



**Request for Proposals (RFP)
Architectural/Engineering Services for
the Navy Pier Bulkhead and New Boardwalk
Economic Development Investment Portfolio for Growth Program (IPG)
Community Development Block Grant – Disaster Recovery (CDBG-DR)
Puerto Rico Convention Center District Authority
Procurement No. CDBG-DR-IPG-PRCCDA-2025-02**

ADDENDUM NO. 3

EXTENSION OF TIME, CLARIFICATION, UPDATED SCOPE OF SERVICES & EXHIBITS

The Request for Proposals (RFP) for the acquisition of *Architectural/Engineering Services for the Navy Pier Bulkhead and New Boardwalk* under the Community Development Block Grant – Disaster Recovery, Economic Investment Portfolio for Growth Program (IPG) was issued on May 7, 2025, by the Puerto Rico Convention Center District Authority (PRCCDA).

Pursuant to Sections 4.2 of the RFP, the PRCCDA is issuing this written Addendum.

Notice is given of a Third Addendum to the RFP as to:

- Provide an extension of time to submit proposals in response to the RFP. The new due date and time specific to RFP: CDBG-DR-IPG-PRCCDA-2025-02 is **July 17, 2025, at 11:59 pm AST**. The only change to the Schedule, Section 4.3, is the proposal due date and time.
- Update the *Scope of Services*, Attachment 1 of the RFP, Sections 1 to 3, to incorporate circumstances and details from the 30% ongoing schematic design available at the time of issuance of this Addendum. (Revision marked in grey.) Refer to **Scope of Services as per 30% ongoing schematic design**, included.
- Incorporate revised version of **Exhibits A-2** and **C**.
- Incorporate **Exhibit S**, the Ongoing 30% Schematic Design, as of the date of issuance of this Addendum.

- Clarify and replace Section 10 of the RFP to read as follows:

10. Administrative Review and Appellate Remedies:

The party that considers itself having been adversely affected by the Award or award determination made by PRCCDA in connection with this RFP may, within twenty (20) days of the deposit in the federal mail or e-mail notifying the adjudication, submit a request for reconsideration to the Executive Director of PRCCDA in accordance with the Uniform Administrative Procedure Act, Act No. 38 of June 30, 2017, Article 3.15.

The PRCCDA shall consider the motion within fifteen (15) days of its filing. If the PRCCDA rejects it outright or fails to act within such period, the term to request judicial review shall commence upon notification of the denial or upon the expiration of such fifteen (15) days. If any determination is made in its consideration, the term to request judicial review shall commence from the date on which a copy of the PRCCDA's final determination resolving the reconsideration is filed.

Judicial Review

Any party affected by the final determination of the PRCCDA may request judicial review, in accordance with Section 4.2 of Act No. 38-2017, 3 LPRA § 9672, before the Puerto Rico Court of Appeals, within thirty (30) days to be counted from the date in which a copy of the notice of the final decision or order of the PRCCDA was filed by U.S. postal mail or e-mail.

The mere filing of a petition for reconsideration before the PRCCDA or filing of a judicial review petition before the Puerto Rico Court of Appeals will not have the effect of halting the contested award.

The Request for Proposals (RFP) is modified as set forth in this Addendum. The original RFP Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Respondents shall take this Addendum into consideration when preparing and submitting the Proposal.

The Authority reserves the right to make future changes to the RFP and/or any of its Attachments. It is the sole responsibility of the proponents to periodically check for updates to this RFP on the Authority's website: <https://prcda.com/rfps/>.

Issued on June 26, 2025.



Norberto Pérez O'Neill, Esq. MBA
Deputy Executive Director



ATTACHMENT 1
SCOPE OF SERVICES
as per 30% Ongoing Schematic Design
Request for Proposals (RFP)
Architectural/Engineering Services for the Navy Pier Bulkhead and New Boardwalk
Economic Development Investment Portfolio for Growth Program (IPG)
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Puerto Rico Convention Center District Authority
RFP: CDBG-DR-IPG-PRCCDA-2025-02

1. Introduction

The Puerto Rico Convention Center District Authority (PRCCDA) seeks Professional Architectural/Engineering Services (A/E Firms or Proposers) for the design of repairs and/or reconstruction of a bulkhead (herein, "Bulkhead") and of a new Boardwalk at the Navy Frontier Pier in Puerta de Tierra, Old San Juan. This document defines the services that the Proposer must perform on behalf of the PRCCDA, as part of the *Navy Pier / Bahía Urbana Infrastructure Project*, under the Economic Development Investment Portfolio for Growth Program (IPG) of the Puerto Rico Department of Housing (PRDOH), Community Development Block Grant - Disaster Recovery (CDBG-DR) Program.

The PRCCDA's expectation for the Project is to execute several infrastructure projects with an allocation of funds from the IPG Program. The Bulkhead is an enabling project for the construction of the Boardwalk. The project aims to correct existing infrastructure and modernize the circulation networks by providing greater security, improving walkability, presenting an enjoyable and welcoming doorway to Old San Juan, enhancing the visitor experience, offering better facilities to area residents and benefiting local economic development. This is part of a phased project that will integrate to west and east and create connections between the Old San Juan Islet, the Convention District, Condado and Miramar areas.

As part of the Scope of Services the PRCCDA is providing all Proposers with the project's **Conceptual Design (Exhibit R)** and the **Ongoing 30% Schematic Design (Exhibit S)**. At the time of issuance of RFP No. CDBG-DR-IPG-PRCCDA-2025-02, an A/E Firm is preparing the 30% Schematic Designs to comply with the Federal government's environmental standards. The Selected Proposer will receive a "Transfer Package" with the 30% schematic plan and is expected to continue design to reach the 100% construction design and permits, assist with bid documents, and Supervise during the construction, among other Tasks.

2. Project Description

2.1. Project Site

The **Bulkhead Reconstruction and New Boardwalk Project** is located on the area known as Navy Frontier Pier, in Puerta de Tierra Ward within Islet of San Juan. It is limited to the North, by lots collectively known as the Navy Frontier Infrastructure Project, to the south with the San Antonio Channel of the San Juan Bay, to the East, by the property of the Federal Drug Administration (coordinates: 18.460901, -66.090628 and 18.460701, -66.090679) and with San Juan Pilots area (coordinates: 18.460762, -66.090979 and 18.460627, -66.091005), and to the West, by the Ramon Power Street and the United States Army Corps of Engineers (coordinates: 18.461384, -66.093862 and 18.461207, -66.093904).

