

LRA-24-038

**LOCAL REDEVELOPMENT AUTHORITY
FOR ROOSEVELT ROADS**

**NOTICE OF AWARD
RFP 2022-004**

**NOTICE DATE OF RECORD FILE
February 08, 2024**

**REQUEST FOR PROPOSAL RFP 2022-004 DESIGN COMPETITION FOR THE MARINE BUSINESS
RESEARCH AND INNOVATION CENTER. ROOSEVELT ROADS, CEIBA, PUERTO RICO.**

The Local Redevelopment Authority for Roosevelt Roads (hereinafter, the LRA) hereby informs of having completed the evaluation process of the Request for Proposal RFP #2022-004. Pursuant to Section 26.00 of the Local Redevelopment Authority for Roosevelt Roads Requests for Proposals Regulations (RE: 9366), the LRA provides the following information to all those who submitted proposals for the Request for Proposal RFP #2022- 004 Design Competition for the Marine Business Research and Innovation Center at Roosevelt Roads, Ceiba, Puerto Rico, issued on August 1st, 2022.

Details of the selected proponent and corresponding process will be described as follows:

Name of the selected Proponent:

- Adorno Arquitectos

Award Date: February 08, 2024

Respondents/Proponents:

1. Jorge Rigau Arquitectos P.S.C.
2. CMA International + Zaha Hadid Architects
3. Calab Architects
4. M. Arthur Gensler Jr. Associates Inc.
5. Young & de la Sota Architects PSC
6. Urbany LLC
7. Adorno Arquitectos
8. RNN Architects
9. IN-Formation Studio, LLC
10. Office of Marvel Marchand and Architects LLP
11. Collab Architecture Studio, LLC
12. Partner Studio, LLC

Refer to the next pages for a summary of all submitted proposals.



Respondent:	Jorge Rigau Arquitectos, P.S.C	
Proposal Summary	Proposed Fee	
	Proposed Schedule	
<p>Respondent’s Profile: Jorge Rigau Arquitectos (JRA) partnered with HRD Architects (HRD) for this project. JRA is a local architectural firm with an extended track record. The firm’s current projects include new construction, nature-oriented undertakings, and historic rehabilitations. HDR is a firm with over 50 years of experience, focused on design for science and technology. HDR is known for designing contemporary facilities that support new multidisciplinary problem-based research.</p> <p>Recommendation Letters For JRA:</p> <ol style="list-style-type: none"> 1. PR Science Technology & Research Trust (November 2022) 2. Meteorologist Ada Monzón, (December 2022) 3. Fideicomiso del Museo de Arte de Puerto Rico, (November 2022) <p>For HDR:</p> <ol style="list-style-type: none"> 1. Georgia Institute of Technology (July 2012) 2. Maryland Economic Development Corp. (January 2016) <p>Relevant experience/projects presented:</p> <ol style="list-style-type: none"> 1. Expansion and Rehabilitation, Architecture School San Juan, Puerto Rico, Polytechnic University of Puerto Rico 2. Galveston Fire & Rescue Station No.4, Galveston, Texas <p>Experience with EDA & Federal funded projects:</p> <ol style="list-style-type: none"> 1. Three (3) Custom Houses in Puerto Rico, (Ponce, Fajardo, and Mayagüez) 2. The Forward Center Building, funded by EDA for the Puerto Rico, Science, Technology and Research Trust <p>Experience with SWMU’s from HDR:</p> <ol style="list-style-type: none"> 1. Bannister landfill formerly utilized defense site (fuds), U.S. Army Corps of Eng., Kansas City District, Missouri. 2. Environmental Remediation Services at Defense Distribution Depot San Joaquin Tracy, California, US Air Force Center. 3. US Army Corps of Eng., Kansas, Environmental Remediation Services at Fort Wingate Depot Activity (FWDA) New Mexico 4. McConnell Air Force Base Remedial Services, Kansas, US Air Force Center for Engineering, and the Environment <p>Project description: (as stated by JRA) The submitted proposal for the MBRIC project has been conceived to address the future by serving different purposes: Ocean Engineering, Technology-Drive Fisheries Management, and Ocean Product Development. For these to evolve, this building must be capable of transforming outside and within. Literally and conceptually, our design translates innovation as a platform for change. Key program</p>	Pre-Design Serv.: \$134,400.00 Design Services: \$825,600.00 Total: \$960,000.00	Schedule: About 160 days (From Pre-Design Services up to bid documents)

