REAL PROPERTY EVALUATION AND DISPOSAL COMMITTEE
GOVERNMENT OF PUERTO RICO

SBP Former Police Headquarters



Real Property Evaluation and Disposal Committee

11/4/2026

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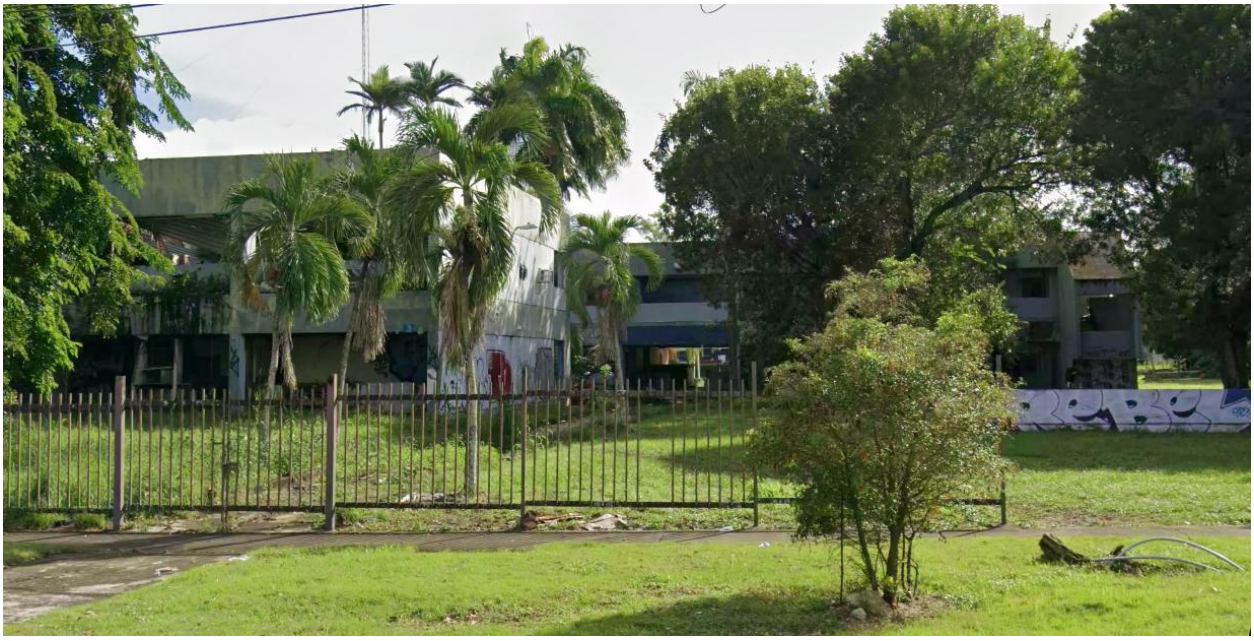
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FORMER POLICE HEADQUARTERS
CAGUAS, PUERTO RICO
SEALED BID PROCESS (AS IS, WHERE IS, WITH ALL FAULTS)
BID DEADLINE: ***WEDNESDAY, JANUARY 20TH, 2027***



I. DESCRIPTION

This Sealed Bid Process, as described herein, is for a disused governmental property, known as "Former Police Headquarters" (hereinafter referred to as "The Property"). The Property consists of a 15,867.2671 square meter or 4.0370 cuerdas site with an irregular configuration and level of topography, improved with a two-story institutional office building with a gross building area of 41,268 square feet. It is served by about 240 parking stalls, or a parking ratio of 5.82 per 1,000 square feet. The building has one passenger elevator and electrical transformer. Site improvements include asphalted parking area, a trash collection area, and square steel fences.

Gross Building Area Description	GBA (S.F)
First Level	20,477
Second Level	20,791
Total	**41,268**

Former Police Headquarters building construction details are described in a summarized format as follows:

Structure Design:	**Police headquarters** office building.
Stories:	Two (2).
Foundation:	Concrete slab.
Floor Structure:	Concrete.
Floor Cover:	Vinyl tiles at office areas.
Wall Structure:	Cement and concrete block.
Roof Structure:	Steel frame covered with reinforced concrete.
Ceiling:	Acoustic tiles.
Doors:	Wood interior doors and exterior aluminum frame steel doors.
Windows:	Glass aluminum frame.
Electrical system:	Typical for office use (as required by code).
Plumbing system:	Typical for office use (as required by code).
Ventilation:	Central conditioning unit with ducts.
Interior partitions:	Concrete blocks, and gypsum board.
Additional features:	Passenger elevator, typical utilities connections, perimeter fences and asphalted parking lot.

a. Location

The subject Property is located at the Southeast corner of Gurabo and Rafael Cordero Avenues in the Pueblo Ward of Caguas Municipality. The lot has adequate access to and from State Road 189, also known as Gurabo Avenue and Rafael Cordero Avenue. The Property is about 1,000 meters Northeast from Caguas Core Town. Gurabo Core Town lies about 4.5 miles East from the Property, and the Golden Mile Business District in Hato Rey lies about 17.3 miles North from it.