The reconstruction project will be developed in a 20-meter inland strip in the waterfront area with an approximate length of 1,140 linear feet. The site is commonly referred to as "Navy Frontier Pier". An existing one story, non- historic building, with steel structures, that used to be operated by the Ports Authority (Please see Image B), located inside the Navy Frontier Site, partially invades the 20 meters strip of land in which the project is envisioned.

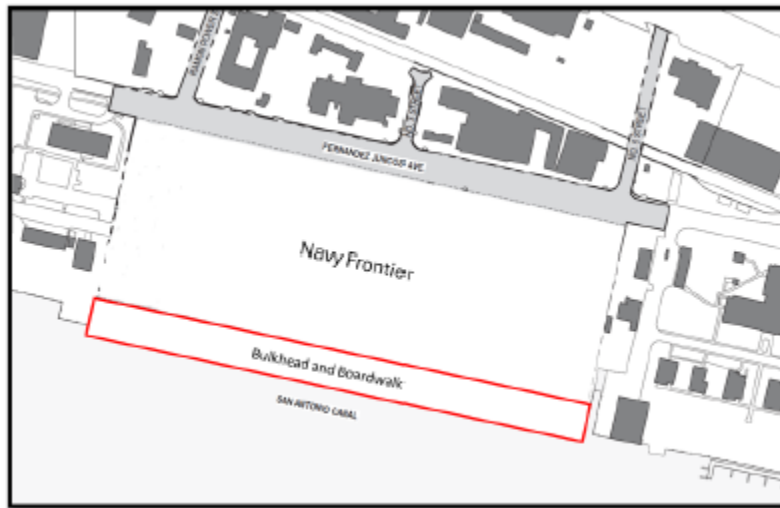


Figure 1- Boardwalk and Bulkhead Reconstruction project site delineated with a red rectangle

The site is in a general state of deterioration, creating an underutilized and unsafe area for the people of San Juan and Puerto Rico as a whole. Existing and previous uses of the

site are industrial and limit the waterfront view and public access to the maritime coastline.

2.2. Environmental Background

The Navy Pier / Bahía Urbana Infrastructure Project is proposed to be developed in compliance with the environmental review requirements of the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant – Disaster Recovery (CDBG-DR), investment Portfolio for Growth (IPG) Program.

The proposed site is located in the San Antonio Channel on the Islet of San Juan, which is subject to environmental conditions such as high tide flooding, sedimentation, erosion and possible liquefaction. The project area includes key environmental features, as a former wetland, coastal zones, and sensitive habitats requiring compliance with federal, state, and local environmental regulations. Based on the Bathymetric Study, the underwater terrain next to the Bulkhead shows constant depth that varies between -30 to -36 feet below mean lower low water. Furthermore, the area shows flat terrain along the bulkhead with few semi-circular patterns to the east with steepest slopes mainly in the western area.

To ensure regulatory compliance in completing the Environmental Review Record (ERR), several environmental and technical studies were performed as well as pertinent agencies consultations to comply with National Environmental Policy Act (NEPA), 24 CFR 58.6 and 24 CFR 58.5 Environmental Statutory Factors that applies to this RFP. Refer to **Exhibit P**.

The Exhibit encompasses consultations with the U.S Fish and Wildlife Service (USFWS), Coastal Barrier Resources System (CBRS) evaluations, Flood insurance compliance, Clean Air Act considerations, Coastal Zone Management Act requirements, Floodplain Management assessment, and National Historic Preservation Act (Section 106). As part of the Environmental studies completed in the site object of this RFP are Flora and Fauna assessment, Bathymetric Study, Benthic Study, Sedimentation and Scouring Report, and Met Ocean Report. Other Technical Study Investigations include Existing Topography and Site Surveys, Subsurface Utilities Surveys, Hydrologic and Hydraulic study and Geotechnical Studies from Collier TMT of PR.

The structural repairs and reconstruction of the existing Bulkhead and new Boardwalk are intended to address stormwater management and flood protection, and sheet piles, among others. The existing docks might be eliminated, and the area might be incorporated as part of the new boardwalk for public use. Furthermore, the public will have access to the waterfront through a new boardwalk proposed as part of the project. It will be ensuring the project contributes to community resilience and environmental sustainability.

The selected Proposer will be required to adhere to mitigation measures outlined in the environmental review and to implement best management practices to minimize any adverse environmental impacts during construction. It is crucial that the project not only meets HUD's environmental review standards but also aligns with the community's long-term goals of sustainable development and disaster resilience.

3. Scope of Services

The Scope of Services includes the design, consultation for procurement and oversight during construction of the necessary structural repairs and/or reconstruction of the existing bulkhead and of the new Boardwalk. The A/E professional will receive 30% of schematic design as starting point reference to develop the design and obtain construction permit.

Bulkhead repairs/improvements:

The project aims to perform reconstruction and/or structural repairs of the existing Bulkhead.

In 2018, the Maritime Administration of the U.S. Department of Transportation (MARAD), in collaboration with the Puerto Rico Port Authority (PRPA) and Federal Emergency Management Agency (FEMA), commissioned the preparation of a structural study of the Navy Frontier Pier bulkhead. The report titled "Above and Below Water Routine and Structural Assessments Navy Frontier Wharf" was issued in May 2018 (the MARAD Report), included as **Exhibit Q**.

The design and construction must follow the recommendations of the Maritime Administration report titled "Above and Below Water Routine and Structural Assessments Navy Frontier Wharf" issued on May 2018 (the MARAD Report/Study), included as **Exhibit Q** and any other study made available to the Proponents during the Bidding Process. It is assumed that the MARAD study was conducted with the premise that the bulkhead would remain with the same use and capability to operate as a cargo and/or a cruise port. As the Master Plan for this area proposes a boardwalk (pedestrian walkway) in its place, and further, there is no plan to keep this type of operation for the Navy Pier, the PRCCDA wishes to explore a solution that will only and adequately support the construction of the proposed Boardwalk project.

As part of the A/E Services, the Proposer shall also evaluate all available site documentation, environmental and technical studies, inspect the existing facility, and request/conduct any additional assessment deemed necessary to provide design solutions to address the requirements for the bulkhead as well as incorporating design features to enable the construction of the future Boardwalk project. The existing docks might be eliminated, and the area could be incorporated as part of the new public boardwalk.

