



**Architect-Engineering Design Services
EDA Investment No. 01-79-14962
Questions received about the RFP Design
Period: July20, 2022 to August 24, 2022**

1. Would the building require Green Building Certification, like LEED? If yes, what services are to be included: Green Building Consulting and Commissioning?
 - **Yes, the building requires a Green Building certification, and this does include Green Building Consulting and Commissioning.**

2. What is the project budget?
 - **The current competitive proposal procedure is a qualifications-based procurement of architectural/engineering (A/E) professional services whereby offeror's qualifications are evaluated, and the most qualified offeror will be selected, subject to negotiation of fair and reasonable compensation. Price is not used as a selection factor.**

3. Which services are requested during the Bidding Process?
 - **The services that are requested are all related services to complete ECOEX Museum design drawings and specifications requested in the Design RFP.**

4. Apart from site survey, topography, and soil investigations—what other studies, typically provided by the Owner are required to be included by the A/E designer in the proposal?
 - **The required surveys fall under the category of all surveys needed in order to complete the requested design services of drawings and specifications.**

5. Do you have any existing environmental studies (DIA, REA?)—are these to be included in the proposal?
 - **EcoExploratorio: Museo de Ciencias de Puerto Rico does not have at this moment any environmental studies. All studies applicable by laws, both Local & Federal need to be included in this proposal.**



6. What is the projected schedule for the project? When is construction expected to start? Operations?

- a. **Design starts – October 2022**
- b. **Design Finish – April 2023**
- c. **Construction Starts – September 2023**
- d. **Construction finish – April 2025**

7. Do you have an existing site plan or other existing property information? Which ones? Can you provide them at this time?

- **The following image is what we can provide Parcel I-1A. Area showed in the following image Parcel I-1A**



8. Page 17, What does the latest technologies mean?

“As part of ECOEX program, this design must achieve the latest technologies, codes, and requirement for Seismic and Tsunami readiness vertical new building structure. Earthquakes and tsunamis scenarios are very likely in this area, design needs to be performed by a seismic and tsunami hazard specialist and meet the following codes and guidelines”.

- **Page 17 presents various examples of codes, requirements, and minimum design loads and when we state the latest technologies, we include the actualization of said examples when, in order to present a multipurpose building which has to be designed as a tsunami evacuation structure, utilizing FEMA standards in Puerto Rico. Taking into consideration the latest codes and requirements as Puerto Rico federal and local laws and guidelines. Which will**



create a home for people to co-design a vision for a more resilient future: a memorable, uniquely Puerto Rican center for hands-on science learning, exploration of ecological connections, climate change research, innovation in sustainability, disaster preparedness training, and community dialogue.

9. Qualifications: is there a minimum or maximum project experience?

- **None, for purposes of qualifications for the project, a minimum or maximum number of years of experience is not required. As per the RFP documents package specifications, there is a rubric which we will consider these elements.**

10. RFP asks for sample construction documents; is it an entire set of CD's or selected sheets?

- **Sample construction documents can be either in an entire set of CD's or a selected sample of sheets.**

11. Do you have a template form for the Compensation? (work hours + billing rates)

- **Please provide your own template as part of your presentation as a recommendation to the EcoEx and when the contractual process begins the EcoEx will provide one.**

12. Page 23 - Construction Administration #2- Asks to include Inspection services as part of A/E services. The current law requires a third, contracted directly by the Owner and separate from Design Team, to provide these services, please advise.

- **Include Inspection Services as an Alterna # 1.**



13. En la página 16 del “Documents Package” hace mención a la parcela I-1A del distrito del Centro de Conversiones de P.R. Favor hacernos llegar dicho documento al que se hace mención.

In page 16 we only mention the location and identify it as Parcel I-1A. Area showed in the following image Parcel I-1A.



14. El “attachment” mencionado en la página 8 no está incluido en los documentos recogidos. Favor hacerlo llegar.

- **See attached document. We have to attach the document in pdf format and the active link.**

<https://eda.gov/files/tools/grantee-forms/EDA-Construction-Standard-Terms-and-Conditions.pdf>

15. ¿El Proyecto cuenta con cuanto presupuesto?