The Property linkages in about 2 miles radius with the Caguas Judicial Center, Plaza Villa Blanca Shopping, schools, the Caguas City Hall, Las Catalinas Mall, Caguas Core Town, the Caguas Government Center, Expressway PR-52, Expressway PR-1 and other mayor State Streets, the Bellas Artes Center, the Fire Station and more.

b. Site Coordinates

Latitude: 18.2364715, Longitude: -66.030659

c. Zoning

Endowment General District (DT-G)



d. Liens or encumbrances

The parent property from which the subject property is being segregated is free of liens and has the following encumbrances affecting it:

- **Easements:** In favor of the Puerto Rico Communications Authority, for a stated consideration of $1.00, as recorded under the 2nd inscription.

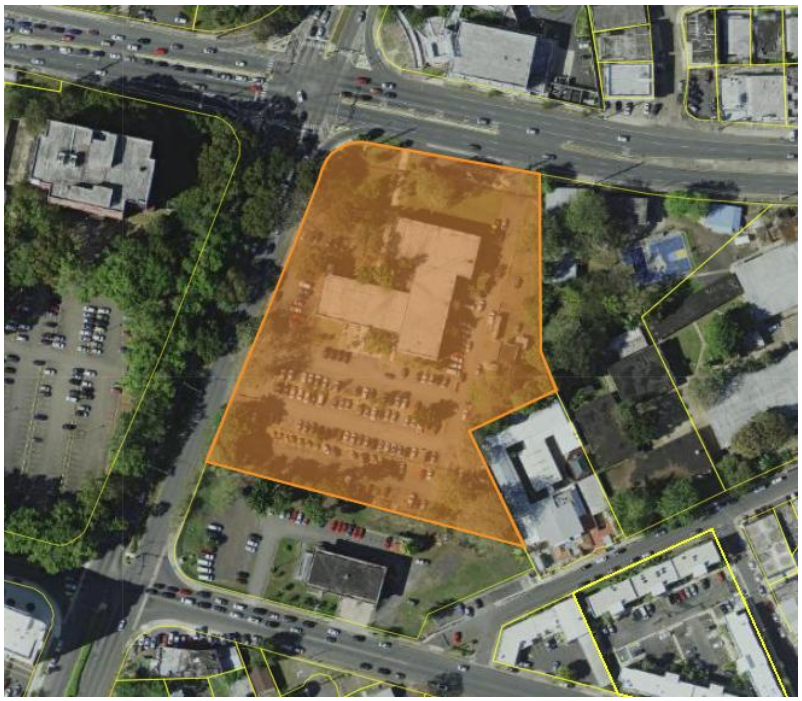
- **Easement:** In favor of the Puerto Rico Telephone Company, for a stated consideration of $1.00, as recorded under the 3rd inscription.
- **Easement:** In favor of the Puerto Rico Telephone Company, for a stated consideration of $1.00, as recorded under the 4th inscription.

e. Flood Conditions

According to FEMA Flood Map No. 72000C1210-J, last revised on April 13, 2018, the site lies outside the flood Zone X.

f. Property Tax Id. (parcel no.)

225-036-289-18



g. Puerto Rico Property Registry (Registro de la Propiedad)

The subject property is a segregated parcel from Property No. 38,975, owned by the Public Building Authority (PBA), and is recorded at page 24 of volume 1,132, in the Property Registry of Caguas, First Section. It is described as follows:

> **Parcel A**: A parcel of land located on José Villares Avenue, Pueblo Ward, in the Municipality of Caguas, Puerto Rico, containing an area of 15,867.2671 square meters, equivalent to 4.0370 cuerdas, upon which the former Caguas Police Headquarters is situated. Bounded on the North by Lot A-1, to be segregated and dedicated for Public Use; on the South by the remainder of the property from

which it is segregated, upon which the Caguas Fire Station is situated, owned by the Public Buildings Authority; on the East by lands of the República de Costa Rica School, owned by the Commonwealth of Puerto Rico, and by lands of Kiani School, owned by Ana Eva Villanueva; and on the West by Rafael Cordero Avenue.

II. SEALED BID PROCESS

This sealed bid process ("SBP") is being conducted by the Real Property Evaluation and Disposal Committee, of the Executive Branch of the Government of Puerto Rico created pursuant to Chapter 5 of Act No. 26-2017, known as "Fiscal Plan Compliance Act" (hereinafter, the "Committee"). The aforesaid Act empowers the Committee to take action, as necessary to dispose of unneeded and underutilized real property, in an effort to promote the Island economy and the public welfare. In accordance with the requirements of Act 26-2017, the Committee established the rules and regulations regarding the disposal of real property, as set forth in Regulation No. 9133 for the Evaluation & Disposition of Real Property of the Executive Branch, approved on December 9, 2019 (hereinafter, the "Regulation"). The Committee shall dispose of the Property in a sealed bid process governed by Article 8 of the Regulation. Please refer to the AAFAF website for a copy of the Regulation, in its Spanish version, and on the weblink of this SBP. The information contained in this SBP are intended to assist the proponents (hereinafter, "Interested Parties" or "Proponents") in preparing their Proposals and will establish certain terms and conditions upon which their Proposals must be submitted and received by the Committee. All Interested Parties must carefully read all the sections contained in this SBP and all applicable Sections of the Regulation

a. **Term. THE PROPONENTS ARE REQUESTED TO SUBMIT SEALED OFFERS TO THE COMMITTEE NO LATER THAN 4:00 P.M. ON WEDNESDAY, JANUARY 20TH, 2027 ("Proposals Submission Date") at the address specified below**:

