

⚠ Addendum No. 1 issued on 09/27/2022

⚠ Addendum No. 2 issued on 10/31/2022

⚠ Addendum No. 3 issued on 11/10/2022



## REQUEST FOR PROPOSALS RFP #2022-004

# DESIGN COMPETITION FOR THE MARINE, BUSINESS, RESEARCH AND INNOVATION CENTER (MBRIC) at Roosevelt Roads, Ceiba, Puerto Rico



Issued by the Local Redevelopment Authority for Roosevelt Roads  
August 1st, 2022

Proposal Deadline for Respondents: November 17th, 2022 at 5:00pm

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

**One (1) Electronic/Digital Package Shall Be Submitted to:**  
[lradevelopment@lra.pr.gov](mailto:lradevelopment@lra.pr.gov)

Local Redevelopment Authority for Roosevelt Roads  
Comercio y Exportación Building  
#159 Chardón Ave. 3rd Floor  
Hato Rey, PR 00918



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**EDA Construction Standard Term and Conditions** ..... Exhibit M

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 **Aerial view Photos** .....Exhibit P

# 1. Invitation to Submit Proposals and Executive Summary

## 1.1 Invitation to Submit Proposals



The Local Redevelopment Authority for Naval Station Roosevelt Roads (“LRA”), is issuing a Request for Proposals (“RFP”) through a Design Competition to obtain proposals (each, a “Proposal”) from any qualified architectural and engineer firms to provide full-range of Professional Architectural and Engineering Services including studies, design, sustainability design<sup>1</sup>, permits procurement, and construction administration services during construction, for the development of the *Marine Business, Research and Innovation Center* (the Project), to be developed at the former Coast Guard Pier, Roosevelt Roads (“NSRR”) in the eastern region of Puerto Rico (See Exhibit A-1). This Project is funded by a \$16 million grant awarded to the LRA, by the U.S. Department of Commerce Economic Development Administration (EDA). See Exhibit J with Letter of Award.

The **RFP #2022-004** process will follow the Local Redevelopment Authority Request for Proposal Regulation (RE: 9366) attached hereto as Exhibit C-3 and will be complemented by the Administrative Order 2022-001, dated July 26<sup>th</sup>, 2022, attached as Exhibit C-4.

1.1.1 Request of Proposal identification number: **RFP #2022-004**


1.1.2 Request of Proposal Issue Date: **August 1<sup>st</sup>, 2022**

1.1.3 Scope of Request of Proposal: This RFP seeks an Architectural and/or Engineer Firm that is capable of providing a full range of Professional Architectural and Engineering Services including studies, design, sustainability design, permits procurement, and construction administration services during construction, related to the development and construction of a multi-tenant commercial facility to house the Marine Business, Research and Innovation Center (as defined below) (the “Project”).

 1.1.4 Proposal Submission Deadline Date, Time and Location: ~~November 17, 2022~~ **December 1<sup>st</sup>, 2022** **December 8, 2022** @ 5:00pm. All Proposal must be received by the LRA prior to 5:00 pm AST  on ~~November 17, 2022~~ **December 8, 2022**. All Proposals must be sent via email to: [lradevelopment@lra.pr.gov](mailto:lradevelopment@lra.pr.gov)

1.1.5 Special Instructions with Date, Time and Location as to where to access the Request for Proposal documents: Documents will be available at our website [WWW.ROOSEVELTROADS.PR.GOV](http://WWW.ROOSEVELTROADS.PR.GOV) from August 1<sup>st</sup>, 2022 at 5:00pm (Puerto Rico local time) through November 17, 2022 @ 5:00pm. There will be no cost to download the documents.

1.1.6 Registration Form: Interested participants must submit the Registration Form attached hereto as Exhibit B to the LRA by e-mail at [lradevelopment@lra.pr.gov](mailto:lradevelopment@lra.pr.gov) no later than **September 15<sup>th</sup>, 2022**. No Registration Form will be accepted after this date and time.

 1.1.7 Pre-Submittal Meeting and Property Tour: ~~September 29<sup>th</sup>, 2022 at 10:00am~~ **October 6<sup>th</sup>, 2022 at 1:30pm** at the LRA Office located at the ALPHA Building in Roosevelt Roads. During such

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<sup>1</sup> Sustainable design seeks to reduce negative impacts on the environment, and the health and comfort of building occupants, thereby improving building performance. The basic objectives of sustainability are to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive environments. Reference [www.gsa.gov/sustainabledesign](http://www.gsa.gov/sustainabledesign).



visit, the LRA will provide an overview of this RFP, provide a tour of the Project Site, and answer any questions. Any handouts and written responses to questions (which are the only binding responses) will be posted on [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov). This pre-submittal meeting and Project site visit is not mandatory; however, it will be the only opportunity for Respondents to visit the Project Property guided by LRA representatives, prior to submission of Proposals. Respondents may visit the Roosevelt Roads Property accessible to the public during normal access hours 6:00am-6:00pm without the presence of an LRA representative.

1.1.8 There are no registration fee and/or Bid Bond requirements for this RFP #2022-004.

1.1.9 Reservation of Rights: The LRA reserves the right, in its sole and absolute discretion, to Cancel or suspend this RFP process or any or all phases, at any time for any reason.

1.1.10 Reservation of Rights: The LRA reserves the right, in its sole and absolute discretion, to Change or amend the business opportunities described in this RFP.

## 1.2 Project Description

As further described in Section 3, this RFP seeks a Proposal that can implement a sustainable approach in designing a multi-tenant commercial facility to house the Marine Business, Research and Innovation Center (as defined below) (the "Project") located at former Coast Guard Pier, Roosevelt Roads. It is the intent of this RFP for Respondents to submit an architectural solution through the submission of a conceptual design proposal for the MBRIC.


## 1.3 Property Description

The LRA owns and leases from the Navy approximately 3,400 acres at NSRR (the "NSRR Property," as shown on Exhibit A-1). The Project will be located on a 2.93 acres property located at the former Coast Guard Pier of NSRR Property, as further described below and identified in Exhibit A-3 (the "Project Site").

## 1.4 Registration Form

Interested participants must submit the Registration Form attached hereto as Exhibit B to the LRA by e-mail at [lradevelopment@lra.pr.gov](mailto:lradevelopment@lra.pr.gov) no later than **September 15<sup>th</sup>, 2022**.

## 1.5 Pre-Submittal Meeting and Property Tour

 ~~September 29<sup>th</sup>, 2022 at 10:00am.~~ **October 6<sup>th</sup>, 2022 at 1:30pm.** During such visit, the LRA will provide an overview of this RFP, provide a tour of the Project Property, and will clarify any questions. Any handouts and written responses to questions (which are the only binding responses) will be posted on [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov) following the meeting. The Pre-Submittal Meeting and Property Tour is not mandatory but will be the only opportunity for Respondents to view the Project Property guided by LRA representatives, prior to submission of Proposals. Respondents may visit the NSRR Property accessible to the public during normal access hours 6:00am-6:00pm without the presence of an LRA representative.

## 1.6 Additional Information and Questions

All exhibits, additional information, addenda, and any questions/answers received on this RFP will be posted on the LRA's website at [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov). Questions can be submitted via e-mail only to

[lraddevelopment@lra.pr.gov](mailto:lraddevelopment@lra.pr.gov) no later than **October 27<sup>th</sup>, 2022 at 5:00pm**; no telephone inquiries will be accepted. All information posted on [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov) on the Marine Business, Research and Innovation Center Design Competition RFP #2022-004 section of the LRA website, is deemed incorporated into this RFP.

## 2. Naval Station Roosevelt Roads Property (Nsrr), Background and Opportunities

### 2.1 History of the NSRR Property

The Naval Station Roosevelt Roads (NSRR), including the Project Site, was used as a military installation since its acquisition and development by the U.S Department of the Navy (Navy) in the 1940s until its closure on March 31, 2004. Prior to acquisition by the Navy, the Navy environmental reports identify that NSRR was previously used for sugar cane cultivation and cattle grazing, with no significant industrial facilities or environmental concerns being identified with respect to activities conducted on the former NSRR prior to Navy ownership. The property is truly a unique and rare resource, having been isolated from normal development trends since the early part of the last century and situated at the foothills of El Yunque National Rainforest – one of the world's greatest natural wonders. The property represents an interesting mix of natural ecological areas (approximately 3,340 acres of which are already under the care of the Conservation Trust), physical infrastructure, a major airfield with an 11,000-foot runway (already under the care of the Puerto Rico Ports Authority), and waterfront development areas.