<p>components are flexible, and circulation is fluid. Openness prevails. The design proposal has grouped service/support facilities, allowing for laboratory, workshops, and meeting spaces to expand and contract when required. Adjacency of these main- programmatic functions facilitates circulation and communication. Glass partitions, sweeping views, and informal seating areas nurture cross-collaboration. The Harbor Walk and Coast Guard Pier, fringed by mangroves, will become a bustling spine for this multi-tenant commercial facility. Finally, the project is designed to comply with FEMA requirements; thus, it anticipates higher storm surge, factoring in sea level rise. Key program elements are above the flood elevation, and the ground level is designed to recover rapidly from storm surge.</p>	
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Respondent: CMA International & Zaha Hadid Architects									
Proposal Summary	Proposed Fee								
	Proposed Schedule								
<p>Respondent’s Profile: CMA Architects & Engineers (CMA) is a local firm with over 60 years of continuous service since it was founded in 1959. Currently, CMA has over 140 professionals in the field of Architecture, Engineering, and related areas. CMA have participated in many federal projects in the past for EDA, GSA, FEMA, FHWA, EPA, CBP, VA and IRS, in addition to experience with the Puerto Rico Government.</p> <p>Zaha Hadid Architects (ZHA) is a world-renowned architectural design practice, was founded in the Clerkenwell area of London in 1979. ZHA provides the full suite of architectural design and consultancy services, including buildings and interior architecture, product design, and urban design and master planning. ZHA have worked across all civic sectors, virtually all territories, and all project scales. Currently, ZHA has offices in London, Dubai, Beijing, Hong Kong, and Shenzhen.</p> <p>Recommendation Letters For CMA: 1. University of Virgin Islands, (July 2022) For ZHA: 1. King Abdullah Petroleum and Research Center (March 2015). 2. Infinitus (May 2017)</p> <p>Relevant experience/projects presented: For CMA: 1. University of the Virgin Islands, Medical Research & Training Center, St. Thomas, USVI 2. University of Puerto Rico Molecular Sciences Research Center’s Astre-Center, Rio Piedras, PR 3. Biosciences Flamboyán Project Aguadilla, PR 4. Biosciences Ocyon phase I & II Toa Baja, PR For ZHA</p>	<table> <tr> <td>Pre-Design Serv.:</td> <td style="text-align: right;">\$64,000.00</td> </tr> <tr> <td>Design Services:</td> <td style="text-align: right;">\$765,325.00</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$829,325.00</td> </tr> <tr> <td>Schedule:</td> <td style="text-align: right;">About 169 days (From Pre-Design Services up to bid documents)</td> </tr> </table>	Pre-Design Serv.:	\$64,000.00	Design Services:	\$765,325.00	Total:	\$829,325.00	Schedule:	About 169 days (From Pre-Design Services up to bid documents)
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<ol style="list-style-type: none"> 1. BEEAH Headquarters (built and operated under LEED Platinum Standards) located in Sharjah UAE, 2. The King Abdullah Petroleum Studies and Research Center (KAP-SARC) in Saudi Arabia, 3. Romark-Novel Manufacturing <p>Project description: (as stated by CMA + ZHA) CMA+ZHA design proposal was precisely inspired by its specific location - between water and land – a habitat where a variety of marine species lives. After exploring various possibilities of how to address the goals and challenges of the project, we were inspired by one of the simplest marine species that lives between water and land, the seashell (Concha de Mar). The seashell form allowed the team to create a contextual, unique, iconic landmark, easily recognizable from across and throughout the Bay; but also, it allowed to lift the program above the flood plain and have very functional and flexible working and gathering spaces; the strong horizontal lines which define the edges of the main floor plate, allowed the building to align its streamlined figure and silhouette to the vast and beautiful horizon of the ocean and the rainforest around it. Not last, the seashell shape lends itself to create a main circulation spine/stair at its center, along the Roosevelt Roads axis. The overall geometry and composition of the building, in particular this public access elements, turn the building into an architecture highly accessible and inclusive providing the opportunity for shared learning and entertainment experiences for the community, the everyday users and wider stakeholders.</p> <p><i>Remark:</i></p> <ol style="list-style-type: none"> 1. <i>CMA and ZHA registered as part of the Bidder Registration process established in the RFP document. Proposal was submitted as a Joint Venture/ CMA and ZHA submitted documentation in compliance with the requirements of Section 4.2.8.1 and 6.7 of the RFP Document.</i> 	
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Respondent: Chingombe Architectural LAB Architects (Calab Architects)								
Proposal Summary	Proposed Fee							
<p>Respondent’s Profile: Chingombe Architectural LAB -Architects was founded in 2011, with core emphasis to address sustainability in a holistic manner both in terms of the different facets of sustainability- social, cultural, ecological and economic issues- and with regard to a considered approach in the design process. CALAB approach starts addressing sustainability issues and opportunities in the concept or master planning phase of any project which leads into consideration of the environment impacts generated by the selection of the building systems and services, the choice of materials, and the applications of passive and active design strategies.</p>	Proposed Schedule							
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Pre-Design Serv.:</td> <td style="text-align: right;">\$170,000.00</td> </tr> <tr> <td>Design Services:</td> <td style="text-align: right;">\$765,325.00</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$935,325.00</td> </tr> <tr> <td colspan="2" style="padding-top: 10px;"> Schedule: About 147 days (From Pre-Design Services up to bid documents) </td> </tr> </table>	Pre-Design Serv.:	\$170,000.00	Design Services:	\$765,325.00	Total:	\$935,325.00	Schedule: About 147 days (From Pre-Design Services up to bid documents)
Pre-Design Serv.:	\$170,000.00							
Design Services:	\$765,325.00							
Total:	\$935,325.00							
Schedule: About 147 days (From Pre-Design Services up to bid documents)								

<p>Recommendation Letters The written proposal didn't include reference letters; but Respondent provides contact information for current clients.</p> <p>Relevant experience/projects presented:</p> <ol style="list-style-type: none"> 1. Primary Scholl Facility, (Media Centre, Pre-Primary 2. multi-huosing units, Munich Germany 3. Cluster Homes Harare, Zimbabwe (stage planning) 4. Ycrem Village Greendale (stage construction) 5. Roman Shop Mall of Africa, Midrand 6. Ackermanbogen Townhouses and Apartments Munich, Germany 7. TRT Headquarters Kyalami, Midrand 8. Several homes, in Kyalami-Midrand, The Hills Estate-Pretoria, Zimbabwe <p>Project description: (as stated by Calab) The architectural concept behind the design of the proposed Marine Business Research and Innovation Center is conceived as an extension of the ecological belt of the former Naval Station Roosevelt Roads. The Marine Business Research and innovation Center must become an important contribution to building the ecological belt. Green buildings ecology is a crucial dimension in shaping the positive relationship between architecture, environment, and people. The concept envisages an H-shaped building which is carefully placed on the south portion of the site to allow access (views, pedestrians, and vehicular) path to the pier which further transforms into a vibrant street. This street serves as a forecourt for exchanges and encounters before or after the visit and as an entrance to the planned Marine Center. On entering the building, the generous and threshold-free entrance facade on the access path provides a glimpse into the visitors center, through the foyer, the inner courtyard, and onto the facade of the restaurant in the building.</p>	
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Respondent:	M. Arthur Gensler Jr. Associates Inc.	
Proposal Summary	Proposed Fee	
	Proposed Schedule	
<p>Respondent's Profile: M. Arthur Gensler Jr. Associates Inc. (Gensler) partnered with local architectural firm Eco, as Design Architect and Architect-of-Record/Landscape Architect. Gensler is a global architecture, design, and planning firm with 50 locations and more than 6,000 professionals networked across Asia, Europe, Australia, the Middle East, and the Americas. Founded in 1965 by Art Gensler as an interior design practice in San Francisco, Gensler has diversified over its more than 50-year-history to be widely recognized as the leading collaborative firm. Gensler has experience in planning, programming, designing and</p>	Pre-Design Serv.: \$117,350.00 Design Services: \$1,118,200.00 Total: \$1,235,550.00	Schedule: About 273 days (From Pre-Design Services up to bid documents)

completing studies for both public and private sector facilities. Among the public entities they have worked for are the US Army Corps of Engineers (Department of Defense) and GSA.

Eco is a local architectural and landscape architectural firm founded in 2005. Eco have been lead designer and consultants for Puerto Rico's premier clients and municipalities in a diverse array of projects and scales. The firm had expanded its reach beyond their shores and have performed LA/A/E design contracts and competitions with clients, partners and consultants in the USA, Europe, and the Middle East.

Recommendation Letters

1. AltaSea (December 2022)
2. Banco Popular (2022)
3. Griffin Swinerton (December 2022)

Relevant experience/projects presented:

1. Altasea at the Port of Los Angeles. Los Angeles, CA.
2. Wuhan Waterfront Hanzheng, Wuhan, China
3. BPPR Neighborhood - Public Realm, San Juan, PR.
4. Johnson Controls Int. Asia Headquarters Shanghai, China
5. Ballajá Barracks Green Roof Redesign, San Juan, PR

Project description: (as stated by Gensler)