IF PERSONALLY DELIVERED TO:	IF VIA CERTIFIED MAIL TO:
Real Property Evaluation and Disposal Committee Puerto Rico Fiscal Agency and Financial Advisory Authority 2nd Floor 100 De Diego Avenue Roberto Sánchez Vilella (Minillas) Government Center San Juan, PR 00907	Attn. Real Property Evaluation and Disposal Committee Puerto Rico Fiscal Agency and Financial Advisory Authority PO Box 42001 San Juan, PR 00940-2001
787.722.2525 Extensions 15402, 15403	

A digital copy in a PDF format of the **PRESENTATION LETTER** must be submitted via electronic mail to the following address: cedbi@aafaf.pr.gov. The presentation letter submitted via electronic mail shall include the Property name. Also, the presentation letter shall include the name, mailing address, electronic address and telephone number of the Proponent and the name of its authorized representative. **The presentation letter must not contain any information related to the economic offer, otherwise it shall be rejected and disqualified**.

b. Mandatory Guidelines.

i. The following mandatory guidelines shall rule and guide the content of the submittal of each proposal which may be supplemented with other augments (hereinafter, the "Proposal"):

1. PRICE:	**YOUR OFFER[1] WHICH CANNOT BE LESS THAN SIX MILLION TWENTY-FIVE THOUSAND DOLLARS ($6,025,000.00).**
2. PROOF OF FUNDS:	**MUST BE SUBMITTED ALONG WITH THE OFFER.**
3. TERMS & CONDITIONS:	**PLEASE INCORPORATE.**
4. DEVELOPMENT RESTRICTIONS, CONCEPTUAL PLAN TIMELINE FOR SUBSTANTIAL COMPLETION, & PROPOSED USE:	**A CONCEPTUAL PLAN GRAPHICALLY ILLUSTRATING THE INTENDED DEVELOPMENT FOR THE PROPERTY ALONG WITH THE TIMELINE TO ATTAIN SUBSTANTIAL COMPLETION OF THE PROJECT IS A REQUIREMENT FOR THE SUBMISSION. THE CONTINUOUS OPERATION OF THE PROPOSED USE SHALL BE INCLUDED AS A BUYER'S AFFIRMATIVE COVENANT IN THE DEED OF PURCHASE AND SALE.**
5. FILING FEES:	**$500.00 (NON-REFUNDABLE)**
6. DEPOSIT:	**A $300,000.00 DEPOSIT**
7. CONDITION OF THE PROPERTY AT ITS CONVEYANCE:	**"AS IS / WHERE IS / WITH ALL FAULTS"**
8. SALES CONTRACT/OPTION/ DEED OF SALE:	**TO BE PREPARED BY SELLER, EXCEPT AS OTHERWISE AGREED WITH PBA.**
9. CLOSING DATE:	**MUST OCCUR 45 DAYS FROM NOTICE OF AWARD.**

ii. This Mandatory Guideline may be subject to change at the Committee's sole discretion, provided that any modification shall be announced on AAFAF's webpage.

iii. The Committee reserves the right to either accept or reject any and all Proposals. Once all Proposals have been reviewed by Committee, following the public session on which the Proposals shall be opened, all Proponents will be notified of the selected Proposal, if any, by certified mail with return receipt requested within a thirty (30) day term after the award and/or by email. Rejected Proposals and earnest money checks (or deposits) will be returned via certified mail within fifteen (15) business days after the Committee notifies the award or they could pick it up personally or by messenger or courier, if preferred.

[1] A conditional offer subjected to a financial contingency shall be rejected by the Committee.

c. SEALED BID PROCESS TIMELINE

TARGET DATE	EVENT
WEDNESDAY, NOVEMBER 4TH, 2026	**PUBLICATION OR ISSUANCE OF THE SBP**
MONDAY, NOVEMBER 9TH, 2026, TUESDAY, NOVEMBER 10TH, AND THURSDAY, NOVEMBER 12TH, 2026	**SITE VISIT AND WALK-THROUGH**
THURSDAY, NOVEMBER 12TH, 2026 THRU TUESDAY, NOVEMBER 24TH, 2026	**PERIOD FOR QUESTIONS**
UNTIL FRIDAY, DECEMBER 11TH, 2026	**PERIOD FOR ANSWERS**
WEDNESDAY, JANUARY 20TH, 2027	**PROPOSALS SUBMISSION DATE NO LATER THAN 4:00 P.M.**
THURSDAY, JANUARY 21ST, 2027	**PROPOSAL OPENING – 3:00 P.M.**
MONDAY, FEBRUARY 1ST, TO FRIDAY, FEBRUARY 5TH, 2027	**INTERVIEWS (IF NECESSARY)**
WEDNESDAY, FEBRUARY 24TH, 2027	**TARGET DATE FOR SELECTION**

d. SITE VISITS

In the event that any Interested Party desires to visit the Property, the Committee will permit such site inspections on:

