



GOVERNMENT OF PUERTO RICO
PORTS AUTHORITY

May 31, 2023

REQUEST FOR PROPOSALS FOR THE LEASING, DEVELOPMENT, CONSTRUCTION, OPERATION, MARKETING, AND MAINTENANCE OF A SPACEPORT AT JOSÉ APONTE DE LA TORRE (JAT) AIRPORT, CEIBA, PUERTO RICO

ADDENDUM NO. 3

QUESTION & ANSWERS DOCUMENT

No.	Question	RFP Section or Document Page No.	Answers
1.	Will the government be providing a list of interested parties to support teaming development?	General	The list of registered proponents is as follows: 1. AECOM 2. Avports LLC 3. Maritime Launch Services 4. Northstar Spaceports 5. Maddox Defense
2.	What are the current service uses at JAT and revenue associated with them such as commercial air service? Are those current uses part of this RFP? Are there tenants that would fall under this RFP?	General	Currently at JAT airport there are operations such as: commercial air services, military operations, corporate, and law enforcement operations, and such operations will be maintained. It is anticipated that the selected proponent will be a tenant for a specific area of the airport as defined and described in the RFP. Negotiations with the selected proponent will determine the type of contract to be entered into

			and the revenue to PRPA. Refer to Section 5.1 of the RFP.
3.	Will there be other developments that the selected firm can bring besides the spaceport operations such as MRO and FBO services?	General	Proponent may offer alternate services that will be considered "additive alternates", but for evaluation purposes only the capability and experience to perform the spaceport operations as requested in the RFP will be considered.
4.	Given the expected spaceport boundary is the JAT airfield and not the remainder of the LRA, vertical rocket launch would not be in the spaceport license being requested from FAA-AST. Is it the government's intention to start another license for the offshore launch platform?	General	<p>The current spaceport launch site operator license (LSOL) application and Environmental Assessment (EA) is only for horizontal launches and returns.</p> <p>The PRPA is in the process of studying the feasibility of vertical launches from an offshore platform. Depending on the results of the study, the PRPA could consider applying for a new or modified launch site operators license that would include vertical launch.</p>
5.	Does PRPA have a specific launch vehicle client already identified?	General	No, the PRPA does not have a specific launch vehicle client identified
6.	Has PRPA submitted any requests for airport improvements to FAA already that are pending?	General	No, PRPA's intent with this project is that it will be financed by private funds primarily.
7.	Has the spaceport license application been submitted? What date was it started? Is the environmental review completed? What date is it expected to be completed? Has the Ec analysis been accepted by FAA?	General	The LSOL application is being developed and the Environmental Assessment (EA) being prepared with the FAA. The goal is to complete the horizontal launch LSOL/EA in 2024.
8.	Why doesn't the feasibility study include other supporting projects such as an MRO, FBO, US SPACEFORCE.	Exhibit -Feasibility Study	The original feasibility study was focused on studying the possibility of horizontal launches and required facilities to support these types of launches.

			The PRPA is in the process studying the feasibility of vertical launches. Other supporting projects could also be considered.
9.	The FAA pays for runway and taxiway expansions has there been any efforts to involve them early?		Not at the moment.
10.	We planned to have a vertical takeoff floating platform at RRLRA at the pier, can we have access to the waterfront? We have planned it now for the Vieques.		PRPA is in the process of studying the feasibility of vertical launches including the option of operations from an offshore platform. This study will assess if feasible locations exist for land-based and/or offshore floating platforms for vertical launches (and such floating platform berthing options at PRPA ports).
11.	Why wasn't a floating vertical launch platform considered as part of the Spaceport?		See earlier response to question 5.
12.	Can we include the fuel farm and pier as part of the project, they are the logical fueling source.		Yes, it can be included.
13.	We plan to have a hydrogen based electrical generation system with water and sewage, can we self-supply?		PRPA encourages the use of alternative energy proposed by the proponents. However, its design, construction, and operation, must comply with applicable state and federal laws, regulations, and policies.
14.	20 years is the minimum lease that make sense, 40 years is the more realistic with a 40 year roll over.		PRPA is open to analyze proposals with terms that the proponents best understand, although it is not inclined to award a contract for more than 20 years.

15.	Can the land be bought? If we include US SPACEFORCE, it can be reconverted during war.		This is subject to FAA rules regarding land acquisition/disposal.
16.	What kind of federal, FAA, Space agency assistance can we expect? From PRPA? RRLA? ECDC? Tax relief for science & technology?		At this time none are foreseen. See earlier response to question 6.

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