



Request for Proposals (RFP)
Architectural/Engineering Design Services for Improvements
to Fernández Juncos Avenue and Connectors
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-2025-03

ADDENDUM NO. 3

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

The Request for Proposals (RFP) for the acquisition of *Architectural/Engineering Design Services for Improvements to Fernández Juncos Avenue and Connectors* 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-2025-03 is **July 24, 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 R**, 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% Schematic Design
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1. Introduction

The Puerto Rico Convention Center District Authority (PRCCDA) seeks Professional Architectural/Engineering Services (A/E Firms or Proposer) for the design of infrastructure improvement of a segment of the Fernández Juncos Avenue and Streets #3, #5, Ramón Power and Del Tren, located in Puerta de Tierra, San Juan. This document defines the services that the Proposer must perform on behalf of the PRCCDA as a component of the Navy Pier / Bahía Urbana Project, under the Economic Development Investment Portfolio for Growth (IPG) Program 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 enhance and significantly upgrade the southern connector to Old San Juan, providing a modern network that reinforces accessibility to the area known as the "Navy Frontier Site" located in the "Puerta de Tierra" Ward of the San Juan Islet, Puerto Rico with an allocation of funds from the IPG Program. The site's existing conditions create an interruption of the potential connection between the Old San Juan Islet and the Convention District, Condado & Miramar areas. These are San Juan's main touristic areas; creating a walkable, pleasant connection between them will further drive tourism and economic growth in the area. The Fernández Juncos Avenue is a state road also known as PR-1 which is maintained by the Department of Transportation and Public Works (DTPW).

The project aims to improve 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 as whole.

As part of the Scope of Services, the PRCCDA is providing all Proposers with the project's **Conceptual Design (Exhibit Q)** and the **Ongoing 30% Schematic Design (Exhibit R)**. At the time of issuance of RFP No. CDBG-DR-IPG-PRCCDA-2025-03, an A/E Firm is preparing the 30% Schematic Designs as 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

The Project (**Fernández Juncos Avenue Improvements**) consists of street and infrastructure improvements to the Fernández Juncos Avenue plus improvements to Street No. 3, No. 5, Ramón Power and Del Tren.

The boundaries and coordinates of the infrastructure improvements proposed along Fernández Juncos Avenue and its north-south connector streets are:

- **Fernández Juncos Avenue** extends approximately 6,230 linear feet from the western point in front of Pier 7, to the eastern point in front of Navy Frontier and 5th Street, with the following coordinates: Western coordinates (18.465219, -66.106503) to Eastern coordinates (18.461646, -66.089075) (**Figure 1**).
- **Ramón Power Street** spans around 612.0 linear feet from the northern point at Luis Muñoz Rivera Park to the southern intersection with Fernández Juncos Avenue, with the following coordinates: Northern coordinates (18.4641036, -66.092716) to Southern coordinates (18.462656, -66.093289 W) (**Figure 2**).
- **Street 3** runs about 177.5 linear feet from northern point to the southern intersection with Fernández Juncos Avenue, with the following coordinates: Northern coordinates (18.462778, -66.091667) to Southern coordinates (18.462698, -66.089267) (**Figure 3**).
- **Street 5** spans approximately 745.8 linear feet, from the northern point at Luis Muñoz Rivera Park. Pedestrians will walk 721 linear feet, then cross Constitution Avenue via a proposed 60-foot linear speed hump. The northern coordinates are (18.462698, -66.089267) and the southern coordinates are (18.462036, -66.090406) (**Figure 4**).

- **Del Tren Street** runs about 6,710 linear feet from western point in intersection with Fernandez Juncos Avenue, to the eastern point in intersection with Fernández Juncos Avenue and Juan Ponce de León Avenue, with the following coordinates: Western coordinates (18.465244, -66.106418) to Eastern coordinates (18.461423, -66.087854) and (18.461881, -66.087854).