- **Monday, November 9th, 2026, from 10:00 A.M. to 2:00 P.M.**
- **Tuesday, November 10th, 2026, from 10:00 A.M. to 2:00 P.M.**
- **Thursday, November 12th, 2026, from 10:00 A.M. to 2:00 P.M.**

An employee or authorized officer of PBA and/or the Committee will be at the Property on said dates and will register the name of the attendee of each Interested Party, as required by the Regulation, affording access to the Property. Each Proponent is responsible for visiting the Property as part of its proposal submission, as stated in the Regulation.

III. REQUIREMENTS TO BE AN ELIGIBLE PROPONENT

a. Each **entity** who participates in the sealed bid process to acquire the Property from the Government of Puerto Rico shall include in its Proposal, at a minimum, the following documents:

1. Registration Certificate or Certificate to Do Business in Puerto Rico, as applicable, and also a Certificate of Good Standing, issued by the Puerto Rico Department of State;
2. Articles of incorporation and the corporate by-laws, partnership deed or contract or organizational document governing the enterprise, as applicable;
3. If a non-profit entity is the Interested Party, it must provide the current tax exemption certificate duly validated by Puerto Rico Treasury Department or by the Internal Revenue Service in the case of a tax-exemption under Section 501(c)(3) of Title 26 of the United States Code.
4. Corporate Resolution authorizing the participation of the entity in the process to buy the Property;
5. Corporate Resolution duly acknowledged by a Notary Public evidencing the power and authority of the named representative to act on behalf and in representation of the proponent entity in the SBP.
6. Certificate from the Puerto Rico Treasury Department attesting the filing of income tax returns for the last five (5) years;
7. Certificate of Tax Debt from the Puerto Rico Treasury Department. Should there be any debt, it must show an approved payment plan and a certification stating that the entity is in compliance with said plan;
8. Certificate of Debt from the Municipal Revenues Collection Center for taxes on personal and real property (Certification of Debt for All Concepts). Should there be any debt, it must show that an approved payment plan has been established and a certification stating that the entity is in compliance with said plan;
9. Certificate from the Child Support Administration (ASUME, by its Spanish acronym) stating that the entity is in compliance or it has no outstanding debt;
10. Negative Certification of Debt (Lack of Debt) for Unemployment Insurance Contributions and Temporary Non-Occupational Disability Insurance from the Department of Labor and Human Resources (DTRH);
11. Choferil Insurance Debt Certificate from the Department of Labor and Human Resources (DTRH);
12. Certification of Debt of the Policy if the State Insurance Fund Corporation (CFSE); and
13. A Sworn Statement from the entity duly represented by an authorized representative to the effect that the entity is in compliance with Act No. 2 of January 4, 2018, known as the Anticorruption Code for a New Puerto Rico, that neither it nor its subsidiaries and affiliates and its respective members, directors, shareholders, officers or agents have been convicted for the crimes set forth in the aforesaid Act.

b. If an **individual** who participates in the sealed bid process to acquire the Property from the Government of Puerto Rico, he or she shall present the following documents:

1. Certificate from the Puerto Rico Treasury Department attesting the filing of income tax returns for the last five (5) years;
2. Certificate of Tax Debt from the Puerto Rico Treasury Department. Should there be any debt, it must show that an approved payment plan has been established and a certification stating that the Proponent is in compliance with said plan;
3. Certificate of Debt from the Municipal Revenues Collection Center for taxes on personal and real property (Certification of Debt for All Concepts). Should there be any debt, it must show that an approved payment plan has been established and a certification stating that the proponent is in compliance with said plan;
4. Certificate from the Child Support Administration (ASUME) stating that the Proponent has no outstanding child support debt;
5. Negative Certification of Debt (Lack of Debt) for Unemployment Insurance Contributions and Temporary Non-Occupational Disability Insurance from the Department of Labor and Human Resources (DTRH);
6. Choferil Insurance Debt Certificate from the Department of Labor and Human Resources (DTRH);
7. Certification of Debt of the Policy if the State Insurance Fund Corporation (CFSE); and
8. A Sworn Statement that she or he, as the case may be, is in compliance with Act No. 2 of January 4, 2018, known as the Anticorruption Code for a New Puerto Rico, and that he or she has not been convicted for the crimes set forth in the aforesaid Act.

IV. QUESTIONS

Any questions regarding this SBP or the evaluation of Proposals must be submitted on or before **TUESDAY, NOVEMBER 24TH, 2026,** no later than **5:00 p.m.**, in writing via electronic mail to the following address: cedbi@aafaf.pr.gov. The Committee will not be responsible for, and Interested Parties may not rely upon or use as the basis of a claim against the Committee or a consultant of the Committee, any information, explanation or interpretation of the SBP rendered in any fashion except as herein provided. Answers will be issued by close of business on **FRIDAY, DECEMBER 11TH, 2026**, provided such term will be extended, if shall be necessary, in the sole and absolute discretion of the Committee.

