



August 08, 2024

VIA EMAIL: [alicenetcarlo@aol.com](mailto:alicenetcarlo@aol.com)

CUATRO AN, INC.  
Marina Bahia Plaza, Suite 3-A  
Avenida Los Conquistadores 150  
Cataño, PR 00962

**NOTICE OF AWARD**  
**REQUEST FOR PROPOSALS FOR THE SALE OF LAND**  
**IN THE MUNICIPALITY OF SANTA ISABEL**

On May 21, 2024, the Puerto Rico Ports Authority ("PRPA" or "Authority") published a Request for Proposals for the sale of land in the Municipality of Santa Isabel (the "RFP").

Pursuant to the date established by PRPA, two (2) proposals were received on July 12, 2024, from the following firms: (1) Cuatro AN Inc.; and (2) Friger Motors, LLC (collectively referred to as the "Proposers").

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 proposals in accordance with the evaluation criteria established in Section 6 of the RFP and submit its recommendation to the Executive Director.

Following a preliminary evaluation, the Evaluation Committee decided to request a Best and Final Offer ("BaFO") from the Proposers on July 30, 2024, in order to give the Proposers the opportunity to improve their economic offers.

After receiving the BaFOs, the Evaluation Committee made its final evaluation. The official scores awarded by the Evaluation Committee were as follows:

CRITERIA	POINT SCALE	POINTS AWARDED CUATRO AN, INC.	POINTS AWARDED FRIGER MOTORS, LLC
<b>ORGANIZATIONAL DOCUMENTS AND EXHIBITS (SECTION 3.3)</b>	<b>YES or NO</b>	YES	YES
a) Articles of incorporation, certificate of formation, partnership agreement, or other formation documents.	<b>YES or NO</b>	YES	YES
b) By-laws, operating or joint venture agreement or any other governing documents.	<b>YES or NO</b>	YES	YES
c) Certificate of Good Standing, Puerto Rico Department of State.	<b>YES or NO</b>	YES	YES

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d) Resolution of the Board of Directors or governing organization authorizing the participation in the RFP process.	YES or NO	YES	YES
e) Non- Conflict of Interest (Exhibit D)	YES or NO	YES	YES
f) Sworn Statement Under Act 2-2018), duly completed and notarized (Exhibit E)	YES or NO	YES	YES
<b>FINANCIAL CAPABILITY SECTION 6(B)</b>	<b>0-30</b>	30	28
<b>ORGANIZATION AND DEVELOPMENT PLAN SECTION 6(C)</b>	<b>0-30</b>	22.2	27.8
<b>ECONOMIC PROPOSAL (OFFER)</b>	<b>0-40</b>	39	40
		\$351,000	\$355,351
	<b>TOTAL</b>	<b>91.2</b>	<b>95.8</b>

The proposals were evaluated in strict accordance with the evaluation criteria set forth in the RFP requirements. After careful consideration and discussion, the Authority finds that the proposal with the best economic offer and best fulfills the development expectations is **Friger Motors, LLC**.

Therefore, we hereby give notice of our intent to award the referred RFP to the highest ranked firm **Friger Motors, LLC** (“Selected Proposer”).

**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, negotiate with the next highest-ranked Proposer or cancel and reissue a new RFP.

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: [rpedraza@prpa.pr.gov](mailto:rpedraza@prpa.pr.gov).

### MOTION FOR RECONSIDERATION

Any Proposer 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 in accordance with the Uniform Administrative Procedure Act of the Government of Puerto Rico, Act No. 38-2017, as amended (the “LPAU” by its Spanish acronym). The filing of a request for reconsideration or for judicial review will not have the effect of staying the adjudication of the RFP or the execution of the contract.

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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 final adjudication of any motion for reconsideration, protest, or request for review, as the case maybe, shall constitute the final determination of the Authority for purposes of the respondent's right to seek judicial review, and the term to request judicial review shall begin to lapse on the date in which notice of the final determination had been issued. If the Bid Appeals Board does not resolve, address or otherwise resolve the motion for reconsideration, protest or request for review, respectively, the same shall be considered rejected and the term for requesting judicial review before the Court of Appeals shall begin to lapse upon that date.

All the documents used and produced for and during the evaluation of the proposals are considered public documents and are available for public review. Please submit a letter requesting access to them at [ppazo@prpa.pr.gov](mailto:ppazo@prpa.pr.gov).

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

Cordially,



Joel Pizá Batiz, Esq.  
Executive Director