



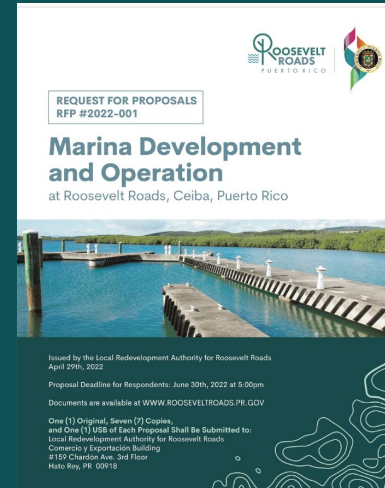
www.rooseveltroads.pr.gov

Request for Proposal RFP #2022-001

Marina Development and Operation at Roosevelt Roads
May 19th, 2022



Recreational Marina, Roosevelt Roads, Ceiba, PR



RFP 2022-001 Cover Page



Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

AGENDA

09:40am – 10:00am – Register and sitting
10:00am – 10:20am – Introductions of LRA staff
10:20am – 11:10am – RFP Presentation
11:10am – 11:30am – Clarifications
11:30am – 11:45am – Bathroom and Coffee break
11:45am – Moving to RFP Site (Marina)
12:00pm – Arrival to RFP Site | First Stop: Field Track
12:00pm – 12:15pm – Walkthrough of RFP Site Area 1
12:15pm – Arrival to RFP Site | Second Stop: Boat slips
12:20pm – 12:45pm – Walkthrough of RFP Site Area 2
12:45pm – 01:00pm – Final recap and comments from LRA staff

NO AUDIO OR VIDEO RECORDING WILL BE ALLOWED DURING THIS MEETING.

THE LRA WILL ISSUE AND ADDENDUM WITH THE MINUTES FROM THIS MEETING AND A COPY OF THIS PRESENTATION.

Purpose | Goals | Location

Request for Proposal | RFP #2022-001

Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

ABOUT THIS RFP



The Local Redevelopment Authority for Roosevelt Roads ("LRA"), issued this Request for Proposals ("RFP") to obtain proposals (each, a "Proposal") from highly qualified respondents (each, a "Respondent") that have the expertise and ability to *sustainably* design, build, operate, maintain and finance a marina, inclusive of related hospitality, residential and commercial mixed uses, at Roosevelt Roads.

It's the LRA's goal to execute a development agreement with a developer and operator who will be able to sustainably expand the existing Marina infrastructure to enhance the appreciation of the marina's natural and scenic resources while establishing Roosevelt Roads as an outdoor recreation destination and expand the local and regional maritime tourism economy. All efforts must be aligned and in harmony with the surrounding environment, following Universal Design principles and for the benefit of the community.



Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

RFP SITE LOCATION



Request for Proposal | RFP #2022-001



Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

RFP SITE LOCATION



Exhibit A-3 Map of Project Property Subzone A-3
Roosevelt Roads ID: OPE-F-24-A FRAME LETTER



SHEET INFORMATION	
DATE SUBMITTED:	PROJECT NO.
11.04.2016	19-1741.0
SCALE:	DESCRIPTION
1:54,000	











Exhibit A-3 Map of Project Property Subzone A-3
Roosevelt Roads ID: OPE-F-24-A FRAME LETTER



SHEET INFORMATION	
DATE SUBMITTED:	PROJECT NO.
12/24/2018	19-1741.0
SCALE:	DESCRIPTION
1:3,500	FIGURE



Zoning | Infrastructure

Request for Proposal | RFP #2022-001

Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

2014 MASTER PLAN SUBZONES



ZONE A: FORRESTAL WATER FRONT URBAN CORRIDOR

“Forrestal Waterfront Urban Corridor” has an overall extension of 466 acres and is formed by two waterfront and one ocean view subzones that share their common high-density / mixed-use development zoning.

A long, waterfront corridor divided in its long (east-west) side by the Forrestal Drive arterial road, the Forrestal Waterfront Urban Corridor faces Roosevelt Roads’ three main piers and Ensenada Honda. The Roosevelt Roads redevelopment initiative has centered in the densification of this flat, waterfront area. This zone is the ideal location for the master plan’s waterfront destination anchor and supporting, high-density mixed uses.