- **The current competitive proposal procedure is a qualifications-based procurement of architectural/engineering (A/E) professional services whereby offeror's qualifications are evaluated, and the most qualified offeror will be selected, subject to negotiation of fair and reasonable compensation. Price is not used as a selection factor.**



16. De haber una cantidad; ¿esto es solo diseño o incluye construcción y demás tareas?

- **This RFP is only for design services.**

17. De haber otros documentos adicionales favor de hacerlos llegar.

- **There are no additional documents at this moment, we are only attaching EDA Construction standards Terms and Conditions.**

18. Please provide the architectural program for the proposed building. General description of proposed project on page #16, including expected Sq.ft and total personnel per area.

- **On pages 16, 17 and 18 of the RFP documents packages there is a Preliminary General Description of the Proposed Project. We have a working projection of 100,000 visitors per year.**

19. A cost form will be provided to present the services fee? Proposed compensation section Page #22. Recommended to ensure equal compensation and terms among all participants.

- **Please refer to the answer provided to question eleven (11) of this document. Please provide your own template as part of your presentation as a recommendation to the EcoEx and when the contractual process begins the EcoEx will provide one.**

20. Confirm project's site area and perimeter (Parcel I-1A). General description of proposed project on page #16, Refer to the figures below.

- **Area showed in images is Parcel I-1A.**



21. Project's Milestones and/or Schedule, Necessary to understand EcoEx forecast for the overall project (Design and Construction).



- a. **Design starts – October 2022**
 - b. **Design Finish – April 2023**
 - c. **Construction Starts – September 2023**
 - d. **Construction finish – April 2025**
22. Design Development Period (months), Expected design services duration considering all deliverables, studies, and phases.
 - a. **Design period: 6 months**
23. Construction and Execution Period, Necessary to estimate the construction supervision and support effort during the project's execution phase.
 - a. **Design period: 6 months**
 - b. **Construction activities: 18 months**
24. Project's Total Budget. If available, only for information.
 - **The current competitive proposal procedure is a qualifications-based procurement of architectural/engineering (A/E) professional services whereby offeror's qualifications are evaluated, and the most qualified offeror will be selected, subject to negotiation of fair and reasonable compensation. Price is not used as a selection factor.**
25. An environmental assessment was performed including the proposed development, including EcoEx area? If available, only for information.
 - **EcoExploratorio: Museo de Ciencias de Puerto Rico does not have at this moment any environmental studies. All studies applicable by laws, both Local & Federal need to be included in this proposal.**
26. Please, confirm that permits charges and fees, exclude the Construction Stamps Fees (CIAPR and Internal Revenue). This cost depends on the project's Final Construction Cost, which is unknown at this moment.
 - **The current competitive proposal procedure is a qualifications-based procurement of architectural/engineering (A/E) professional services whereby offeror's qualifications are evaluated, and the most qualified offeror will be selected, subject to negotiation of fair and reasonable compensation. Price is not used as a selection factor. This includes reimbursable expenses and/or direct costs to owner.**



27. Asbestos and Lead Assessments were performed at the Site? Technical Report are available? If available, only for information.

- **No Asbestos and Lead Assessments have been performed by ECOEX at this time.**

28. Will a sample of the A/E services agreement be provided?

- **EcoExploratorio: Museo de Ciencias de Puerto Rico does not provide this kind of documentation for the purpose of engaging in an RFP process.**

29. Pg. 8 of the RFP refers to an Attachment A, yet it is not included. Will it be provided?

- **Please refer to the answer on question 14 of the document.**

- **See attached document. We have attached the document in pdf format and the active link:**

<https://eda.gov/files/tools/grantee-forms/EDA-Construction-Standard-Terms-and-Conditions.pdf>

30. Have any studies (geotechnical, environmental, etc.) been performed? Will these be provided?

- **The required surveys fall under the category of all surveys needed to complete the requested design services of drawings and specifications.**

31. Has a site survey/topo been performed? Will it be provided?

- **The required surveys fall under the category of all surveys needed in order to complete the requested design services of drawings and specifications.**

32. Have any permitting processes (present or past) been initiated for this project and site? Will documentation be provided?

- **The required surveys fall under the category of all surveys needed to complete the requested design services of drawings and specifications.**



33. It is unclear which party is expected to contract & assume the cost for construction inspection services. Please clarify.

- **Include Inspection Services as an Alterna # 1.**

34. The General Contractor's contract normally requires the preparation of as-built drawings. Please clarify what additional work is being expected from the A/E team in this regard.

