

LRA-24-164

**LOCAL REDEVELOPMENT AUTHORITY  
FOR ROOSEVELT ROADS**

**NOTICE OF AWARD  
RFP 2023-003**

**DATE OF FILING OF RECORD  
July 01, 2024**

**REQUEST FOR PROPOSALS RFP-2023-003  
Engineering Professional Services for Pier 3, Bulkhead D, Finger Pier, Dry Dock, and Heli Pad  
Improvements at Roosevelt Roads, Ceiba, PR**

The Local Redevelopment Authority for Roosevelt Roads (hereinafter, the LRA) hereby informs that it has completed the evaluation process of Request for Proposals RFP-2023-003. Pursuant to Section 26.00 of the Regulation for the Disposal of Real Estate and the Acquisition of Goods and Services for the Implementation of the Master Development Plan of the LRA (hereinafter the "Regulation") (RE: LRA 2024-001), the LRA provides the following information to the parties who submitted proposals for Request for Proposals RFP-2023-003 **Engineering Professional Services for Pier 3, Bulkhead D, Finger Pier, Dry Dock and Heli Pad Improvements at Roosevelt Roads, Ceiba, PR** dated October 27, 2023.

Details of the selected proponent and corresponding process are as follows:

**Name of the selected Proponent:**

- Structural Consulting Services, PSC

**Award Date:** July 01, 2024

**Respondents/Proponents:**

- Structural Consulting Services, PSC ("SCS")
- Edgewater Group & MenDeg Engineering, PSC ("EGM")

**Summary of Submitted Proposals:**

<b>Respondent</b>	<b>Proposal Summary</b>	<b>Proposed Fee</b>
Structural Consulting Services, PSC	SCS proposed to place engineering staff on-site to conduct a comprehensive review of the conditions of Pier 3, Bulkhead	



D, Finger Pier, Dry Dock, and Heli Pad. The initial phase will involve an inspection of the decks and superstructures, with SCS personnel conducting a walkthrough to document and quantify the existing conditions and the information previously identified by FEMA. Key areas of focus will include spalling and cracking issues, which might be structural in nature. Given evidence of issues at the dock underside and potentially below, a thorough inspection of these areas is deemed necessary. In the case of Pier 3, where claims have been made of damage to existing piles, SCS proposes to employ commercial divers to perform a detailed review of the underside of the structure and piles. This will include Level 1 inspections of the pier and structures undersides and Level 2 studies of selected piles to ascertain existing conditions, which is particularly crucial given the configuration of the structure and its load path. SCS considers the dive component an integral part of the proposal. An on-site project manager will supervise and lead inspection efforts both above and below water. Information gathered will be included in an "as damaged" plan detailing locations and quantities.

Total Proposal  
Cost for A/E  
Services:

\$1,844,106.12

Testing and other studies will lead to the assessment and design process. Given that many existing structures, such as piers or other marine structures in Puerto Rico, lack existing plans or engineering data, SCS has included budgets for Ferro-scanning and Ground Penetrating Radar to ascertain existing reinforcement and/or identify potential voids or other distresses within the structures. Additional testing will examine the overall health of the structure. Petrographic examinations of the concrete are proposed to assess the viability of existing structures for future use and identify potential chemical distress mechanisms such as sulfate or aggregate Silica reactions. Concrete cores will be extracted at selected areas to ascertain compressive strength, a key performance indicator of the structures. Chloride ion testing and pH levels will be verified as indicators of potential corrosion advancement within the structure and its reinforcement.

SCS included a budget for geotechnical engineering testing of the piers, proposing two borings per project. While the project scope is focused mainly on damages identified by FEMA and our corroboration or additional encountered issues, geotechnical studies will provide important data on soil conditions below the piers. Such data should provide key insights into soil composition, foundation design, and earthquake risk. Topographic and Bathymetric budgets are included and will form part of the as-built data of the project.

The information provided by a bathymetric study of the areas adjacent to the structures in question is of high importance. Bathymetric studies will provide insight related to sediment accumulation and erosion that may be affecting the existing deep foundations or bulkhead as well as potential scour, all issues that may have been exacerbated by the hurricanes. This study will identify the said condition if any of these affect the existing navigation channels around the piers. A combination of the bathymetric, geotechnical, and NDT data that will be obtained from the studies mentioned will provide a holistic assessment of the pier's condition, supporting the determination of conclusions related to the hurricane damage as well as those that are unrelated.

Edgewater Group & MenDeg Engineering, PSC

EGM proposed to provide a comprehensive range of Professional A/E Services, including studies, design, sustainability design, permits procurement, and construction administration services during construction, for the repair and improvements associated with Pier 3, Bulkhead D (FEMA Project 105720, PW# 10040) and Finger Pier & Dry Dock and Helipad (FEMA Project 105721, PW# 10442).

Total Proposal Cost for A/E Services:

\$1,899,584.00

The proposed Scope of Services includes all Professional A/E Services required to prepare and coordinate plans, designs, specifications, cost estimates, bid and construction documents, and other supporting documents necessary for the construction of the Projects. These include, but are not limited to, surveys, evaluations, investigations, reports, preliminary engineering, final designs, permitting, bidding support, and construction oversight. All Services would be performed in compliance with applicable Local and Federal Government laws, regulations, and executive orders applicable to these funding programs, including professional licensing requirements set forth in local law, including, without limitation, Act 173 of August 12, 1988, as amended, which sets forth the requirements for the practice of engineering and architecture in Puerto Rico.