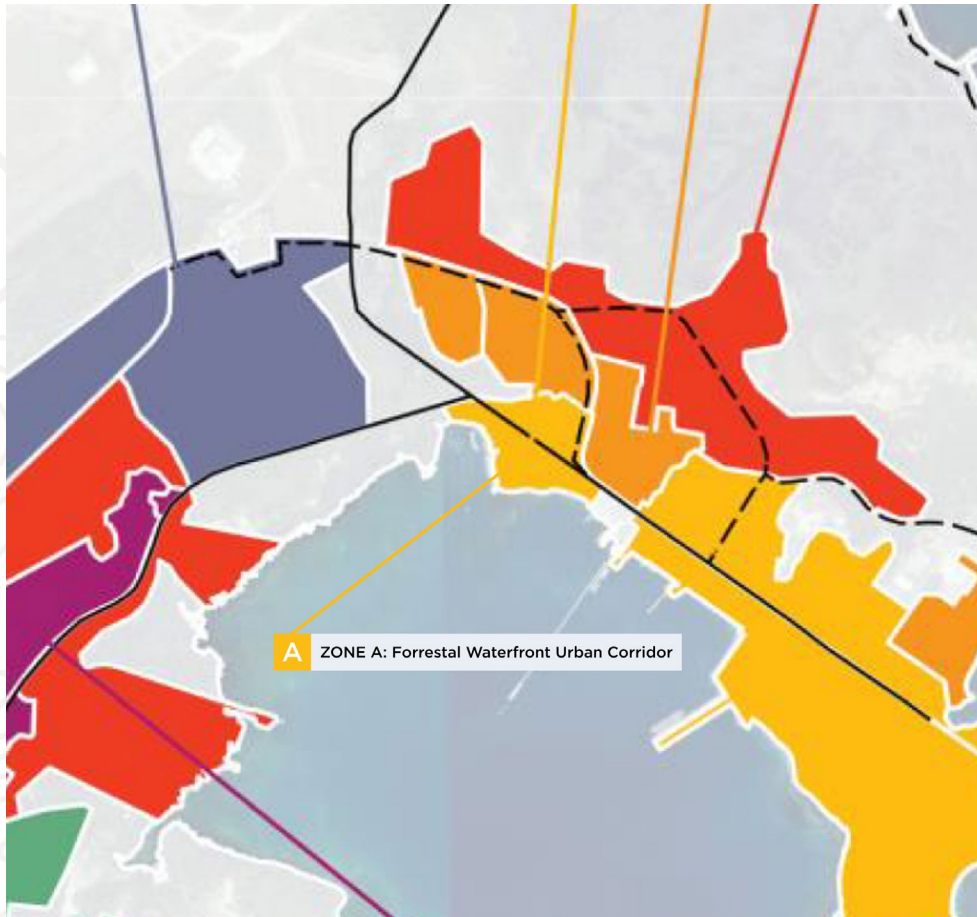
This zone offers a prime waterfront location with a mixed-use, high density development framework. Forrestal Dr. –Roosevelt Roads’ most important arterial- dissects the zone from northwest to southeast.

Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

2014 MASTER PLAN SUBZONES



SUBZONE A3: COMMERCIAL MARINA

This zone is composed of the commercial and recreational marina and adjacent, development land. The presence of the marina presents an opportunity to create a mixed-use nautical tourism development. This flat area is surrounded by the Ensenada Honda to its South and marshland to its north; it is being bisected by Tow Way Road, which connects the waterfront to the Airport and Ceiba.

The gross development area for this subzone is about 305,000 sf. Promoted uses within Subzone A3 include:

- **Marina.** The existing small vessel marina will have area for boat storage growth (via dry stacks) as well as related support spaces. Additional mooring buoys can be installed near the marina's piers.
- **Hospitality.** The master plan envisions a small hotel component directly related to the marina.
- **Commercial Mixed Use.** A retail/services component will complement the marina by providing space for uses such as marine shops, engine repairs, boat ramp, fishing village, among others.

Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

ROTFU DISTRICTS | ZONING

RFP Site contains two zoning districts: M2 (Urban Central) and E1 (Special Conservation District). The **M2 district** is established to promote the orderly and esthetic development of mixed use (residential and commercial) and high density areas with predominantly residential use in multiple floor buildings. The land use policy of the **E1 district** is to preserve the existing natural condition of these areas to the fullest extent possible.

Refer to Exhibit H-2 of the RFP #2022-001 for additional details on the districts.



Exhibit A-5 Map of ROTFU Districts
Roosevelt Roads Marina

ID: OPE-F-24-A FRAME LETTER



SHEET INFORMATION	
DATE SUBMITTED:	PROJECT NO.
11.04.2016	19-1741.0
SCALE:	DESCRIPTION
1:3,500	



Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

SITE EXISTING CONDITIONS | INFRASTRUCTURE



Exhibit I-3 Existing Power Lines

SCALE: NOT TO SCALE



LEGEND
— Existing 13.2 KV
— Existing 3.0 KV



The LRA currently owns and operates all utilities at NSRR. The LRA is currently operating and maintaining the water treatment plant and is coordinating wastewater utility services at NSRR. The LRA is currently managing and maintaining the electrical transmission and distribution system. The redevelopment project will require upgrades to the existing infrastructure and utilities.

POWER INFRASTRUCTURE

The LRA is the owner of the Electrical Power System, substations, transmission and distribution lines among other components. The LRA operates, repairs and maintains the Electrical Power System. For the Project Property, two different point of connection are available through a 13.2 KV and 38 KV lines.



Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

SITE EXISTING CONDITIONS | INFRASTRUCTURE



Exhibit I-1 Existing Potable Water Lines

SCALE: NOT TO SCALE



LEGEND
--- Existing 12in. Potable Water Main Line
--- Existing 8 in. Potable Water Secondary Line



POTABLE WATER INFRASTRUCTURE

The LRA is the owner of the Potable Water System including Water Filtration Plant, Reservoir and Storage Tanks among other related infrastructure. The LRA's system is a NON PRASA system. All the related water and sanitary utility connection issues are addressed through the LRA (not with the Puerto Rico Aqueduct and Sewer Authority-PRASA). The LRA operates, repairs, and maintains the existing water system. As depicted in Exhibit I-1, the Project Property has a 12-inch diameter potable water line. This line is located in front of the property, along Forrestal Drive road. There's an 8-inch secondary line that connects the 12-inch main line to building 2334. Construction for major improvements and upgrades to the existing water system are projected to start by the end of 2022.



Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

SITE EXISTING CONDITIONS | INFRASTRUCTURE



Exhibit I-2 Existing Sanitary Sewer Collection Lines

SCALE: NOT TO SCALE

SANITARY SEWER INFRASTRUCTURE

The LRA owns, operates, repairs and maintains the existing sanitary sewer system. See Exhibit I-2 for reference. A major improvements and upgrades to the existing sanitary sewer system project is in the design phase. The project includes the construction of a new sanitary treatment plant, improvements, and refurbishments of the main collection lines among other components. Construction for major improvements and upgrades to the existing water system are projected to start by the end of 2022.

Currents **Tenants & Environmental**

Request for Proposal | RFP #2022-001

Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

SITE EXISTING CONDITIONS | CURRENT TENANTS

The LRA has leased certain portions of the Property to various users. Such leases were entered to enable immediate job creation and reuse of the Property, or to enable the LRA to receive in-kind consideration from other governmental agencies. The LRA will manage such leases during their duration.

Current Leases:

- Cafeteria Aly's
- Pure Adventure
- Asociación Nautas
- Marling Sailing School
- DRNA/Policia de Puerto Rico



Exhibit A-4 Map of Existing Tenants at Marina
Roosevelt Roads

ID: OPE-F-24-A FRAME LETTER



SHEET INFORMATION	
DATE SUBMITTED:	PROJECT NO.
11.04.2016	19-1741.0
SCALE:	DESCRIPTION
1:3,500	



Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

SITE EXISTING CONDITIONS | ENVIRONMENTAL

ENVIRONMENTAL

The RFP site contains areas of environmental remediation (SWMU or AOC) by the Navy. Uses on the portions of the Property subject to the LIFOC may be limited, as set forth in the LIFOC, until such time as the environmental remediation is completed. The environmental information provided by the Navy with respect to the Project Property is attached as Exhibits E-1 through E-4. The existence of SWMUs or AOCs should not be understood as a constraint or limitation for the development of the property. The intended use of the RFP site is approved by the Navy under the 2014 Master Plan. Given the existence of SWMUs and AOC on the site, allocate about 60 days for the required authorization from the Navy and Regulators.



