



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. 1
NOTICE OF CHANGE

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 and 4.7 of the RFP, the PRCCDA is issuing this written Addendum.

Notice is given of an Addendum to the RFP. Specifically, the PRCCDA includes various documents that are hereby made part of the RFP.

To this effect, attached are the following documents:

- **Attachment 1**– Responses to Questions and Request for Clarifications Architectural/Engineering Design Services for Improvements to Fernandez Juncos Avenue and Connectors RFP: CDBG-DR-IPG-PRCCDA-2025-03
- **Attachment 2** – Correction and/or clarifications to *Scope of Service*
- **Attachment 3** – Corrections and/or clarifications to Exhibit P: *Ongoing Environmental and Technical Studies for the Fernandez Juncos Avenue*

The RFP is modified as set forth in this Addendum. The original RFP Document remains in full force and effect, except as is modified in this Addendum, which is hereby made an integral part of the RFP package.

The Authority reserves the right to make future changes to the RFP and/or any of its Attachments. It is the sole responsibility or proponents to periodically check for

updates to this RFP on the Authority's website: <https://prcda.com/project/cdbg-dr-ipg-prccda-2025-03-a-e-design-services-for-improvements-to-fernandez-juncos-avenue-and-connectors/>.

Issued on June 2, 2025.



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Deputy Executive Director

**ATTACHMENT 1: RESPONSES TO QUESTIONS AND REQUEST FOR CLARIFICATIONS
ARCHITECTURAL/ENGINEERING DESIGN SERVICES FOR IMPROVEMENTS TO FERNANDEZ JUNCOS AVENUE AND CONNECTORS
RFP: CDBG-DR-IPG-PRCCDA-2025-03**

Legend				
NP-Not Provided				
Question #	RFP Page	RFP Section	Questions	Answers
1	NP	NP	What is the current status and expected delivery date of the "Transfer Package" containing the 30% schematic design?	As part of the Scope of Services the PRCCDA is providing all Proposers with the project's Conceptual Design (Exhibit Q). 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	NP	NP	Will the selected proposer be allowed to revise or challenge assumptions made in the 30% design?	In this case, there will not be opportunity to modify the 30% of design if will have any impact with the Environmental federal requirements. Refer to RFP Package Page 43, Task 2 - "Existing Conditions; Design Parameters, Code and Permits within 2 weeks of the NTP, the A/E Firm shall analyze all environmental and technical reports available, as well as any other information, data and records provided by PRCCDA to verify existing conditions. Specific preparation tasks shall be organized and determined as necessary by the A/E Firm; however, such tasks are expected to include, but not limited to, the following: - Conduct all necessary fieldwork for verifying and documenting the existing conditions of the project area. - Review available environmental and technical studies prepared for the project area. - Determine whether additional studies are required.
3	NP	NP	What is the current status of the Environmental Review Process under NEPA and HUD regulations?	This is an ongoing process.
4	NP	NP	Will the selected proposer be responsible for any additional environmental studies or just for incorporating existing findings?	Refer to RFP Package, Page 44, Section 2.2 "Code and Permit Review Conduct a Code and Permits Review. Identify, procure, manage, and secure all necessary permits and approvals required for the construction of the Project. The A/E Firm shall meet with regulatory agencies as necessary and shall cooperate in obtaining all required approvals. The A/E Firm shall submit documents to all applicable regulatory agencies or authorities."
5	NP	NP	Which specific permits (local, state, federal) are expected to be obtained by the selected proposer?	Refer to RFP Package, Page 44, Section 2.2 "Code and Permit Review Conduct a Code and Permits Review. Identify, procure, manage, and secure all necessary permits and approvals required for the construction of the Project. The A/E Firm shall meet with regulatory agencies as necessary and shall cooperate in obtaining all required approvals. The A/E Firm shall submit documents to all applicable regulatory agencies or authorities."
6	NP	NP	Will PRCCDA assist in facilitating permit approvals with agencies such as DTOP, DNER, or AEE?	Refer to RFP Package, Page 44, Section 2.2 "Code and Permit Review Conduct a Code and Permits Review. Identify, procure, manage, and secure all necessary permits and approvals required for the construction of the Project. The A/E Firm shall meet with regulatory agencies as necessary and shall cooperate in obtaining all required approvals. The A/E Firm shall submit documents to all applicable regulatory agencies or authorities." Assistance with interagency efforts will take place by the Subrecipient.
7	NP	NP	What is the level of coordination expected with utility providers (e.g., PREPA, PRASA, telecoms)?	Refer to RFP Package, Page 44, Section 2.2 "Code and Permit Review Conduct a Code and Permits Review. Identify, procure, manage, and secure all necessary permits and approvals required for the construction of the Project. The A/E Firm shall meet with regulatory agencies as necessary and shall cooperate in obtaining all required approvals. The A/E Firm shall submit documents to all applicable regulatory agencies or authorities."
8	NP	NP	Are there existing agreements or MOUs with utility companies for the undergrounding of utilities?	There are no existing agreements or MOUs with utility companies for the undergrounding of utilities.
9	NP	NP	What is the expected level of involvement during construction? Will the A/E firm be required to provide full-time on-site supervision or periodic inspections?	Refer to RFP Package, Page 50 to 53, Task 7 and 8
10	NP	NP	Will the A/E firm be responsible for reviewing contractor submittals and change orders?	Please see clarifications provided in Attachment 2 of Addendum No. 1.
11	NP	NP	Are there specific CAD standards, GIS formats, or digital platforms required for deliverables?	See RFP Page 52, Section 7.12 The A/E Firm shall provide hard copy, if necessary, of all Deliverables, in addition to electronic copies to the PRCCDA, and as requested by the PRCCDA during the performance of the A/E Services. Electronic copies should be in the native format (AutoCAD DWG) along with PDF packages and should contain all corresponding references, databases, or files associated with the completed design documents. All deliverables and resulting work products will become property of PRCCDA.
12	NP	NP	Will PRCCDA provide templates for reports, field supervision logs, or punch lists?	PRCCDA will PRCCDA provide templates for reports, field supervision logs, or punch lists.
13	NP	NP	Are there other concurrent infrastructure or development projects in the area that the A/E firm must coordinate with?	At the moment there are no concurrent infrastructure or development projects in the area that the A/E firm must coordinate. If any future development takes place, the designer will be informed to ensure alignment with this project.
14	NP	NP	Will the selected proposer be required to participate in public hearings or community engagement sessions? If so, what level of support is expected (e.g., presentations, renderings, technical Q&A)?	See RFP Page 44, Section 2.2: Should participation in public hearings on behalf of this project be necessary, support the PRCCDA's staff. This includes technical Q&A and provide information or data for presentations as required.
15	NP	NP	Are there specific design manuals or guidelines (e.g., Complete Streets, ADA, stormwater BMPs) that must be followed beyond those cited in the RFP?	See RFP Page 44, Section 2.1: The Selected Proposer shall comply with all applicable State and Federal environmental, zoning and building codes and consider observations and measures as per recommendations from technical reports prepared or to be prepared during the design process.

