

REQUEST FOR PROPOSALS  
RFP #2022-001

# Marina Development and Operation

at Roosevelt Roads, Ceiba, Puerto Rico

## Addendum No. 1

Issued on May 24, 2022



Proposal Deadline for Respondents:  
July 29th, 2022 at 5:00pm

Documents are available at [WWW.ROOSEVELTROADS.PR.GOV](http://WWW.ROOSEVELTROADS.PR.GOV)

This Addendum has been issued to address the following revisions to the RFP 2022-001, Marina Development and Operation Roosevelt Roads document, published by the LRA on April 29, 2022:

1. **DELETE** the following item (shown as ~~strikethrough~~ text), and **INSERT** the following items (shown in red), in **Section 1. Invitation to Submit Proposals and Executive Summary**. 1.1 Invitation to Submit Proposals. 1.1.4 Proposal Deadline Date, Time and Location. ~~June 30~~ **July 29, 2022 @ 5:00pm** at the Local Redevelopment Authority for Roosevelt Roads, Comercio y Exportación Building, #159 Chardón Ave. 3<sup>rd</sup> Floor, Hato Rey, PR 00918.
2. **DELETE** the following item (shown as ~~strikethrough~~ text), and **INSERT** the following items (shown in red), in **Section 1. Invitation to Submit Proposals and Executive Summary**. 1.1 Invitation to Submit Proposals. 1.1.5 Special Instructions with Date, Time and Location as to where to access the Request for Proposal documents. Documents will be available at our website [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov) from April 29, 2022 at 5:00pm through ~~June 30~~ **July 29, 2022 @ 5:00pm**. There will be no cost to download the documents.
3. **DELETE** the following item (shown as ~~strikethrough~~ text), and **INSERT** the following items (shown in red), in **Section 1. Invitation to Submit Proposals and Executive Summary**. 1.1 Invitation to Submit Proposals. 1.1.6 Bidder Registration Form. Interested bidders must submit the Bidder Registration Form attached hereto as Exhibit B to the LRA by e-mail at [lradepvelopment@lra.pr.gov](mailto:lradepvelopment@lra.pr.gov) no later than ~~May 16~~, **June 6, 2022 at 5:00pm**. No Bidder Registration Form will be accepted after this date and time.
4. **DELETE** the following item (shown as ~~strikethrough~~ text), and **INSERT** the following items (shown in red), in **Section 1. Invitation to Submit Proposals and Executive Summary**. 1.1 Invitation to Submit Proposals. 1.1.7 Mandatory Pre-Submittal Meeting and Property Tour. **The LRA will hold two (2) sessions of Mandatory Pre-Submittal Meetings and Property Tours. Sessions will occur on May 19, 2022 at 10:00am and June 9, 2022 at 10:00am. The Pre-submittal meeting and Site Visit on June 9, 2022 will be optional for those who participated in the Pre-submittal Meeting and Site Visit on May 19, 2022. Meeting will be held** at the LRA Office located at the ALPHA Building in Roosevelt Roads. During such visit, the LRA will provide an overview of this RFP, provide a tour of the Project Property, and answer any questions. Any handouts and written responses to questions (which are the only binding responses) will be posted on [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov). This mandatory pre-submittal meeting and Project Property tour will be the only opportunity for respondents to visit the Project Property guided by LRA representatives, prior to submission of Proposals. Respondents may visit the Roosevelt Roads Property accessible to the public during normal access hours 6:00am-6:00pm without the presence of an LRA representative.
5. **DELETE** the following item (shown as ~~strikethrough~~ text), and **INSERT** the following items (shown in red), in **Section 1. Invitation to Submit Proposals and Executive Summary**. 1.4 Bidder Registration Form. Interested bidders must submit the Bidder Registration Form attached hereto as Exhibit B to the LRA by e-mail at [lradepvelopment@lra.pr.gov](mailto:lradepvelopment@lra.pr.gov) no later than ~~May 16~~, **June 6, 2022 at 5:00pm**.
6. **DELETE** the following item (shown as ~~strikethrough~~ text), and **INSERT** the following items (shown in red), in **Section 1. Invitation to Submit Proposals and Executive Summary**. 1.5 Mandatory Pre-Submittal Meeting and Property Tour. **The LRA will hold two (2) sessions of Mandatory Pre-Submittal Meetings and Property Tours. Sessions will occur on May 19, 2022 at 10:00am and June 9, 2022 at 10:00am. The Pre-submittal meeting and Site Visit on June 9, 2022 will be optional for those who participated in the Pre-submittal Meeting and Site Visit on May 19, 2022.** During such visit, the LRA will provide an overview of this RFP, provide a tour of the Project Property, and answer any questions. Any handouts and written responses to questions (which are the only binding responses) will be posted on [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov) following the meeting. This mandatory pre-submittal meeting and Project Property tour will be the only