Figure 1- Proposed Fernández Juncos Avenue Improvements and connectors

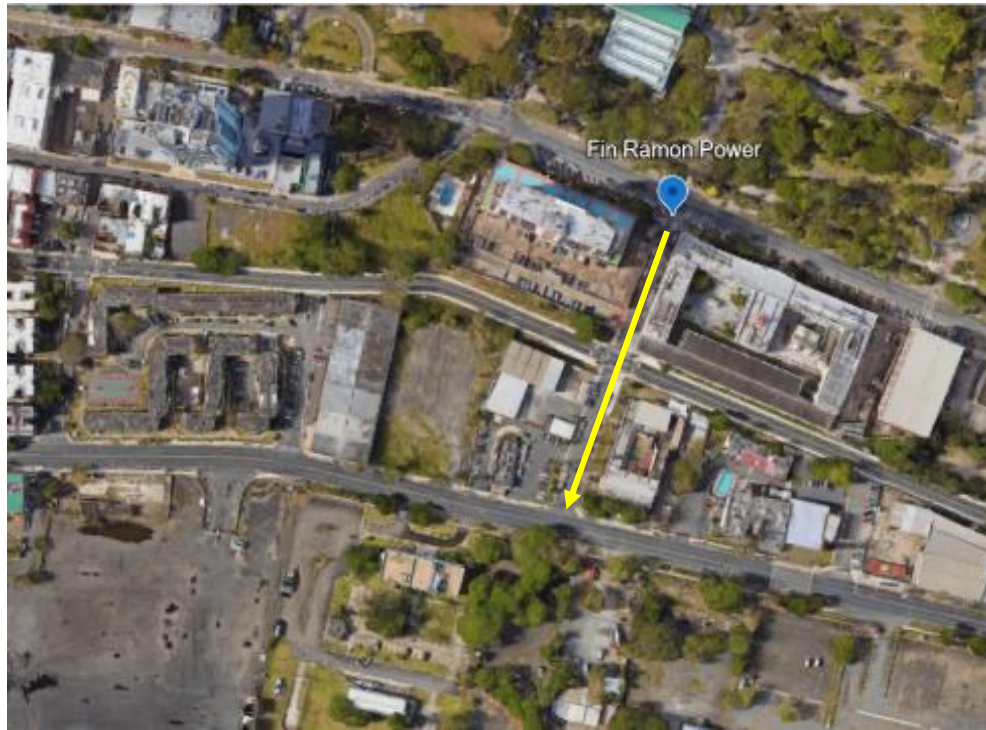


Figure 2- Ramón Power Street



Figure 3- Street #3



Figure 4- Street #5

3. Scope of Services

The improvements to Fernández Juncos Avenue and the north-south connectors include the design and construction of new streetscape, landscape, street lighting, sidewalks, traffic control, signaling, and stormwater management for Fernández Juncos Avenue and its connectors. These improvements will also consider new signage and pavement painting along Del Tren Street. Additionally, at both ends of Del Tren Street a new road configuration will be performed. It is important to note that the stormwater management system will not be replaced but enhanced to ensure its efficiency and integration with the new infrastructure. Additionally, improvements to the sanitary sewer system are included as part of the project, no removal or replacement except on specific points determined by the A/E Firm upon receipt of Flow Study. No new sanitary sewer infrastructure or connections are required. However, the project does not include gas line improvements, but telecommunications as needed.

Moreover, the project intends to bury the aerial utilities and telecommunication lines to improve community resiliency. Likewise, it includes the installation of traffic calming devices or speed humps on Street 5 for enhanced pedestrian safety and flow along Ramón Power Street and Calle 5, both of which connect to Constitución Avenue and Luis Muñoz Rivera Park. The three aforementioned connectors will be equipped with appropriate signage as needed, ensuring clear and effective wayfinding for both pedestrians and vehicles, enhancing safety and accessibility throughout the area. CCTV

and radars are not encompassed in the RFP Scope of Work. At the date of this RFP, there are no existing agreements or MOUs with utility companies for the undergrounding of utilities.