16	NP	NP	How will scope changes be handled if additional tasks are identified during the design or construction phases?	See RFP Page 56, Section 10: The Selected Proposer shall make changes in the design documents necessary to obtain governmental approval and environmental release without additional compensation or reimbursement, except when, during the development of designs but prior to a construction permit being acquired, revisions are made to applicable codes or regulations that required changes to design work already completed by the Selected Respondent(s). However, is obligated to notify PRCCDA of any significant code or regulatory change affecting the work within thirty (30) days of the change occurrence, and such notification shall be required for the A/E to be entitled to any additional compensation or reimbursement. Said additional compensation must be formalized in writing between the parties before executing any work.
17	NP	NP	Will there be a mechanism for negotiating scope and fee adjustments?	See Answer Question 16 above.
18	NP	NP	What are the key performance indicators (KPIs) or benchmarks PRCCDA will use to evaluate the A/E firm's performance?	A/E Services in a timely manner as required and in accordance with the Deliverables and Milestones set forth below. Compliance with the A/E Service delivery schedule is of most importance. Noncompliance will constitute a material breach of the Contract.
19	NP	NP	What is the structure and role of the PRCCDA Project Management Office (PMO) in relation to the A/E firm?	Consistent collaboration regarding Project Management for design, construction oversight and closeout based on federal compliance.
20	NP	NP	Will the PMO provide a dedicated liaison or project manager?	Yes.
21	NP	NP	Should an electrical connection be made to Covadonga?	It is expected to be Covadonga will be the main connection.
22	NP	NP	Connection point #10 and #20 do not match the project limits.	Both points have not been officially defined. The 30% design is ongoing effort.
23	NP	NP	Pages 155 and 156 show conceptual plans called 'San Juan Bay Entrance'. This location exceeds the project limit described in the RFP and shown in Figure 1. Please clarify if the entrance to San Juan Bay is part of the project.	San Juan Bay is not part of the Scope for this project.
24	NP	NP	During the field visit, it was mentioned that the master plan for improvements, including complete streets and lane reduction, was being evaluated by ACT. When will that approval be available?	The consultation with ACT is currently being addressed. No date for approval has been established.
25	NP	Attachment 1	What is the scope of repairs or improvements to the sanitary sewer system?	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.
26	NP	Attachment 1	What is the scope of repairs or improvements to telecommunication systems?	Telecommunication system improvements as needed and determined by the A/E firm.
27	NP	Attachment Q	Will the 30% Design Package include the alignment and sections of the proposed underground infrastructure corridor (for the existing aerial infrastructure)? And the connection points to Covadonga?	Electricity will be only related with public use. A possible connection point will be provided with part of the 30% of design.
28	NP	Attachment 1	Will land/topographical surveys, tree surveys, and geotechnical studies be provided?	Please see RFP Page 153, Exhibit P for Completed and Ongoing Studies. Ongoing studies are not available at the moment. https://plexosgroup.sharefile.com/public/share/web-s8671386b9d03402dbb106fae1df67799
29	P-5	Attachment I SOS	At the beginning of your Scope of Services document, you mention "the stormwater management system will not be replaced but enhanced." We know of areas of Fernandez Juncos that flood due to low points and a non-functional stormwater system. We also see that the conceptual design you provided us involves a drastic change of the entire section of the avenue. So, what study do you have to support your claim that the stormwater system doesn't need to be replaced but merely improved?	The intention of the stormwater management system enhancement is to correct low points that can cause urban flood and perform a drain/pipe clean up to improve resiliency at site.
30	P-5	Attachment I SOS	The scope of services mention "Improvements to the sanitary system." What study do you have to define these improvements to the sanitary system, and what do they consist of?	See Answer Question #25.
31	P-2	Attachment I SOS	What 30% design documents will we receive? • Autocad schematic drawings of: Architectural site plan, sections and details? Landscape planting? Civil, geometry, grading, storm sewer, etc.? Structural site details? Electrical site plans? Communications Site Plans? Others? • Written document of design parameters, guidelines, or other? • Probable Construction Cost Estimate?	The selected proponent will receive in Autocad: Elevations, Sections and Architectural Plans to support further environmental endorsement.
32	NP	NP	What site studies will we receive? • Survey and Topography? • Soil Study? • Tree inventory? • Asbestos and Lead study? • Traffic study? • Other studies mentioned in exhibit P?	See Answer Question #28.
33	P-5	Attachment I SOS	The scope of services mentions that "the project intends to bury the overhead services." In our understanding, this section of Puerta de Tierra and Fernandez Juncos Avenue are reclaimed lands, formerly mangrove areas, possibly with poor soil conditions similar to those of the former Isla Grande. In the development of the Convention Center District, almost all the underground infrastructure had to be built on piles or stone columns. Does the client have prior studies that indicate foundation recommendations for underground infrastructure in Fernandez Juncos Aven.?	No prior studies that indicate foundation recommendations.
34	P-6	Attachment I SOS	The scope of services in urban furniture mentions "Charging stations". What kind of charging stations? For cars or for other electronic equipments?	Not intended for cars, only for small electronic equipments.
35		Attachment I SOS	Who will review and approve the designs? Will the design firm hired to complete 100% of the work and certify the project have professional discretion and final decisions on health and safety issues, code compliance, and discretionary design matters over and above the opinions of the PRCCD representatives?	Refer to RFP Page 55, Scope of Services, Section 8. Performance Standards: "The Designer agrees that the Services provided hereunder shall conform to the professional standards of care and practice customarily expected of like firms engaged in performing comparable work, that the personnel furnishing said Services shall be qualified and competent to perform adequately the services assigned to them and that the recommendations, guidance, and performance of such personnel shall reflect such standard of professional knowledge and judgment." RFP Page 7, Section 2.2: The objective is to contract an Architectural-Engineering firm (A/E Firm) to work collaboratively with the PRCCDA and its Project Management Office (PMO).
36	P-19	Attachment I SOS	The schedule provided indicates that the 60%, 90%, and 100% design tasks will be consecutive. Pushing a design from 30% or 60% to 90% without waiting for agency responses to Requests for Infrastructure Recommendations (SRI) carries the risk of developing a design that could be inconsistent with the requirements of the relevant agencies. Pushing a design from 90% to 100% without final endorsement from the relevant agencies carries the risk of completing a design that could be inconsistent with the requirements of the relevant agencies. We recommend moving forward with the project once recommendations or endorsements for the design are obtained from the relevant agencies. Otherwise, who would pay for a potential redesign?	The PRCCDA will be supporting with all state interagency coordination to maintaining project under schedule. The selected A/E firm needs to develop the design proposal aligned with required state codes and regulation, to avoid rejections by required agencies and redesign efforts.