To ensure regulatory compliance and informed decision-making pertinent to this RFP, refer to **Exhibit P**. The agency consultations established in the mentioned Exhibit were prepared for the purpose of completing the Environmental Review Record (ERR) and encompass consultations with the U.S Fish and Wildlife Service (USFWS), Coastal Barrier Resources System (CBRS) evaluations, Flood insurance compliance, Clean Air Act considerations, Coastal Zone Management Act requirements, and Floodplain Management assessment, Flora and Fauna assessment, Bathymetric and Benthic surveys, Sedimentation and Scouring evaluations. Some Technical analyses include, Met-Ocean report, and reviews of Existing Topography and Site Surveys, and Subsurface Utilities Surveys, Hydrologic and Hydraulic study.

The engineering infrastructure will be designed in accordance with a new urban layout that responds to its surroundings and seamlessly integrates with the existing urban activities. The project includes improvements to the installation of utility lines for water, sewer, electricity, and installation of telecommunications for the benefit of the general public as to guarantee public access and safety.

Construction of New Boardwalk:

The project includes the design of a new public boardwalk located on the harbor front of the San Antonio Channel. The project seeks to revitalize the circulation networks along the San Antonio Channel waterfront, which spans approximately 1,140 linear feet. This revitalization will provide public access to the water's edge, creating spaces for scenic views, vibrant cultural and social outdoor areas, and enhancing pedestrian flow. This includes improving security, enhancing walkability, and creating a welcoming gateway to Old San Juan.

The boardwalk area will integrate green infrastructure landscape to improve the existing stormwater management and environmental conditions of the site, such as elements that provide shade, urban furnishings to provide consistent and high-quality visitor experience. The development will lift the guest experience, provide better facilities for residents, and contribute to the broader economic development of the area. Design of the waterfront boardwalk will consider flood issues, accessibility, and walkability.

Proposer shall take into consideration the necessary surveys, studies, and reports to assess the conditions of the existing bulkhead, while also incorporating thorough stormwater and runoff management strategies. This will include the implementation of effective drainage systems, permeable surfaces, and retention areas to control and manage rainfall runoff. These measures will not only protect the project from flooding but also enhance water quality and ensure the long-term sustainability of the waterfront area. Additionally, as part of the boardwalk structure, utilities such as potable water, electrical power, and lighting will be installed. These essential services will improve the functionality

and safety of the boardwalk, ensuring it meets the needs of both pedestrians and the surrounding environment.

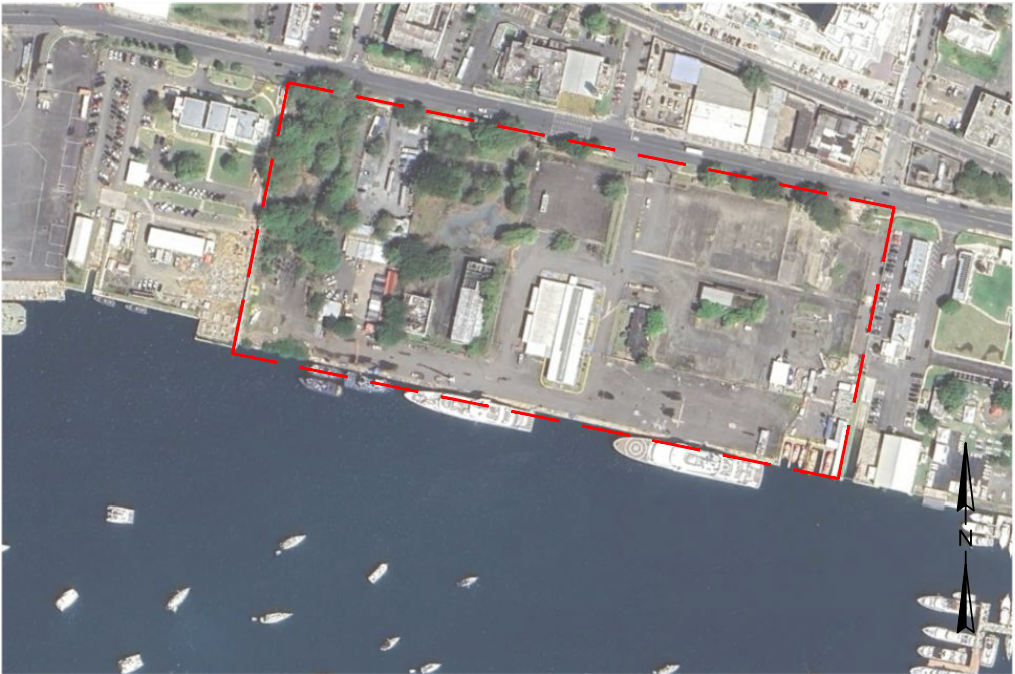
To the extent possible, Proposers are encouraged to design the Bulkhead repairs and initiation of the construction of the Boardwalk with scheduling techniques which may lessen overall project duration.

SAN JUAN NAVY PIER BULKHEAD
San Juan Bay, Puerto Rico
30% ONGOING SCHEMATIC DESIGN

LOCATION PLAN



PROPERTY AERIAL



FEMA FLOOD MAP (2018)