The project will include various types of electrical connections, including main connections located at the Covadonga parking lot in Old San Juan. Likewise, there will be two (2) electrical connections for proponent's consideration located at the north of the subject property, such connections are: connection #10 with coordinates (18.4620729 N, 66.0914585 W) and connection #20 with coordinates (18.4625188 N, 66.0935600 W). These points have not been officially defined and will be determined upon approval of agency consultations and recommendations. The 30% design is an ongoing effort. The electrical infrastructure to be implemented will adhere to established technical and safety standards, ensuring complete conformity with the relevant regulatory authorities. The electrical feeder will be installed underground.

Other Project Components:

It is the intent of the designer to include any of the following components, subject to the agencies' approval, final recommendations and confirmation of width from the selected designer:

- i. Bikeways (Safe Bicycle Connections) – Two-lane bikeways are proposed along Fernández Juncos Avenue. Each with a standard width of 8'-0" along the entire length of the area to be impacted by the project. These bikeways will be protected from vehicular traffic with buffers such as planting strips. Bikeways provide area residents and visitors with an alternate method of transportation and recreation, for an area that is presently mostly served by private vehicles.
- ii. Sidewalks & Public Space Enhancements – Along the entire length of the project, sidewalks on both sides of the Fernández Juncos Avenue will be widened to a minimum clear path of 8'-0", to provide safe and continuous pedestrian circulation. In some areas the width of the sidewalks will be further extended to add interest and include urban furniture. Street furniture, trees and/or planting strips will work as buffers between pedestrians and vehicular traffic and/or bike lanes. In existing sidewalks that already comply with the minimum width of 8'-0", minor modifications will be made such as installing cohesive and uniform design language and materiality.
- iii. Landscaping & Trees – The length of the proposed sidewalk and street improvements will integrate landscaped areas and trees. In most cases these landscaped areas will act as a buffer, providing protection to pedestrians and cyclists from vehicular traffic. The areas with vegetation will improve stormwater

management and create a pleasant pedestrian environment. Trees will encourage pedestrian use by providing shade along the walking path and in the seating areas. The landscaping will contribute to the city's biodiversity, will provide oxygen and filter water that percolates to the soil. Removal will depend on improvements to be made in the area and needs to comply with DNER Regulations for Forestry and Trees Protection.

- iv. Permeable Surfaces – The sidewalks and bikeways will employ porous concrete or asphalt to increase water infiltration in the area and aid in storm water management. The permeable surfaces will allow water to drain naturally through it, reducing runoff through direct absorption.
- v. Urban Furniture – At some locations, where the width of the sidewalk allows, urban furniture such as seating, bike racks, charging stations for small electronics devices, waste & recycling receptacles, and bollards will be installed. Alternate designs for urban furniture can be incorporated in discussion/approval of PRCCDA. The urban furniture will be located between the curb and the clear path of the sidewalk. Urban furnishings will be intertwined with green infrastructure or landscaping. Seating areas, located where people are likely to congregate or wait, will provide pedestrians with a place to pause and rest, while promoting a walkable environment. Strategically located waste receptacles will help maintain a clean environment and should be provided near corners, crossings, retail areas, bus stops or seating areas. In lower density local residential streets, street furniture shall be limited. The bollards will be used only where necessary to separate pedestrians and other non-motorized traffic from vehicles, or to define pedestrian spaces. The minimum clearance around a bollard should be 36 inches to allow wheelchairs to pass by. As part of this RFP, consider new bus stops along Fernandez Juncos Avenue as per requirements of PRHA/DTPW. No public food vendors or kiosks are included in this project.
- vi. Wayfinding & Signage – Across the length of the proposed project signage will be provided. This includes wayfinding signs for cyclists and pedestrians, and signage for drivers and vehicular traffic. Cycling lanes will be identified with markings and signage. Signage should clearly communicate routes and improve the navigation of all users: pedestrians, cyclists, and drivers.
- vii. Street Lighting – Lighting fixtures are proposed along the sidewalks of the entire street intervention. Streetlights will improve safety and help provide human scale to the project, creating areas that are inviting for pedestrian circulation. These lighting fixtures will be placed strategically so walking paths are not obstructed. Lighting will be subject to the discretion of the A/E firm and in compliance with the

applicable authorizations and regulations of the relevant agencies. Street lighting must avoid skyglow/light pollution.