The EGM team is committed to ensuring the accuracy, timeliness, and completion of all Services and related Deliverables as per RFP issuance. EGM pledged to implement best practices, recognizing that the Projects will be primarily funded by FEMA's Public Assistance (PA) program, with potential additional federal funding under other programs such as the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery Program (CDBG-DR) and Mitigation

Program (CDBG-MIT), and FEMA's Hazard Mitigation Grant Program (HMPG) under Section 404, among others.

**Selection criteria are taken into consideration:**

- Mandatory Requirements
- Qualifications, Experience and Capabilities
- Work Approach and Organization
- Cost Proposal
- Local Participation, M/WBE, and/or DBE Business

**Evaluation Process:**

Proposals were submitted on December 13, 2023. Only two (2) proposals were received. Pursuant to the provisions of the Regulation (RE: LRA 2024-001), the Evaluation Committee was composed of the following:

- Director of Development and Project Management
- Director of Facilities Management
- Director of Finance Affairs
- LRA Project Manager 1
- LRA Project Manager 2
- LRA Attorney

Meetings of the Evaluation Committee were convened and held on June 07 and June 21, 2024. The Evaluation Committee proceeded with the evaluation of the proposals in accordance with Section 6.00 of the RFP document in which the evaluation factors are established. The evaluation factors were the following:

<b>Criteria</b>	<b>Maximum Points</b>
Mandatory Requirements	Pass/Fail
Qualifications, Experience, and Capabilities	60 Points
Work Approach and Organization	40 Points
<b>Maximum Technical Points:</b>	<b>100 Points</b>
Cost Proposal	40 Points
<b>Total Proposal Score:</b>	<b>140 Points</b>
Preference of 5 points M/WBE	5 Points
Preference of 5 points DBE	5 Points
<b>Maximum Total Proposal Score (including Preference)</b>	<b>150 Points</b>

The Evaluation Committee then proceeded to score respondents in accordance with the provisions of Section 26 of the Regulation (RE: LRA 2024-001). Each committee member was evaluated independently and objectively, ensuring that all proposals were evaluated under the same parameters. Scores reflect a comprehensive view of each proposal, clearly measuring its potential to meet project requirements and objectives.

The score for the evaluation resulted as follows:

<b>Respondent</b>	<b>Structural Consulting Services, PSC</b>	<b>Edgewater Group &amp; MenDeg Engineering, PSC</b>
Total Factors	129	127

When analyzing these scores, Structural Consulting Services, PSC, achieved the highest average score of 129, followed by the proposal from Edgewater Group & MenDeg Engineering, PSC, with 127. Both proposals were highly competitive and comprehensive. However, Structural Consulting Services, PSC, presented the most robust proposal. Their proposal aligns most closely with the objectives, evaluated aspects, and budget for RFP-2023-003.

### **Award**

Upon evaluating the proposals and the Evaluation Committee's recommendation, the LRA Board of Directors resolved, during a meeting held at the LRA's offices on July 01, 2024, to award the **RFP-2023-003 - Professional Engineering Services for Pier 3, Buckhead D, Finger Pier, Dry Dock and Helipad Improvements** to: Structural Consulting Services, PSC.

This award grants authorization to the LRA to initiate a negotiation process with **Structural Consulting Services, PSC**, for the proposed A/E services.

### **REVIEW AND RECONSIDERATION PROCEDURE**

In accordance with Section 3.19 of Act 38-2017, as amended, known as the Uniform Administrative Procedure Act of the Government of Puerto Rico, the party adversely affected by a decision may within ten (10) working days from the date of deposit of notice of the award in the federal mail or notification by email, whichever occurs first, file a request for administrative review before the Bidding Review Board of the General Services Administration. The Bidding Review Board of the General Services Administration must decide whether to accept or reject the request for administrative review within ten (10) working days of the filing of the request. If, within this period, the Bidding Review Board of the General Services Administration decides to accept the request, it will have an additional thirty (30) calendar days to adjudicate it, counted from the expiration of the ten (10) working days it had to decide whether to accept it or not. The Bidding Review Board of the General Services Administration may extend the thirty (30) calendar days period only once, for an additional term of fifteen (15) working days.

If a determination is made in the administrative review, the 20-day period to file for judicial review before the Court of Appeals will begin to run from the date on which a copy of the notification of the decision of the Bidding Review Board of the General Services Administration adjudicating the request for administrative review was deposited in the federal mail or notified by email, whichever occurs first. If the Bidding Review Board of the General Services Administration fails to take any action regarding the request for administrative review within the terms provided in this Law, it will be understood that it has been flatly rejected, and from that date, the period to file for judicial review will begin to run. Filing for administrative review before the Bidding Review Board of the General Services Administration is a jurisdictional requirement before filing for judicial review before the Court of Appeals.

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## **NOTICE OF AWARD CERTIFICATION**

I, hereby certify, that a copy of this Notice of Award was registered today in the administrative record and notified today to the following persons, at the address indicated in the proposals:

José R. Gayá Gil  
Structural Consulting Services, PSC  
E-mail: [jrgaya@bpmtpr.com](mailto:jrgaya@bpmtpr.com)

Ronald E. Schults  
Edgewater Group & MenDeg Engineering, PSC  
E-mail: [ron@edgewater.pro](mailto:ron@edgewater.pro)

Evidence of having notified the Notice of Award was also registered in the administrative record.

In San Juan, Puerto Rico, July 01, 2024.

Ing. Gabriel Hernández Rodríguez  
Project Management and Project Management