Exhibit A-6 Map of Environmental Restrictions

Roosevelt Roads Marina

ID: OPE-F-24-A FRAME LETTER



SHEET INFORMATION	
DATE SUBMITTED:	PROJECT NO.
11.04.2016	19-1741.0
SCALE:	DESCRIPTION
1:3,500	



RFP Process

Request for Proposal | RFP #2022-001

Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

RFP SCHEDULE

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

Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

RFP EVALUATION FACTORS

Factor 1: Development Concept	Factor 2: Qualification and Past Performance	Factor 3: Financial Capability and Strategy	Factor 4: Local Impact	Factor 5: Consideration to the LRA
25%	20%	25%	15%	15%
<ul style="list-style-type: none">- Compatible w/ 2014 Master Plan- Complies with ROTFU.- Presents a credible and viable Project Timeline.- Proposal considers and includes current LRA tenants within the Project Property. In addition to that, the Proposal identifies prospective tenants, and a clear plan is presented for how to engage existing and prospective tenants to demonstrate an optimal occupancy level for the project.- Proposal's Executive Summary and Conceptual plans demonstrate an understanding of the LRA's goals .- Environmental considerations	<ul style="list-style-type: none">- Proposal demonstrates, through the experience and expertise of proposed key personnel and past projects, that the proposed Project Team is qualified to execute the proposed development plan.- Proposal demonstrates Project Team members had successfully Completed projects of a similar scale and scope to the proposed Project.- Proposal provides evidence of the Project Team's organizational and financial capability to ensure successful and timely delivery of the Project.- Proposal shows that the Project Team is well-organized, has clear management structure, and has experience working together on similar projects.	<ul style="list-style-type: none">- Proposal demonstrates that the Proposed Project is a financially viable. The financial information demonstrates that the development costs of the project will inject a significant amount of money into the region and the municipality of Ceiba.- Proposal includes evidence of Developer financial resources (capital) and commitments to execute the Project.- Proformas required are included and completed. Included information is valid and reasonable.- Proposal Certification Form and Proposed Consideration Certificate are signed and included.- Proposal acknowledges and includes a No Financing Contingency	<ul style="list-style-type: none">- Proposal demonstrates how the proposed components of the Project will improve the quality of life for the surrounding communities of Ceiba, and the region.- Proposal includes a solid Communication and Outreach Plan that involve community members that responds communities' concerns through the development and operational period.- Proposal includes detailed information regarding job creations<ul style="list-style-type: none">- Forecasted direct jobs- Forecasted indirect jobs- Forecasted induced jobs	<ul style="list-style-type: none">- Proposal includes a completed and signed Exhibit C-3: Economic Consideration to the LRA:<ul style="list-style-type: none">- Interim Rent- Stabilization Period Rent- Operational Period- Percentage Rent- Percentage Participation un Capital Events

Request for Proposal | RFP #2022-001

Marina Development and Operation at Roosevelt Roads

MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR – MAY 19TH, 2022

PROPOSAL REQUIREMENTS

- ❖ Proposal
 - ❖ Language
 - ❖ Cover Transmittal Letter
 - ❖ Qualifications and Past Performance
 - ❖ Concept and Development Plan
 - ❖ Conceptual Plans
 - ❖ Financial Offer
 - ❖ Benefits to the Communities
- ❖ Legal Agreement
- ❖ Addenda

Clarifications

Request for Proposal | RFP #2022-001

ONLY WRITTEN RESPONSES WILL BE CONSIDERED BINDING.

**PLEASE SUBMIT YOUR QUESTIONS THROUGH THE MICROSOFT
FORMS LINK PROVIDED.**

Property Tour

Request for Proposal | RFP #2022-001



www.rooseveltroads.pr.gov