V. FILING FEES AND DEPOSIT

All Proposals must be accompanied by:

i. A non-refundable Filing Fee of $500.00, and

ii. The Deposit, which shall be equivalent to ten percent (10%) of the offered price and shall be credited to the price if the Proponent obtains the award. The Deposit shall be $300,000.00, provided that $10,000.00 from the Deposit corresponding to the awarded Proposal is non-reimbursable and shall not be credited to the purchase price

at the time of execution of the corresponding Deed vesting title of the Property on the Proponent that is granted the award. The aforesaid sum in the amount of $10,000.00 shall be applied to defray administrative costs of the Committee related to this SBP.

Both the Filing fee and the Deposit shall be payable to the AAFAF in certified bank check or money order.

VI. PROPOSAL FORMAT

Interested Parties are solely responsible for delivery of their Proposals and must fulfill the requirements set forth in this section and Article 8 of the Regulation. Proposals must be received on or before the Proposals Submission Date.

Proposals shall be delivered in paper format, one signed-wet ink executed original, two (2) copies thereof and a digital copy in a PDF format, in a sealed envelope and must be duly marked with "**Bid for Former Police Headquarters**". Also, the presentation letter or envelope shall include the name, mailing address, electronic address and telephone number of the Proponent and the name of its authorized representative for purpose of any notification. The presentation letter or envelope must not contain any information related to the economic offer, otherwise it shall be rejected and disqualified.

Proponents shall provide a certification that the information contained in the Proposal is true and accurate, and that the person signing the Proposal is authorized to submit the Proposal (**See Appendix 1**). The submission of a Proposal shall constitute a representation by the Interested Party that it understands every guideline, requirement, term, and condition of this SBP and Article 8 of the Regulation.

As set forth in Section 6 of Article 8 of the Regulation, if an Interested Party submits more than one Proposal, neither one shall be valid nor considered by the Committee. Also, a conditional offer on a Proposal shall be rejected by the Committee, as set forth in the aforesaid Section. All Proposals must comply with the SBP and the Regulation.

VII. OPENING OF PROPOSALS

All Interested Parties that have timely submitted their proposal in accordance with this SBP and have satisfied the conditions and requirements of the Regulation will participate in real time virtual meeting to conduct the opening of Proposals. The Committee shall host such virtual meeting in a public session to be seen and heard by all Proponents and to be held **on THURSDAY, JANUARY 21ST, 2027 AT 3:00 P.M.** Details for access to the remote virtual real time meeting shall be opportunely notified on AAFAF's webpage. All Proposals will be opened and read aloud. The order used to open the Proposals shall be the order in which the Committee receives each of the Proposals. The envelope must be sealed and shall contain all required documentation to be considered. Any Proposal received at the place designated after the exact time specified for receipt shall be rejected and not considered and will be returned to the Proponent.

VIII. EVALUATION AND SELECTION CRITERIA

a. The Committee will use one or more of the following criteria to evaluate, consider, rank, determine and select the Proposal to be awarded. In its evaluation, the Committee may consider all information contained in the Interested Parties' Proposals and any other information obtained by the Committee. The Evaluation and Selection Criteria herein are not necessarily listed in order of importance. The Committee reserves the right to reject any and all Proposals at its sole and absolute discretion.

i. Economic Offer, which represents the purchase price for the Property to be paid at the time of execution of the Deed of Sale. Such Economic Offer shall include the following assurances (but not limited to):
   - An official commitment for any financing arrangement must be provided in the Interested Party's Proposal submission if it intends to finance a portion of the purchase price.
   - Verifiable documentation evidencing that the Interested Party has the available and unencumbered funds to pay-off the Economic Offer to the titleholder of the Property, or an official binding and enforceable commitment letter from a reputable financial institution or eligible investor.
   - Interested Party's audited financial statements (last two years, if available).
   - Notwithstanding the above, if the Economic Offer is less than the Minimum Price, as set forth in the Mandatory Provisions in Part II (b)(1) of this SBP, such Proposal shall be disqualified and rejected.

ii. The proposed time to close the transaction. Committee expects that closing will occur with full payment no more than forty-five (45) days following the notice of award, unless it is extended by the Committee, at its sole and absolute discretion.

iii. The proposed use or development plans for the Property, which shall be guided by the criteria of highest and best use; and its integration with the urban and economic development plans of the central and municipal governments.

iv. The economic, social, urbanistic, or aesthetic impact of the proposed project.

v. The promptness in the execution of the development plans and revitalization of the Property provided that any scheme that would allow a land banking and/or speculation will result in the rejection of the Proposal.

vi. Any other factor that Committee, at its sole discretion, deems necessary and convenient or relevant.

b. Notice of Award. Based on the evaluation of the Proposals and the Evaluation and Selection Criteria, as set forth herein, the Committee will determine the awarded Proposal. The Committee will notify the result, by certified mail with return receipt requested within a thirty (30) day term after the award and/or by e-mail, to all Proponents who submitted Proposals and to the government titleholder.