- **Only what is mentioned in the RFP documents (as built drawings by GC, final record drawings by A/E).**

35. Pg. 15 of the RFP refers to EDA grant award requirements. Are these included in Attachment A? if not, please provide.

- **See attached document. We have attached the document in pdf format and the active link.**

<https://eda.gov/files/tools/grantee-forms/EDA-Construction-Standard-Terms-and-Conditions.pdf>

36. Is any specific certification regarding sustainable practices (LEED, etc.) being pursued?

- **Leed v4.1, BD+C guide, ID+C & O+M – the minimum requirements which meet with silver designation/requirements.**

37. Please provide the types of items that will be exposed in the Museum and special environmental conditions requirements. To understand any special environmental conditions, due to sensitive items.

- **The thematic galleries are organized around specific big ideas. They immerse visitors through materiality, scenic elements, soundscapes, and environmental graphics. Depending on the content of the specific galleries, visitors encounter simulators, mapping/building activities, replicas, tactile models, mechanical interactives, responsive media, living species, and gathering spaces.**

38. Please provide the types of activities and uses that are expected at the facility (variable or steady, interactive, per season, etc.) To understand and consider any special element and/or space.



- **The exhibition concept is broadly laid out on three levels. Each level is organized around the central backbone, the Resilience Core, with thematic galleries radiating outwards from that hub. These are interspersed with science nodes: basic science subject matter and hands-on learning that connect and amplify the themes. The Core galleries are open and have visibility through them in multiple directions. They are high energy, fun, and dynamic; spaces to interact with up-to-the-minute data and information, hear multiple voices and perspectives, and see larger patterns. Core experiences are multi-layered and interdisciplinary. They are primarily digitally driven and invite interaction at multiple scales. The thematic galleries are organized around specific big ideas. They immerse visitors through materiality, scenic elements, soundscapes, and environmental graphics. Depending on the content of the specific galleries, visitors encounter simulators, mapping/building activities.**

39. Please consider to extend the RFP due date to Sept. 21, 2022. To include all the information as result of this Q&A process.

- **Any and all extensions for any of the RFP processes will be announced through the proper channels in all compliance with the 2CFR200. Meanwhile, the date will remain the same as before, September 7, 2022.**

40. Can a site plan be provided?

- **Please refer to the answers on questions 13 and 20 of this document.**

41. Can geotechnical and soil studies prepared from previous projects nearby be furnished for proposal preparation?

- **The required surveys fall under the category of all surveys needed in order to complete the requested design services of drawings and specifications.**

42. Is there the possibility of petroleum products or hazardous substances in the soil and subsurface?

- **ECOEX has not performed any assessment and/or soil test in Parcel I 1-A and as such cannot provide said information.**

43. Is there an ASTM E1527 Phase 1 Environmental Site Assessment or similar being done previously at the property or nearby? If the answer is yes, can this be furnished for proposal preparation?



- **EcoExploratorio: Museo de Ciencias de Puerto Rico does not have this information. Any test and or assessment for Parcel I 1-A needs to be included in this proposal.**

44. What is expected to be developed as the User Requirement Specification (URS)?

- **The thematic galleries are organized around specific big ideas. They immerse visitors through materiality, scenic elements, soundscapes, and environmental graphics. Depending on the content of the specific galleries, visitors encounter simulators, mapping/building activities, replicas, tactile models, mechanical interactives, responsive media, living species, and gathering spaces.**

45. Has a design program and Owner Project Requirements (OPR) been developed? Or should OPR and architectural programming should be considered as Pre-Design additional Services, as part of the proposed compensation?

- **Not at this moment and this needs to be included in this proposal.**

46. What is the expected Full Time Equivalent number of Staff, and hours of operations?

- **The working projections for this space are 40 full time employees with varied hours of operations.**

47. What is the expected number of visitors per day?

- **We have a working projection of 500 visitors per day.**

48. Has a museum planning document been prepared with mission and vision statement, a strategic plan and operational plan with staffing and community/visitor's assessment?

