

**RFP 2022-001
MARINA DEVELOPMENT AND OPERATION**



LRA RESPONSES TO QUESTIONS

Submitted by:		Question	LRA response:
Ceiba Bay	1	Does the change in planification designation zones change the area available for development mentioned in the RFP (~36acres)?	No, there are no changes in the area available for development.
	2	What is the existing rent contract duration and if we can relocate them during the construction process and relocation of them?	Please refer to each individual agreement to see duration of each contract. In the case of those agreements that are already expired, it is the interest of the LRA to keep them.
	3	What are the residential limitations of construction high building?	Please refer to the Reglamento de Ordenacion Territorial y la Forma Urbana (ROTFU) para Roosevelt Roads at the Puerto Rico Planning Board. Visit https://jp.pr.gov/wp-content/uploads/2021/09/Reglamento-de-Ordenacion-de-los-Terrenos_ROTFU.pdf
	4	Are we being able to build a Gasoline and Diesel station for the Marina	Yes. However, the component must comply with all permitting authorizations, regulations, and approvals.
Hydra Caribbean	5	Timeline of contaminated site approval? Are there any pre-approved conditions to build on contaminated site?	Please refer to Exhibit E-4 regarding improvements and construction on a SWMU. There are no pre-approved conditions to build on a SMWU. Regarding contaminated site approval timeline, the NAVY is still performing remediation on the site. The LRA has not received an update remediation schedule.
	6	Details of micro grid that is coming?	The LRA executed an agreement for the operation of the distribution and transmission of the electrical power system. The agreement includes power generation. Phase 1 of the generation should initiate during Q3 of 2023.

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	7	Where can a fence be placed on property?	The LRA understands the need to provide a sense of security to the project and future tenants. The placing of any barrier, enclosing element or access control device must be integrated with the design concept of the entire project.
	8	Permit of use time frame?	Permitting process is responsibility of the developer. The LRA is not able to establish a time frame for permitting process. Respondents must include such information, please refer to article 4.4.2.2 (page 9) of the RFP Document.
	9	Do you have an "as built" plan of site with dimensions?	No, the LRA does not have an "As Built" plan or drawing with dimensions of the RFP site.
	10	Is there a maritime zone?	Respondents must consider the requirements of the maritime zone/coastal lines as established by the Department of Natural and Environmental Resources. Although no maritime zone designation has been formally established by the DNER.
	11	Who pays for "terrenos sumergidos"?	All aspects related to authorizations, permitting and regulation compliance regarding the development and operation of the recreational marina are responsibility of the Developer.
	12	Detailed lease terms for Ally's Cafeteria.	The document will be added to the RFP document as an Addendum.
	13	What happens when NSRR lease finishes in 2032?	The LRA strongly encourages that all tenants currently located within the RFP site premises to remain within the property as part of the LRA obligations to enforce economic development; to enforce community integration and as part of the LRA efforts to integrate local business.



	14	What are the electric, water and sewer rates?	Please refer to the attached table (in a separate document) for Water-Sanitary Commercial Fees. Electrical rates will be based on the LUMA-PREPA current rate. An additional 10% will be included for administrative costs.
	15	What are the capacities for electric, water and sewer?	<p>Power: The LRA has a transmission line of 38KV and a distribution line of 13.2KV, depending on the projects needs either of the two lines could be used.</p> <p>Water: The water system has 2 water lines located in front to the Marina Premises, one of 12 inches and 8 inches respectively. The LRA produces 440 gpd in a one shift period. If needed, the LRA could increase this production by adding another shift.</p> <p>Sanitary: Although there are some existing collection lines in the premises (including a lit station) the infrastructure is not in operation actually. The proponent shall consider alternate solutions for the sanitary discharge while the LRA Sanitary Improvement Project is completed.</p>
	16	Is sub-leasing allowed? See exhibit C3, line 5.	Sub-leasing is allowed for the purposes of potential tenants of the development. Please refer to Exhibits C-3 and G.
	17	Clarification of Sailing school lease boundaries. Are there boats outside of the leased premise (1,650 feet)?	The agreement with Marlin Sailing School allows the use of the existing ramp.
	18	Exhibit C3, #5, please clarify. What do you mean by "property loan"? Is re—assignment allowed? Define capital events.	Property loan refers to if the Respondent uses a loan as part of the funding of the project. Capital events means a sale or disposition of the project or any portion thereof.