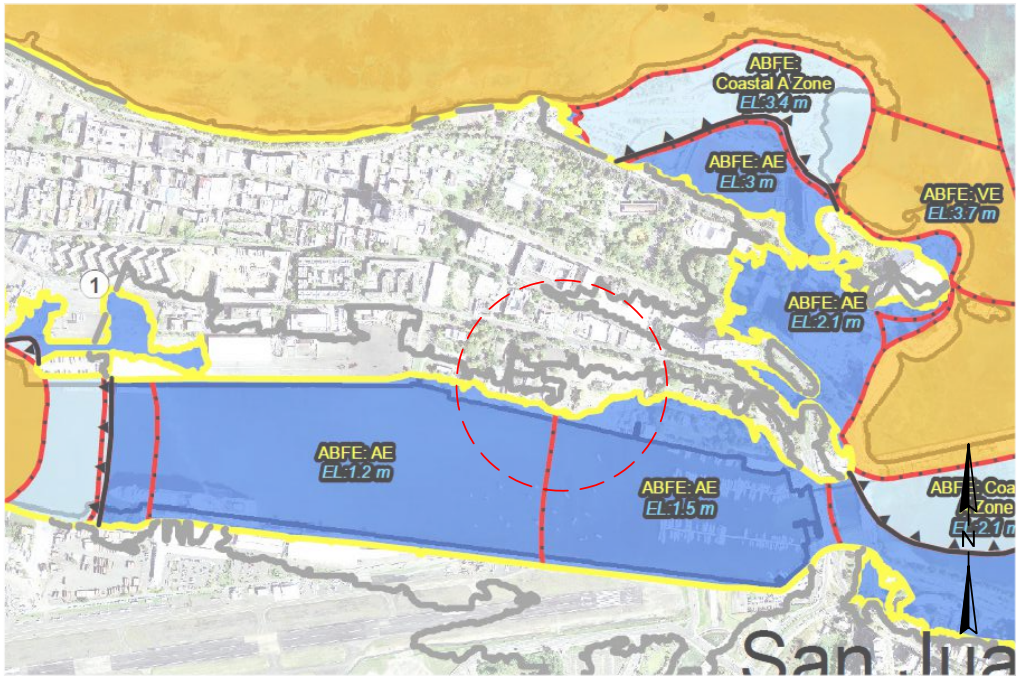


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SHEET #	DRAWING TITLE
1	SITE LOCATION AND DRAWING INDEX
2	SITE CONDITIONS: SURVEYS, AS-BUILT & SUBSURFACE UTILITIES
3	EXISTING BULKHEAD CONDITIONS
4	30% SCHEMATIC PLAN VIEW
5	30% SCHEMATIC TYPICAL SECTION A-A'
6	30% SCHEMATIC TYPICAL SECTION B-B' & C-C'
7	30% SCHEMATIC TYPICAL SECTION D-D'

NOAA TIDAL STATION 9755371		
DATUM	ABBREVIATION	ELEVATION (FT - PRVD02)
HIGHEST ASTRONOMICAL TIDE	HAT	1.46
MEAN HIGHER-HIGH WATER	MHHW	0.81
MEAN HIGH WATER	MHW	0.55
PUERTO RICO VERTICAL DATUM OF 2002	PRVD02	0.00
MEAN LOW WATER	MLW	-0.56
MEAN LOWER-LOW WATER	MLLW	-0.76
LOWEST ASTRONOMICAL TIDE	LAT	-1.33