2.1.1 Pursuant to Section 8132 of the Department of Defense Appropriations Act for Fiscal Year 2004 (Public Act No. 108-87), the Navy was directed to close NSRR pursuant to the procedures and authorities contained in the Defense Base Closure and Realignment Act of 1990, as amended (title XXIX of Public Law No. 101-510, 10 U.S.C. § 2687 note) (the “Base Closure Act”). The Navy closed NSRR on March 31, 2004, and all industrial and commercial operations on the former NSRR with a significant potential for environmental contamination were ceased.

2.1.2 The LRA and the Navy executed that certain *Economic Development Conveyance Memorandum of Agreement between the United States of America Acting by and through the Department of the Navy and the Local Redevelopment Authority for Naval Station Roosevelt Roads* dated December 20, 2011, Amendment No. 1 dated December 11, 2012, and Amendment No. 2 dated September 1, 2015 (as amended, the “EDC Agreement”) to set forth the terms and conditions of the transfer of land at NSRR to the LRA. Pursuant to the processes outlined in the Base Closure Act and its implementing regulations, and the terms and conditions set forth in the EDC Agreement, the LRA and Navy have executed numerous deeds, bills of sale, easements, and that certain *Lease in Furtherance of Conveyance between the United States of America and Local Redevelopment Authority for Naval Station Roosevelt Roads at the Former Naval Station Roosevelt Roads, Puerto Rico* dated January 25, 2012, as amended on March 20, 2013 and May 6, 2013 (as amended, the “LIFOC”).

2.1.3 The LRA divided the NSRR Property into nine (9) zones ranging from an airside industrial park, institutional clusters, to a waterfront district, eco-tourism lodges and housing. See [Exhibit A-2](#). These are further described in the 2014 Development Zones Master Plan for the Roosevelt Roads Redevelopment attached as [Exhibit D](#). This 2014 Development Zones Master Plan complements the 2014 Special Plan published by the Puerto Rico Planning Board, attached hereto as [Exhibits H-1 through H-3](#).

2.1.4 Since the 2004 closure, the Navy has transferred land at NSRR to the LRA for economic development purposes, the Puerto Rico Ports Authority for airport purposes, the Commonwealth's Department of Natural and Environmental Resources for conservation purposes, and the Municipality of Ceiba for municipality purposes.



2.1.5 For purposes of negotiating with the Navy, the NSRR Property was divided into three parcels, as shown on Exhibit A-1. The LRA controls all of Parcels 1, 2, and 3 – either through deeds or the LIFOC; thus, references to Parcels 1, 2, and 3 are no longer significant, but are useful for purposes of reviewing due diligence materials.

## **2.2 Establishment of the LRA**

The Roosevelt Roads Naval Base Lands and Facilities Redevelopment Authority Act was enacted on September 29, 2004 and amended on September 18, 2014 (as amended, “Law No. 508”). The LRA is a public corporation and government instrumentality of the Commonwealth. The LRA is governed by a ten (10) member Board of Directors (“LRA Board”). The President of the LRA is the Commonwealth's Secretary of Economic Development and Commerce. Other LRA Board members include representatives designated by the President of the Senate, the Speaker of the House, the Governor, the Puerto Rico Fiscal Agency and Financial Advisory Authority and mayors of the communities surrounding NSRR. On August 30, 2006, the Office of Economic Adjustment of the Department of Defense recognized the LRA as the local redevelopment authority for purposes of implementing the local redevelopment plan at NSRR.

2.2.1 Law No. 508 authorizes the LRA to, among other items, have full dominion over its properties; negotiate and grant any contracts, leases, or other agreements necessary or convenient to exercise the LRA's powers and authorities; design, construct, or modify any facility that the LRA considers necessary or convenient; acquire and dispose of property (with the consent of the Legislative Assembly for any sales); and issue bonds. Law No. 508 authorizes the LRA to function as a public corporation for a period of 40 years as of the enactment, or until the LRA fulfills the agreements with the Navy.

## **2.3 Surrounding Communities**

The NSRR Property is adjoined by the communities of Ceiba and Naguabo. Nearby islands are Vieques and Culebra. It is important to the LRA that these communities are involved in the redevelopment of the NSRR Property.

### **3. Project Description**

#### **3.1 Introduction**

The Local Redevelopment Authority for Roosevelt Roads (LRA) is pleased to present the following architectural and engineer request for proposals for the design competition for the Marine Business, Research and Innovation Center (MBRIC), to be developed and constructed in the Former Coast Guard Pier of the Former Naval Station Roosevelt Roads located in Ceiba, Puerto Rico. The project will be developed in conjunction with Bluetide Puerto, Inc. (Bluetide), which will subsequently oversee the operation and maintenance of the facilities. Bluetide collaborated with the LRA in the development of the Program as well as in establishing the needs and requirements necessary for the development of the Project. This Project is funded by a 16 million dollars grant awarded to the LRA on June 26<sup>th</sup>, 2021, by the U.S. Department of Commerce Economic Development Administration (EDA). As part of the process to obtain the grant, the LRA included a conceptual design and a Preliminary Engineering Report (PER), included here as Exhibit G. The LRA strongly recommends to all Respondents to review the document as it contains vital information in regards of the project, the project site, as well as other site considerations.

It is advisable, but not a requirement, for Respondents to have prior experience working with the EDA terms and conditions for construction projects (please refer to Exhibit M); including but not limited to, environmental and engineering requirements and have experience working specifically with projects funded by EDA or similar programs of a federal agency. Also, it is advisable but not a requirement for Respondents to have prior experience working with Solid Waste Management Units (SWMU's) sites under environmental remediation by the US Navy or a federal agency, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980 and the Resource Conservation and Recovery Act of 1976 (RCRA).

The selection process shall include review of proposals as established in the Local Redevelopment Authority Request for Proposal Regulation (RE: 9366) and the Administrative Order 2022-001, dated July 26th, 2022.

#### **3.2 Project Description**

The Local Redevelopment Authority for Roosevelt Roads ("LRA") and Bluetide Puerto Rico Inc. ("Bluetide") determination is to operate the Marine Business Research and Innovation Center ("MBRIC") as a HUB, bringing together marine-related businesses and scientific knowledge, thus strategically design, develop and implement the new Blue Economy of the U.S Caribbean.

The MBRIC will be a living platform which will support the progress of the Blue Economy workforce as an education, training, and certification facility to foster marine-related technical skills correspondingly, contributing to the 200 nautical miles Exclusive Economic Zone ("EEZ"). The EEZ is the area of the sea in which the U.S. Caribbean has particular rights regarding "blue ocean" exploration, research and development and use of marine resources. As a result, the MBRIC has the potential to advance the EEZ of the U.S. Caribbean and attract innovative marine related industries and products including, energy production from water and wind. The MBRIC at its core will serve as the information and exchange needs of a broad Blue Economy network which engages the academia, scientific community, marine related businesses, policy and decision-makers and the general public.

The LRA, Bluetide Puerto Rico, the Puerto Rico Department of Economic Development and Commerce, the University of Puerto Rico, the U.S. Virgin Islands, and the University of Virgin Islands aims to gradually

integrate and aggregate all of the U.S. Caribbean Blue Economy science related activities, tools, laboratories, facilities, and databases at the MBRIC. Bluetide Puerto Rico will manage the MBRIC facility and its various marine-related assets including but not limited to equipment, curriculums, and programs to advance stage startups, researchers and scientist who have previously worked their way through a marine related incubator and/or have reach a point in time at which they have successfully built a marine related business, product or some kind of technology and thus be in need to further progress their venture.