37	NP	General	Could the client provide an approximate construction budget so the design firm can get a better idea of the possible and unattainable designs within that budget, as well as be more precise in calculating design costs?	The Puerto Rico Convention Center District Authority (PRCCDA) entered into an agreement with the PRDOH where funds in the amount of \$137,147,665.00 were allocated under the Economic Development Investment Portfolio for Growth (IPG) Program CDBG-DR for the execution of all three projects under the Navy Pier / Bahía Urbana Project.
38	NP	NP	Is this project approved by ACT?	Ongoing consultation efforts are in place but no approval have been addressed.
39	NP	NP	Is there a traffic study with geometrical recommendations?	There is a traffic study performed. This study reflects the portion in front of Navy Pier. Refer to the following link: https://plexosgroup.sharefile.com/public/share/web-s8671386b9d03402dbb106fae1df67799
40	NP	NP	Clarify if the telecommunications and any other infrastructure shall also be installed underground?	Refer to RFP Page 40, Scope of Services, Section 3: The project intends to bury the aerial utilities and telecommunication lines to improve community resiliency.
41	NP	NP	Please clarify the RFP when it is mentioned that: (extent of the Additionally, improvements to the sanitary sewer system are included as part of the project.)?	See Answer Question #25.
42	NP	NP	Is the owner undergoing a subsurface utility study?	Yes.
43	NP	NP	Will this project need to comply with Reglamento de Planificación #40 year 2023?	Yes, it must comply with Planning Board Regulation 40 : "Normas de Diseno, Criterio de Operacion, y mantenimiento para Sistemas de Alcantarillados Pluviales en Puerto Rico".
44	NP	NP	Are there any SRI from the Oficina de Gerencia de Proyectos submitted or obtained at this moment?	No.
45	NP	NP	What specific studies must the bidders consider?	See Answer Question #28.
46	NP	NP	What specific permits will the bidders need to consider?	See Answer Question #4.
47	NP	NP	Is the geotechnical report available?	See Answer Question #28.
48	NP	NP	Do the bidders need to consider lead and asbestos study?	See Answer Question #28.
49	NP	NP	Is there a specific scope for the bahia urbana structures?	Bahia Urbana structures are not part of this RFP Scope of Work.
50	NP	NP	Will there be any new structures as part of this scope?	Only related with lighting fixtures poles.
51	NP	NP	¿Alguno de los tres proyectos incluidos ha sido designado como "Proyecto Prioritario"? De ser así, ¿cuál de ellos lo es?	Yes. All three of them.
52	NP	NP	En el caso del proyecto en referencia, ¿cuál es la fuente de los fondos? (Estatad, federal o ambos) ¿Cuál es la proporción estimada para cada proyecto?	The Puerto Rico Convention Center District Authority (PRCCDA) entered into an agreement with the PRDOH where funds in the amount of \$137,147,665.00 were allocated under the Economic Development Investment Portfolio for Growth (IPG) Program CDBG-DR for the execution of all three projects under the Navy Pier / Bahía Urbana Project.
53	NP	NP	a. ¿Cuán restrictivos serán los diseños conceptuales a ser provistos como parte del 30%? b. ¿Cuándo estarán disponibles? ¿Se compartirán en o antes de la fecha limite para la entrega de propuestas?	a. The footprint that will be provided as part of the schematic design that represents 30%, will be aligned with ongoing efforts to comply with federal environmental regulation. In this case, there will not be opportunity to modify the 30% of design if will have any impact with the Environmental federal requirements. b. Please refer to Section 1, page 37.
54	NP	NP	¿Se requerirá cumplir con la Ley 175, que establece que los proveedores de servicios deben estar licenciados y registrados en Puerto Rico, correcto?	Correct. Please see Act 173 of August 12, 1988.
55	NP	NP	¿Las firmas y/o diseñadores que trabajaron en los diseños conceptuales anteriores para estos tres proyectos quedarán descalificados de participar como proponentes para el resto de los proyectos?	The RFP is a competitive process. All Proposers are expected to evaluate dispositions of 2 CFR §200.318 and 2 CFR §200.319, as well as the <i>CDBG-DR/MIT Programs Conflict of Interest and Standards of Conduct Policy</i> . Exhibits D and E are to be completed.
56	NP	NP	¿Las firmas y/o diseñadores encargados de preparar los diseños conceptuales hasta el 30% quedarán descalificados de participar como proponentes para el resto de los proyectos?	As per dispositions of 2 CFR § 200.319, contractors that develop or draft statements of work must be excluded from competing on the procurement.
57	NP	NP	What is the exact meaning of "electrical connections" and "main connections" in the sentence: "The project will include various types of electrical connections, including main connections located at the Covadonga parking lot in Old San Juan".? Electrical substation? Transfer boxes? Covadonga parking lot is 600 m. away from Fernandez Juncos Ave. project limit.	It is expected to be Covadonga will be the main connection whilst the project is intended to have an electrical substation with transfer boxes.
58	NP	NP	Are there any conceptual drawing,renderings or external document on record, to use as a reference to understand government expectancy and aspirations to be achieved? Bahía Urbana Development, Convention District Development, Triangulo Dorado?	Only the information included in the RFP is considered as part of the official information.
59	Page 13	Section 7.2 Attachment 1 SOW	Clarify difference between Field Supervision reports and Field Inspection reports. Clarify if the services requested are construction supervision of inspection services.	Refer to RFP Page 50, Section 7.3: The Field Supervision Report is the vehicle by which the A/E Firm is empowered to assure that ongoing construction work is following the design intent, details, and specifications, which form the basis of the Construction Documents. The Field Supervision Reports are to be prepared by members of the A/E Firm team who are thoroughly familiar with the Project.
60	Page 15		Please be more specific on Section 7.10 Attachment 1 SOW as language is too broad?	Collaboration with any requirement by PRDOH regarding monitoring progress, as part of the construction oversight that will be performed by the Subrecipient PMO.
61	Page 15	Task 8 Attachment 1 SOW	Construction quality is not part of the responsibility of Construction Supervision- Clarify if the services requested are construction supervision of inspection services.	Refer to RFP Page 52, Task 8: The A/E Firm shall provide the services and support the PRCCDA and its consulting team in achieving the final acceptance of the Fernández Juncos Project. During this phase the A/E Firm will: □ Comment to ensure construction quality, and resolve all remaining punch list items, establishing a final breakdown of the total construction contract amount for each project component. The services is related with construction supervision.
62	Page 14	Section 7.4 and 7.5 Attachment 1 SOW	Please clarify which items of the scope of work of sections 7.4 and 7.5 will be by Construction Supervision and Construction Inspection. There seems to be an overlap in responsibility and more responsibility is being assigned to the Construction Supervision than is customary. Clarify if the services requested are construction supervision of inspection services.	Please see clarifications provided in Attachment 2 of Addendum No. 1.
63	Page 14	Section 7.9 Attachment 1 SOW	Please clarify responsibility for Field inspection report for Construction Supervisor	This shall be a collaboration between Construction Inspector and A/E Construction Supervisor.
64	page 19	Section 5.3. Proposal Electronic Submission RFP document.	Should proposal be submitted in three separate emails?	Correct. Each RFP represent a different project and evaluation.