Gensler's proposal for the MBRIC facility is shaped by the site's climate and ecological context, not just its history, but recent and future climate challenges. The design is intended to evoke ARK-LIKE associations: of a VESSEL capable of withstanding flooding and extreme weather events, while protecting and preserving the precious cargo (materials, research, occupants) within. MBRIC's represents the fourth and latest chapter in the bay's development: a new type of anchorage which seeks to integrate itself within the larger ecosystem of the inlet; from its above water natural resources (mangroves, bird habitat, etc.) to those below it. Accordingly, the building's design responds to forces external to itself: the lateral force of the wind; the surge and rise of the water below; and the fragile but storm-resistant native plant life amidst which the constrained site perimeter is situated. The building form bows outward and leans back on its southwestern (windy) side, while curving and leaning inward on its northern flank to frame views of the north and eastern shore of the inlet. Vertically, the building inflects upward from the ground at its ends in the manner of a boat hull, in anticipation of future storm and flooding events that are both predicted and expected. The roof valley parallels the underside, creating a natural opportunity for PV panels and skylights to launch off of its sloped surface – and for rainwater to shed easily off of it. And finally, through both the porosity of two types of skins – one of perforated metal panels that are tiled like scales of a fish, the other made of bending wood slats like those belonging to a

boat hull—the building literally and metaphorically suits itself to its marine environment.	
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Respondent: Young & de la Sota Architects, PSC.						
Proposal Summary	Proposed Fee					
<p>Respondent’s Profile: Young & de la Sota Architects (YSA) is a local architectural firm that has partnered with Schwartz/Silver Architects and Matrix New World Engineering. YSA has a 26-year history of successfully producing and delivering high-quality products while fostering strong professional relationships in Puerto Rico. Young & de la Sota Architects, PSC (YSA) is an interdisciplinary design firm founded in San Francisco, CA, in 1995. YSA moved to San Juan, Puerto Rico, in 2000 and based its operations on the island. The firm has experience in a broad range of projects, including residential, hospitality, educational, institutional, industrial, environmental, commercial, recreational, business, and civic developments. In addition, it undertakes feasibility design studies in adaptive reuse and master planning projects. The firm sub-contracts the services for all required engineering professions.</p> <p>Founded in 1980, Schwartz/Silver (SS) maintains its founding idea of integrating creativity, discovery, and conscientious practice through collaboration among its architects and clients. The firm's expertise lies around civic, academic, cultural, and government projects. This professional interaction, fostered by an open studio space in downtown Boston, supports the work of all our projects and gives us the energy to find new forms for new challenges. Schwartz/Silver serves academic institutions, libraries, museums, public agencies, and private individuals with designs for new construction, renovations, and planning studies. The firm believes that the best design results from a combination of the architect's creative talents with a thoughtful engagement with a client. To do that, the Schwartz/Silver researches and documents the environment of each project, its particular circumstances, and the human needs they reflect and test our ideas against that understanding. The insights of building users, clients, engineers, and builders enrich the outcome, creating architecture that is relevant and responsive. Dedicated clients become partners and together begin to discover the sources of meaningful architecture.</p> <p>Matrix (MNW) is a proudly designated 100% Woman Owned Business Enterprise (WBE), employing over 200 professionals in geographically strategic locations throughout the country, including New York, New Jersey, Connecticut, Louisiana, and Arizona. The firm has been in continuous operation for over 30 years under the same ownership and in that time, has grown to become one of the largest Woman-Owned engineering consultants in the Nation. MNW provides engineering and scientific ingenuity on some of the largest and most crucial</p>	Proposed Schedule					
	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Pre-Design Serv.:</td> <td style="text-align: right;">\$247,000.00</td> </tr> <tr> <td>Design Services:</td> <td style="text-align: right;">\$945,396.00</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$1,192,396.00</td> </tr> </table> <p>Schedule: About 285 days (From Pre-Design Services up to bid documents)</p> <p><i>Remarks:</i></p> <ol style="list-style-type: none"> 1. <i>The amount provided under Total Design Professional Services Fee submitted by Respondent considered services required and budgeted under EDA Grant for this project, but outside of the scope of this RFP, as provided by the LRA under Exhibit L of this RFP.</i> 2. <i>For evaluation purposes, the Evaluation Committee only considered fees provided by Respondent for Pre-Design Services and A&E Services</i> 	Pre-Design Serv.:	\$247,000.00	Design Services:	\$945,396.00	Total:
Pre-Design Serv.:	\$247,000.00					
Design Services:	\$945,396.00					
Total:	\$1,192,396.00					

projects across the US. From military installations to civil works projects, their engineers and scientists are involved from project inception through conceptual design, final design, and construction. Great engineering starts at the planning phase and is not complete until the ribbon is cut on the project. The aging infrastructure and the understanding of the sea-level rise and resiliency concerns are demanding agencies' attention.

Recommendation Letters

For YSA

1. VRM Companies, dated in October 2021.
2. Interlink, dated in November 2021.
3. Acacia Network, dated in October 2021.

For Schwartz/Silver Architects

- 1) New England Aquarium.
- 2) Boston Redevelopment Authority
- 3) Department of Planning and Development of the City of PeekSkill, New York. (April 2021)
- 4) City of Newark in New Jersey (April 2021)
- 5) United States Merchant Marine Academy (April 2021)

Relevant experience/projects presented:

- 1) Palacio Dorado, Toa Alta, PR
- 2) The River Center Branch Library, Baton Rouge, LA
- 3) SUNY Engineering Innovation Hub Building, New Paltz, NY

Federal Experience:

- 1) McCoy Federal Building, Jackson MS, US GSA.
- 2) The PR Critical Commercial Port Facilities' NEPA Env. Assessments for the US Dept. of Transp. Maritime Adm.
- 3) Crownshield & Cressy Piers Replacement and Partial Seawall Rehabilitation, NY, for the US Merchant Marine Academy.

Solid Waste Management Experience/Site remediation:

- 1) Maywood Chemical Superfund Site, Site Remediation and Wetland Restoration and Enhancement for Maywood, NJ
- 2) Monitoring & Soil Vapor Monitoring and Operations & Maintenance of Remediation Systems, Goodyear, AZ
- 3) Perchlorate and Groundwater Sampling for PFAS, Phoenix, AZ

Project description:

YSA's design seeks to turn Bluetide research inside out, making MBRIC's mission visible and accessible to all. MBRIC will become a Puerto Rico destination where innovation is showcased, at minimal added cost, by creating an Atrium surrounding the main entrance and vertical circulation. An elliptical volume on the north side of the building reveals itself as visitors arrive. The volume turns into a Vertical Research Theater connecting all floors and, through a narrative of visual and audio presentations, introduces the inner workings of the