The MBRIC, intertwined with the Bluetide strategic alliances and public engagement partnerships, will leverage the U.S. Caribbean Blue Economy Strategic Plan, respective subject matter expertise and resources, while advancing the goals of the economic development administration and funding agencies. The MBRIC innovation hubs will be integrated, and the multidisciplinary research centers combines basic and applied research with engineering to accelerate the Blue Economy and address critical marine-related issues in the U.S Caribbean. This stimulates the Blue Economy technical and workforce skills with the beginning of a new "implementation" mindset set forth by innovation in a sustainable way in order to expand the U.S. Caribbean coastal, marine, and maritime opportunities in a fully integrated and cross-collaborative manner. Moreover, it will provide a wide-ranging of resources and technology to connect scientist, commerce, and visitors. Ultimately, the M-BRIC has the potential to bring together more than 167 marine scientists across disciplines including biodiversity, fishing, tourism, indigenous engagement, climate change, oceanography, and conservation. For the reasons mentioned above, the MBRIC by no means will be used as an incubator.

### **3.3 Facility Program Narrative and Description**

The Marine Business Research & Innovation Center (MBRIC), mission is based in an inclusive ocean industry network hub. A key goal is to create a facility with a balanced mix of tenants that will all benefit from the close cross-sector collaborations. It is envisioned as a 45,000(+/-) SF multi-use, multi-tenant facility located at the former Coast Guard Pier-Roosevelt Roads, with access by both land and water. Three broad categories (target audience categories) define the facility purposes:

- Ocean Engineering, which includes groups interested in the development of ocean-related technologies such as ocean energy, remotely operated vehicles (ROVs) and other submersibles, and remote sensing; and
- Technology Driven Fisheries Management, which includes Fishing Aggregating Devices (FAD), Offshore finfish culture, Marine field station Hub, Academia, and government agency groups involved in ocean resource observation and related activities; and
- Ocean Product Development, which involves groups interested in finding new applications for ocean debris, ocean-harvested products, and the by-products of fishing and/or research.

Space needs as well as needs that could be shared by all building tenants, including Water Access and Logistics. Space needs are also characterized for Education, Public Awareness, and Community Integration.

#### **3.3.1 SPACE NEEDS IDENTIFIED FALL INTO THE FOLLOWING CATEGORIES:**

3.3.1.1 Lab/Workshop Suites: There is a general need for workshop-type engineering lab spaces (as opposed to wet chemistry labs) by all the engineering and research groups. Typical is a modular, durable suite of roughly 1,000+/- sf for the development, assembly

and testing of ocean-going equipment. Such a space typically would include a secure storage area and a procedure alcove that would contain equipment/ bench space.

3.3.1.2 Office Space: All potential tenants require a certain amount of office space and/or lab space, or computational lab space that is essentially office space. A large portion of the building needs to consist of generic office space that is flexible and adaptable, easily reconfigurable for different sized tenant groups. The office space can be grouped; offices for research groups do not need to be immediately adjacent to their labs. Grouping office suites will help create a good mix of research, product development, business and innovative groups that will be synergistically advantageous.

3.3.1.3 Industrial Kitchen Labs: Specific to Ocean Product Development group, the need for a set of test kitchens was identified, one primarily for food product development, and one for non-consumable Research and Development (R&D). These would be roughly 1,500 sf +/- ea. in size and should include dry storage space and cold storage.

3.3.1.4 Shared Tenant Uses and Amenities: Several uses were identified that could be shared by all potential tenants. Ideally these would be distributed in the building in such a way as to encourage interaction between tenants. In addition to the spaces listed below, public areas of the building should be designed with interaction and engagement in mind, incorporating conversation/whiteboard niches, breakout areas, enlarged stair landings, etc. Shared amenities identified include:

3.3.1.4.1 Large Conference Space: A single large conference space that could be used for large meetings/ conferences and seminars as well as for classes, well-equipped with video and internet connectivity for distance-learning to facilitate connectivity with regional academic institutions and distant corporate and institutional partners. (Capable of partitioning into multiple conference spaces).

3.3.1.4.2 Small Conference Space: A mix of smaller conference spaces that can be used for breakout or impromptu meetings or scheduled for smaller groups. (Throughout the facility).

3.3.1.4.3 Break lounge with kitchenette capabilities; a meeting/eating/reading space used for lunches and breaks.

3.3.1.4.4 Coffee nook o Lobby o Storage o High-bay test space: one space for large equipment assembly/prep including a shared test tank where equipment could be submerged and tested in a above ground tank.

3.3.1.4.5 Procedure Space with Equipment Space and Hoods ± 400 sf

3.3.1.4.6 Small Electronics Shop ± 400 sf

3.3.1.4.7 Small Machine Shop ± 500 sf (larger matching needs can be adequately met through existing local machine shops).

### 3.3.2 MARINE ACCESS AND LOGISTICS

One of the most important benefits to locating a marine innovation center in this location is the direct access to the water. The site offers the advantages of having wharfage, a dockside crane, and on-site vessel storage. It would also be beneficial to provide exterior lay-down/staging areas that would include space for trailers and shipping containers, and interior staging areas and a loading dock.

Public Amenities: Development of the Former Coast Guard Pier, which is currently public property, will need to include public amenities. These could be integrated through several approaches; Bluetide's study includes the following:

3.3.2.1 Harbor Walk and view access. Incorporate the existing mangrove forest into the design of the building, creating a portal that frames views of the harbor and welcomes the public through to the water's edge.

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.

3.3.2.3 Conference/Classroom Space: It's possible that the conference/ classroom space in the building could be made available for public meetings and events, particularly during off hours.

3.3.2.4 Visitor Center: Serve as a hybrid visitor center for education and outreach would strengthen community capacity. The Visitor Center could be designed to co-exist with ongoing research activities to showcase living exhibits about the ongoing research, gallery type, in the building and about important issues related to the MBIRC, to Ceiba, and to the BLUE industry. (One idea is to have a real-time display of Bay that shows the location of any FAD (Fishing Aggregating Devices) at that moment and displays about the current product development or research. This functionality could be digital in nature and projected onto the glass such that the building would not need to be open or staffed for this information to be displayed. Access to current data presented in a fresh and automated manner would build public awareness, understanding and support for the commercial fishing industry and the development of new business opportunities and marine related products.)

During summer and other high-traffic months, the Administration may want to consider staffing in the Waterfront Building (Former Port Control Building), facility and ferry terminal for outreach, See [Exhibit A-4](#) for building location. Its highly central location on the waterfront would draw a significant percentage of visitors to Roosevelt Roads and the MBIRC and such a staffing function would enable cross-marketing of other attractions around.

### 3.3.3 FUNCTIONAL AND OPERATIONAL REQUIREMENTS

The design proposal must take into account the following functional and operational requirements:

3.3.3.1 Architectural expression that embraces the Ocean and the Blue Economy highlighting the ethic of sustainability, conservation, and restoration. The proposed design is encouraged to be an exceptional cutting-edge innovation landmark, considering its immediate context and what such a development represents in the Roosevelt Roads Community. This project can be seen from the water, entering from Ensenada Honda Bay; from land, entering Langley Dr. toward the pier; and from the air flying over the area from the Jose Aponte de la Torre Airport.

3.3.3.2 Serve as a regional Iconic Landmark - futuristic local attraction- that engages the local community and stimulates STEM and STREAM education.

3.3.3.3 Favor native materials in the construction and modularity in the design.

3.3.3.4 Demonstrate the sustainability ties between design, construction, operations and maintenance, and the context of its surroundings.

3.3.3.5 Serve as a model for Disability Friendly eco-tourism/science/research integration facility.

3.3.3.6 Design with nature in mind: WIND for air exchange/ventilation, power, and temperature control, SUN for illumination (natural light), water heaters, power, temperature control and, RAIN recollection and OCEAN (level rise considerations) in-situ laboratory site optimization (observatory/nursery/sandbox opportunities). Redundancies and backup alternatives considered.

3.3.3.7 Whenever possible, minimal to no fossil fuel dependency.

3.3.3.8 Eco-responsible water and wastewater systems.

3.3.3.9 Whenever possible, minimal or no impact to the marine and natural environments during construction and provide erosion control technology to mitigate future erosion threats.