65	Page 18	Attachment 1 SOW	Please clarify which items of the scope of work of section 8.1 thru 8.5 will be by Construction Supervision and Construction Inspection. There seems to be an overlap in responsibility and more responsibility is being assigned to the Construction Supervision than is customary. Clarify if the services requested are construction supervision or inspection services.	Please see clarifications provided in Attachment 2 of Addendum No. 1.
66	Page 20	Section 7.1 Attachment 1 SOW	What key staff positions need to have Key staff in the roles for this project should have at least ten (10) years of experience in designing maritime facilities and five (5) years with federally funded programs.	Key Staff that requires the minimum experience are: - Licensed Senior Design Manager - Structural Engineer
67	Page 8	Attachment 1 SOW	Provide street lighting specifications.	The street lighting must avoid skyglow/light pollution.
68	Page 8	Attachment 1 SOW	Task 2 asks to conduct necessary fieldwork for verifying and documenting the existing conditions of the project area. our team believes 2 weeks is insufficient time for this task.	Task 2 remains unaltered.
69	Page 8	Attachment 1 SOW	If additional studies are required under Task 2. Would they need to be provided by proposer with a change order to the contract or by a third party contracted directly by PRCCDA?	See RFP Page 56, Section 10: However, is obligated to notify PRCCDA of any significant code or regulatory change affecting the work within thirty (30) days of the change occurrence, and such notification shall be required for the A/E to be entitled to any additional compensation or reimbursement. Said additional compensation must be formalized in writing between the parties before executing any work.
70	Page 9	Attachment 1 SOW	Environmental studies prepared for ERR are in Exhibit P not O. Please provide completed studies and progress reports of ongoing projects.	All ongoing studies will not be available at the moment. Nevertheless, for existing studies please refer to this link: https://plexogroup.sharefile.com/public/share/web-s8671386b9d03402dbb106fae1df67799
71	Page 20	Attachment 1 SOW	Which key staff roles need to have the required experience of 10 years in street projects and 5 years in federally funded projects?	Key Staff that requires the minimum experience are: - Licensed Senior Design Manager - Electrical Engineer
72	Page 5	Attachment 1 SOW	Do the project components described in the RFP fit in the width of the existing Fernandez Juncos Avenue right of way?	The footprint that will be provided as part of the schematic design that represents 30%, will be aligned with ongoing efforts to comply with federal environmental regulation. It is the responsibility of the A/E Firm to confirm if all the components fit.
73	Page 7	Attachment 1 SOW	Where and how many crossing locations will be added?	To the discretion of A/E Firm and following the authorization of ACT/DTOP.
74	Page 7	Attachment 1 SOW	Where will the parallel off street parking be located? Is it within the existing Fernandez Juncos Avenue right of way?	To be clarified as part of the 30% design...
75	Page 7	Attachment 1 SOW	Do the reconfiguration of traffic lanes described is envisioned as a Road DIET?	To the discretion of A/E Firm and following the authorization of ACT/DTOP.
76	Page 7	Attachment 1 SOW	The RFP asks for off-site infrastructure to account for the capacity of future projects in the area. what is that capacity?	At this moment, the expected infrastructure capacity will be: Potable Water= 458,510 GPD; Sanitary Discharge= 416,575 GPD and Electrical Power= 6,000kVA.
77	Page 7	Attachment 1 SOW	The RFP asks to include additional requirements in any technical study performed for the project. How can the proposer account for this additional SOW unless the studies are provided during the RFP period?	All ongoing studies will not be available at the moment. Nevertheless, for existing studies please refer to this link: https://plexogroup.sharefile.com/public/share/web-s8671386b9d03402dbb106fae1df67799
78	Page 7	Attachment 1 SOW	Are there any known restrictions or constraints in regards to the proposed improvements in the area in front of the Fire Station?	At the moment, no restrictions or constraints in regards to the proposed improvements in the area in front of the Fire Station have been identified.
