



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

**NOTICE OF AWARD TO SELECTED PROPONENT  
LUIS MUÑOZ SOUFFRONT SCHOOL, CABO ROJO  
SEALED BID PROCESS**

The Real Property Evaluation and Disposal Committee (hereinafter referred to as the “Committee”) is empowered under Chapter 5 of Act No. 26-2017, known as “Fiscal Plan Compliance Act” and 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”), to dispose of unneeded and underutilized real property of the Government of Puerto Rico through a sealed bid process (hereinafter referred to as the “SBP”), in an effort to promote the Island economy and the public welfare. According to the Article 8 of the Regulation, the Committee may grant the award to the most favorable economic offer, provided that it complies with terms and conditions specified in the SBP or the Committee may determine it is in the best public interest to grant the award to a less favorable economic proposal provided that the Committee publicly sets forth the benefits to be derived by granting the award to the less favorable offer.

On October 8<sup>th</sup>, 2025, the Committee issued the Sealed Bid Process of Former School Luis Muñoz Souffront, located in Cabo Rojo (hereinafter referred to as the “LMS SBP”) to solicit from interested parties that meet and comply with the guidelines of the LMS SBP, and the requirements, terms and conditions contained in Article 8 of the Regulation, their respective proposals to acquire the property owned by the Government of Puerto Rico under the custody of the Department of Transportation and Public Works. The Property consists of various buildings, including two one-story Class “C” Type Low Cost – classroom building, a one-story Class “C” Type Average – Classrooms building, a one-story Class “C” Type Low Cost Dining & Administration building, a two-story Class “C” Type Average classroom building, and a Class “C” Type Low Cost detached bathroom building; together with a total of 13 classrooms and a combined Gross Building Area (GBA) of approximately 10,488.00 square feet. Additional improvements include hallways and stairs, bathrooms, a gazebo, an asphalted parking area, open paved areas, and cyclone fences. These improvements are erected over a 3,437.40 square meter (0.8746 cuerda) corner lot.

Luis Muñoz Souffront School is located at PR-102 Km 14.3, Joyuda Sector, Miradero Ward of the Cabo Rojo Municipality in Puerto Rico. In terms of access, the major road serving the subject’s neighborhood is State Road PR-102; (hereinafter referred to as the “Property”).

The Committee issued the LMS SBP to dispose the Property on an “as is, where is, with all faults” basis.

Pursuant to the LMS SBP, all Interested Parties had to deliver their respective Proposals no later than 4:00 p.m. on Tuesday, December 16<sup>th</sup>, 2025. On or prior to that date, the Committee received the following proposals: *W Constructions LLC* and *Dr. Dennis Cummings Álvarez*.

The proposals were evaluated based on compliance with the requirements to be an eligible proponent, the Evaluation and Selection Criteria stated in the LMS SBP, which include, but are not limited to: the economic offer; timing for closing; the appraisal value of the Property; the best use or development plan for the Property and consistency with the economic, social, urbanistic, or aesthetic impact of the project on the Joyuda Sector in Cabo Rojo; the promptness in the execution of the development plans and construction in the Property to prevent land banking and speculation; the proposed use for the Property; economic and social impact of the proposed project on Puerto Rico; and any other factor that the Committee, at its sole discretion, deems necessary and convenient or relevant. As indicated in the LMS SBP, the Notice of Award requires the approval of the Committee. The following is a summary of the offers received for the acquisition of the Property:

1. W CONSTRUCTIONS LLC. – “Joyuda View Sea”; 18 villas for sale and/or short-term rental; focused on tourism.
2. DR. DENNIS CUMMINGS ÁLVAREZ – Mix used development; 3-4 commercial spaces and 6-8 residential apartments for long-term rental to families at an affordable rent.

On January 15<sup>th</sup>, 2026, the Committee issued Addendum No. 1 to the LMS SBP amending the SBP Timeline by adjusting the period for Interviews and the Target Date for Selection.

