NOTICE OF AWARD
REQUEST FOR PROPOSAL

ARCHITECTURAL/ENGINEERING DESIGN SERVICES FOR IMPROVEMENTS TO PEDESTRIAN ACCESS
ECONOMIC DEVELOPMENT INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG)
COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY
Procurement No. CDBG-DR-IPG-PRCCDA-2025-04

NOTICE OF AWARD

On May 17, 2025, the Puerto Rico Convention Center District Authority ("PRCCDA") issued **Request for Proposal ("RFP")** No. CDBG-DR-IPG-PRCCDA-2025-04 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 RFP had the purpose of seeking proposals from qualified and interested Architectural and/or Engineering (A/E) firms to provide full range of professional A/E services for the design of improvements to the Pedestrian Access at the entrance of Old San Juan. Following the initial publication of the RFP, three (3) addenda were issued.

The RFP outlined the following evaluation criteria and the scoring for the Evaluation Committee to assess responsiveness and conduct the technical evaluation and scoring of the Proposals:

1. Mandatory Requirements[1] (Pass/Fail)
2. Qualifications Requirements[2] (30 Points)
3. Work Approach[3] (30 Points)
4. Preference Section 3 Business Concern (2.5 Points)
5. Preference W/WBE (2.5 Points)
6. Cost Proposal Requirements[4] (35 Points)

[1] Refer to the RFP, Section 6.1 and Exhibit A-1.
[2] Refer to RFP, Section 6.2.
[3] Refer to RFP, Section 6.3.
[4] Refer to Section 8 and Exhibit N.

The submission deadline was July 17, 2025, by 11:59 PM AST. In response to the RFP, PRCCDA received ten (10) proposals of which nine (9) were submitted by the date and time established.

Proponent	Date of Submission	Time of Submission
1. Figueroa & Figueroa Arquitectos	July 3, 2025	9:53 AM
2. ROV Engineering Services, PSC	July 17, 2025	10:31 AM
3. GEMS PR PLLC	July 17, 2025	12:19 PM
4. CPH PR JV, LLC	July 17, 2025	2:28 PM
5. Integra Design Group PSC	July 17, 2025	3:23 PM
6. E. MORELL-RIVERA Architects & Consultants, LLC	July 17, 2025	4:57 PM
7. ENGINEERED ADVANTAGE, P.S.C.	July 17, 2025	7:20 PM
8. APPLIED ENGINEERING GROUP P.S.C.	July 17, 2025	8:58 PM
9. MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP	July 17, 2025	11:19 PM
10. EBP DESIGN GROUP CONSULTING ENG	July 18, 2025	12:35 AM 12:36 AM 12:39 AM

On July 17, 2025, the PRCCDA Executive Secretary issued Administrative Order No. IPG-PRCCDA-2025-03 designating the members of RFP Evaluation Committee.

As per the Evaluation Committee's review, the following Proposers "failed" the Mandatory Requirements. These requirements were assessed on a "Pass" or "Fail" basis. Failure to comply with the Mandatory Requirements resulted in disqualification from the evaluation process.

Of a total of 10 proposals received, six (6) did not meet one or more Mandatory Requirements and were deemed noncompliant. As a result, their proposals were disqualified and not further evaluated.