3.3.3.10 Integration of engineered solution with sustainable and restorative design strategies.

3.3.3.11 Ease and cost effectiveness of Operation and Maintenance of building and its components.

3.3.3.12 Whenever possible, beneficial ecological impact.

3.3.3.13 Design for resilience and functionality.

3.3.3.14 Design for flexibility and adaptability.

3.3.3.15 Incorporate life-cycle strategies that consider the living and nonliving marine systems and that are both restorative and adaptive. Because the mission of the Marine Business, Research & Innovation Center is to catalyze the development of the Blue Economy in the US Caribbean, the program is envisioned to continue indefinitely. Because the means and methods to achieve business innovation and research goals change over time, designs are encouraged to include strategies that can adapt to evolving needs.

3.3.3.16 Utilize technologies that are appropriate for the remote nature of the site and that are cost effective, maintainable, and upgradeable.

3.3.3.17 Provide collaborative spaces that inspire innovation and business development through research and synergies between collaborators.



3.3.3.18 Serve to reenergize the scientific community in the Caribbean through business development and market opportunities.

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).

3.3.3.20 Accommodate 38 researchers/ scientists/ product developers at any given time.

3.3.3.21 Include open area wet and dry laboratories that will support a comprehensive marine science research partnership; workstation/computer lab supporting these laboratories that also can be used for classroom instruction; seminar space. Fully integrate open space, modularity for on-demand re-purposing of any area in the building.

3.3.3.22 The purpose of this development is to integrate the research components, educational components and touristic components to the program and the operation of the building.

3.3.3.23 It is mandatory that the proposed design complies with the codes and regulations in force applicable in Puerto Rico.

3.3.3.24 Not all areas should have air conditioning, unless required. This including the circulation areas.

3.3.3.25 It is mandatory that the building design includes the sustainability guidelines listed below. These guides can be implanted on the façade, the equipment selection, the building’s operational and functionality, or in some architectural element of the building.

3.3.3.26 Redesigning the dock, it is not part of the project/scope of work, however it will be part of Bluetide’s operation and manage.

3.3.3.27 Locating the Building on the pier area is it not allowed.

3.3.3.28 It is recommended that resilient construction techniques, practices and methods be incorporated into the design, considering minimizing environmental impacts and responses to natural events and climate changes such as: hurricanes, floods, etc.

3.3.3.29 Circulation areas and routes (public, private, and service circulation) must be added to the Program Area listed below.

### 3.4 Program Area

Qty	Required Area	Required SF	Total SF	Required level location	Notes and Remarks
<b>Office Space</b>					<b>Remarks</b>
10	Administrative Offices	150	1,500	-	<ul style="list-style-type: none"> <li>• Access Control/Restricted Circulation.</li> <li>• Connected to Electrical Generator Circuit.</li> <li>• Server room should have additional access control.</li> <li>• It could be adjacent to the Laboratories.</li> <li>• Air Conditioning Required.</li> </ul>
1	Secure Server Room	80	80	-	
1	Storage /Copier Space.	80	80	-	
2	Maintenance and Cleaning Room	100	200	-	
2	Service Dock/Staging	80	160	-	
10	New Business Offices	150	1500	-	

					<ul style="list-style-type: none"> <li>• Can be adjacent to Shared Space Area.</li> </ul>
Subtotal			3,520	-	
<b>Shared Space</b>				-	<b>Remarks</b>
1	Lobby	800	800	-	<ul style="list-style-type: none"> <li>• Public Access/Public Spaces.</li> <li>• All seats should be not fixed.</li> <li>• The conference rooms and auditorium should be versatile and can be used as a multipurpose space.</li> <li>• Shared Spaces can be adjacent to Cafeteria.</li> <li>• Computer Communication Space should be connected to Electrical Generator Circuit.</li> <li>• Air Conditioning Required except Lobby and Visitor Center.</li> </ul>
1	Visitor Center	1,500	1,500	-	
2	Conference Rooms for 100 people	800	1,600	-	
1	Auditorium for 200 people provide Stage and Podium Area.	2,000	2,000	-	
4	Conference Rooms for 12 seats	144	576	-	
1	Open Space/Co-Working Space	800	800	-	
1	Computer and Communication Space	900	900	-	
1	Storage and Janitor Room	100	100	-	
Subtotal			8,276	-	
<b>Outdoors</b>				-	<b>Remarks</b>
1	Exterior Working Area 20 height	800	800	Ground Level	<ul style="list-style-type: none"> <li>• Access Control/Restricted Circulation.</li> <li>• This could be an open area.</li> <li>• Air Conditioning NOT Required.</li> <li>• It should be located adjacent to the Pier access.</li> </ul>
1	Secure Material Storage	400	400	Ground Level	
1	Crane			Ground Level	
1	Wet and Dry Dock for Vessels			Ground Level	
1	Loading and Unloading Ramp			Ground Level	
1	Storage and Janitor Room	100	100	-	
Subtotal			1,300	-	
<b>Laboratories</b>				-	<b>Remarks</b>
12	Wet Laboratories	200	2,400	-	<ul style="list-style-type: none"> <li>• Access Control/Restricted Circulation</li> <li>• Connected to Electrical Generator</li> <li>• 6 Wet Lab should be designed as a coral's pool nursery and 6 wet labs as tanks.</li> <li>• The kitchen is for investigation proposes not for domestic use.</li> <li>• Views from outside the labs (tanks and pools) can be incorporated as part of the public circulation.</li> </ul>
16	Dry Laboratories	230	3,680	-	
6	Exterior above water Tanks	2,040	12,240	-	
2	Kitchen fully equipped for product development	400	800	-	
1	Biohazard and Chemical Waste Management	100	100	-	
1	Storage and Janitor Room	100	100	-	

					<ul style="list-style-type: none"> <li>• Incorporate Saltwater Usage practices and equipment.</li> <li>• Air Conditioning Required on all areas.</li> </ul>
Subtotal			19,320	-	
<b>Cafeteria</b>				-	<b>Remarks</b>
1	Observatory Area	800	800	Roof Level	<ul style="list-style-type: none"> <li>• Public Access/Public Spaces.</li> <li>• This could be an open area.</li> <li>• It could be partially air conditioning. It should be located adjacent to the Pier access.</li> <li>• Incorporate Biodigester for Gas Collection to Waste Management.</li> <li>• The Observatory area should be proposed as partially enclosed or roofed.</li> </ul>
1	Kitchen Fully Equipped to cook	400	400	-	
1	Lounge -Eating and Sitting Area	600	600	-	
1	Waste Management Systems (Solids and Water).	100	100	-	
1	Storage and Janitor Room	100	100		
Subtotal			2,000	-	
<b>Work Shops</b>				-	<b>Remarks</b>
1	Machine Shop/Fab Lab	800	800		<ul style="list-style-type: none"> <li>• Access Control/Restricted Circulation.</li> <li>• This could be an open area.</li> <li>• The Secure Storage Space might not be consolidated. Each Shop Area has Storage.</li> </ul>
1	Secure Storage Space	400	400		
1	Electronic Shop/ Makerspace Lab	600	600		
1	Secure Storage Space	400	400		
1	Procedures Shop with Extraction Hood	200	200		
1	Secure Storage Space	150	150		
1	Storage and Janitor Room	100	100		
Subtotal			2,650	-	
<b>Living Studios</b>				-	<b>Remarks</b>
12	Units with 1 bedroom- 1 bathroom, Closet and Balcony	475	5,700	-	
1	Storage and Janitor Room	100	100		
Subtotal			5,800	-	
Program's Total Square Foot Area			42,866	-	(+/-) SF
<b>Parking and Service Area</b>				-	<b>Remarks</b>
35	Parking Spaces			Ground Level	<ul style="list-style-type: none"> <li>• Parking Area must observe the requirements by code and law regulations.</li> </ul>
1	Security Control			Ground Level	
1	Loading and Unloading Area			Ground Level	
1	Waste/Garbage Area			Ground Level	