<p>Innovation Center. Visitors who want a more comprehensive experience can view the creativity, research, and innovation within the circulation around the labs and where visitor activities can occur within the facility's conference, co-working, and presentation spaces. User Function and Visitor Experience are different but symbiotic in nature. Both are critical to Bluetide's mission and to MBRIC. The building is designed for the user to function. It is designed to the program. Yet the building is also designed for the visitor to experience. It is designed to be an Ambassador of the Waters. This role generates MBRIC's architecture, which creates MBRIC's audience, which in turn ensures MBRIC's future. Adjacent to the Coast Guard Pier, the building will be an icon and a beacon, its form expressing maritime qualities that connect to its users and its location. MBRIC's mission is made tangible by its design: making marine science accessible to wider audiences. The building puts operational research and innovation on display in its labs and circulation spaces, drawing visitors naturally up into and through the structure. In addition, the design supports teaching and learning programs and brings opportunity and jobs to the Ceiba and Naguabo communities.</p> <p><i>Remark:</i></p> <ol style="list-style-type: none"> 1. YSA registered under the Bidder Registration process established in the RFP document. Proposal was submitted as a Joint Venture between YSA, SS and MNW. YSA submitted documentation in compliance with the requirements of Section 4.2.8.1 and 6.7 of the RFP Document. 	
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Respondent: Urbany, LLC															
<p align="center">Proposal Summary</p>	<p>Proposed Fee</p>														
	<p>Proposed Schedule</p>														
<p>Respondent's Profile: Urbany LLC was founded by Miguel Redondo, an architect that started his career in the construction field. With over 40 years of experience and 1.5 billion in completed projects, Redondo was part of the #1 construction company for 10 consecutive years. Over this period, Redondol participated in multiple projects ranging from tunnels, rapid transit to marine jobs, winning several recognitions including Best Minority Company in the USA. In 2015, Miguel Redondo founded Urbany LLC focusing on trying to resolve some of the island's challenges through architecture. For example, he developed a prototype for accessible housing using precast & other innovative construction methods. Recently, Urbany has been focused on developing multiple design solutions for Miami, FIL and PR.</p> <p>Recommendation Letters</p> <ol style="list-style-type: none"> 1) Municipality of Bayamon, dated in December 2018. 2) Municipality of Guaynabo, dated in April 2019. 	<table border="0"> <tr> <td>Pre-Design Serv.:</td> <td>undisclosed</td> </tr> <tr> <td>Design Services:</td> <td>\$765,000.00</td> </tr> <tr> <td>Total:</td> <td>\$765,000.00</td> </tr> <tr> <td>Schedule:</td> <td>About 515 days (From Pre-Design Services up to bid documents)</td> </tr> <tr> <td colspan="2"><i>Remarks:</i></td> </tr> <tr> <td colspan="2">1. Respondent indicated that Interior design & pier design are not part of this bid.</td> </tr> <tr> <td colspan="2">2. Respondent submitted the Proposed Fee in an alternate document and not in Exhibit L, Fee Schedule, provided with the RFP document. Although</td> </tr> </table>	Pre-Design Serv.:	undisclosed	Design Services:	\$765,000.00	Total:	\$765,000.00	Schedule:	About 515 days (From Pre-Design Services up to bid documents)	<i>Remarks:</i>		1. Respondent indicated that Interior design & pier design are not part of this bid.		2. Respondent submitted the Proposed Fee in an alternate document and not in Exhibit L, Fee Schedule, provided with the RFP document. Although	
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<p>Relevant experience/projects presented:</p> <ol style="list-style-type: none"> 1) Homestead Bootcamp: A 60 to 70 million project focused on providing housing and assistance for Navy veterans to help them reincorporate into civilian life. 2) El Portal del Yunque – Visitor information center visitor. 3) Calle Palmer #7: Bayamon prototype for low-income housing. 4) Roosevelt Roads Entry Access and Roads relocation (as Redondo Construction) 5) Caño Martin Peña for Corps of Engineering (as Redondo Construction) 6) Muelle 4 in Old San Juan for Puerto Rico Port Authority (as Redondo Construction) 7) Culebra Water Outfall for Corps of Engineering <p>Project description: (as stated by Urbany) Design parameters include multi-use office space that are flexible and adaptable for the 38 scientists to work and excel in their creative thinking, as well as involve the community in their findings. Elliptical lab tables are design as a workstation for 3-5 people with storage, lab space and water sink in an open space to promote collaboration & flexible use spaces.</p> <p>The MBRIC building will serve as living proof of the benefits the Blue Economy can provide to the island and beyond. A sustainability design powered by wave and solar energy and inspired by nature with wind for air exchange ventilation and sun reflectance for illumination through its open façade and sunscreen. The center will bring together the community to educate & generate awareness through the different public areas of the building – amphitheater, roof garden, bleachers, conference room, lounge, and cafeteria – all designed with interaction as the main goal. Collaboration is also at the core of our design, reflected through three intermingle square grid in an open space setting. Double height ceilings & collaborative social space are provided to inspire innovation & business development through research and synergies between collaborators of the Blue Economy.</p>	<p><i>Pre-Design services were included into the Proposed Schedule, there were not identified within the alternate Proposed Fee document.</i></p>
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<p>Respondent: Adorno Arquitectos</p>									
<p align="center">Proposal Summary</p>	<p align="center">Proposed Fee</p>								
	<p align="center">Proposed Schedule</p>								
<p>Respondent’s Profile: Adorno Arquitectos (AAQ) partnered with KOSY Collective. Adorno Arquitectos is a multi-disciplinary architectural firm founded in 2014 by siblings Yadira and Wilfredo Adorno in Puerto Rico. AAQ background on understanding Puerto Rico’s culture & climate is expressed in its constant exploration of local materials and construction techniques which demonstrate the sensibility of designing towards a Caribbean architecture. Their vision is exemplified</p>	<table border="0"> <tr> <td>Pre-Design Serv.:</td> <td align="right">\$58,494.00</td> </tr> <tr> <td>Design Services:</td> <td align="right">\$765,325.00</td> </tr> <tr> <td>Total:</td> <td align="right">\$823,319.00</td> </tr> <tr> <td>Schedule:</td> <td>Align="right">About 190 days (From Pre-Design Services up to bid documents)</td> </tr> </table>	Pre-Design Serv.:	\$58,494.00	Design Services:	\$765,325.00	Total:	\$823,319.00	Schedule:	Align="right">About 190 days (From Pre-Design Services up to bid documents)
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in various scale and typology projects from recycled materials explorations, on a small scale with Hugo Neu Recycling Puerto Rico _Eco V office to large scale multiprogram Fifth Avenue project. Furthermore, intertwined exploration of architecture and tropical nature through the Eco Haven project. AAQ has been distinguished as a pioneer of the use of virtual reality technology in P.R. in an architecture firm. Apart of design, we provide clients with construction administration through project management, inspections, supervisions and permits. Our integrative approach gives our clients the confidence of clarifying and understanding the project process and ensures that our design and standards are executed sufficiently and efficiently.

KOSY Collective (KC) focuses on architecture, interiors, landscape, and products founded in 2019 by former Bjarke Ingels Group (BIG) colleagues Juan David Ramirez and Sebastian Groggaard. KC experience have developed concepts for a series of cultural projects in Scandinavia and have had their designs published in prominent, world-wide recognized architecture and design magazines such as Designboom, ArchDaily and ASArchitecture. Some of their prominent projects include Google HQ in California, USA; YouTube HQ in California, USA; WeWork in New York, USA; and Atlassian HQ in Sydney, Australia. Working in top international architectural offices such as Bjarke Ingels Group, 3XN architects and MAD architects have influence in their professional experiences, outside-in ways of thinking and innovative approach to test, challenge and incorporate the latest design trends.