SHEET PILE WITHOUT CONCRETE CAP



A

EXISTING BULKHEAD CONDITIONS

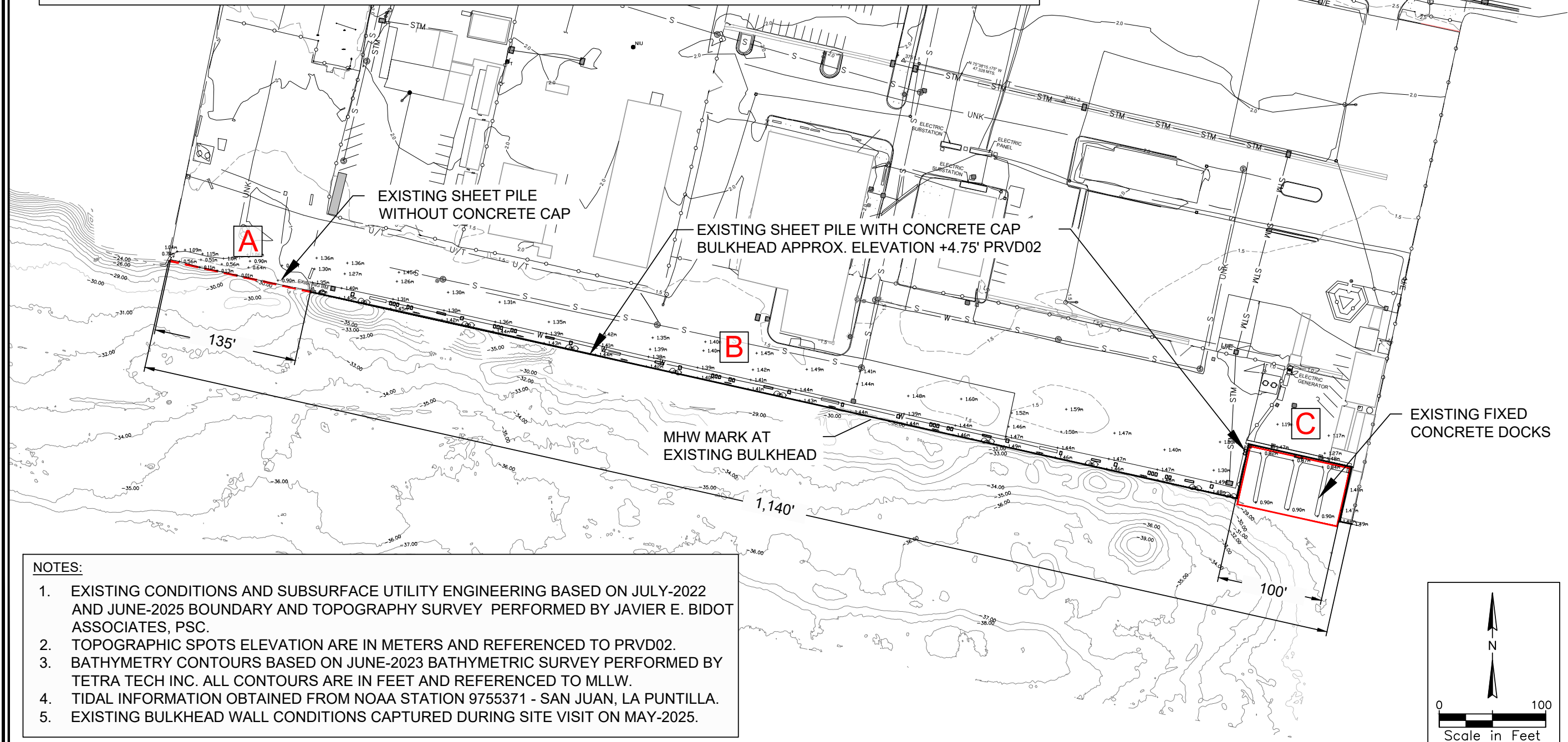


B

FIXED CONCRETE DOCKS

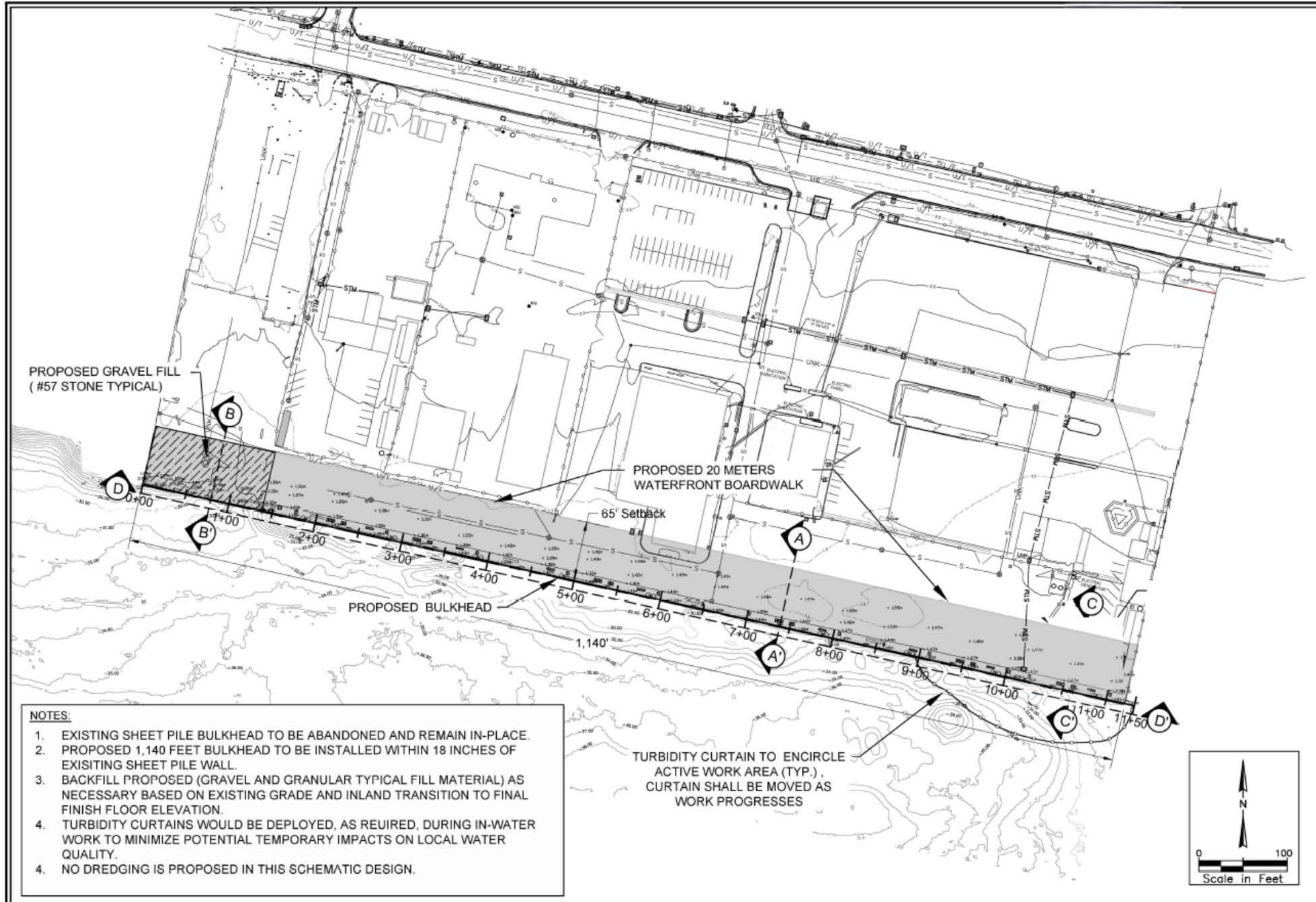


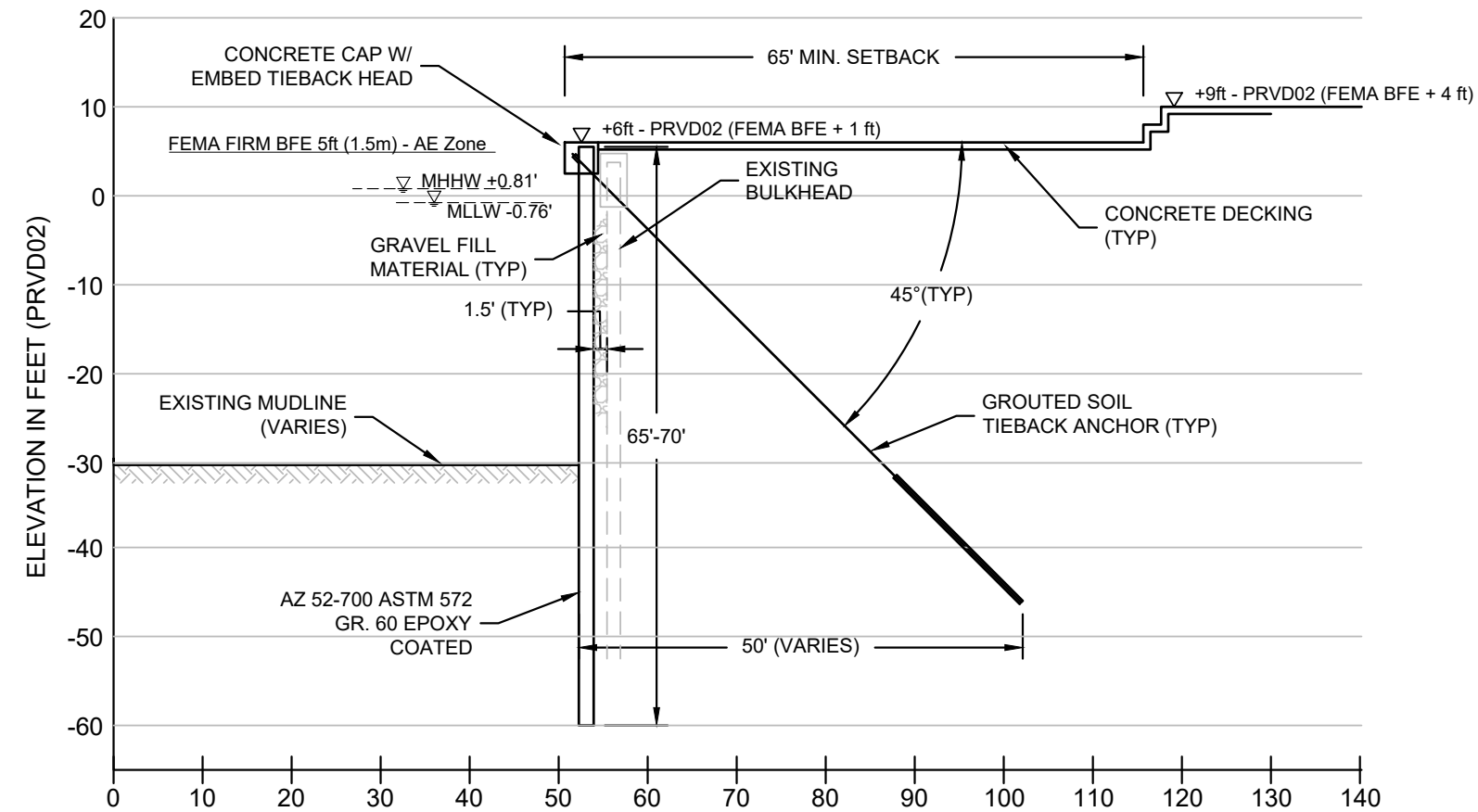
C



NOTES:

1. EXISTING CONDITIONS AND SUBSURFACE UTILITY ENGINEERING BASED ON JULY-2022 AND JUNE-2025 BOUNDARY AND TOPOGRAPHY SURVEY PERFORMED BY JAVIER E. BIDOT ASSOCIATES, PSC.
2. TOPOGRAPHIC SPOTS ELEVATION ARE IN METERS AND REFERENCED TO PRVD02.
3. BATHYMETRY CONTOURS BASED ON JUNE-2023 BATHYMETRIC SURVEY PERFORMED BY TETRA TECH INC. ALL CONTOURS ARE IN FEET AND REFERENCED TO MLLW.
4. TIDAL INFORMATION OBTAINED FROM NOAA STATION 9755371 - SAN JUAN, LA PUNTILLA.
5. EXISTING BULKHEAD WALL CONDITIONS CAPTURED DURING SITE VISIT ON MAY-2025.