### **3.5 Project Site**

The Project subject to this RFP is located on Parcel 1, zone C, subzone C5 which encompasses 2.93 acres Site, as depicted on [Exhibit A-3](#). Reference [Exhibits A-3 through A-6](#) and [Exhibit F](#) for Project Property information. It is important to establish that the 2.93 acres includes a portion of approximately 0.20 acres of road access that will not be part of the site, but the aerial space is part of the envelope available for design and development of the project, thus should be considered as area or space available to be designed. In addition, the site falls into a Zone VE regarding FEMA flood levels maps, therefore the Project must comply with the Special Flood Hazard Areas Regulation (Reglamento Núm.13), attached hereto as [Exhibit Q](#). The Former Coast Guard Facility (building No. 2409) consisted of a closed steel structure with a total area of 5,795 square feet. The Former US Customs Building (building No. 2262) consisted of a wood trailer type structure with a total area of 2,080 square feet. The subject property components including the former Coast Guard Pier presented damages caused by the weather phenomenal, such as: affected and damaged building exteriors and interiors, mechanical equipment, electrical systems, illumination, windows, doors, bathrooms, parking and Coast Guard Pier elements and components. For detail and further information regarding the Property and Site refer to the Preliminary Engineer Report (PER) as [Exhibit G](#). Specifically, verify image 11 on the PER.

The Respondents will be responsible for undertaking an independent analysis of the Property conditions including any environmental, health and safety issues and should not rely on any reports or information related to such issues provided to the selected developer(s) by the LRA.

### **3.6 Environmental Matters**

The environmental information provided by the Navy with respect to the Project Site is attached as [Exhibits E-1 through E-3](#). See [Exhibit A-6](#) for Map of Environmental Restrictions of the Project Site. For detail and further information regarding the Property and Site refer to the Preliminary Engineer Report as [Exhibit G](#).

### **3.7 Infrastructure and Utilities**

The LRA currently owns and operates all utilities at NSRR. The LRA is currently operating and maintaining the water treatment plant and is coordinating wastewater utility services at NSRR; and is also currently managing and maintaining the electrical transmission and distribution system. The Project will require upgrades to the existing infrastructure and utilities. See [Exhibits I-1 through I-3](#) for infrastructure information. For detail and further information regarding the Property and Site refer to the Preliminary Engineer Report as [Exhibit G](#).

3.7.1 [Potable Water Utilities](#). The LRA is the owner of the Potable Water System including Water Filtration Plant, Reservoir and Storage Tanks among other related infrastructure. The LRA's system is a NON PRASA system. All the related water and sanitary utility connection issues are addressed through the LRA (not with the Puerto Rico Aqueduct and Sewer Authority-PRASA). The LRA operates, repairs, and maintains the existing water system. As depicted in [Exhibit I-1](#), the Project Site has a 8-inch diameter potable water line. This line is located in front of the property. There's is an 4-inch secondary line that connects the 12-inch main line to building 2409. Construction for major improvements and upgrades to the existing water system are projected to start by the end of 2022.

3.7.2 [Sanitary Sewer Lines](#). The LRA owns, operates, repairs, and maintains the existing sanitary sewer system. See [Exhibit I-2](#) for reference. A major improvements and upgrades to the existing

sanitary sewer system project is in the design phase. The project includes the construction of a new sanitary treatment plant, improvements, and refurbishments of the main collection lines among other components. Construction for major improvements and upgrades to the existing water system are projected to start by the end of 2022.

3.7.3 Electrical Power Lines. The LRA is the owner of the Electrical Power System, substations, transmission, and distribution lines among other components. The LRA operates, repairs, and maintains the Electrical Power System. For the Project Property, point of connection are available through a 13.2 KV line. See [Exhibit I-3](#).

### **3.8 2014 Master Plan Zoning**

The Project Property is currently located in subzone C5, as identified in the 2014 Master Plan attached here as [Exhibit](#).

### **3.9 Land Use and Zoning**

The 2014 Special Plan ROTFU published by the Puerto Rico Planning Board is attached hereto as [Exhibit H-1](#) in Spanish. Excerpts of the most relevant portions of the 2014 Special Plan ROTFU are included in English in [Exhibit H-2](#). The ROTFU Zoning Map is attached hereto as [Exhibit H-3](#).

### **3.10 LRA's Goals for the Project**

As mentioned in the Project description, it is the LRA's goal to seek proposals designs from qualified architectural and engineer firms, to develop a conceptual design for a future contract providing a full range of Professional Architectural and Engineering Services including studies, design, permits procurement and services during construction, related to the Marine Business Research in at Roosevelt Roads Project ("Project"). LRA's expectations for the Project are: to meet the objectives of the Master Plan in terms of development for the Roosevelt Roads Community; meet the objectives of EDA for which the grant was awarded; to create a Project that promotes economic development for the community of Roosevelt Roads and Puerto Rico; to integrate the community into the Project development process; and that the Project becomes a landmark for Roosevelt Roads Community.

### **3.11 Role of the LRA**

Some of the LRA responsibilities include:

During the process of the subsequent professional service contract, the LRA will provide support to the to the selected Respondent. The LRA will verify that all design decisions comply with requirements established by EDA as part of the grant awarded to the LRA, which is the funding source for this project. The LRA will inform the selected Respondent of actions and comments submitted by EDA regarding progress reports of the project, as well as any required action to correct any finding. Also, the LRA will be the sole responsible for the management of the grant. In addition to that, the LRA will serve as a liaison between Bluetide, as operator of the facility, and the selected Respondent.

### 3.12 Role of the Selected Respondent

The selected Respondent will enter into a design professional service agreement with the LRA and will be responsible for the design of the facility as described in this RFP document.

### 3.13 Scope of Services

The process of this Design Competition Request for Proposal #2022-004 may conclude in the execution of a contract for Professional Architectural and Engineer Services for the *Marine Business Research and Innovation Center*, construction project in the Former Coast Guard Pier at the Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico. The following professional services are required:

- Survey and Topographic Plan (including existing utility lines and connection location)
- Geotechnical Study
- Asbestos and Lead Study
- Former Coast Guard Building (buildings no. 2409, 2262 & 277) As Built
- Schematic, Design Development and Construction Documents
- Permits Procurement
- Bid Documents
- Services during Construction

### 3.14 Project Phases and Deliverables

The Project deliverables and phases are presented as follows. Deliverables must be in both hard copy 24x36 sheets and electronic dwg. format:

#### 3.14.1 Pre-Design Phase (Studies)

3.14.1.1 Survey and Topographic Plan -Establish GPS control stations referred to the Puerto Rico NAD-83 (metric) system and Mean Sea Level elevations on the field work. Proponent must include activity duration for the complete topographical survey as described.

- Survey of all existing structures, utilities, fences and road & parking components in the project area.
- Include location of existing utility connection design (potable water, sanitary, stormwater, electrical and telecom).
- A topographical survey of the project location to be delivered in most recent AutoCAD dwg format.

3.14.1.2 Geotechnical Study- Perform geotechnical exploration of the site. Proponent must include activity duration for the complete geotechnical exploration as described.

- Geotechnical report to be submitted. The geotechnical report must include, but is not limited to number, location and depth of borings, recommendations for the required support system, bedding or foundations, technical assumptions and criteria. It must also determine if soil improvements and stabilization are needed along the site.



3.14.1.3 Asbestos and Lead Study - Perform Asbestos and Lead Study on Buildings at former Coast Guard Pier (buildings 2262 & 2409). Proponent must include activity duration for the complete as-built field-survey as described.

- Perform as-built field-survey to assess the conditions and dimensions of the building, facilities, and equipment. The as-built must include architectural, structural, mechanical and electrical components. From the survey, as-built drawings must be prepared.

Design Phase. It is the intent of this RFP for Respondents to submit an architectural solution through the submission of a conceptual design proposal for the MBRIC. Develop general design criteria for the Project in accordance with the requirements defined on this RFP (conceptual design submission), and the PER document referenced as Exhibit G. The selected conceptual design proposal will be the one developed according to the following design phases:

- Schematic Design (SD)
- Design Development (DD)
- Construction Documents (CD)

Proponent must include itemized activity duration for the complete Project Design Phase as described.