Recommendation Letters

1. Abarca Health (December 2022)
2. Municipality of Guaynabo, dated in April 2019.

Relevant experience/projects presented:

1. Abarca Campus, San Juan, PR
2. San Jose Tower, San Juan, PR
3. Finsbury Commercial Office Tower, London, UK
4. Google Headquarters (KC), California, USA

Project description: (as stated by Adorno + KC)

The proposed building will promote the renovation of the existing abandoned and inoperative Coast Guard Pier Area and will be a living platform which will support the progress of Blue Economy workforces as an education, training, and certification facility to foster marine-related technical skills. AAQ+KC's MBRIC design will be an icon that represents the vision of MBRIC, creating a precedent that reminds us of a history, and that rehabilitation can be simple, sustainable, and still exalt the positive qualities of its context. The MBRIC building will be designed to perform in multiple levels. It will do this by optimizing

<p>passive sustainability strategies, lowering energy consumption, and reducing the impact of solar radiation and overheating. This, combined with the best selection of MEP strategies and natural cross ventilation, will allow the design to provide the required comfort with the minimum energy consumption.</p> <p>The building geometry responds to the particularity of the geographical peninsula condition of the site by addressing the site as a building in the round, egalitarian in its relationship with its context. The building is perceived as a recognizable object in the landscape when approached from any direction and will be the new focal point of Ensenada Honda. Due to the site location, FEMA flood maps identify that the project’s site is in an area susceptible to flooding and recommend a base flood elevation of 5.20 meters (approx. 17ft). The built form is elevated approximately 20ft which protects the interior program of the science center. The elevated building provides a ground level that is open and connected. As the heart of the project, the open courtyard welcomes workers and visitors alike. Designed as an oasis, the garden is a refreshing area that blends natural selected local vegetation that will help prevent erosion & exterior water tanks that intertwine with breath-taking ocean views. The oasis will act as a social condenser of the science center and provide spaces to break out, meet, relax, and mingle.</p> <p><i>Remark:</i></p> <ol style="list-style-type: none"> 1. AAQ registered under the Bidder Registration process established in the RFP document. Proposal was submitted as a Joint Venture between AAQ and KC. AAQ submitted documentation in compliance with the requirements of Section 4.2.8.1 and 6.7 of the RFP Document. 	
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Respondent: RNN Architects	
<p align="center">Proposal Summary</p> <p>Respondent’s Profile: RNN Architects, Inc. is a Colorado-based certified 8(a)/HUBZone/MWBE Corporation that offers a full range of professional architectural services including Schematic Design, Design Development, Construction Documents, Bidding, and Construction Administration. They provide assessment studies, programming services, interior design, building test fits, planning and design programming, concept design and space planning, furniture selection and furniture relocation, finishes and equipment selections, scheduling, budgeting and cost planning, and construction management. RNN’s design philosophy always begins with that in mind. The built environment influences our collective quality of life, whether it is access to daylight, fresh air, physical and mental activity, or simply deeper connections to nature and the community. RNN</p>	Proposed Fee
	<p align="center">Proposed Schedule</p> <p>Pre-Design Serv.: \$33,173.00 Design Services: \$796,152.00 Total: \$829,325.00</p> <p>Schedule: About 450 days (From Pre-Design Services up to bid documents)</p>

<p>work extensively with stakeholders, community, and maintenance personnel to involve them in the design process. The firm gives as much time as needed to convert their ideas into creative design that meets their needs and goals to achieve an effective living environment.</p> <p>Recommendation Letters</p> <ol style="list-style-type: none"> 1. Boulder County Housing Authority, (December 2022) 2. Denver Hosing Authority (December 2022) 3. Denver Housing Authority (December 2022) <p>Relevant experience/projects presented:</p> <ol style="list-style-type: none"> 1. Great Hall Denver International Airport – Interior renovation. 2. Boulder County Housing Authority-The Spoke of Coffman in Colorado 3. Gilpin County Health & Human Services – Interior renovation <p>Project description: The proposal explains how the three levels of the building act as separations of the programmed space for functional purposes. The Platform level holds primarily research laboratories, delivery and loading space, machine rooms, and storage. This level is a secured zone of the site with ramped foot access to water and the mangrove shore and marine crane service. Level 1 is the Business and Enterprise level with a lab research area. There is also an additional modular flex space system which can be quickly reconfigured to house classrooms, staff residences, retail prototypes, or technology. Level 2 is the Public and Communities celebratory space, which can house events and give an unobscured view of the water and mangrove communities. The functional and psychological connection to these natural systems is a by way of a continuous pedestrian ramp, based on mobius geometry.</p> <p><i>Remark:</i></p> <ol style="list-style-type: none"> 1. <i>The proposal does not to explain adequately how to work design upon sea level rise/storm surge. Several operational areas are in the first level.</i> 	
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Respondent:	IN-Formation Studio, LLC								
Proposal Summary	Proposed Fee								
	Proposed Schedule								
<p>Respondent’s Profile: Founded in 2019, IN.formation studio (INF) encompasses three distinctive scales; territory (landscape), inhabitation (architecture) and object (product design) with innovative and avant-garde approach to design thinking. The firm is an internationally published and awarded firm for projects that range in scale. The firm’s founder has over 25 years of experience designing in three different continents and has collaborated with some of the world’s best landscape architects and</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Pre-Design Serv.:</td> <td style="text-align: right; padding: 2px;">\$61,750.00</td> </tr> <tr> <td style="padding: 2px;">Design Services:</td> <td style="text-align: right; padding: 2px;">\$1,018,825.00</td> </tr> <tr> <td style="padding: 2px;">Total:</td> <td style="text-align: right; padding: 2px;">\$1,080,575.00</td> </tr> <tr> <td style="padding: 2px;">Schedule:</td> <td style="padding: 2px;">About 480 days (From Pre-Design Services up to bid documents)</td> </tr> </table>	Pre-Design Serv.:	\$61,750.00	Design Services:	\$1,018,825.00	Total:	\$1,080,575.00	Schedule:	About 480 days (From Pre-Design Services up to bid documents)
Pre-Design Serv.:	\$61,750.00								
Design Services:	\$1,018,825.00								
Total:	\$1,080,575.00								
Schedule:	About 480 days (From Pre-Design Services up to bid documents)								

architects on projects in Argentina, Dominican Republic, Mexico, Puerto Rico, United Arab Emirates and United States of America.

Recommendation Letters

Although the proposal and qualification of member of the team provide related experienced in several projects, no letters of recommendation were provided.

Relevant experience/projects presented:

1. RF Integrated Building Solutions – Headquarters
2. Ocio - Puerta de Tierra
3. 1910 Loiza - Hotel
4. Casa Alianza

Project description: (as stated by INF)

The use of the "YOU ARE HERE" asterisk * (or starfish), as a design expression (or form), not only allows a way to place the building, to give it an exact location and orientation, but is also a way to recognize the existing airport geometry and orientation. Ultimately, this gives our proposal a sense of place and the star shaped geometry, recalls a starfish as a way to look to the future of the blue economy, water. INF design strategy, conceptually, is the manifestation of the understanding of context at many different scales and details. The programmatic organization is divided into five distinctive groups: administrative, living quarters, gatherings (theatre & large conference rooms), dry and wet laboratories. The size of each wing (leg) is a direct result of the program being housed. Open to public program is housed where all wings (legs) converge to create a new geometry, its core. The core becomes the main structural component and also houses a ramp, as a non-mechanical means to connect all levels of the project. INF proposed an industrial lift in the area of the wet laboratories, for ease of equipment transportation, directly onto the water tank area. The water tanks are set in a floating deck as to always stay above water, as a way to deal with sea level rise scenario. For lighting strategies, INF proposed to be sensitive to all marine life as to not interrupt nocturnal life.