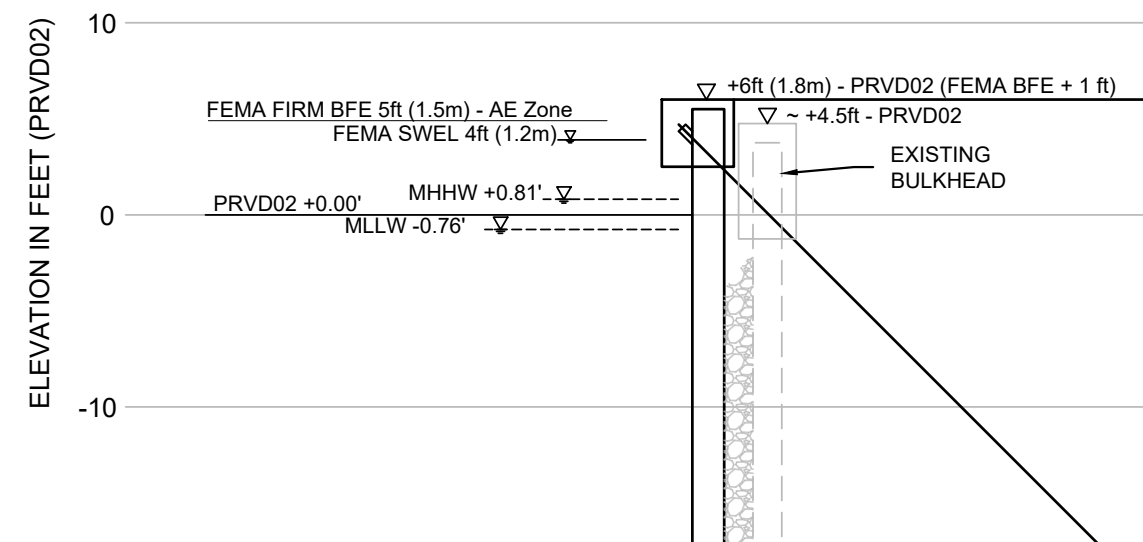




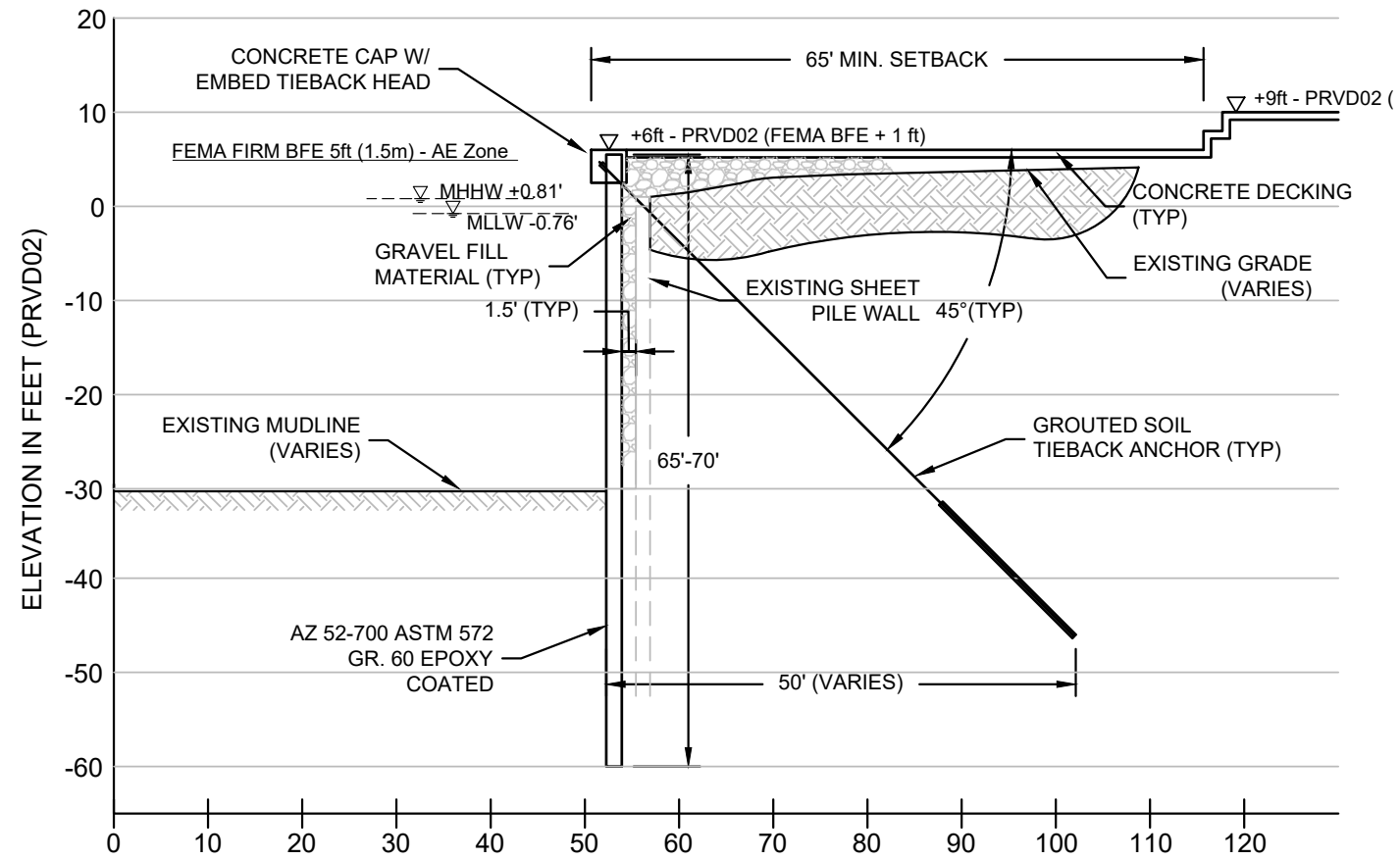
**TYPICAL BULKHEAD
CROSS-SECTION A-A' 1"=20'**

NOTES:

1. EXISTING SHEET PILE BULKHEAD TO BE ABANDONED AND REMAIN IN-PLACE.
2. PROPOSED BULKHEAD TO BE INSTALLED WITHIN 18 INCHES (1.5 FEET) OF EXISITING SHEET PILE WALL.
3. PROPOSED BULKHEAD CAP ELEVATION +6 FEET ABOVE PRVD02 (+1 FEET HIGHER THAN THE FEMA BASE FLOOD ELEVATION).
4. NO DREDGING IS PROPOSED IN THIS SCHEMATIC DESIGN.
5. THE EXTENSION INTO THE GROUND OF THE ANGULAR TIEBACKS ANCHORS WILL DEPEND ON THE SOIL CONDITIONS ALONG THE WATERFRONT.
6. SCHEMATIC DESIGN ASSUMED TIEBACK ANCHORS AT EVERY ~4.6 FEET (ONE ANCHOR PER PAIR OF SHEETS)



**BULKHEAD WATER LEVELS
TYPICAL CROSS-SECTION A-A' 1"=10'**

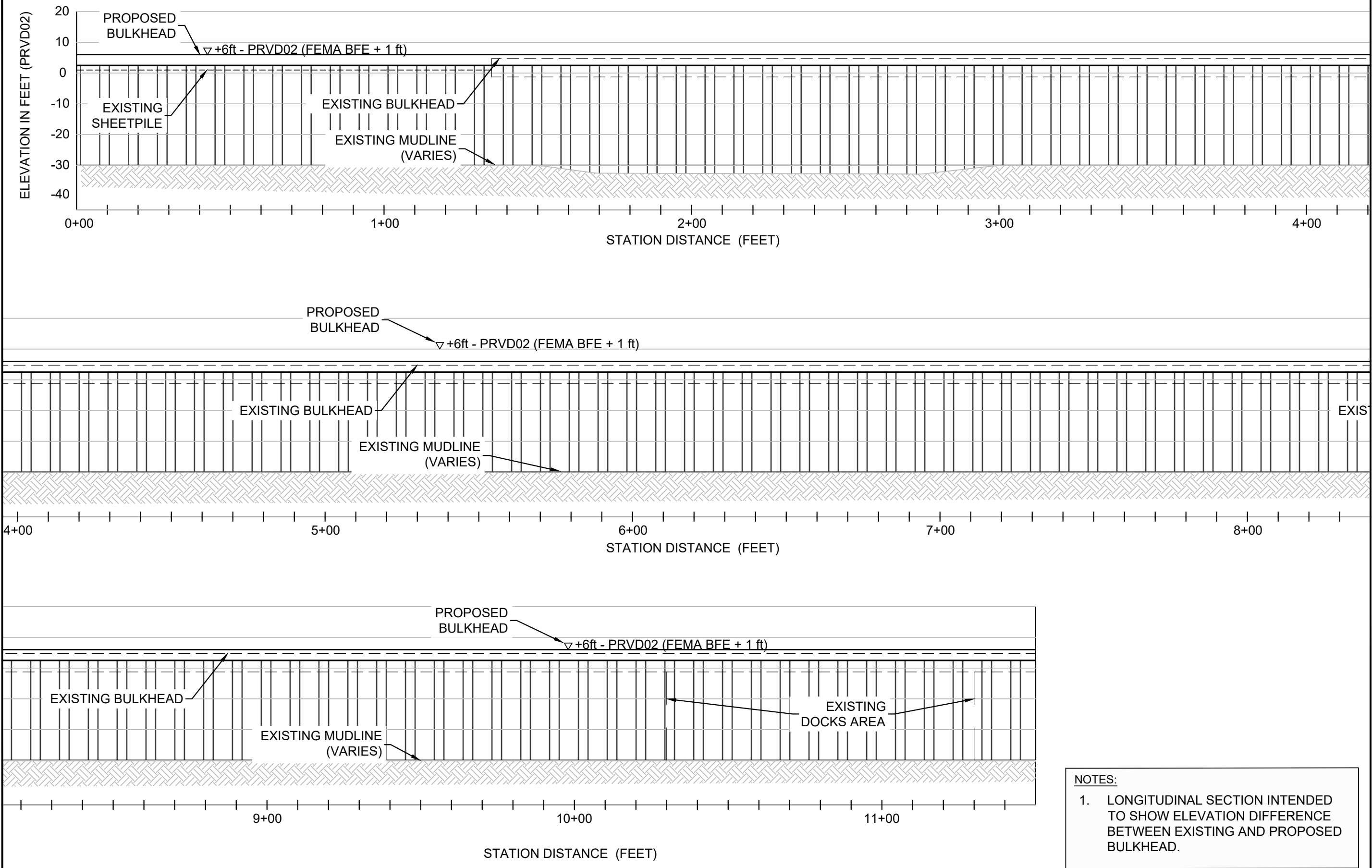


TYPICAL BULKHEAD
CROSS-SECTION B-B' 1"=20'