c. Approvals. In all cases, the selection of the awarded Proposal and the execution of the Deed of Sale, shall require the approval of the Committee and/or any other mandatory approval, as may be required in order to execute the Deed of Sale, including but not limited, to any legal requirement imposed on PBA, as titleholder of the Property, in representation of the Government of Puerto Rico. Furthermore, the Committee and/or PBA may include in the Deed of Sale other specific clauses or also adopt additional terms and conditions, or contractual clauses, including but not limited to, clear development and construction covenants, prohibition to sell during the development and construction period, right of first refusal and right of repurchase, if the Property is not developed in the agreed upon timeframe adopted to prevent a land banking or speculation.

d. 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 Article 29 of the Regulation and pursuant to Act No. 38 of June 30, 2017, as amended, known as the New Uniform Administrative Procedure Act of the Government of Puerto Rico (NUAPA). A 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.**

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 Puerto Rico.

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 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. 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.

IX. COMMITTEE'S RIGHTS AND DISCLAIMERS

The sale of the Property and its future development and/or use shall not be in contravention to the laws and/or regulations of the Government of Puerto Rico or Federal laws, rules and/or regulations. Interested Party must be responsible to conduct its due diligence to verify the permitted uses and development restrictions and limitations applicable to the Property. Each Interested Party shall accept and agree to assume any and all costs associated to the due diligence activities of the Property. Each Interested Party accepts and agrees to assume any costs associated to any and all necessary studies as part of the Interested Party's due diligence activities.

The notarial tariff charged for the execution of the Deed of Sale shall be borne by the Interested Party and the Notary may be selected by the Committee in accordance with Articles 25 and 27 of the Regulation, respectively. Also, the awarded Proponent shall bear the costs of any documentary stamp to be cancelled on the original of the Deed of Sale, and the costs of any documentary stamp to be cancelled on the first certified copy of such Deed of Sale, including its recording fees charged by the Registry of Property.

The Committee assumes no liability regarding the measurements and surface area of the Property, its tax property status nor any easement and restrictions covenants established and affecting the Property. Each Interested Party shall be diligent and solely responsible for conducting their own evaluation to understand the restrictions or limitations that could affect the Property or any development of the Property and the availability or nonavailability of permits for the proposed construction and use of the Property.

The Committee and/or PBA may, at their sole discretion, record restrictions on the Property prior to executing the Deed of Sale to prevent land banking or speculation.

The Committee reserves its right, in its sole discretion to: (1) amend or withdraw this process at any time, (2) withdraw at any time from this process with no recourse afforded to any Interested Party, their respective entities, shareholders, and/or partners, and (3) choose a Proposal or reject any or all Proposals received in response to this process either on the basis of an evaluation of the factors listed in this document or for other reasons, including any reason that best serves the interests of the Committee, PBA or the Government of Puerto Rico.

The Committee may enter into simultaneous or subsequent negotiations with Interested Parties that have submitted identical proposals to determine the final selection of the awardee. The Committee reserves the right to interview key personnel of the Interested Party before the award. Notwithstanding the above mentioned, in compliance with the Regulation, in all stages of the SBP, the Committee shall conduct the SBP in a fair and transparent manner to avoid any concern of undue influence, favoritism, preference or partiality in favor of any Interested Party. The Committee shall award the contract to the Interested Party that submits the most advantageous Proposal considered through a holistic approach.

THE PROPERTY SHALL BE SOLD ON "AS IS, WHERE IS, WITH ALL FAULTS" BASIS. The Committee makes no representations, warranties, or guarantees that the information contained herein or further provided is accurate, complete, or timely, or that such information accurately represents the conditions that would be encountered at the Property and its vicinity, now or in the future. The furnishing of information by the Committee shall not create or be deemed to create any obligation or liability upon it for any reasons whatsoever, and each recipient of this document by submitting a Proposal to the Committee, expressly agrees that it has not relied upon the foregoing information, and that it shall not hold the Committee, or any other third party who prepared a report for the Committee, liable or responsible therefore in any manner whatsoever. **Furthermore, no warranty or representation, express or implied, is made by the Committee or PBA as to: (a) fitness of the Property for any particular purpose, (b) merchantability, (c) design, (d) quality, (e) condition, (f) operation, (g) compliance with specifications, (h) absence of latent defects, (i) condition or absence of hazardous or toxic substances, (j) absence of faults, (k) flooding, (l) wetlands, (m) utilities, (n) compliance with laws and regulations (including, without limitation, those relating to health, safety and the environment), (o) land area, (p) geometric configuration or topography, (q) quality and/or quantity of improvements, (r) access, (s) soil or subsoil, (t) groundwater level, (u) zoning, (v) structural damages, (w) construction or use permits and their availability, (x) any other permits, approvals or authorizations issued or to be issued by or needed from government agencies affecting, related to, or necessary for the sale or for the development of the Property, or (y) any other matter or thing affecting or related to the Property, its development, construction, operation or functionality.**