The Committee was to award a maximum score of 100, which is broken down into the following evaluation factors (See Part VIII of the LMS SBP):

CRITERIA	MAXIMUM POINTS
ECONOMIC OFFER	20
PROPONENT'S CAPACITY	10
PROPOSED TIME FOR CLOSING	10
PROPOSED PROJECT/USE	20
ECONOMIC/SOCIAL IMPACT	10
INVESTMENT	10
DEVELOPMENT/INTEGRATION WITH JOYUDA SECTOR	10
EXECUTION/CONSTRUCTION TIMELINE	10
OVERALL SCORE	100

After a comprehensive analysis of the evaluation criteria, W CONSTRUCTIONS LLC, did not meet the eligible requirements to be an eligible proponent since it did not provide its contract or organizational document governing the enterprise; nor did it provide a current Certificate from the Child Support Administration (ASUME) (See Part III of the LMS SBP).

On January 21<sup>st</sup>, 2026, the Committee officials interviewed DR. DENNIS CUMMINGS ÁLVAREZ. After the reviewal of DR. DENNIS CUMMINGS ÁLVAREZ'S proposal it obtained a score of 88%. The selection of DR. DENNIS CUMMINGS ÁLVAREZ as the awardee is based in its adherence with the requirements of the SBP; his economic offer exceeds the fair market value; its proposed use will have a positive economic and social impact, and it will support affordable rental opportunities for moderate-income families while fostering local commercial development.

Pursuant to the LMS SBP, on January 27<sup>th</sup>, 2026, the Committee approved the issuance of a Notice of Award to the named awardee by adopting the CEDBI Resolution 2026-12.

According to Section VIII (d) of the Invitation of the LMS 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 "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 shall not stay the further action of the Committee related to the procurement process.**

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. Any protest or request for reconsideration concerning the qualification to participate in the LMS SBP process must be submitted to the Committee no later than three (3) days after notice of the decision.

A request for reconsideration or other protest that fails to comply with the time limits or procedures stated above or provided in the applicable laws or regulations may be dismissed or denied without reconsideration. Judicial review of the determinations made by the Committee will be governed by the laws of the Government of Puerto Rico. A request for judicial review shall not stay the further action of the Committee relating to the procurement process. The Committee shall require from the requesting party the posting of a bond, guaranty or other security to cover any expense or damage that might be suffered by the Committee as a consequence of the undue staying of the Proposal selection process caused by the request for reconsideration and/or judicial review. The guaranty, bond or other security must be presented to the Committee within two (2) working days from the date of submission of the request for reconsideration or judicial review. Should it be determined that the request for reconsideration or judicial review was frivolously filed, or was based on negligent or malicious allegations, the Committee may foreclose upon such security. The guaranty or bond to be required shall be issued by a surety or insurance company authorized to do business in Puerto Rico. The security may also be supplied in the form of a draft or certified check payable to the AAFAF. The amount of the security shall be no less than \$250,000.00.

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### NOTICE OF AWARD CERTIFICATION

THE EXECUTIVE DIRECTOR OF THE COMMITTEE, DOES HEREBY CERTIFY, that on this same date it has been submitted and notified a true, correct and complete copy of the issuance of the Notice of Award to the selected Interested Party and other participants by certified mail with return requested and by electronic mail.

Dr. Dennis Cummings Álvarez PO Box 1191 Cabo Rojo, Puerto Rico 00623 Email: <a href="mailto:dcenniscummings@gmail.com">dcenniscummings@gmail.com</a>	W Constructions LLC PO Box 1144 Aguada, Puerto Rico 00602 Email: <a href="mailto:wconstructionsllc@gmail.com">wconstructionsllc@gmail.com</a>
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#### Acknowledge Receipt:

The Interested Party and other participants must acknowledge receipt of this Notice of Award to Selected Interested Party and Other Participants regarding LMS SBP.

ACKNOWLEDGE: \_\_\_\_\_

#### END OF NOTICE OF AWARD REGARDING LMS SBP

January 28<sup>th</sup>, 2026  
San Juan, Puerto Rico

  
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Sylvette M. Vélez-Conde, PE  
Executive Director