- **EcoExploratorio: Museo de Ciencias de Puerto Rico has a business plan that includes a mission and vision statement, a strategic plan and operational plan with staffing and community/visitor's assessment which will be provided in the contractual stage of this RFP.**

49. What is the construction cost budget assigned for the project?



- **The current competitive proposal procedure is a qualifications-based procurement of architectural/engineering (A/E) professional services whereby offeror's qualifications are evaluated, and the most qualified offeror will be selected, subject to negotiation of fair and reasonable compensation. Price is not used as a selection factor.**

50. What is the end product expected from the design team: core and shell or finished building with interior fit out?

- **The end product expected from the design team consists of core and shell, along with interior works that consist in part of exhibitions areas, auditorium, cafeteria, etc.**

51. The RFP does not mention exhibition design. Are we correct to assume that this portion of the project is not included as part of the scope of the RFP? At what point in the project will the development of exhibits begin? To what extent will the architecture support specific exhibit requirements (e.i. Immersive theater space, live specimens' environments, wet environments, etc.) and what percentage of the space is expected to allow for exhibit flexibility

- **The exhibition concept is broadly laid out on three levels. Each level is organized around the central backbone, the Resilience Core, with thematic galleries radiating outwards from that hub. These are interspersed with science nodes: basic science subject matter and hands-on learning that connect and amplify the themes. The Core galleries are open and have visibility through them in multiple directions. They are high energy, fun, and dynamic; spaces to interact with up-to-the-minute data and information, hear multiple voices and perspectives, and see larger patterns. Core experiences are multi-layered and interdisciplinary. They are primarily digitally driven and invite interaction at multiple scales. The thematic galleries are organized around specific big ideas. They immerse visitors through materiality, scenic elements, soundscapes, and environmental graphics. Depending on the content of the specific galleries, visitors encounter simulators, mapping/building activities.**

52. Is there an interpretative plan? This includes a general content outline, visitor experience narrative, learning outcomes and types of events programming

- **The multipurpose building will host the new EcoExploratorio Science Museum and Resilience Institute (ECOEX) administrative operations, its science and resiliency exhibitions and educational offerings, facilitating the following services: capacity building, disaster continuity, outreach, workforce development and administrative spaces while providing administrative**



offices for the ECOEX staff to manage and pursue the organization's objectives and strategies, including its resiliency and emergency assistance services in case of disaster.

53. Does the museum have a collection? Does the institution plan to collect specimens? If they plan to collect, then what type and quantity of artifacts do they plan to acquire. Does the museum plan to accept artifact loans from other institutions?

- **The thematic galleries are organized around specific big ideas. They immerse visitors through materiality, scenic elements, soundscapes, and environmental graphics. Depending on the content of the specific galleries, visitors encounter simulators, mapping/building activities, replicas, tactile models, mechanical interactives, responsive media, living species, and gathering spaces. This also includes loans from other organizations.**

54. Does the museum plan to have outdoor exhibits?

- **Yes; We look forward to having outdoors exhibits and green spaces.**

55. Does the museum plan to have live animals, insects, and plants?

- **The thematic galleries are organized around specific big ideas. They immerse visitors through materiality, scenic elements, soundscapes, and environmental graphics. Depending on the content of the specific galleries, visitors encounter simulators, mapping/building activities, replicas, tactile models, mechanical interactives, responsive media, living species, and gathering spaces.**

56. Does the museum plan to have an auditorium or other spaces for the projection of audio-visual media?

- **The thematic galleries are organized around specific big ideas. This includes auditorium, spaces for projection of audiovisual media and gala style activities They immerse visitors through materiality, scenic elements, soundscapes, and environmental graphics. Depending on the content of the specific galleries, visitors encounter simulators, mapping/building activities, replicas, tactile models, mechanical interactives, responsive media, living species, and gathering spaces. The ECOEX must invest in technology, wi-fi, online infrastructure, and network security systems. These are crucial to provide immersive experiences and increase registrations, reservations, virtual and in-person training, services, online gift shops, transactions, and**



assets. It also creates digital access to its educational materials, improving profitability. In addition, the physical infrastructure must be adequately maintained, especially storage areas and the vertical evacuation structure for tsunami.

57. What is the timeframe required for all phases of design?

- **The timeframe required for all phases of design is seven (7) months.**

58. Why is the International Residential Code (IRC) and the International Existing Building Code (IEBC) mentioned in the RFP as one of the codes and guidelines needed to be followed?