NOTES:

1. EXISTING SHEET PILE BULKHEAD TO BE ABANDONED AND REMAIN IN-PLACE.
2. PROPOSED BULKHEAD TO BE INSTALLED WITHIN 18 INCHES (1.5 FEET) OF EXISTING SHEET PILE WALL.
3. PROPOSED BULKHEAD CAP ELEVATION +6 FEET ABOVE PRVD02 (+1 FEET HIGHER THAN THE FEMA BASE FLOOD ELEVATION).
3. BACKFILL PROPOSED (GRAVEL AND GRANULAR TYPICAL FILL MATERIAL) AS NECESSARY BASED ON EXISTING GRADE AND INLAND TRANSITION TO FINAL FINISH FLOOR ELEVATION.
4. NO DREDGING IS PROPOSED IN THIS SCHEMATIC DESIGN.
5. THE EXTENSION INTO THE GROUND OF THE ANGULAR TIDEBACKS ANCHORS WILL DEPEND ON THE TYPE OF SOIL ALONG THE WATERFRONT.
6. SCHEMATIC DESIGN ASSUMED TIEBACK ANCHORS AT EVERY ~4.6 FEET (ONE ANCHOR PER PAIR OF SHEETS)

TYPICAL BULKHEAD
CROSS-SECTION D-D' 1"=30'



NOTES:
1. LONGITUDINAL SECTION INTENDED TO SHOW ELEVATION DIFFERENCE BETWEEN EXISTING AND PROPOSED BULKHEAD.



EXHIBIT A-2

QUALIFICATIONS AND WORK APPROACH PROPOSAL CHECKLIST

Request for Proposals (RFP)

Architectural/Engineering Services for The Navy Pier Bulkhead and New Boardwalk

Economic Development Investment Portfolio for Growth Program (IPG)

Community Development Block Grant – Disaster Recovery (CDBG-DR)

Puerto Rico Convention Center District Authority

RFP: CDBG-DR-IPG-PRCCDA-2025-02

Submitted Proposals shall incorporate the following documents in the order provided, the forms included as part of the RFP must be completed and incorporated as part of the Proposal. The Puerto Rico Convention Center District Authority reserves the right to reject any Proposal that does not fully satisfy these requirements. Proposer shall mark its initials in the space provided below to indicate its compliance with the Checklist's requirements. **If applicable, the Proposer shall submit for First-Tier Subcontractors those items indicated as applicable with a checkmark below.**

Company Submitting is:

☐ Proposer

☐ First-Tier Subcontractor

Initials	First-Tier Sub. Applicability	Document Description
		Company Cover Page
		One (1) electronic copy of the Proposal One (1) redacted electronic copy of the Proposal (if applicable)
	✓	Exhibit A-2: Qualifications and Work Approach Proposal Checklist
		Cover Letter: The cover letter shall be signed by an authorized representative of the Proposer.
	✓	Exhibit B: Statement of Qualifications duly completed, initialized, signed and with corporate seal.
	✓	Profile: Company profile establishing the experience, past performance, and qualifications of the firm for the services rendered in this RFP. If the entity responding to this RFP was recently created, the profile shall set forth the experience, expertise, and qualifications of each of the members within the entity.

Initials	First-Tier Sub. Applicability	Document Description
		Executive Summary: The executive summary should include a brief overview of the project approach and the key staff who will be responsible for the services to be provided.
	✓	Exhibit C: List of Comparable Projects duly completed, initialized and signed.
		Exhibit O: Reference Information duly completed, initialized and signed, as applicable.
		Key Staff Résumé and Professional Information - Licensed Senior Design Manager - Engineer or Architect in Training - Design Draftsman - Electrical Engineer - Structural Engineer - Mechanical Engineer - Environmental Engineer - Geotechnical Engineer - Landscape Architect - Other Key Staff
		Technical Requirements (Section 6): including the requirements listed in the Proposed Plan of Action/Work Approach of the RFP Instructions
		Preference of Section 3 Business Concern <i>(Optional)</i>
		Preference of M/WBE <i>(Optional)</i>
		First-Tier Subcontractor Information (if applicable)

Proposer's Signature

Date

Proposer's Printed Name



DISTRICT
PUERTO RICO

EXHIBIT C

LIST OF COMPARABLE PROJECTS

Request for Proposals (RFP)

Architectural/Engineering Services for The Navy Pier Bulkhead and New Boardwalk

Economic Development Investment Portfolio for Growth Program (IPG)

Community Development Block Grant – Disaster Recovery (CDBG-DR)

Puerto Rico Convention Center District Authority

RFP: CDBG-DR-IPG-PRCCDA-2025-02

1. Proposer Data:

1.1. Proposer's Identification:

(Proposer's Legal Name)

(Year of Establishment)

(Tax ID)

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[Proceed to Next Page for the Comparable Project Table]

Proposer's Initials: _____

2. List of Comparable Projects:

Comparable Projects: The Proposer must provide a list of comparable projects, current or within the last 10 years, where the Proposer had provided services similar in scope to the herein required.

ID	Client Name	Description of the services provided, include any similar services to the herein required	Contract Term (In Months)	Contract Amount	Contact Person	Contact Person Phone Number
1						
2						
3						

Proposer's Initials: _____

2. List of Comparable Projects:

Comparable Projects: The Proposer must provide a list of comparable projects, current or within the last 10 years, where the Proposer had provided services similar in scope to the herein required.

ID	Client Name	Description of the services provided, include any similar services to the herein required	Contract Term (In Months)	Contract Amount	Contact Person	Contact Person Phone Number
4						
5						