- viii. Pedestrian Crossings – Accessible pedestrian crossings are proposed at strategic locations to promote pedestrian circulation. The project proposes improvements to existing crossings, but also adds crossing locations, increasing the frequency of connections to support a walkable urban environment. Some of these crossings feature speed ramps that will slow down vehicular traffic and raise the crossing area to the height of the sidewalk. Whenever speed ramps are not provided, a pedestrian curb ramp will be installed. Pedestrian curb ramps should have a minimum width of 36 inches and a maximum running slope of 1:12 to make movement between streets easier for the mobility impaired.
- ix. Reconfiguration of Traffic Lanes –
 - a. Fernández Juncos Avenue - Lane width has an impact on travel speed and vehicle capacity. Reducing the quantity of travel lanes helps to reduce travel speeds and may also help to provide other facilities from two-lanes for each direction to two lanes in one heading East. Along the length of the proposed Fernández Juncos Avenue project, traffic lanes are reconfigured by areas, incorporating green center isles at the sides of lanes, and turning islands to connectors where possible.
 - b. Del Tren Street – The street will provide new vehicular circulation to the general public entering to Old San Juan through the existing two lanes, to be shared with the Puerto Rico Metropolitan Bus Authority (AMA). On Del Tren Street, traffic lanes are going to be reconfigured only at its eastern and western ends. At the West end of Del Tren Street, it will be necessary to incorporate green isles and a turning island near Fernandez Juncos Avenue. At the Eastern points of Del Tren Street, traffic lanes will be demolished and reconfigured. The remaining portion of Del Tren Street will receive new traffic paint and signage.
- x. Off-Site Infrastructure - The design of the off-site work will take into consideration the capacity of other potential projects to be developed in the area under contract with the PRCCDA and other governmental agencies.
- xi. Any additional requirement indicated in any technical study performed for the project.
- xii. Other components deemed necessary after review of 30% schematic design, agency consultation and/or recommendation to mitigate environmental impact.