- **These guidelines and codes need to be followed because the design needs to meet all applicable Building Codes and Guidelines. Please refer to the attachment.**

- **See attached document. We have to attached the document in pdf format and the active link.**

<https://eda.gov/files/tools/grantee-forms/EDA-Construction-Standard-Terms-and-Conditions.pdf>

59. Will the museum host special events such as galas, conferences, or even private events for rent?

- **Yes; events of this nature will be held and hosted in the museum, the thematic galleries are organized around specific big ideas. This includes auditorium, spaces for projection of audiovisual media and gala style activities They immerse visitors through materiality, scenic elements, soundscapes, and environmental graphics. Depending on the content of the specific galleries, visitors encounter simulators, mapping/building activities, replicas, tactile models, mechanical interactives, responsive media, living species, and gathering spaces. The ECOEX must invest in technology, wi-fi, online infrastructure, and network security systems.**

60. Is there a specific file naming convention that we should use for the electronic copy of the proposal?

- **There is no specific file naming convention that we should use for the electronic copy of the proposal.**

61. Should descriptions of past projects be included for all subconsultants, or just the design firm?



- **Descriptions of past projects have to be included for all subconsultants and the design firm.**

62. Please confirm if information on insurance carriers and levels of insurance should be supplied as part of our proposal.

- **Information on insurance carriers and levels of insurance should not be supplied as part of our proposal.**

63. Can you please provide the “insurance summary sheet” as described in the insurance requirements section of the RFP?

- **Please proceed to discard insurance summary sheet as it will be discussed in the contractual stage of the RFP.**

64. Does this RFP seek a team and limit the scope of work to designing a 'Core & Shell' building with the available funding from U.S. Department of Commerce and FEMA, and in subsequent RFPs the interiors and exhibitions, and FFEs, would be solicited?

- **This RFP seeks a team to design a 'Core & Shell' building along with the interiors and exhibitions and FFE's with the available funding from U.S. Department of Commerce.**

65. Does the on-site parking requirement include both staff and visitors? Is there additional parking available off-site?

- **There's no additional parking lot off site at this moment, while the onsite parking will be for both staff and visitors.**

66. Is the adjacent, open parcel, temporarily used for staging construction of the recently completed Entertainment District, already designated for future expansion of the EcoExploratorio and Resiliency Institute? The Convention Center District Master Plan had all of Parcel I designated for Museum use.

- **Parcel I-1A is the area designated for the new Museum construction activities, any other areas are not part of the design area.**

67. We don't find the Insurance Summary Sheet referred to in the RPF page 28. Please re-send.



- **Please proceed to discard insurance summary sheet as it will be discussed in the contractual stage of the RFP.**
68. Will LEED or other green building certification be required?
- **Leed v4.1, BD+C guide, ID+C & O+M – the minimum requirements which meet with silver designation/requirements.**
69. Which entity should furnish the Commissioner Agent, is enhanced commissioning expected? Is this expected to be in the proposal?
- **Please elaborate regarding the context of the RFP.**
70. Is a Life Cycle Cost Analysis expected to be included as part of the services in the proposal?
- **Yes; A life cycle cost analysis is expected to be included as part of the services in the proposal.**
71. Will permitting agency, state and municipality fees be a reimbursable expense? Or a direct cost to Owner? Because are dependent on construction cost.
- **The current competitive proposal procedure is a qualifications-based procurement of architectural/engineering (A/E) professional services whereby offeror's qualifications are evaluated, and the most qualified offeror will be selected, subject to negotiation of fair and reasonable compensation. Price is not used as a selection factor. This includes reimbursable expenses and/or direct costs to owner.**
72. Is the design for the exhibits part of the scope of work of the Architect-Engineering Design Services?
- **This RFP seeks a team to design a 'Core & Shell' building along with the interiors and exhibitions and FFE's with the available funding from U.S. Department of Commerce.**
73. Please define the Interior Design and Fixtures Furnishings & Equipments sourcing scope of work for the project.



- **There is no defined interior design and FFE's by ECOEX at this moment, design of interiors is part of the design services SOW.**

74. Could you identify which lot is Parcel I- 1A? We have researched and found contradictory data.

- **Please refer to the following attachment shown in this document along with the answers to questions 13 and 20.**



75. Should the sample set of construction documents provided by our firm be printed as part of the submission on a 8 1/2" x 11" format or a "full size" format, in addition to the full size digital submission via USB Drive and E-mail? We are concerned that an architectural drawing set reduced to such a page format would minimize the legibility of the drawings.

- **Sample set of construction documents should be in full size while the rest of the documents should be presented in 8 1/2"X11" format, in addition to the full-size digital submission via USB Drive.**