79			Please provide results of Sewer Flow Study	This is not available at this moment.
80	37	Attachment 1	Will 30% of Schematic Designs and Project Estimate be made available to interested proponents at least a week before the due date to submit this proposal?	At the present time, no additional information is available regarding the 30% schematic design. As per RFP Attachment 1, "Scope of Services", Section 1 Introduction: "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."
81	153	Exhibit P	Will the results of all studies and/or tests already completed or currently underway be made available to interested proponents at least one week before the due date to submit this proposal?	All ongoing studies will not be available at the moment. Nevertheless, for existing studies please refer to this link: https://plexogroup.sharefile.com/public/share/web-s8671386b9d03402dbb106fae1df67799
82	42	3	Will any study or test remain pending? If so, who will be responsible for performing necessary surveys, studies, and reports to assess the conditions of the existing conditions? Will there be time allotted to perform these tasks as additional services?	See RFP Page 56, Section 10: However, is obligated to notify PRCCDA of any significant code or regulatory change affecting the work within thirty (30) days of the change occurrence, and such notification shall be required for the A/E to be entitled to any additional compensation or reimbursement. Said additional compensation must be formalized in writing between the parties before executing any work.
83	9	3	At what stage is the Environmental Review Process at the time of this RFP? Who is responsible for undertaking all tasks related to the ongoing environmental compliance process (federal and/or state)?	At present, the Environmental Review is an active ongoing process.
84	153	Exhibit P	Specifically, will the results of a recent Traffic Study be made available to interested proponents?	All ongoing studies will not be available at the moment. Nevertheless, for existing studies please refer to this link: https://plexogroup.sharefile.com/public/share/web-s8671386b9d03402dbb106fae1df67799
85	p 5-7	Attach 1 SOS	Geotechnical and SUE studies will be delivered as part of the 30% design submittal package if deemed necessary?	Please see RFP Page 153, Exhibit P for Completed and Ongoing Studies. Ongoing studies are not available at the moment.
86	p 5-7	Attach 1 SOS	Does the 30% design submittal include definition of all project components including site structures (e.g., structural components associated with urban furniture?)	The selected proponent will receive in Autocad: Elevations, Sections and Architectural Plans to support further environmental endorsement.
87	10;54	3.4; Attachment 1, 6	Is there time allocated in the schedule for permitting?	Permitting shall begin during Task 2 and Completed before Task 7.
88	10; 54	3.4; Attachment 1, 6	The time in page 10 of 165 calendar days for A/E Services & Bid Support Services does not jive with timeline in Attachment 1, section 6; Duration of a total of minimum 27 weeks from NTP which equals 189 calendar days. Please confirm.	The 165 days correspond to the segment of time between Task 3 and Task 6. Please see page 11 of the RFP for reference.
89	18	5.1	As part of the submission of the electronic proposal, if the proposal submission file is too large (larger than 500MB as per RFP) for delivery via email, is there an alternative electronic transfer method that can be used to send the proposals?	The Procurement email that will receive all proposals have the necessary capacity to accept files. Nevertheless, if it is still not accepting the Proposal, feel free to segregate submissions in separate emails and specify in Subject the total of emails with the specific part that is being submitted. (Example: 1 of 3, 2 of 3 & 3 of 3)
90	142-149	Exhibit N	Can the cost forms be provided in MS Excel format? Can PRCCDA confirm the anticipated extent of civil works within the project scope? Specifically, will the project include full roadway reconstruction, sidewalk improvements, stormwater systems, streetscape elements, or other infrastructure?	No. Only PDF format will be accepted. Please see section 5.3.2. Proposal Upload Files.
91	NP	Attachment 1 - Scope of Services		See RFP Page 56, Section 3: Scope of Services.

