>3. 2000 Sqft is the area requested for 6 tanks. Is this the minimum sqft required? Can it be less?</li> <li>4. Do they need servicing and thereby service access?</li> </ol>	
MARVEL	57	<p>1) Due to their size, location and relationship with other program areas, the tanks have a fundamental impact on the project's design, areas distribution, and costs. Please clarify the following information:</p> <ol style="list-style-type: none"> <li>a) Are there any design guidelines or parameters for size, location and configuration, to be considered by the Architect and Engineers in addition to code requirements, etc.</li> <li>b) When the RFP document states, "above water", does this indicate that the tanks need to be in a wet location, over water or in a dry location above water level?</li> <li>c) The Laboratory section of the Program Area table states in the Remarks column that 6 wet labs are to be tanks, please clarify if these tanks are to be considered the same as the 6 exterior above water tanks listed in the column to the left.</li> <li>d) Please clarify if the tanks to be located at ground level should consider being above the stated flood elevation</li> <li>e) Noting the project surface area (sf) is to be covered by mostly by the program requirements and that tanks are a substantial component that may occupy the surface area, please confirm the specified capacity and size.</li> <li>f) For adequate</li> </ol>	<p>Proposals should contemplate RFP specifications provided at the moment, and proposed within design watertable considerations, corrosion etc.</p>



58	<p>2) Looking at the site and potential infrastructure needs, please clarify the following:</p> <p>a) Is there a need to preserve a public access to the pier from the road?</p> <p>b) What is the project’s solid waste management requirements to meet the LRA’s current waste management disposal operation in the area?</p> <p>c) Based on the information shown in Exhibit I-3, please confirm the following:</p> <p>i) That the 13.2 KV line reaching the project location will be the point of connection for power for this project</p> <p>ii) That said power line and its power grid has the capacity for the project electrical loads</p> <p>d) What backup power capacity should be considered for the project? (Full-backup, equipment specific, program area specific)?</p> <p>e) What water reservoir capacity should be considered or the project? (for the whole facility, specific to program areas?</p> <p>f) Is there land telecommunication infrastructure available to the site?</p> <p>g) Please confirm that wastewater infrastructure is available and with adequate capacity for this project.</p>	<p>a) Yes. Public access to pier from road has to be provided.</p> <p>b) To have a recycle plan.</p> <p>c) Yes, refer to Exhibit I-3 &amp; Preliminary Engineering Report (PER)</p> <p>d) Full Backup</p> <p>e) For the whole facility</p> <p>f) No</p> <p>g) refer to Exhibit I-2 &amp; Preliminary Engineering Report (PER)</p>
59	<p>3) Should the design account for any hazardous materials handling and storage? If so, please provide materials quantity and description</p>	<p>No.</p>
61	<p>5) Confirm if the project’s sustainability goals will pursue LEED certification as stated in GSA sustainable design webpage (Link)</p>	<p>Yes.</p>
62	<p>6) Should all laboratories have direct access to kitchen labs? Dry labs only or Wet labs only? Should a specific quantity of labs should have direct access to kitchen labs?</p>	<p>Proponent within design layout can consider direct access to kitchen labs to maximize workflow.</p>
63	<p>7) Confirm Conference Room calling for 100 people capacity and number of conference rooms listed in the Shared Space program section</p>	<p>Yes.</p>
64	<p>8) Clarify if auditorium shall have fixed seating</p>	<p>Not needed to be fixed seating.</p>