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	19	FURA and DRNA existing lease and responsibility to the new operator?	Leases for FURA and DNER are currently expired; however, since there are still complying with their obligations under the agreement, the LRA encourages to maintain the surveillance component within the RFP site premises, due to the nature of the services they provide to the area.
Urbany LLC	20	Are the proponents oblique (sic) to continue and relocated and retain existing tenants in their existing location and with the same rent conditions.	Yes, the LRA will required to maintain the agreements of current tenants, as established in section 3.5.1.1 of the RFP document. Once each agreement expires, it is encouraged that the selected respondent enters into a new agreement with the tenant under terms and conditions that address and satisfy each party's needs.
	21	Exhibit B, SWMU 60 contains a note in the upper left corner, which indicates "no excavation permitted within SWMU perimeter without authorization by the epa & usa navy" any excavation request shall be obtain from LRA. Suposily (sic) this area was and old garbage dump area. Is there is a mitigation plan? how far a long was the navy in such compliance (was left to be done, what company is performing the work (please provide contact info.can the remaining work to be done be establish in a dollar amount statement.	Please refer to Exhibit E-4 regarding improvements and construction on a SWMU. There are no pre-approved conditions to build on a SMWU. Regarding contaminated site approval timeline, the NAVY is still performing remediation on the site. The LRA has not received an update remediation schedule.
	22	Can the existing marina be reconfigured enterly, under the same existing permit (can LRA supply the proponents with a copy of said permit)?	The existing marina can be reconfigured. The current permit is exclusive for the LRA. The selected developer must submit a new permit from DNER.

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	23	The RFP indicates that the LRA will charge the selected proponent a rate for water and electricity, but at the same time indicate that some improvement will have to be perform . Can the LRA establish a dollar amount for improvement so that every proponent is the same page?	Infrastructure improvements are being funded by state and/or federal funds. There is no projection that the current rate for infrastructure will increase.
	24	The Zoning Map (exhibit H-3) is not very legible. Can the density and permitted use be establish, who will the permitting agency , opg (sic), LRA , Junta de Planes or locally in the municipality of Ceiba?	Please refer to the Reglamento de Ordenacion Territorial y la Forma Urbana (ROTFU) para Roosevelt Roads at the Puerto Rico Planning Board. Visit https://jp.pr.gov/wp-content/uploads/2021/09/Reglamento-de-Ordenacion-de-los-Terrenos_ROTFU.pdf
	25	Can the water Ensenada in front of the property be use in its entirely?	The waters of Ensenada Honda could be used for navigation purposes. However, anything beyond that extend as established and depicted in the RFP document and its exhibits, may be considered and will be part of the evaluation process. Exclusive rights of use for the water of the bay will not be considered.
	26	Previously the LRA had announce the idea of requesting an rfp for a master developer for the 9,400 acres. Has this concept being abandoned?	This RFP strictly focuses on the development and operation of the recreational marina.
	27	On previous rfp LRA had established the need for a certified leed architect in each group and that the project should be design as a "sustainable" & resilient project in food energy & socially, so that other majors on the island could emulate or copy, the ideas develop in this project for the city of the future. Does LRA still continue with such goals?	Yes, the LRA still continues with such goals, as established in the RFP document.

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	28	<p>Since LRA is retaining ownership of all utilities and charge the selected proponent a fee, how will renewable energy source be established, without the design of a master developer, who will insure (sic)that future builder will fallow (sic) the same principles and the project will maintain coherence in all its parts?</p>	<p>The LRA will continue guiding the process of a coherent redevelopment of Roosevelt Roads. Regarding renewable energy source, please refer to question 6 of this document.</p>
	29	<p>What is it meant by LRA ,when they indicate that the LRA is seeking a respondent ,that can implement a “ sustainable “ approach in the design</p>	<p>Please refer to section 1.1 of the RFP document and footnote 1 of the document.</p>
	30	<p>What will be the involvement of adjoined communities in the project, public hearing, what will be the chain of command (including LRA role 2.4 incentives tax incentive ,will this project be considered as an opportunity zone, or was that totally rejected by the representative & senate recently?</p>	<p>Roosevelt Roads is not considered an Opportunity Zone. Regarding involvement of the communities, please refer to section 4.4.4.1 of the RFP document. Regarding LRA role please refer to section 3.5 of the RFP document.</p>
	31	<p>What is meant by the as is condition of the property, specially in the environmental ,health & safety issues.</p>	<p>As /s means that the property will be available for redevelopment in its current state, meaning that each respondent shall perform its own due diligence to be aware of the current status of the property. Any issues with the premises, other than infrastructure and environmental remediation, will be the sole responsibility of the selected respondent.</p>

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	32	<p>According to 3.5.3 the navy is performing environmental remediation on 450 acres, lease to LRA, Persians to the linfocitos (sic), the LRA will manage & coordinate with the navy such remediation during their duration (can the proponent get a copy of such remediation, so they can get a feel of what they are facing and its magnitude to this site, what will be is money & time wise impact on the obtaining of construction & use permits.</p>	<p>Please refer to Exhibit E-4 and question #5 of this document.</p>
	33	<p>The selected respondent, will also be responsible for "horizontal development" including utility roads and other improvements associated with the projects?</p>	<p>The selected respondent will be responsible for all horizontal and vertical development within the property boundary.</p>
	34	<p>The redevelopment & utilities the redevelopment project will require upgrades to the existing infrastructure & utilities (this is also an ambiguous comment, how can you quantify & monetize the impact of this comment without a master plan & utility plan which distributed the cost among all builders, and a master plan developer</p>	<p>The selected respondent will be responsible for all horizontal and vertical development within the property boundary, including all infrastructure upgrades required for the projects. Points of connections of available infrastructure such as power, water and sewage will be provided by the LRA.</p>