92	NP	Attachment 1 - Scope of Services	Will PRCCDA be responsible for coordinating with public utility companies (e.g., PREPA, PRASA, Liberty) regarding potential relocations, undergrounding, or new service connections, or is the proposer expected to manage such coordination?	The PRCCDA will be supporting with all state interagency coordination to maintaining project under schedule. The selected A/E firm needs to develop the design proposal aligned with required state codes and regulation, to avoid rejections by required agencies and redesign efforts.
93	NP	Attachment 1 - Scope of Services	Is a traffic impact study or signal timing analysis expected as part of the civil scope?	All ongoing studies will not be available at the moment. Nevertheless, for existing studies please refer to this link: https://plexosgroup.sharefile.com/public/share/web-s8671386b9d03402dbb106fae1df67799
94	NP	Attachment 1 - Scope of Services	Should the civil design incorporate construction phasing strategies to minimize traffic disruptions and maintain access to adjacent businesses and residences?	A/E Firm shall be aware that this project will be constructed in phases to minimize traffic/business/residences disruptions.
95	NP	Attachment 1 - Scope of Services	Are there specific disaster resilience or mitigation requirements associated with the CDBG-DR funding that must be incorporated into the civil design?	The project itself incorporate resilience requirements based on hud CDBG-DR program.
96	NP	Attachment 1 - Scope of Services	Will the 30% schematic design include preliminary signage design, including any proposed layout, type, or wayfinding elements?	The selected proponent will receive in Autocad: Elevations, Sections and Architectural Plans to support further environmental endorsement.
97	NP	Attachment 1 - Scope of Services	Will the 30% schematic design package include a preliminary design or conceptual layout regarding proposed vegetation or landscape types?	The selected proponent will receive in Autocad: Elevations, Sections and Architectural Plans to support further environmental endorsement.
98	NP	Attachment 1 - Scope of Services	Have any environmental or archeological studies been conducted in the project area? If so, please share or advise how to access them.	The Phase 1A report by Colliers TMT 2008 will be provided to the selected proposer nevertheless, if any further archeological is required by ICP, the selected proposer will be responsible to performed Phase 1B or any other.
99	NP	Attachment 1 - Scope of Services	Can the PRCCDA clarify whether new sanitary sewer infrastructure or connections are required as part of this project, particularly for public restrooms, kiosks, or food vending spaces?	No new sanitary sewer infrastructure or connections are required.
100	NP	Attachment 1 - Scope of Services	Is there a specific return period (e.g., 10-year, 25-year storm) that must be used for the design of stormwater drainage systems along the corridor?	Refer to RFP Page 55, Scope of Services, Section 8. Performance Standards: "The Designer agrees that the Services provided hereunder shall conform to the professional standards of care and practice customarily expected of like firms engaged in performing comparable work, that the personnel furnishing said Services shall be qualified and competent to perform adequately the services assigned to them and that the recommendations, guidance, and performance of such personnel shall reflect such standard of professional knowledge and judgment."
101	NP	Attachment 1 - Scope of Services	Have CCTV inspections or flow studies been conducted on existing storm or sanitary lines in the project area? If so, will these be shared with the selected A/E firm?	At present the sanitary flow is intended to be performed.
102	NP	Attachment 1 - Scope of Services	If the project includes public food vendors or kiosks, should the design include grease traps and backflow prevention systems per PRASA or municipal code?	No public food vendors or kiosks included in this project.
103	NP	Attachment 1 - Scope of Services	When is the expected delivery date for the as-built sanitary lines?	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.
104	NP	Attachment 1 - Scope of Services	Is it known if there are active gas lines along the areas to be impacted? If so, will they be supplied as-built?	This is an on going study. "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."
105	NP	Attachment 1 - Scope of Services	Can we assume that the 30% design development will be provided in CAD format to the selected firm?	The selected proponent will receive in Autocad: Elevations, Sections and Architectural Plans to support further environmental endorsement.
106	NP	Attachment 1 - Scope of Services	Can the PRCCDA confirm the expected electrical load for the proposed street lighting, signal systems, and other electrical infrastructure? Will a load letter be provided for coordination with LUMA?	Refer to RFP Package, Page 44, Section 2.2 "Code and Permit Review Conduct a Code and Permits Review. Identify, procure, manage, and secure all necessary permits and approvals required for the construction of the Project. The A/E Firm shall meet with regulatory agencies as necessary and shall cooperate in obtaining all required approvals. The A/E Firm shall submit documents to all applicable regulatory agencies or authorities."
107	NP	Attachment 1 - Scope of Services	Who will be responsible for the electric service account(s) and metering — PRCCDA, the Municipality, or another agency? Should the A/E firm design permanent metering or provisions for shared circuits?	Metering DTOP and ACT.
108	NP	Attachment 1 - Scope of Services	Are there specific PRCCDA or municipal standards for lightning protection or grounding for public lighting poles, kiosks, or public equipment enclosures?	Will depend on SHPO and ICP to identify any possible adverse effect.
109	NP	Attachment 1 - Scope of Services	Will the electrical scope include coordination or provision for future fiber optics, Wi-Fi infrastructure, or smart city elements such as IoT sensors or public displays?	These are not included in the scope of work.
110	NP	Attachment 1 - Scope of Services	Could there be a second question period once we receive the 30% design development?	No. As part of the Scope of Services the PRCCDA is providing all Proposers with the project's Conceptual Design (Exhibit Q). 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.