3.14.2 Permit Procurement. This phase consists in the preparation, submittal and procurement of the required permits, entitlements, and endorsements, as required by the current local and federal laws. Include a list of the required permits for this type of project. Include the cost for the LRA, if any, for the selected designer to complete payment for all permit fees.

3.14.3 Bid Phase and Services during Construction. Coordinate with prospective bidder, host pre-bid meeting and manage RFI's Issue a final "Issue for Construction" set including all revisions

3.14.4 Construction Supervision. Weekly site visits. In addition, the construction supervision process includes:

- Construction products, materials, and process submittal review
- Clarifications drawings and Requests for Information response
- Evaluation of Change Orders
- Evaluation of shop drawings
- Monthly Report for the Client and any other report required by local and/or federal government
- Issue a final "Record Drawings" including all changes per Requests for Information and including all Change Orders.

### **3.15 Project Budget**

The project Budget is defined by the terms and condition of EDA Grant for M-BRIC development and construction. The total Project's fund is \$16,000,000.00. However, the project budget for construction had been established. No indirect costs are included in the budget. The project funds in each line item of the budget will be used to support the proposed project as follows:

Item		Amount	Description
1	Administrative and Legal Expenses	\$160,000.00	Project development, construction, coordination, and EDA grant compliance will require myriad administrative and legal expenses
2	Land, structures, rights-of-way, appraisals, etc	\$0.00	N/A
3	Relocation Expenses and Payment	\$0.00	N/A
4	Architectural and Engineering Fees	\$765,325.00	These fees cover the costs for schematics, preliminary plans, and construction documents prepared by the architect and the engineering consultants: structural, electrical, and mechanical. Fees for project observation during the construction are included
5	Other Architectural and Engineering Fees	\$64,000.00	This amount is set aside for specialized consultants that might be required during the construction to address further soil conditions, pile foundations, or exhibition lighting, for example.
6	Project Inspection Fees 2	\$137,070.11	These services during construction have been calculated at \$5,959.57/month for thirty (23) months.
7	Site Work Amount	\$744,000.00	Activities include surveying the site and the development of fences, paving, curbs and sidewalks, landscape, exterior lighting, water pump, and garbage collection area.
8	Demolition and Removal	\$536,000.00	To encompass tasks required for site excavations
9	Construction	\$9,344,000.00	All activities related to building construction, including fulfillment of general requirements, concrete and masonry work, thermal and moisture protection, doors and windows hardware, finishes, specialties, conveying and mechanical systems, electrical work, and associated tasks.
10	Equipment	\$1,300,000.00	Fab-Lab CNC, plasma cutter, 3d printers, Machine shop, and mechanics workshop, Tanks, Pump and filtration systems, winches and cranes systems, audio-visual equipment, wet lab laboratory equipment, and dry lab laboratory equipment
11	Miscellaneous	\$611,333.79	Full solar systems with batteries installation brackets inverters and transfer switch
12	Contingencies	\$2,338,271.10	Contingencies are estimated at 18% of the subtotal project costs, a comfortable percentage for this kind of project given its inherent complexities and a budget elaborated from conceptual drawings.

### 3.16 Project Development Schedule

Item	Phase	Months	Period
1	Competitive Process Selection	3	August 2022- December 2022
2	Design Agreement and Design Phase	8	December 2022-August 2023
3	Construction Bid Process	1	September 2023-October 2023
4	Construction Phase	12	November 2023 – November 2024

## 4. Proposal Requirements

### 4.1 Language and Format

All Proposals must be submitted in English. All Proposal documents including, forms, exhibits and graphic proposal shall be on PDF files format.

### 4.2 Written Proposal

4.2.1 Page Limit. While there is no page limit for the Proposals, Respondents are *strongly* encouraged to be concise in their responses.

4.2.2 Cover Transmittal Letter. Respondents should submit a signed cover letter which acknowledges that the Respondent has received, examined, and is familiar with the RFP, including all exhibits and information posted on [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov). The cover letter should be signed by a person that has full authority to bind the Respondent to the Proposal and to all terms and conditions of the Proposal (if the Proposal team members are a Joint Venture, an authorized representative member may sign the cover letter).

 4.2.3 Registration Form. All proposals must include a copy of the Registration Form which was sent on or before ~~September 17<sup>th</sup>, 2022~~ **September 15<sup>th</sup>, 2022**.

4.2.4 Contact Information. Each Proposal must submit the following:

- Lead Contact Name, Firm or Studio Legal Name
- Representative Name
- Address
- Phone number
- Contact email address

4.2.5 Project Description. Respondents should describe in detail their overall concept and vision for the Project, in accordance with Respondent's conceptual-architectural proposal for the Project. Also, the project description may include a parti explanation, design, planning and an engineering strategy, with particular emphasis on architectural innovation and sustainability design. The description (should be 500 min. - 2,000 max. word counting), Respondents should clearly identify any inconsistencies with the Project description provided in this RFP or the 2014 Development Zones Master Plan and explain the reason(s) for such deviation(s).

4.2.6 Proposed Project Schedule. Respondents should provide information that will enable the LRA to evaluate the Respondent's ability to timely and completely complete the scope of services required for this Project. Project design, permitting and bidding phase must be fully completed by Q3-2023. Review Section 3.16 and the PER document for more detailed information. At a minimum, the following items should be addressed in this section of the Proposal:

- Provide an itemized Project Schedule that delineates the pre-design phase, design phase, procurement, and construction services.
- Illustrate key milestone dates for each design phase (SD, DD, CD, Bidding, Procurement and Construction) deliverables and owner review.
- Submit a filled out Proposed Project Schedule, included as Exhibit K. Include duration and Year Period.

4.2.7 Proposed Fee Schedule. Information should be provided that will enable the LRA to evaluate the Respondent's proposed fees for the services required to complete the project as described. At a minimum, the following items should be addressed in this section of the Proposal:

- Proposed itemized fee schedule.
- Provide your proposed itemized fee schedule for studies.
- Provide your proposed itemized fee schedule for all design phases and procurement, permitting and services during construction.
- Proposed total fee schedule for the complete project.
- Submit a filled out Proposed Fee Schedule, included as Exhibit L. Include percentage of fee and proposed fee.

4.2.8 Qualifications. Each Proposal should address all the following items, in the order listed below, unless noted as optional.

4.2.8.1 Qualifications and Past Performance. Information should be provided that will enable the LRA to evaluate the Respondent's qualifications and past performance. At a minimum, the following items should be addressed in this section of the Proposal and apply to both the Primary Respondent and any identified team members:

- A description of the Respondent's organizational history and background.
- A description of the role to be played and qualifications of key personnel and any team members. In an appendix, attach biographies of key personnel and an organizational chart if more than one entity is involved in the Proposal. To the extent one or more companies will be forming a joint venture to accomplish this Project, Respondents should either provide (i) evidence that such joint venture has been formed prior to submission of the Proposal, or (ii) a Term Sheet executed by such companies which identifies the general terms of the joint venture that will be formed, including which company or companies have the authority to make binding decisions on behalf of the joint venture.
- Provide a general description of Consultant and Sub-consultants you intend to hire to complete the Project. Provide Consultant Project team qualifications.

- Identify up to three examples of projects completed within the last five (5) years that demonstrate relevant experience. For each example, identify (i) a description of the project, (ii) the Respondent's role in the project, (iii) period of performance, and (iv) contact information for the client's contracting officer or similar supervising party for the project.
- If applicable, a summary of the Respondent's experience in designing projects of a similar nature to the Project. To the extent possible, the narrative should specifically describe how the Respondent's experience demonstrates that it has the skills and experience necessary to develop the proposed Project.
- If applicable, a description of the Respondent's previous experience working and/or designing projects funded- by the EDA and/or federal agencies.
- If applicable, a summary of the Respondent's experience in designing projects in Solid Waste Management Units (SWMU's) sites under environmental remediation by the US Navy and/or federal agencies, the Comprehensive Environmental Response, compensation and Liability Act (CERCLA) of 1980 and the Resource Conservation and Recovery Act of 1976 (RCRA), and EPA and EQB.
- Include letters of recommendations related to the scope and complexity of this Project.