The building skin is articulated to have a fourfold performative purpose; structural, infrastructural needs, lighting, and ventilation. The envelope behaves as an exoskeleton, thereby giving it a very unique aesthetic. The porous quality of the building envelope gives infinite flexibility for enclosed and or open spaces for cross ventilation. Each wing (leg) façade is parametrically designed to optimize the quality of natural lighting avoiding direct sunlight. Photovoltaic panels are seamlessly incorporated into the design allowing nonporous cells of the building envelope to contain solar panels on all sides and roof of the building.

<p><i>Remark:</i></p> <ol style="list-style-type: none"> <i>INF expresses the firm "has never designed a project similar to this and have never worked with a project funded by EDA, however mentioned currently have projects that are federally funded".</i> 	
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Respondent: The Office of Marvel and Marchand Architects, LLP	
Proposal Summary	Proposed Fee
	Proposed Schedule
<p>Respondent's Profile: The Office of Marvel & Marchand Architects, LLP, doing business as Marvel (MD) has been practicing architecture and urban design continuously, under one legal structure or another, since the 1960's. Since 2016, Marvel San Juan operates as an integrated office with Marvel New York, completely sharing resources for the design of projects everywhere. For more than 35 years, Marvel has successfully navigated the art and business of architecture and landscape architecture and has earned an award-winning reputation for designing at the intersection of public and private space. MD's team is composed of architects, landscape architects, designers and engineers experienced in institutional, educational, corporate, business, commercial and hospitality projects that have successfully dealt with the same challenges as those presented in Roosevelt Roads: reinvigorate former military premises with unique potential, providing users with a sense of community, growth, and the opportunity to experience a one-of-a kind location.</p> <p>Recommendation Letters</p> <ol style="list-style-type: none"> Interlink (November 2022) NEWLAB (August 2020) MidTown Equities (August 2020) Toll Brother City Living (August 2020) <p>Relevant experience/projects presented:</p> <ol style="list-style-type: none"> Puerto Rico Center for Art & Technology, San Juan, PR New Lab at the Brooklyn Navy Yard, NYC, NY Innovation & Entrepreneurship Center, Dobbs Ferry, NY Pierhouse & 1 Hotel, NYC, NY. Battery Maritime Building, NYC, NY <p>Project description: The site selected for the new Maritime, Business, Research, and Innovation Center (MBRIC) takes researchers and visitors through a cross section of the ecologies that characterize this area of Roosevelt Roads, culminating at the former US Coast Guard Pier, with unique expansive views outward towards Ensenada Honda and the Straight of Vieques, and inland with views of the mountains, and the rainforest. This unique vantagepoint anchors MBRIC right at the water, with</p>	<p>Pre-Design Serv.: \$84,465.00 Design Services: \$1,268,130.00 Total: \$1,352,595.00</p> <p>Schedule: About 372 days (From Pre-Design Services up to bid documents)</p> <p><i>Remarks:</i></p> <ol style="list-style-type: none"> <i>The schedule provided under Proposed Project Schedule; Exhibit K of the RFP, submitted by Respondent expanded on items and services requested by the Exhibit. Those expanded items included days that extended the proposed schedule drastically.</i> <i>For evaluation purposes, the Evaluation Committee only considered days provided by Respondent for Pre-Design Services and A&E Services, up to bid documents.</i>

<p>direct access to the bay and the open sea, to the coastal mangrove ecology, and marine life while also visually connecting it to the upland mountain ecologies that are essential to coastal life.</p> <p>Marvel's approach begins with conceptualizing the new building's capabilities to become an iconic landmark for the environmental, educational, and entrepreneurial well-being of the region, blue economy affiliates, and the general public. Furthermore, the basis of design focuses on a sensible approach to restore the site's nature and ecology by balancing the facility's program, design requirements and proposed uses with its surroundings. Driven by the location's visual exposure practically 360 degrees from Ensenada Honda as well as from above due to its proximity to the Jose Aponte Airport, the building's image and presence demanded a conscious design focus when determining placement orientation and shape. Hence, a strong and wholesome geometry proved to be the suitable design parti to effectively cement an unmistakable building footprint and mass. As such, the proposed design is an oval-shaped structure with a center atrium inspired by ring-shaped coral reef formations, islets named atolls. In shape as well as in intent, the proposed designs draw inspiration from the reference to atolls as natural restorative responses to nature events of volcanic activity and erosion. Likewise, the proposed landscape and building design seek to improve the locations natural state, its integrity, access and ecosystem, which in turn and in time will further advance the research and innovation as well as resilient and sustainable capabilities of the new facility. Pathways to the water for both research and recreational purposes will be provided along with planned mangrove hammocks and endemic species planting to restore and enrich the surroundings bionetwork.</p>	
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Respondent: Collab Architecture Studio, LLC	
Proposal Summary	Proposed Fee
<p>Respondent's Profile: COLLAB Architecture Studio LLC (Collab) will be the principal and lead the development of the project. The proposed design is a creation of a team of architects, under the guidance of Eliza Burgos, AIA. Mrs. Burgos has vast experience in the architecture field, for both public and private sectors, including residential, commercial, and large-scale public developments. For the MBRIC project, Collab has gathered a team of specialists that will provide their expertise to integrate all the needs and requirements of the project. As part of the team, Collab will collaborate with Fernando Rojas, AIA, from Interdesign Architects, PSC. Mr. Rojas will act as the Project Manager and liaison for coordination among disciplines.</p> <p>Recommendation Letters 1. BH Properties (December 2022)</p>	Proposed Schedule
	<p>Pre-Design Serv.: \$64,000.00 Design Services: \$765,325.00 Total: \$829,325.00</p> <p>Schedule: About 360 days (From Pre-Design Services up to bid documents)</p>

<p>2. Interdesign, PSC (November 2022)</p> <p>Relevant experience/projects presented:</p> <ol style="list-style-type: none"> 1. PR 2121 IRS W&I Call Center in Plaza Centro, Caguas, PR 2. Puerto Rico National Guard Army Aviation Support Facility (AASF) Hangar Repairs and New Restrooms 3. Modernization of Billeting Bldg. 414, 415, 416 & 418 In Camp Santiago, Salinas, Pr <p>Project Description: The building form is generated from the road and marina access outwards to the sea. Building placement and orientation is organized around a central point which is then subdivided into three central areas that embody the continuous growing of corals and mangroves. In these areas both personnel and visitors are immersed with information from the data being collected and observed. The main building houses the Visitors Center, Administration offices, and Auditorium. The Research Building is accessed through the central spaces on various floors and contains all workshops and laboratories. The Observatory and Café are on the North side of the site, more accessible to the general public and marina. Throughout the building and on each floor, there are open collaborative spaces that promote engagement with the General Public. Architectural innovation RFP 2022-004 COLLAB ARCHITECTURE STUDIO, LLC For the building façade we wanted to conserve the openness to the landscape but at the same time protecting it. The exterior glazing walls are composed of a "second skin" with a precast concrete panel that allows visibility that serves as protection from the elements. The form was inspired by the organic materials surrounding the site. The buildings primary materials are cast-in place and precast concrete for durability in this climate. This material, while innovative in its nature, it is a functional, locally sourced, strategy commonly used in tropical architecture that allows visibility and flow of the natural breeze.</p> <p><i>Remarks:</i> 1. Past projects presented in the proposal didn't seem to be similar in scope, with regards of the proposed project.</p> <p>1.</p>	
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Respondent: Partner Studio									
Proposal Summary	Proposed Fee								
	Proposed Schedule								
<p>Respondent's Profile: Partner Studio (PS), founded in 2018 is a project in continuous development, born from the idea of creating collaborations for the particular complexities of each project. We believe in innovative solutions; in providing a product conceived by the contribution of all</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Pre-Design Serv.:</td> <td style="text-align: right;">\$33,078.50</td> </tr> <tr> <td>Design Services:</td> <td style="text-align: right;">\$752,158.16</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$785,236.66</td> </tr> <tr> <td>Schedule:</td> <td style="text-align: right;">About 360 days</td> </tr> </table>	Pre-Design Serv.:	\$33,078.50	Design Services:	\$752,158.16	Total:	\$785,236.66	Schedule:	About 360 days
Pre-Design Serv.:	\$33,078.50								
Design Services:	\$752,158.16								
Total:	\$785,236.66								
Schedule:	About 360 days								