This SBP has been prepared solely to solicit responses and it is not a contract offer and is not binding on the Committee. Neither the expression of any organization's interest, nor the submission of any organization's qualifications and documents or other information, nor the acceptance thereof, by the Committee, nor any correspondence, discussions, meetings, or other communication between any Interested Party and the Committee, shall impose any obligation on the Committee to include the Interested Party in any further procedures which the Committee may utilize prior to the final designation of the award, nor shall be deemed to impose any obligation whatsoever on the Committee to such Interested Party or offeror or impose an obligation to discuss any Proposals with any Interested Party, nor shall be deemed to impose an obligation on the Committee to enter into negotiations with any Interested Party, nor shall entitle any Interested Party to compensation or reimbursement for costs or expenses incurred by such Interested Party in connection with its Proposal's submission. No costs of responding to the SBP or any addenda or amendment thereto, nor cost of attending any subsequent interviews or meetings in connection with this sale opportunity, shall be reimbursed by the Committee or by any department, agency or government instrumentality of the Government of Puerto Rico.

The Committee may consult references related to any of the Interested Parties regarding its prior operations and development or management projects, financial plan, past performance, experience and qualifications, or other matters, whether or not the specific individuals are identified in the Proposals. Submission of a Proposal in response to this SBP shall constitute permission for the Committee to make such inquiries, and authorization to third parties to respond thereto.

Any information given to the Committee in any Proposal or any correspondence, discussion, meeting, or other communication between any Interested Party and the Committee before, with or after the submission of the Proposal, either orally or in writing, will not be, or deemed to have been, proprietary or confidential, although the Committee will use reasonable efforts not to disclose such information to persons who are not employees or consultants related to the Committee, except as may be required by laws or regulations of Puerto Rico. Use or disclosure of such information by the Committee may be made without obligation or compensation and without liability of the Committee of any kind whatsoever. The forgoing applies to any information, whether or not given at the invitation of the Committee. Any statement which is inconsistent with the foregoing provisions of this paragraph whether made as part of, or in connection with, any information received from any Interested Party or otherwise made at any time in any fashion and whether made orally or in writing, shall be deemed null and void and of no force or effect. The Committee's receipt or discussion of any information submitted in response to this SBP, including information submitted during discussions after said submittal does not, and will not impose any obligations whatsoever on the Committee, or entitle any such Interested Party to any compensation. Any information submitted in the Proposal shall become the property of the Committee. Selection or rejection of a Proposal does not affect this provision.

Neither the Committee nor any individual member, employee, officer, agent or consultant thereof shall be charged personally by any Interested Party or held liable to it under any term or provision of this SBP or any statements made in connection hereto.

Except for questions on or before the date indicated in the Timeline, communications with other representatives of the Committee, AAFAF, PBA or the Government of Puerto Rico regarding any matter related to the contents of this SBP are prohibited during the submission and selection processes. Failure to comply with these communications restrictions will result in rejection of the Proposal.

The Committee reserves its unqualified right, in its sole discretion, to disqualify any team, firm or individual from any phase or component of the process or this purchase and sale opportunity, due to felonious or other criminal record in any jurisdiction (domestic or foreign).

By providing a Proposal in response to this SBP, each Interested Party and each person signing on behalf of any Interested Party certifies, and in case of a joint venture, each party thereto certifies, as to its own organization, that the terms of its Proposal have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such terms with any other Interested Party or with any competitor; the terms of its Proposals have not been and will not be knowingly disclosed, directly or indirectly, by the Interested Party prior to the official opening of such Proposals, to any other Interested Party or to any competitor; and no attempt has been made and none will be made by the Interested Party to induce any other person, partnership, or corporation to provide or not to provide a Proposal for the purpose of influencing competition.

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Partial Exterior Views of the Subject



Partial Interior Views of the Subject First Level



Partial Interior Views of the Subject Second Level



APPENDIX 1

PROPOSAL CERTIFICATION FORM

I, _____, resident of _____ legal age, being duly sworn on my oath to depose, hereby declare that I am _____ (title) of _____ (firm), the Interested Party making the Proposal to the Real Property Evaluation and Disposal Committee ("Committee") for the property located at the Southeast corner of Gurabo and Rafael Cordero Avenues in the Pueblo Ward of Caguas Municipality, Puerto Rico, comprising a 15,867.2671 square meter or 4.0370 cuerdas site with an irregular configuration and level of topography, improved with a two-story institutional office building with a gross building area of 41,268 square feet. It is served by about 240 parking stalls, or a parking ratio of 5.82 per 1,000 square feet. The building has one passenger elevator and electrical transformer. Site improvements include asphalted parking area, a trash collection area, and square steel fences; and it is identified as "Former Police Headquarters", owned by the Public Buildings Authority (hereinafter, the "PBA"); that I executed the Proposal with full authority to do so; that all statements contained in said Proposal and in this affidavit are true and correct, and made with full knowledge that the Committee relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the agreements for said Project; that the Interested Party has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of competition in connection with the above-named property; and that neither the Interested Party nor any person associated therewith in the capacity of owner, partner, director, officer, project director, manager, auditor or any other member of the Interested Party (including any firm or individual) has been indicted or convicted of any felonious act or other crime in the Government of Puerto Rico or any other jurisdiction (domestic or foreign); and, furthermore, that neither the Interested Party nor any member of the Interested Party is currently in or will enter into any contract, business or other type of relationship resulting in a conflict of interest with the Committee, AAFAF, PBA or the Government of Puerto Rico.