111	NP	Attachment 1 - Scope of Services	Will the A/E be responsible for performing any type of assessment?	Refer to RFP Package Page 43, Task 2 - "Existing Conditions; Design Parameters, Code and Permits within 2 weeks of the NTP, the A/E Firm shall analyze all environmental and technical reports available, as well as any other information, data and records provided by PRCCDA to verify existing conditions. Specific preparation tasks shall be organized and determined as necessary by the A/E Firm; however, such tasks are expected to include, but not limited to, the following: - Conduct all necessary fieldwork for verifying and documenting the existing conditions of the project area. - Review available environmental and technical studies prepared for the project area. - Determine whether additional studies are required.
112	NP	Attachment 1 - Scope of Services	Can the PRCCDA confirm the timeline for release of the "Transfer Package" (30% Schematic Design) and whether any constraints or assumptions within it must be adopted as-is?	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.
113	NP	Attachment 1 - Scope of Services	Will the PRCCDA or TOP coordinate with PREPA, PRASA, or telecom companies regarding the undergrounding of utilities, or is the A/E firm expected to manage this coordination independently?	The PRCCDA will be supporting with all state interagency coordination to maintaining project under schedule. The selected A/E firm needs to develop the design proposal aligned with required state codes and regulation, to avoid rejections by required agencies and redesign efforts.
114	NP	Exhibit O - Environmental and Technical Studies	Can the PRCCDA clarify if the current topographic and utility surveys provided (per Exhibit O) include all right-of-way boundaries, building frontages, and ADA elements needed for full design development?	Topography/Utility Survey is an ongoing study. Nevertheless, for existing studies please refer to this link: https://plexosgroup.sharefile.com/public/share/web-s8671386b9d03402dbb106fae1df67799
115	NP	Attachment 1 - Scope of Services	Will the PRCCDA or other agencies provide hydrologic and hydraulic design criteria, or is the proposer expected to establish performance targets (e.g., 10-year storm, 25-year storm)?	For existing studies please refer to this link: https://plexosgroup.sharefile.com/public/share/web-s8671386b9d03402dbb106fae1df67799
116	NP	Attachment 1 - Scope of Services	Does PRCCDA have a target date for obtaining HUD environmental clearance (Authorization to Use Grant Funds), which is required before the construction phase?	During or before quarter 1 of 2026.
117	NP	Attachment 1 – Design Services and Deliverables	What are the expected review times by PRCCDA and agencies for major deliverables (60%, 90%, and 100% design), and how do they factor into the overall project timeline?	The PRCCDA and their consultants are committed to review and comment on the deliverables during not more than three (3) working days from receiving the design package.
118	NP	NP	DPTW, PRHTA, FHWA and AASHTO guidelines and specifications will be included for the Complete Streets and Roadway portion of the SOW?	See RFP Page 44, Section 2.1: The Selected Proposer shall comply with all applicable State and Federal environmental, zoning and building codes and consider observations and measures as per recommendations from technical reports prepared or to be prepared during the design process.
119	NP	NP	Are there any other proposed projects from PRCCDA that need to be coordinated with this one?	No at the moment. If necessary, future developments will be discussed with designer to ensure alignment as part of any Master Plan.
120	NP	NP	The Contract term included is 165 days for design and bid support phases, 540 days for construction support phase. Recognizing the demand for A&E works and the availability of experienced professionals authorized to perform the solicited professional services; is PRCCDA in a position to consider longer execution times in the order of 550 days for the Architectural-Engineering Design & Bid Support Phases?	The 165 days correspond to the segment of time between Task 3 and Task 6. Please see page 11 of the RFP for reference.
121	NP	NP	For schedule purpose, how much time will take PRCCDA to review and comment the deliverables?	The PRCCDA and their consultants are committed to review and comment on the deliverables during not more than three (3) working days from receiving the design package.
122	NP	NP	For schedule purposes, how much time will take PRCCDA considered for the 30% Conceptual Design intake revision validation and Gap Analysis?	The 30% intake revision from A/E firm will take no more than 2 weeks and is part of 165 days contract term.
123	NP	NP	The RFP present in the "Attachment Q" a Conceptual Design for some of the areas to be included in the services requested. Based on the content of those "Urban Improvement Diagrams" we formulate the following questions: a. Who developed those conceptual design urban improvement diagrams? b. Is mandatory to include all or some of the urban improvements shown "Attachment Q" of the RFP? Can alternate design concepts be incorporated for the final design? c. The 30% "Transfer Package" includes all the preliminary engineering studies and reports such as Geotechnical Report, Traffic Study, Pavement Design Report, Drainage Report, etc.? d. The 30% Conceptual Design consider traffic analysis in and out of the Old San Juan District? Does consider emergency evacuation of the Area?	a. A/E Firm contracted by PRCCDA. b. Alternate designs for urban furniture can be incorporated in discussion/approval of PRCCDA. c. All ongoing studies will not be available at the moment. Nevertheless, for existing studies please refer to this link: https://plexosgroup.sharefile.com/public/share/web-s8671386b9d03402dbb106fae1df67799 d. The scope should be limited to footprint presented in the RFP. The 30% design is analyzing traffic analysis as needed.
124	NP	NP	PRCCDA will provide an approved Environmental Document along with the 30% "Transfer Package".	At present the Environmental Review is an active ongoing process that will be shared when concluded.
125	NP	NP	PRCCDA will provide Right of Way and Right of Way certificate along with the 30% "Transfer Package".	This is an ongoing study.
126	NP	NP	Does PRCCDA will provide an express coordination mechanism to coordinate the design of the utility relocation where needed?	The PRCCDA will be supporting with all state interagency coordination to maintaining project under schedule. The selected A/E firm needs to develop the design proposal aligned with required state codes and regulation, to avoid rejections by required agencies and redesign efforts.
127	NP	NP	Does PRCCDA identified any potential adverse effect to any Historical or Archeological site?	Will depend on SHPO and ICP to identify any possible adverse effect.