<p>the parties involved. PS intends to nurture its process surrounded by a pluralistic, collective culture, for an ideal result that is current to our times.</p> <p>David Rodríguez, Partner Studio founder, is a believer of the collaborative spaces and team environments. David is a promoter of design decisions grounded in well thought solutions, passionate about building technologies and construction. He has more than 18 years of experience working on all project phases, from design conception to construction administration and commissioning in typologies ranging from Governmental, commercial, multi-family & mixed use, and transportation. David is an advocate for the public space and its importance in providing leisure and recreation areas.</p> <p>Recommendation Letters No recommendations letters were included as part of the proposal. Proposal included contact information for two (2) contact references.</p> <p>Relevant experience/projects presented: Although experience from PS founders and team members were included, it was not clear the projects examples to be considered as relevant experience.</p> <p>Project description: PS proposal considered the proximity of the ground level to the sea, and took into consideration historic flood levels, so it decided to place vehicular parking and storage spaces at the ground level. The rest of the program, including the research water tanks, are moved into upper levels, safe from any water surge and flooding. To the northwestern corner of the project, we have located the lobby/entrance to the building. This lobby it's a two (2) volume space that will overlook the existing mangrove thickets located at the southwestern corner of the site. This entry space also houses a cafe that will serve not only the building users but the people visiting the new paseo. Within the upper levels, differentiated the program between common collaborative areas and more private research spaces. This differentiation occurs by creating two volumes separated by an open courtyard and interconnected by bridges and/or decks. These decks help preserve the collaborative atmosphere that we highly pursue and also provide the project with outside leisure spaces.</p> <p><i>Remarks:</i></p> <ol style="list-style-type: none"><i>Respondent did not comply with requirements established in Section 4.2.8.1 of the RFP, Qualifications. Although experience from PS founders and team members were included, it is not clear that such information complies with the requirements established in the RFP document to demonstrate relevant experience.</i>	<p>(From Pre-Design Services up to bid documents)</p>
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2. Respondent did not include letter of recommendation as required in Section 4.2.8.1.	
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Selection criteria taken into consideration:

As established in the Section 5.1 of the RFP document, the Evaluation factors are:

- Factor 1: Development Concept
- Factor 2: Qualification and Paste Performance
- Factor:3 Proposed Fees
- Factor 4: Proposed Project Schedule

Evaluation Process:

Proposals were submitted on December 8th, 2022. A total of twelve (12) proposals were received. Pursuant to the provisions of the LRA Request for Proposal Regulations (RE: 9366), and the Administrative Order 2022-001, dated July 22nd, 2021, Exhibits C-3 and C-4 of the RFP respectively, the Evaluation Committee is composed of the following members:

- Director of Development and Project Management, LRA
- Director of Facilities Management, LRA
- Director of Financial Affairs, LRA
- LRA Project Manager, LRA
- Engineer Manager, LRA
- Executive Director of Bluetide Puerto Rico
- Representative of the Municipality of Ceiba to the LRA’s Board of Director

The Evaluation Committee was convened and met on Tuesday, December 13th, 2022, March 14th, 2023 and April 12th, 2023 constituted with the participation of the majority of its members, as per Section 7.02 of LRA RFP Regulations. The Committee proceeded with the evaluation of the twelve (12) proposals in accordance with Section 5.00 of the RFP document, in which the evaluation factors were established and detailed. Responses that satisfied the qualifications referenced in Section 5.1, were evaluated, and scored. Evaluation factors included:

<p>Factor 1 Development Concept and Design</p>	<ul style="list-style-type: none"> • The Respondent understands the Project parameters and goals. • Proposal’s Executive Summary and Conceptual plans demonstrate an understanding of the Facility Program and Program Area (as established in Section 3); and present a clear plan for implementation, including an indubitable understanding of the principles of Sustainable and Universal Design. • Proposal is compatible with the 2014 Development Zones Master Plan; and complies with the Roosevelt Roads ROTFU. • Proposal presents a credible and viable Project Timeline, with clear milestones that complies with the Project Development Schedule of the Project. • Environmental considerations <ul style="list-style-type: none"> ○ Proposal manages to demonstrate a thorough understanding of the Management of Environmental Restrictions per Exhibit A-6 and E-1 	<p style="text-align: center;">25%</p>
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	<p><u>through E-3</u>. Conceptual Plans shows understanding of the environmental restrictions on the site.</p> <ul style="list-style-type: none"> o Proposal includes a sustainable design approach that considers the development and the operational phase of the project. 	
<p>Factor 2 Qualification and Past Performance</p>	<ul style="list-style-type: none"> • Proposal demonstrates, through the experience and expertise of proposed key personnel and past projects, that the proposed Project Team is qualified to execute the proposed Project. • Proposal demonstrates that the Project Team members had successfully completed, within their respective disciplines, projects of a similar scale and scope to the proposed Project. • Proposal provides evidence of the Project Team’s organizational capability to ensure successful and timely delivery of the Project. • Proposal shows that the Project Team is well-organized, has clear management structure, and has experience working together on similar projects. • The Respondent has demonstrated the ability to successfully provide services for projects of a similar complexity and size. • The Respondent has experience with EDA Projects and/or federal agencies. • The Respondent delivers favorable references from past clients. 	<p>25%</p>
<p>Factor 3 Proposed Fees</p>	<ul style="list-style-type: none"> • The Respondent provide a Project Schedule according to the Section 3. • Proposed fees are consistent to the Project budget 	<p>25%</p>
<p>Factor 4 Proposed Project Schedule</p>	<ul style="list-style-type: none"> • The Respondent provide a Project Schedule according to the Section 3. • The Respondent has the ability to provide the services listed in Section 3. 	<p>25%</p>

Out of the twelve (12) proposals submitted, only six (6) proposals complied with the parameters established in Section 3.15 of the RFP document, Project Budget, for professional services fees. Specifically, items 4 and 5, Architectural and Engineering Fees and Other Architectural and Engineering Fees, respectively clearly stated the maximum authorized amount for Architectural and Engineering fees. The total amount of items 3 and 4 is \$829,325.00. This authorized maximum amount is based on the approved terms and conditions for EDA Grant. Cost extensions are not allowed by the grantor. The Evaluation Committee performed the evaluation based on the Evaluation Factors and terms and conditions of the grant. This information was included in Section 3.15 of the RFP Document. Evaluation Factors 3 and 4 are related to the grant’s terms and conditions. The first factor to be considered was Factor 3 *Proposed Fees*. This first round of evaluation determined the following order:

