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December 5, 2024

OCEAN DRIVE LOGISTICS, LLC
P.O. BOX 79737
CAROLINA, PR 00984-9739

NOTICE OF AWARD
REQUEST FOR PROPOSALS FOR THE SALE OF LAND
IN THE MUNICIPALITY OF FAJARDO (DIEGO JIMENEZ TORRES AIRPORT)

On October 24, 2024, the Puerto Rico Ports Authority ("PRPA" or "Authority") published a Request for Proposals for the sale of land in the Municipality of Fajardo- Diego Jimenez Torres Airport (the "RFP").

Pursuant to the date established by PRPA, a Proposal was received on November 18, 2024, from Ocean Drive Logistics, LLC (the "Proposer"). On December 2, 2024, the Proposer was requested to present a Best and Final Offer ("BAFO"), which was submitted on December 4, 2024, 2024.

As authorized by Article IV of Regulation No. 8431, *Regulation for the Acquisition and Disposition of Real Property*, the Executive Director designated an Evaluation Committee for the evaluation process of the received Proposal in accordance with the evaluation criteria established in Section 6 of the RFP.

The official scores awarded by the Evaluation Committee were as follows:

CRITERIA	POINT SCALE	POINTS AWARDED OCEAN DRIVE LOGISTICS, LLC
ORGANIZATIONAL DOCUMENTS AND EXHIBITS (SECTION 3.3)	YES or NO	
a) Articles of incorporation, certificate of formation, partnership agreement, or other formation documents.	YES or NO	YES
b) By-laws, operating or joint venture agreement or any other governing documents.	YES or NO	YES
c) Certificate of Good Standing, Puerto Rico Department of State.	YES or NO	YES
d) Resolution of the Board of Directors or governing organization authorizing the participation in the RFP process.	YES or NO	YES
e) Non- Conflict of Interest (Exhibit D)	YES or NO	YES

f) Sworn Statement Under Act 2-2018), duly completed and notarized (Exhibit E)	YES or NO	YES
FINANCIAL CAPABILITY SECTION 6(B)	0-30	30
ORGANIZATION AND DEVELOPMENT PLAN SECTION 6(C)	0-30	22
ECONOMIC PROPOSAL (OFFER)	0-40	40
		\$1,250,000
TOTAL		92

The Proposal was evaluated in strict accordance with the evaluation criteria set forth in the RFP requirements. After thorough consideration and discussion, the Authority finds that the Proposal presents a competitive and reasonable economic offer and meets the development expectations.

We hereby notify you of our intent to award the referred RFP to **Ocean Drive Logistics, LLC** (“Selected Proposer”). Additionally, you are informed that **an initial virtual meeting is scheduled for December 10, at 1:00 pm (AST)**. Please confirm your attendance.

In accordance with Section 4.5 of the RFP, **a deposit of 10% of the sales price will be required to establish the purchase and sale agreement between the parties. This deposit must be received within five (5) days of this Notice of Award.**

The Authority will not have any binding obligation, duties, or commitments to the Selected Proposer until and unless the Agreement has been duly executed and delivered by Authority after approval by the appropriate governmental authorities. If the Authority is unable to negotiate a mutually satisfactory agreement with the Selected Proposer, it may, in its sole discretion, cancel the process.

All documentation related to the RFP, except for those classified as confidential, and its corresponding evaluation will be available for review at the facilities of the Authority, prior appointment coordination through the following e-mail address: **jroman@prpa.pr.gov**.

MOTION FOR RECONSIDERATION

Any person, party or entity that considers itself having been adversely affected by a decision made by the Authority in connection with the selection and award procedures provided in this RFP may submit a request for reconsideration (“Protest”) before the PRPA Bids Appeals Board within the ten (10) days from the date on which a copy of the Award Notice is duly notified in accordance with Article XIX of the Regulation 8981, and the Puerto Rico Uniform Administrative Procedure Act, Act No. 38-2017.

Motions for reconsideration before PRPA's Bids Appeals Board shall be sent to the following address:

Bid Appeals Board
P.O. Box 362829
San Juan, P.R. 00936-2829

A Protest must be in writing, and shall be submitted with two (2) copies, and contain the following:

- The procurement title and/or number under which the Protest is made.
- Name and address of the allegedly aggrieved party.
- A summary of the Bids/ Proposals presented in the Auction and a true and concise narrative of the important and pertinent facts.
- A detailed description of the specific grounds for the Protest, including a brief and concise statement of the errors and all supporting documentation.
- A discussion of the errors stated, including the applicable provisions of law and jurisprudence.
- The specific ruling or relief requested.
- A protest bond that shall serve as security for any damages that the protest may cause to the Authority, and which shall consist of fifteen percent (15%) of the Proposal amount, which shall not be reimbursable. The bond shall be posted in cash, certified check, money order or a bond issued by a company approved by the Office of the Commissioner of Insurance of Puerto Rico.

The Bids Appeals Board shall consider the motion for reconsideration within thirty (30) calendar days from the date of filing thereof. If the Bid Appeals Board does not resolve, address, or otherwise resolve the Protest, the period for seeking judicial review will begin to run after the aforementioned term.

JUDICIAL REVIEW

Any party adversely affected by a final decision or order by the Bid Appeals Board may seek judicial review before the Puerto Rico Court of Appeals within thirty (30) days from the date in which a copy of the notice of the final decision or order of the Bid Appeals Board was filed by U.S. postal mail. The mere filing of a petition for reconsideration before the PRPA Bid Appeals Board or filing of a judicial review petition before the Puerto Rico Court of Appeals will not have the effect of staying the adjudication of the RFP or the execution of the contract.

We thank you for your interest and participation in the above referenced procurement process.

Cordially,



Joel Pizá Batiz, Esq.
Executive Director