Exhibit R

FERNÁNDEZ JUNCOS AVENUE AND CONNECTORS

SAN JUAN, PUERTO RICO
30% ONGOING SCHEMATIC DESIGN

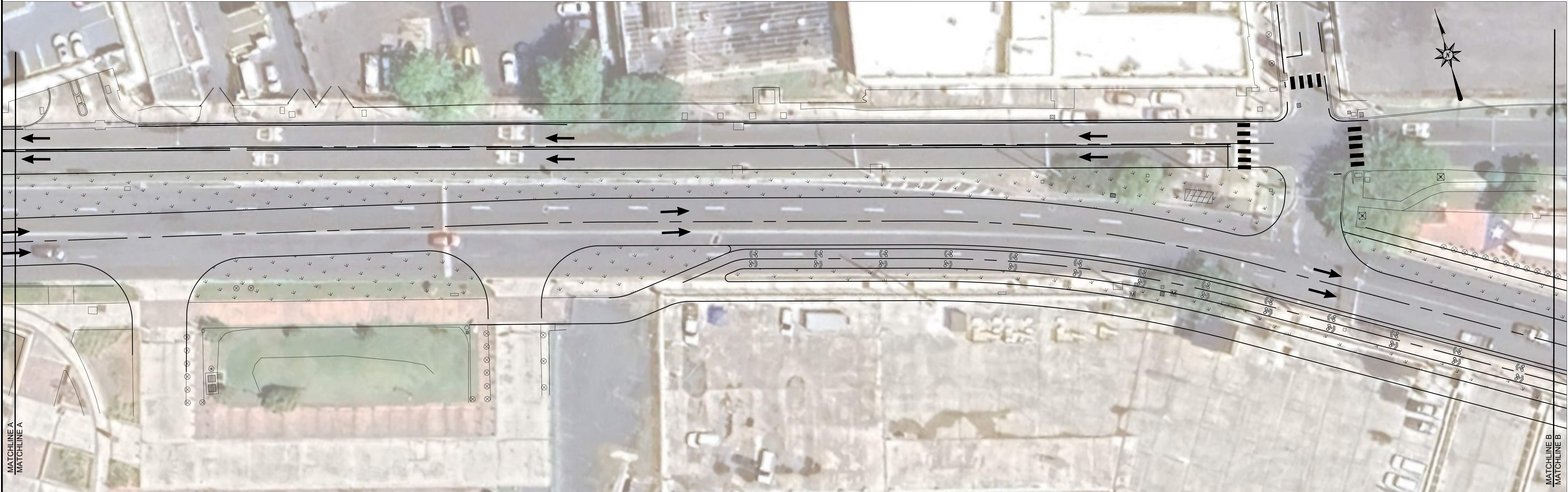




Exhibit R

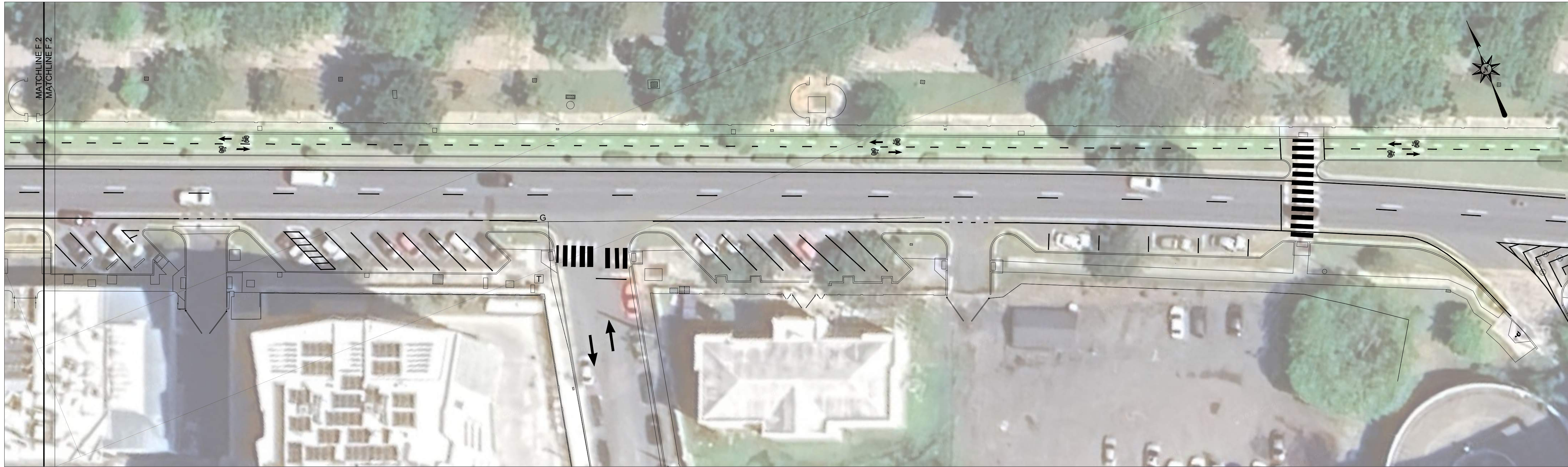








Exhibit R





MATCHLINE G
MATCHLINE G

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Proposed Fernandez Juncos Ave.

DEL TREN STREET PROPOSED ENTRANCE, HEADING TO THE WEST



6/11/2025

World Imagery

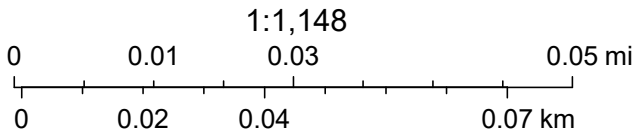
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



EXHIBIT A-2
QUALIFICATIONS AND WORK APPROACH PROPOSAL CHECKLIST
Request for Proposals (RFP)
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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



EXHIBIT C
LIST OF COMPARABLE PROJECTS

Request for Proposals (RFP)

**Architectural/Engineering Design Services for Improvements
to Fernández Juncos Avenue and Connectors**

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Puerto Rico Convention Center District Authority

RFP: CDBG-DR-IPG-PRCCDA-2025-03

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]

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						