Respondent	Proposed Fees
Urbany, LLC	\$ 765,000.00
Partner Studio	\$ 785,236.66
Adorno Arquitectos	\$ 823,819.00
CMA International + Zaha Hadid Architects	\$ 829,325.00
RNN Architects	\$ 829,325.00
Collab Architecture Studio, LLC	\$ 829,325.00
<i>Threshold of authorized budget for the project under this RFP.</i>	<i>\$ 829,325.00</i>

Chingombe Architectural LAB Architects (Calab Architects)	\$ 935,325.00
Jorge Rigau Arquitectos, P.S.C.	\$ 960,000.00
IN-Formation Studio, LLC	\$ 1,080,575.00
The Office of Marvel Marchand and Architects LLP	\$ 1,352,595.00
M. Arthur Gensler Jr. Associates, Inc.	\$ 1,235,550.00
Young & de la Sota Architects, PSC	\$ 1,192,396.00

Respondents that complied with the Evaluation Factor 3 moved to the second round of evaluation for Factor 4, Proposed Schedule. Respondents that complied with Factor 3 are, as follows:

Proposed Fee Rank	Respondent	Proposed Fees
1	Urbany, LLC	\$ 765,000.00
2	Partner Studio	\$ 785,236.66
3	Adorno Arquitectos	\$ 823,819.00
4	CMA International + Zaha Hadid Architects	\$ 829,325.00
5	RNN Architects	\$ 829,325.00
6	Collab Architecture Studio, LLC	\$ 829,325.00

In terms of itinerary, the RFP Section 3.16 established a schedule of eight (8) months for the Design Agreement and Design Phase; and one (1) month for Construction Bid Process, for a total of nine (9) months, equivalent to about 195 working days. The Evaluation Committee proceeded to evaluate the proposals that complied with Factor 3 and took into consideration their compliance with Factor 4. The proposed schedule by each Respondent is as follows:

Proposed Schedule Rank	Respondent	Proposed Schedule
1	CMA International + Zaha Hadid Architects	About 169 days
2	Collab Architecture Studio, LLC	About 171 days
3	Adorno Arquitectos	About 190 days
4	Partner Studio	About 360 days
5	RNN Architects	About 450 days
6	Urbany, LLC	About 515 days

The Evaluation Committee then proceeded to score Respondents, that will constitute as the initial evaluation round, based on the provisions of Section 23.00 of the LRA RFP Regulation. The score for the initial evaluation is as follows:

RANK	RESPONDENT	TOTAL OF FACTORS
1	CMA & International & Zaha Hadid Architects	96.2
2	Adorno Arquitectos	85.8
3	Collab Architecture Studio, LLC	75.2
4	Partner Studio, LLC	70.0
5	Urbany, LLC	64.7
6	RNN Architects	64.2

Given the provisions of the EDA Grant terms and conditions, only Respondents that complied within the EDA Fee requirement as well as the RFP's schedule parameters will move forward to the next phase of the

evaluation process, as identified in Section 5.2.2 of the RFP document: Community Selection round. Finalists that complied with both requirements: (i) EDA established Fee and (ii) design schedule, moved forward to the next phase, community selection round:

- CMA International & Zaha Hadid Architects
- Adorno Arquitectos
- Collab Architecture Studio, LLC

As stated in Section 5.2.2 of the RFP document, and in compliance with Administrative Order 2022-001 (Exhibit C-4 of the RFP document), the LRA submitted the proposals issued by the Finalists to the community via oral presentations by the Respondents. These presentations were held on Monday, January 23rd, 2023 and March 23, 2023 at the LRA Office, located at the ALPHA Building in Roosevelt Roads. The Finalists presented to the community with equal time. After each Respondent made their presentations to the community, the community asked questions and requested clarifications from Respondents directly. Once the presentations concluded, community members had the opportunity to discuss the proposals with the Evaluation Committee.

The Evaluation Committee was convened and met on Thursday, January 26th, 2023, March 13th, 2023, and April 12th, 2023, to ratify the selected respondent for RFP 2022-004.

After several meetings with the initial selected proponent in the NOA dated February 27, 2023, CMA International & Zaha Hadid Architects desisted on their participation in the project through letter on January 17th, 2023. Therefore, the LRA decided to revise the NOA in order to select the firm who obtained the second position, Adorno Arquitectos, to implement the services needed for this project (MBRIC).

Award

Upon evaluation of the proposals, oral presentations by Finalists, and the Evaluation Committee's recommendation, the LRA awarded RFP 2022-004 Design Competition for the Marine Business, Research, and Innovation Center (MBRIC) to Adorno Arquitectos.

This award grants authorization to the LRA to initiate a negotiation process with Adorno Arquitectos provide full range of Professional Architectural and Engineering Services including studies, design, sustainability design, permits procurement, and construction administration services during construction, for the development of the Marine Business, Research, and Innovation Center.

San Juan, Puerto Rico.

Joel Piza Batiz
Executive Director

NOTICE OF AWARD CERTIFICATION

I, hereby certify, that a copy of this Notice of Award was sent today to the following persons, at the address indicated in the proposals:

Alvin M. Rodríguez
CMA Architects and Engineers, LLC
PO Box 11490
San Juan, PR 00922-1490

Stefano Paiocchi
Zaha Hadid Architects
101 Goswell Road
London, England, UK, EC1V 7EZ

Yadira Adorno
Adorno Arquitectos
1250 Ave. Ponce de León Suite 609
San Juan, PR 00907

Jorge Rigau
Jorge Rigau Arquitectos P.S.C.
Urb. Hyde Park 855 Ave. Las Marías
San Juan, PR 00927-4205

Roger Sherman
M. Arthur Gensler Jr. Associates Inc.
500 South Figueroa Street
Los Angeles California, CA 90071

Rosa de la Sota
Young & de la Sota Architects PSC
138 Winston Churchill Avenue
San Juan, PR 00926

Miguel Redondo
Urbany LLC
31, SE, 5th St, Apt. 2201
Miami, FL 33131

Brad Wonnacott
RNN Architects
1391 Speer Blvd #830
Denver, Colorado 80204

Julián Márquez Botello
IN-Formation Studio, LLC
6777 Ave. Isla Verde, Edificio IVM-Suite 221
Carolina, PR 00979

Jonathan Marvel
The Office of Marvel Marchand and Architects LLP
San Jorge 161, Suite 200
San Juan PR 00911

Eliza Burgos Martínez
Collab Architecture Studio, LLC
2 Carazo St L204
Guaynabo, PR 00969

David X. Rodriguez Nieves
Partner Studio, LLC
PO Box 9839
San Juan, PR 00908

Tirivamwe Chingombe
Calab Architects
12 Fir Drive, Northcliff
Johannesburg, Gauteng,
South Africa- 2195

San Juan, Puerto Rico.

February 8, 2024.



Joel Pizá Batiz
Executive Director