Proponent	Reason for failing
APPLIED ENGINEERING GROUP P.S.C.	The proponent failed to incorporate into the proposal the required the *PRCCDA HUD General Provisions and other Federal Statutes, Regulations and PRDOH Requirements Under the IPG Program*, as specified in Exhibit A-1 of the RFP.
CPH PR JV, LLC	The proponent failed to provide the following financial resources: the Year-to-Date (interim) statement, which did not comply with the required date, and the Line of Credit certification, which was outdated and below the $100K minimum requirement, as specified in Section 6.1.5 and Exhibit A-1 of the RFP.
Figueroa & Figueroa Arquitectos	The proponent failed to provide the following financial resources, as specified in Section 6.1.5 and Exhibit A-1 of the RFP: missing Year-to-Date (interim) information, Line of Credit or cash certification, and sworn statement on litigation and bankruptcy.
EBP DESIGN GROUP CONSULTING ENG	Late Proposal. The proposal was not submitted within the deadline established in the RFP.
GEMS PR PLLC	The proponent failed to incorporate into the proposal the required PRCCDA HUD General Provisions and other Federal Statutes, Regulations, and PRDOH Requirements under the IPG Program, as well as the Model Contract, and failed to provide the required year-end financial statements, as specified in Exhibit A-1 of the RFP.
ROV Engineering Services, PSC	The proponent failed to provide the following financial resources: the Year-to-Date (interim) statement and the Line of Credit certification, which was outdated, as specified in Section 6.1.5 and Exhibit A-1 of the RFP.

As the Evaluation Committee initiated the technical evaluation of proposals, it identified and determined that of the four (4) Proponents that met the Mandatory Requirements, one (1) did not meet the technical evaluation requirements and, as per dispositions of 2 C.F.R. § 200.319(b) and as to ensure objective contractor performance and prevent unfair competitive advantage, had to be excluded from participation in the procurement process. During the evaluation of qualifications requirements, committee members identified that E. MORELL-RIVERA Architects & Consultants, LLC presented as part of its First-Tier Subcontractors, a current consultant actively engaged and providing technical advice with regard to the specifications of the Improvements to the pedestrian access project object of the RFP. The Consultant was contracted by BU Harbour Partners, LLC (Master Developer-BUHP) to assist with the Navy Pier-Bahía Urbana Infrastructure Project's Environmental Review Record ("ERR") and is part of the team contributing with the thirty percent (30%) schematic design as to expedite the Project's Authorization to Use Grant Funds ("AUFG").

Therefore, three (3) of the four (4) proposers achieved a technical score greater than or equal to the threshold of seventy (70) points, established in the RFP. Based on the evaluation results, the proponents were assigned scores and ranked in the following order:

Technical Criteria	**Proponents**		
	MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP	**Engineered Advantage, PSC**	**Integra Design Group PSC**
Capacity to Provide Services	20/20	20/20	20/20
Comparable Projects	5/5	5/5	5/5

Reputation and Managerial, Organization, and Technical Capabilities	5/5	5/5	5/5
Work Approach	30/30	23.5/30	30/30
Section 3	0/2.5	0/2.5	0/2.5
M/WBE	0/2.5	0/2.5	2.5/2.5
Cost Proposal Requirements	31.34/35	35/35	12.82/35
Total Score	**91.34/100**	**88.50/100**	**75.32/100**

The qualified proponents and synthesis of the proposals evaluated, as well as the criteria that were taken into consideration for the RFP award determination are provided below:

- **MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP -** Submitted a Highly Qualified proposal, with excellent Qualifications, Requirements, an excellent Work Approach, and the second lowest Cost Proposal. The proposer achieved an overall score of 91.34 points. No preference points were applied.

- **Engineered Advantage, PSC -** Submitted a Highly Qualified proposal, with excellent Qualifications Requirements and a good Work Approach, as the work approach is not aligned with the scope of services as defined in Addendum No. 2, titled *Extension of Time, Clarifications, Updated Scope of Services and Exhibits, Attachment I, Scope of Services as per 30% Design*. The proposer achieved an overall score of 89.00 points. No preference points were applied.

- **Integra Design Group PSC -** Submitted a Highly Qualified proposal, with excellent Qualifications Requirements and an excellent work approach; however, the cost proposal received the lowest score under the cost evaluation methodology outlined in Section 9.2 of the RFP. The cost score was calculated using the formula (Lowest Proposal Cost/Proposal Cost) × 35 points, with 35 points representing the highest weight assigned to any single evaluation criterion. As the proposer submitted the highest cost proposal, this resulted in a poor cost proposal rating, an overall score of 75.32 points, and an evaluation ranking of Not Qualified. Preference points were awarded for submitting evidence of M/WBE.