4.2.8.2 General and Legal Requirements. Respondents are responsible for complying with all legal requirements set forth in Exhibits C-1 and C-2. The Proposal shall include a copy filled and signed of all documents required and listed on Exhibit C-2.

### **4.3 Graphic Proposal**

All designs must adhere to Federal, State and Local Laws and Ordinances. Facility design will be compatible with natural processes, esthetically pleasing, functional, sustainable, energy- and water-efficient, universally designed, and as welcoming as possible to all segments of the population. Respondents should submit a graphic Proposal with the following:

- Concept Diagrams
- Site Plan
- Roof Plan
- Floor Plans
- 4 Elevations (North, South, East and West Elevation)
- 2 Sections
- A Minimum of 4 tridimensional images or perspectives views (it is required that at least one of the images must be from Ensenada Honda Bay).

4.3.1 Graphic Proposal Format. Submission is limited to a minimum of four (4) and a maximum of six (6) 36" x 48", full color, high resolution PDFs. The PDF files must be presented as boards in a landscape/horizontal orientation, containing the required drawings and diagrams listed on Section 4.3 of this RFP document. The Boards must only be identified as it follows:



- ID format: RFP 2022-004 / Submission Date / Respondent's Name
- ID format will be located at the bottom right corner of the boards
- ID format must be included in Century Gothic, **bold**, in black color, and font size 20, separated 1 inch and a half (1 ½") from each edge.
- Do not include Respondent's logo, or any type of graphical identification of the Respondent.
- Please be aware that these boards will be reviewed not only by the Evaluation Committee, but also by members of the communities of Ceiba and Naguabo. The boards should clearly communicate, Respondent's design approach and responsiveness to the Project architectural program and site.

4.3.2 Printed versions of the boards. Those respondents screened and selected by the first round of judging, as described in sections 5.2 and 5.2.1, will be required to submit one (1) hard copy/paper version of the submission. These boards will be part of the second round of evaluation, as identified in section 5.2.2. The LRA will inform those selected accordingly.

#### 4.4 Deadline for Proposals



All Proposals must be received by the LRA on ~~November 17<sup>th</sup>, 2022~~, ~~December 1<sup>st</sup>, 2022~~, **December 8<sup>th</sup>, 2022** no later than 5:00 pm, AST (Puerto Rico local time). All Proposals must be sent via email to:



[lradevelopment@lra.pr.gov](mailto:lradevelopment@lra.pr.gov)

The electronic/digital package should be labeled with the following format:

**LRA\_RFP2022\_004\_MBRIC\_(RESPONDENT'S NAME).**

Any Proposal received after the time and date specified above will not be accepted.

#### 4.5 Proposal Form

The Proposal form shall include all the requirements, documents and other information set on this RFP. Respondents who do not meet these requirements in its entirety will be disqualified.

#### 4.6 Oral Presentations

The LRA, at its sole discretion, may require all or short-listed group of the Respondents to participate in virtual oral presentations with the LRA, community groups, or any other parties. Details regarding the date, format and other logistics for oral presentation will be provided to Respondents at a later date.

#### 4.7 Acknowledgment of Responsibilities

Respondents should specifically acknowledge and address the responsibilities listed in Section 3 of the RFP, which will be further delineated in the agreed upon A/E Professional Service Agreement.

## 5. Selection Criteria and Process

### 5.1 Evaluation Factors

Respondents will be evaluated based upon the evaluation factors listed below. All Respondents will be evaluated based on the strength of their entire proposal as compared with the criteria listed below, along with balancing the best interests of the LRA. Information provided within the Proposals, interviews, responses to questions, best and final offers, and any other information obtained by the LRA may be considered during the evaluation.

<p><b>Factor 1</b> Development Concept and Design</p>	<ul style="list-style-type: none"> <li>• The Respondent understand the Project parameters and goals.</li> <li>• 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.</li> <li>• Proposal is compatible with the 2014 Development Zones Master Plan; and complies with the Roosevelt Roads ROTFU.</li> <li>• Proposal presents a credible and viable Project Timeline, with clear milestones that complies with the Project Development Schedule of the Project.</li> <li>• Environmental considerations             <ul style="list-style-type: none"> <li>○ Proposal manages to demonstrate a thorough understanding of the Management of Environmental Restrictions per <u>Exhibit A-6 and E-1 through E-3</u>. Conceptual Plans shows understanding of the environmental restrictions on the site.</li> <li>○ Proposal includes a sustainable design approach that considers the development and the operational phase of the project.</li> </ul> </li> </ul>	<p><b>25%</b></p>
<p><b>Factor 2</b> Qualification and Past Performance</p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Proposal provides evidence of the Project Team’s organizational capability to ensure successful and timely delivery of the Project.</li> <li>• Proposal shows that the Project Team is well-organized, has clear management structure, and has experience working together on similar projects.</li> <li>• The Respondent has demonstrated the ability to successfully provide services for projects of a similar complexity and size.</li> <li>• The Respondent has experience with EDA Projects and/or federal agencies.</li> <li>• The Respondent delivers favorable references from past clients.</li> </ul>	<p><b>25%</b></p>
<p><b>Factor 3</b> Proposed Fees</p>	<ul style="list-style-type: none"> <li>• The Respondent provide a Project Schedule according to the Section 3.</li> <li>• Proposed fees are consistent to the Project budget</li> </ul>	<p><b>25%</b></p>

<b>Factor 4</b> Proposed Project Schedule	<ul style="list-style-type: none"> <li>• The Respondent provide a Project Schedule according to the Section 3.</li> <li>• The Respondent has the ability to provide the services listed in Section 3.</li> </ul>	<b>25%</b>
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## 5.2 Respondent Selection Process

The evaluation mechanism will be divided into two parts: the first part, will be identified as an initial evaluation round, and will be in accordance with the provisions of Section 23 of the RFP Regulation. Once the initial round has occurred and finalists has been selected, a second round, identified as a community selection round, will be held.

5.2.1 Phase 1: Evaluation Round. The initial evaluation round of the proposal will be confidential and will be in charge of 7 members, who will be identified as the Jury. The Jury will be composed of:

- LRA's Director of Development and Project Management
- LRA's Director of Facilities Management
- LRA's Director of Financial Affairs
- LRA's Project Manager
- LRA's Engineering Manager
- One representative of the municipality of Ceiba to the LRA's Board of Directors, which will be selected by the President of the Board.
- Bluetide Puerto Rico Executive Director

The Jury will evaluate the selected proposals under the criteria established in the request for proposal document for the design competition. The Jury may require representatives of each design team to clarify particular matters, as set forth in Section 23.00 of the SDP Rules. The Jury will select the design teams to be considered as finalists.





5.2.2 Phase 2: Community selection round. The community selection round will be carried out in person and will be composed of members from community of Roosevelt Roads and residents of the municipalities of Ceiba and Naguabo. Finalists may be required to do a presentation to the community members as part of the community selection round process.

5.2.3 Based on its evaluation as described in this Section 5.2, the LRA will determine which Proposal is most advantageous to its interests. The top-ranked Respondent (as selected in the Community selection round) will be notified in writing by regular mail with copy to all Respondents.

5.2.4 If a Proposal is rejected, a written notice shall be sent to the Respondent(s) informing the Respondent of the LRA's decision. Upon request, the unsuccessful Respondent(s) shall be advised of the reasons for the rejection of their respective Proposal(s).

## 5.3 Respondent Selection Timeline

The LRA's expected timeline for selection of the Respondent is set forth in the tables below. Please note that the activities and timetable are only a guide and are subject to change at the LRA's sole discretion.