Attachment 2 - Correction and/or clarifications to Scope of Service

Changes are highlighted in gray.

Page on RFP Package CDBG-DR-IPG- PRCCDA-2025-03	Description
#51	<p>Task 7 – Design Services During Construction (Supervision) 7.4. Review of Shop Drawings, Samples, Cuts and Mock-Ups</p> <p>Receive from Construction Inspector shop drawings, samples, cuts, and mock-ups directly from the contractor for review and approval. Review, approve, and send submittals to Construction Inspector to distribute submittals per procedures described in the Project's General Conditions. The Shop Drawing Log Form shall be presented to the contractor at the Construction Kick- off (Pre-Construction) Meeting by Construction Inspector. Contractors shall be responsible for filling in the item submission dates and the delivery dates for approval by the PRCCDA. The A/E Firm Construction Inspector shall receive copies of the contractor prepared approved schedules for the submission of shop drawings, samples and catalogue cuts and shall review these lists every two weeks. The A/E Firm shall review and direct modifications if required. The A/E Firm shall act promptly and systematically to check all shop drawings, materials samples, catalogue cuts and items exhibited in mockups to determine if the submittals are in accordance with the Construction Documents.</p>
#53	<p>Task 8 - Project Close-out A/E Firm Closeout Submittals</p> <p>8.1 Construction "As-built" drawings for the project in a digital format (both CAD and PDF format) and hard copies). Drawings shall consist of, but not be limited to:</p> <ul style="list-style-type: none"> • Contract drawings, for all disciplines, marked-up clearly to indicate the as-built condition. • All clarification and/or changed condition sketches • Specifications (in MS Word format) • All construction specifications • All addenda • Shop drawings, submittals, etc. (electronic format) • All approved shop drawings, submittals, etc. <p>All other sections (8.2 thru 8.5) will be Construction Inspector responsibility.</p>

Attachment 3: Corrections and/or clarifications to Exhibit P: Ongoing Environmental and Technical Studies for the Fernandez Juncos Avenue

Page on RFP Package CDBG-DR-IPG-PRCCDA-2025-03	Description
#153	On the section identify as Completed Technical Studies, the Existing Topography and Site Survey were eliminated. The studies were not available at the time the RFP was issued.