Based on the scores attained, the Evaluation Committee recommended that:

> "Marvel Architects, Landscape Architects, LLP has the highest ranking and represents the most advantageous proposal.
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> While Engineered Advantage, P.S.C. submitted the lowest-cost proposal, their overall score was lower due to the work approach not being aligned with the project's scope, nor comparable with that of the other qualified proponents. In contrast, Marvel Architects, Landscape Architects, LLP demonstrated a work approach that reenforces the projects scope of services and superior technical merits. Although the cost of services is higher by ten percent (10%), it represents the best value and most beneficial. In accordance with all of which, the Committee understands that Marvel Architects, Landscape Architects, LLP's proposal is the most advantageous to the agency, considering both price and other evaluation factors."

Following the comprehensive and impartial evaluation conducted by the Evaluation Committee in accordance with the criteria outlined in the RFP, the Procurement Officer accepted the recommendation and on August 14, 2025, the PRCCDA Board of Directors endorsed the recommendation of the Evaluation Committee and authorized the PRCCDA's Executive Director to proceed with all

steps necessary to negotiate and execute the contract with Marvel Architects, Landscape Architects, LLP.

The Puerto Rico Convention Center District Authority hereby provides notice of the Award in accordance with the RFP. The contract for Architectural/Engineering Design Services for Improvements to Pedestrian Access is hereby awarded to **MARVEL ARCHITECTS, LANDSCAPE ARCHITECTS, LLP,** the highest-ranking Proposer that represents the most advantageous proposal, and is in the best interest of the government of Puerto Rico.

ADMINISTRATIVE REVIEW PROCEDURE AND APPELLATE REMEDIES:

The Proponent that considers itself having been adversely affected by the Award or award determination made by PRCCDA in connection with RFP No. CDBG-DR-IPG-PRCCDA-2025-04 may, within twenty (20) days of the e-mail notifying the award, submit a request for reconsideration to the Executive Director of the PRCCDA in accordance with the Uniform Administrative Procedure Act, Act No. 38 of June 30, 2017, Article 3.15.

The request is to be submitted via email to: *vferraiuoli@prcda.pr.gov*. A copy of the request shall be notified to PRCCDA at procurement@prcda.pr.gov and to all Proponents, selected or not.

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

If Proposer disagrees with the final determination of the PRCCDA he 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 e-mailed.

The appellant shall notify the duly stamped writ of review with the date and time of its submission to the parties in record in the administrative proceeding, including the PRCCDA and to all Proposers, within the time limit for filing the appeal, this being a term of strict compliance. Refer to Act No. 201-2003, as amended, 4 LPRA § 24 et seq., known as the "Judiciary Act of the Commonwealth of Puerto Rico of 2003", and Section 4.2 of Act 3 No. 8-2017, as amended, known as the "Uniform Administrative Procedures Act of the Government of Puerto Rico", 3 LPRA § 9672.

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.

This Award Notice does not represent a contract, obligation or constitute a contractual relationship until the contract is executed.

Issue date: August 15, 2025

Norberto Pérez O'Neill, Esq. MBA
Deputy Executive Director
Puerto Rico Convention Center District Authority

Certification of Notification:

A true and exact copy of the *Notice of Award* has been sent on the same date as the issuance of this Notice of Award to all Proponents who submitted proposals

for Request for Proposals No. CDBG-DR-IPG-PPCCDA-2025-04, at the email addresses listed below.

Applied Engineering Group	aeg@aegroup-pr.com vilmarie.acosta@aegroup-pr.com
CPH PRJV, LLC	info@cphcorp.com
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GEMS PR LLC	jerry@gemsllc.biz
Integra Design Group, PSC	cbaez@integrapr.com
Marvel Architects, Landscape Architects, LLP	sjoffice@marveldesigns.com
ROV Engineering Services, PSC	admin@rovengineering.com