



**REAL PROPERTY EVALUATION
AND DISPOSAL COMMITTEE**
GOVERNMENT OF PUERTO RICO

**DESERTED BID
FORMER POLICE HEADQUARTERS CAGUAS
SEALED BID PROCESS**

The Real Property Evaluation and Disposal Committee (hereinafter referred to as the “Committee”) hereby submits this Notice of Rejection of Proposal in accordance with the Former Police Headquarters Bid Process issued on June 25, 2026 (hereinafter referred to as the “FORMER POLICE HEADQUARTERS SBP”) for the property in disuse:

- As set forth in the FORMER POLICE HEADQUARTERS SBP, the Committee reserves the right to reject any and all Proposals, at its sole and absolute discretion based on an evaluation of the factors listed in the Invitation of the FORMER POLICE HEADQUARTERS SBP or for other reasons, including any reason that best serves the interests of the Committee, Publica Buildings Authority or the Government of Puerto Rico.
- According to the FORMER POLICE HEADQUARTERS SBP, all Proposals must comply with the Guidelines set forth in Part II, Section b, Part III of the Invitation of the FORMER POLICE HEADQUARTERS SBP (hereinafter collectively referred to as the “Guidelines”) and the requirements imposed by Regulation No. 9133 for the Evaluation & Disposition of Real Property of the Executive Branch approved on December 9, 2019 (hereinafter referred to as the “Regulation”).
- Pursuant to the Guidelines, all Proposals must contain the price or proponent’s best offer, which cannot be less than SIX MILLION TWENTY-FIVE THOUSAND DOLLARS (\$6,025,000.00).

As a result of the FORMER POLICE HEADQUARTERS SBP, only one proposal was received in the due date, September 2nd, 2026, from *Fideicomiso Hernández Castrodad*, an instrumentality constituted by Deed Number Ninety (90) before Jorge Puig, Attorney and Notary Public, in Caguas, Puerto Rico on August 2nd, 2002, hereinafter referred to as *Fideicomiso*. After evaluating the proposal submitted by the *Fideicomiso*, the Committee hereby rejects its proposal because it failed to comply with material requirements specified in the FORMER POLICE HEADQUARTERS SBP, as described below:

1. Article II (b). Mandatory guidelines, item 1. Price: YOUR OFFER WHICH CANNOT BE LESS THAN SIX MILLION TWENTY-FIVE THOUSAND DOLLARS (\$6,025,000.00);
2. Article VIII. Part a (i) Economic Offer: The *Fideicomiso*’s Proposal included an offer for Two Million Two Hundred Thousand Dollars (\$2,200,000.00), which is considerably below the minimum price asked for the Property. Therefore, the Proposal was disqualified.

Notwithstanding, pursuant to Section VIII (d) of the Invitation of the FORMER POLICE HEADQUARTERS SBP “Protests and Reconsiderations”, any Interested Party adversely affected by a notified decision made by the Committee may, within twenty (20) days of the postmark date of the notice of the award, present a motion for reconsideration before the Committee, as provided in Section 3.15 of the Act No. 38 of June 30, 2017, as amended, 3 L.P.R.A. §9655 (2017), known as the New Uniform Administrative Procedure Act of the Government of Puerto Rico (NUAPA). Motion for Reconsideration shall be filed at the following address: Real Property Evaluation and Disposal Committee, P.O. Box 42001, San Juan, Puerto Rico 00940-2001. Any judicial review must be filed in accordance with Section 4.2 of NUAPA and applicable rules of the Rules of Procedure of the Puerto Rico Court of Appeals. A request for reconsideration, and any other protest, shall be in writing, and state the name and address of the requesting party, shall contain a detailed and accurate statement of the legal and factual ground for the request, including copies of relevant documents, and shall specify the relief requested. A request for reconsideration shall not stay the further action of the Committee related to the procurement process.

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NOTICE OF REJECTION OF PROPOSAL CERTIFICATION

THE EXECUTIVE DIRECTOR OF THE COMMITTEE, DOES HEREBY CERTIFY, that on this same date has submitted and notified a true, correct and complete copy of the issuance of the Notice of Rejection of Proposal to Fideicomiso Hernández Castrodad by certified mail with return requested and by electronic mail.

An authorized representative of the Fideicomiso Hernández Castrodad must acknowledge receipt of this Notice of Rejection of Proposal regarding Former Police Headquarters Sealed Bid Process.

ACKNOWLEDGE: _____

END OF NOTICE OF REJECTION OF PROPOSAL REGARDING FORMER POLICE HEADQUARTERS SBP

September 30, 2026
San Juan, Puerto Rico



Sylvette M. Vélez-Conde, PE
Executive Director