The undersigned hereby authorizes any requests from any person, firm or corporation to disclose or furnish any information requested by the Committee in verification of the recitals comprised in this Proposal.

Further, that the Interested Party hereby expressly authorizes the following named Interested Party Official to bind the Interested Party and exercise any relief granted to the Interested Party in any matter relating to this Proposal:

In connection with the submission of the Proposal, **the Interested Party hereby warrants and certifies to the Committee that:**

Examination of Sealed Bid Process (SBP). The Interested Party has carefully examined and accepted all the guidelines, requirements, terms and conditions of the SBP, including but not limited to the zoning, location, topography of the Property, among others. Also, Interested Party recognizes and accepts the Property is sold on an "as is, where is, with all faults" basis. Furthermore, it certifies that it has reviewed Regulation No. 9133 adopted on December 9, 2019, and affirms and ensures compliance with provisions contained in Article 8.

SBP/Addenda. The Interested Party has reviewed any and all documents associated with the SBP, posted on AAFAF's Website **http://www.aafaf.pr.com** and/or sent to the Interested Party's e-mail address.

Proposal Made in Good Faith.

- The Proposal has been prepared and submitted in good faith and has been duly and properly authorized for submission on behalf of the Interested Party.

- In preparation of the Proposal, the Interested Party has not, directly or indirectly, solicited or received any advice, assistance or information concerning the Property from any representative of the Committee or

PBA, its agents or consultants which was not equally available to other Interested Parties, and which might contribute to an actual or potential competitive advantage for the Interested Party.

- The Proposal is made without collusion or fraud with any other person or entity in restraint of competition in connection with the above-named Property.
- The Interested Party and its entities, shareholders, and/or partners, is licensed to do business in Puerto Rico and shall maintain such status on the execution date of the Deed of Sale.

Information Submitted. The Interested Party understands and agrees that Committee's receipt or discussion of any information (including information contained in the Proposal and any ideas or other material communicated or exhibited by the Interested Party or on its behalf) shall not impose any obligation whatsoever on the Committee or entitle the Interested Party to any compensation therefore, except to the extent specifically provided in such written agreement as may be entered into between the Committee and the Interested Party. Any such information given to the Committee before, with or after submission of the Proposal, either orally or in writing, except as provided in the SBP, is not given in confidence, and may be used, or disclosed to others, for any purpose at any time without obligation or compensation and without liability of any kind whatsoever. Any statement which is inconsistent with the terms of this paragraph, whether made as part of or in connection with any information received from the Interested Party or made at any other time in any fashion, shall be void and of no effect.

Execution of the Deed of Sale. In the event the Proposal submitted by the Interested Party is selected for award for the purchase and sale of the Property:

The Interested Party is: _____

The entities, shareholders, and/or partners of the Interested Party and their respective shareholding/participation in the Interested Parties are:

Entity / Shareholder / Partner's Name	**Percentage Participation**

If applicable, the entity or entities that will execute the Deed of Sale as described in the SBP is / are:

Entity / Shareholder / Partner's Name	**Percentage Participation**

Acceptance of Contract Documents. If the Interested Party is awarded the purchase and sale of the Property, the Interested Party (or the applicable parties listed above) will enter and execute a Deed of Sale on the same terms and conditions as provided in the Proposal and agreed with the Committee.

No Financing Contingency. If the Interested Party is awarded the purchase and sale of the Property, neither the Deed of Sale nor any other document in connection with the proposed purchase and sale of the Property as contemplated by the SBP will contain any financing condition or contingency, such as a deferred purchase price, and any failure of the selected Interested Party to deliver the indefeasible full payment in cash of the purchase price to the PBA, as titleholder, in accordance with the requirements of the Deed of Sale because of lack of financial resources, shall be automatic event of default which will disqualify forthwith the award without any notice or further action from the Committee or PBA.

Recognition by the Interested Party. The Interested Party recognizes the Committee's right, at its sole discretion to: (1) amend or withdraw this SBP at any time, (2) reject all submittals or Proposals, (3) withdraw at any time from this process with no recourse afforded to the Interested Party, their respective entities, shareholders, and / or partners, (4) and choose or reject any or all Proposals received in response to this SBP, either on the basis of an evaluation of the factors listed in this SBP or for other reasons, including any reason that best serves the interests of the Committee, PBA or the people of Puerto Rico.

IN WITNESS THEREOF, the Interested Party has executed this Proposal Certification Form this ____ day of _____, 2027.

[When Interested Party is a joint venture, each member of the joint venture shall execute a copy of this Proposal Certification Form.]

_____
(Corporate Name)

Affidavit No.

Sworn and subscribed to before me:

_____
(Address of Corporation)

_____ By: _____
Notary Public (Signature of Corporate Officer)

My commission expires:_____ _____
(Printed Name of Officer)

_____ _____
Date (Office held by signatory)