



PUBLIC NOTICE

Public Request for Proposals (RFP) for the Lease, Operation, and Administration of Puerto Rico Industrial Investment Corporation's Cafeteria

RFP FY2023-0002

Addendum No. 1

Issued June 16, 2023

This addendum is hereby incorporated into the RFP referenced above. The following items are clarifications and responses to questions received from potential candidates, and shall take precedence over the original documents.

The answers to questions received from prospective respondents to the RFP included herein do not constitute a binding obligation of Puerto Rico Industrial Investment Corporation (PRIICO), and will be superseded by the terms and conditions of a final agreement to be negotiated between PRIICO and the Selected Proponent. PRIICO reserves the right to accept or reject, in whole or part, and without further explanation, any or all Proposals submitted and/or cancel the RFP with or without reissuing this RFP or another version of it, if it deems that doing so is in the best interest of PRIICO or the Government of Puerto Rico. This RFP may be cancelled by PRIICO for any reason, including, without limitation, for convenience, lack of funds, or if in PRIICO's sole discretion, none of the Proposals meets its requirements or fulfills its needs for the proposed engagement. PRIICO, at its sole discretion, may also reject any Proposal that does not meet the requirements of this RFP or that is not in compliance with applicable local, state or federal laws, rules or regulations. PRIICO reserves the right to waive any informalities and/or irregularities in a Proposal if it deems that doing so is in the best interest of PRIICO or the Government of Puerto Rico.



Questions and Answers:

1. Is the cafeteria equipped?
 - *The cafeteria only includes the equipment described in Attachment A. However, the Proponent may negotiate directly with the actual tenant of the cafeteria the acquisition of the equipment he owns and, is in the cafeteria as of today.*
2. How long is the lease agreement?
 - *The lease agreement will be for an initial period of five years.*
3. How many people work in the building?
 - *Currently, there are 425 employees working in the building. We must mention that some of these employees work on a hybrid schedule (some days remote and some days on-site).*
4. How many people usually visit the cafeteria?
 - *The current tenant sells around 100 - 115 lunches a day and 40 - 45 breakfasts.*
5. Is the building open during weekends?
 - *As a general rule, no.*
6. Will the cafeteria be accessible to the public or just building tenants?
 - *It is also accessible to the public.*
7. What is the price range per food plate?
 - *There is no price range per plate. However, the Proponent must present the list of the proposed menu and prices, along with the bid. As part of that daily menu, it will offer one (1) breakfast and one (1) lunch special, at a cost of no more than five dollars (\$5.00), including one beverage and tax.*
8. Is it possible to visit the facilities?
 - *Yes.*
9. Which are the sales statistics for the past two years?
 - *As reported by the actual tenant, the average daily sales are between \$1,200 and \$1,400. Based on that information, the average sales for the last two years is \$676,000 (\$338,000 per year).*



10. Does the agency provide food subsidies to employees for consumption in the cafeteria?

- No.*

11. How is the leasing fee established?

- The leasing fee will be established based on a rate per square feet.*

PUERTO RICO INDUSTRIAL
DEVELOPMENT COMPANY
PRIDCO



ATTACHMENT A

Current Inventory Provided by PRIICO



PROPERTY LIST

Record #	Property Description	Property Type	Make	Serial #	Property #
CAFETERIA					
1	ARCHIVO VERTICAL 3 GAVETAS				EDA-12472
2	SILLA EJECUTIVA				F&F 51651
3	SILLA VISITANTE CON BRAZOS				F&F-52577
4	MESA EN METAL GRANDE				F&F-0223
5	CORREDOR DE BANDEJA(COUNTER)				F&F-00218
6	NEVERA INDUSTRIAL				F&F-00198
7	BASE PARA SANDWICH EN METAL				F&F-00224
8	CONTROL DEL TELEVISOR				7678-B
9	ESCRITORIO				54845
10	TELEFONO AVAYA			14N530517142	LEA-345
11	MUEBLE METAL EMPOTRADO				P-255
COCINA					
12	MESA DE TRABAJO CON RACK				F&F-00209
13	MESA DE CAJERO				F&F-00617
14	FREEZER				F&F-74325
15	MESA DE TRABAJO CON RACK				F&F-00208
16	REFRIGERADOR				F&F-78108
17	BASE PARA FILTRO PARA LA GRASA				F&F-00196
18	ESTUFA VULCAN				F&F-66064
19	FREGADERO				F&F-66037
20	MAQUINA DE LAVAR				F&F-00231
21	DISH TABLE				F&F-00232
22	EXTRACTOR GRANDE				P-225
23	ELECTRIC WATER HEATER				P-219
24	CALENTADOR				.
SOTANO					
25	MAQUINA DE HACER HIELO				F&F-54729



PROPERTY LIST

EQUIPO NUEVO SE MARCO EL 3/14/12	
26 TELEVISOR LCD 42"	7677
27 STAND DE PARED PARA TELEVISOR	7677-A
28 STAND DE PARED PARA TELEVISOR	7678-A
EQUIPO NUEVO SE MARCO 3/14/12. LO TIENE BAJO CUSTODIA TEMPORERAMENTE EDWARD MONEFELDT	
29 CONTROL DEL TELEVISOR	7677-B
EQUIPO NUEVO SE MARCO 3/14/12	
30 TELEVISOR LCD DE 42"	7678

Certifico que he inspeccionado todas las unidades descritas en este listado de la propiedad mediante la toma de un inventario físico:

Nombre del Encargado de la Propiedad que tomó el inventario físico:
SECCION DE PROPIEDAD

Firma: _____
 Fecha: _____
 Nombre del Testigo de la toma de Inventario Físico:
 Puesto: _____
 Firma: _____
 Fecha: _____

Certifico que este listado de la propiedad compara con el registro electrónico de la propiedad que mantiene el Area de Servicios Administrativos:

Nombre: _____
 Puesto: _____
 Oficina: _____
 Firma: _____ Fecha: _____