opportunity for respondents to view the Project Property guided by LRA representatives, prior to submission of Proposals. Respondents may visit the NSRR Property accessible to the public during normal access hours 6:00am-6:00pm without the presence of an LRA representative.

7. **DELETE** the following item (shown as ~~strikethrough~~ text), and **INSERT** the following items (shown in red), in **Section 1. Invitation to Submit Proposals and Executive Summary. 1.6 Additional Information and Questions.** All exhibits, additional information, addenda, and any questions/answers received on this RFP will be posted on the LRA's website at [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov). Questions can be submitted via e-mail only to [lradepvelopment@lra.pr.gov](mailto:lradepvelopment@lra.pr.gov) no later than ~~June 16~~, **July 6**, 2022 at 5:00pm; no telephone inquiries will be accepted. All information posted on [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov) on the Marina Development and Operations RFP # 2022-001 section of the LRA website, is deemed incorporated into this RFP.

8. **DELETE** the following item (shown as ~~strikethrough~~ text), and **INSERT** the following items (shown in red), in **Section 4: Proposal Requirements. 4.5 Deadline for Proposals.** All Proposals must be received by the LRA prior to 5:00 PM AST on ~~June 30~~, **July 29**, 2022. All Proposals must contain one (1) signed original, seven (7) copies, and one (1) electronic copy on USB Drive. The materials shall be submitted in sealed packages and addressed to: Local Redevelopment Authority for Naval Station Roosevelt Roads, Comercio y Exportación Building, #159 Chardón Ave. 3<sup>rd</sup> Floor, Hato Rey, PR 00918. The sealed package should be labeled with the Respondent's name, address, and contact person, and will be time-stamped upon receipt. Electronic, telegraphic, and facsimile offers and modifications will not be considered without express prior written authorization. Any Proposal received after the time and date specified above may be rejected and may be returned to the sender unopened.

9. **DELETE** the following item (shown as ~~strikethrough~~ text), and **INSERT** the following items (shown in red), in **Section 5: Selection Criteria and Process. 5.5 Respondent Selection Timeline**

<b>Phase 1 for Respondents</b>	
Issuance of the RFP	April 29, 2022 5:00pm
Registration Form	<del>May 16, 2022 5:00pm</del> <b>June 06, 2022 5:00pm</b>
Mandatory Pre-submittal meeting, Site Visit Sessions	May 19, 2022 10:00am <b>June 09, 2022 10:00pm<sup>1</sup></b>
Deadline for Questions on the RFP	<del>June 16, 2022 5:00pm</del> <b>July 06, 2022 5:00pm</b>
Deadline for Posted Responses to Questions	<del>June 23, 2022 5:00pm</del> <b>July 13, 2022 5:00pm</b>
Proposal Deadline	<del>June 30, 2022 5:00pm</del> <b>July 29, 2022 5:00pm</b>
Presentations by Respondents if required	TBD
Selection of top Respondent	On or about <del>July</del> <b>August</b> , 2022

\*END\*

<sup>1</sup> The Pre-submittal meeting and Site Visit on June 9, 2022 will be **optional** for those who participated in the Pre-submittal Meeting and Site Visit on May 19, 2022.