<b>Phase 1 for Respondents</b>	
<b>Issuance of the RFP</b>	August 1 <sup>st</sup> , 2022 5:00pm
<b>Registration Form</b>	September 15, 2022
 <b>Pre-submittal meeting, Site Visit</b>	<del>September 29<sup>th</sup>, 2022 10:00am</del> <b>October 6<sup>th</sup>, 2022, 1:30pm</b>
<b>Deadline for Questions on the RFP</b>	October 27 <sup>th</sup> , 2022
 <b>Deadline for Posted Responses to Questions</b>	<del>November 3<sup>rd</sup>, 2022</del> <del>November 10, 2022</del> <b>November 17, 2022</b>
 <b>Proposal Deadline Submission</b>	<del>November 17, 2022 5:00pm</del> <del>December 1<sup>st</sup>, 2022 5:00 pm</del> <b>December 8, 2022 5:00pm</b>
 <b>Presentations by Respondents if required</b>	TBD
<b>Selection of top Respondent</b>	On or about December 16, 2022

## **6. Miscellaneous Terms and Conditions Applicable to All Respondents**

### **6.1 Legal Requirements**

Respondents are responsible for complying with all legal requirements set forth in [Exhibit C-1](#).

### **6.2 Familiarity with LRA's Redevelopment Goals and Objectives**

The LRA assumes that the Respondents are fully informed and familiar with the contents of the RFP, including all exhibits attached to the RFP. Respondents who submit a Proposal are responsible for becoming fully informed regarding all circumstances, information, laws and any other matters that might, in any way, affect the Respondent's roles and responsibilities in the Project. Any failure to become fully knowledgeable of any other matters that might, in any way, affect the Project will be at the Respondent's sole risk. The LRA assumes no responsibility for assumptions or conclusions made by Respondents on the basis of information provided in this RFP or through any other sources. Respondent must complete and issue a Proposal Certification Form, attached hereto as [Exhibit C-2](#).

### **6.3 Questions and Information**

Any questions, requests for clarification, and general information requests must be sent by e-mail to the LRA at [lraddevelopment@lra.pr.gov](mailto:lraddevelopment@lra.pr.gov) in accordance with the deadlines set forth above; no telephone inquiries will be accepted. The LRA will provide all prospective Respondents with copies of any questions it receives and any answers, clarifications and/or information it provides in response thereto. Such information will be posted on [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov) on the [MBRIC RFP Marina section](#). Only written responses posted on the website will be considered binding.

### **6.4 Reference Documents**

To assist Respondents in preparing to respond to this RFP, the LRA has created a website at [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov). The website contains all exhibits and other documents which will be of assistance in the development of the Proposals.

### **6.5 Amendments to this RFP**

This RFP may be amended by formal amendment, document, or letter. If this RFP is amended, then all terms and conditions that are not amended remain unchanged. Any amendments will be posted on [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov) on the [MBRIC RFP section](#) and sent to registered participants by email.

### **6.6 Authorizations by Proposal**

Any and all information provided by a Respondent and its team members may be used by the LRA to conduct credit and background checks. The Respondent agrees to execute any additional documentation requested by the LRA to evidence this consent. At its discretion, LRA staff may contact references and industry sources, investigate previous projects and current commitments, interview some or all of the proposed team members, and take any other information into account in its evaluation of the responses. The LRA reserves the right to request clarifications or additional information and to request that Respondents make presentations to the LRA, community groups, or others.

### **6.7 Teaming Arrangements and Special Purpose Entities**

Multiple Respondents may form a joint venture for the purpose of submitting a Proposal. The LRA may require that performance guarantees be provided by the Respondent as well as team members. (Note: the LRA will not be involved in facilitating partnering or teaming arrangements.) When a joint venture will be utilized, please present information for both entities and include with your Proposal a copy of the legal documentation establishing the joint venture.

## **6.8 Hold Harmless**

By participating in this RFP process, each Respondent agrees to indemnify and hold harmless the LRA and its officers, employees, contractors and advisors from and against any and all real estate and other brokerage fees or commissions, finder's fees, and any other forms of compensation related in any way to activities undertaken by any person as a result of such person's efforts towards and/or participation in this RFP process or the submission by such person of a proposal, and liabilities, losses, costs, and expenses (including reasonable attorney's fees and expenses) incurred by any indemnified party as a result of, or in connection with, any claim asserted or arising as a result of, or in connection with, this RFP process. This includes any and all activities related to the LRA's exclusive negotiations with the selected Respondent(s).

## **6.9 Public Information**

All information submitted in response to this RFP becomes property of the LRA. The documents and other records submitted to the LRA are part of the public record and subject to public disclosure; accordingly, information submitted should be expected to be subject to public availability. Therefore, any response submitted which contains confidential information must be conspicuously marked on the outside as containing confidential information, and each page upon which confidential information appears must be conspicuously marked as containing confidential information.

## **6.10 Organizational Conflicts of Interest**

Each Respondent should clearly identify in its Proposal any person or entity that has assisted the Respondent to prepare its Proposal that has advised, or is currently advising, the LRA on any aspect of the redevelopment at NSRR.

## **6.11 Other Terms and Conditions**

Law No. 508 and its regulations, as well as all applicable Puerto Rico and Federal laws and regulations, will govern this RFP and all agreements entered into in connection with this RFP.

## **6.12 Not a Contract**

Although the intent of this RFP is to enter into a contract with a Respondent (selected Respondent), this RFP does not constitute an offer or a contract with any individual or entity, thus no contract of any kind is formed under, or arises from, this RFP. The mere fact that this RFP has been issued does not automatically mean that a contract will be executed with the Respondents. For a contract to exist, basic requirements for contract formation must have been met. Basic requirements are:

- A Respondent has been selected
- The parties fully comply with all legal requirements
- A negotiation on terms and conditions has been accepted by the parties



### **6.13 Confidentiality of Information Associated to LRA**

Information associated to the LRA, or a government entity obtained by the Respondents as a result of participation in this RFP is confidential and must not be disclosed without prior written authorization from the LRA.

### **6.14 Reservation of Rights**

The LRA reserves the right, in its sole and absolute discretion, to:

- i. Change or amend the business opportunities described in this RFP.
- ii. Cancel or suspend this RFP process or any or all phases, at any time for any reason.
- iii. Accept or reject any Proposal based on the selection criteria and as determined by the discretion of the LRA.
- iv. Waive any defect as to form or content of this RFP or any response thereto.
- v. Not accept any or all Proposals.
- vi. Select one or multiple developers that will best meet the LRA's needs and objectives, regardless of differences in fees and expenses among Respondents to this RFP.
- vii. Reject all or any Proposals without any obligation, compensation, or reimbursement to any Respondent or any of its team members; and
- viii. Extend any date, time period or deadline provided in this RFP, upon notice to all Respondents.

### **6.15 Restriction of Damages**

Each Respondent agrees that:

In the event that any or all Proposals are rejected, or this RFP is modified, suspended, or cancelled for any reason, neither the LRA nor any of its officers, employees, contractors, or advisors will be liable, under any circumstances.

By participating in this RFP process, each Respondent agrees to indemnify and hold harmless the LRA and its officers, employees, contractors and advisors from and against any and all real estate and other brokerage fees or commissions, finder's fees, and any other forms of compensation related in any way to activities undertaken by any person as a result of such person's efforts towards and/or participation in this RFP process or the submission by such person of a proposal, and liabilities, losses, costs, and expenses (including reasonable attorney's fees and expenses) incurred by any indemnified party as a result of, or in connection with, any claim asserted or arising as a result of, or in connection with, this RFP process. This includes any and all activities related to the LRA's exclusive negotiations with the selected developer(s).

### **6.16 Disclosure**

As required by Law No. 508, the information submitted by the Respondents will be published on the Internet once the contract is adjudicated, with the exception of the information identified as confidential.

All public information generated in relation to the process, including communications with the media and the public, must be coordinated with, and is subject to prior approval of the LRA.

### **6.17 No Obligation to Accept Proposals**

The LRA is not obligated to accept a Proposal where, at the discretion of the LRA, it is not in compliance with the requirements of this RFP; or it includes a false or misleading statement, claim or information; or background checks reveal any false statements in the Proposal.

### **6.18 No Collusion or Fraud**

Each Respondent is held responsible to ensure that its participation in this RFP process is conducted without collusion or fraud.

### **6.19 URL's links to additional useful content.**

[www.bluetidepr.org](http://www.bluetidepr.org)

[www.eda.gov](http://www.eda.gov)