

**RFP 2022-002
FUEL TANK FARM DEVELOPMENT AND OPERATION**



LRA RESPONSES TO QUESTIONS

Submitted by:		Question	LRA response:
Peerless Oil	1	Could the deadline to submit the Response to RFP be moved to November 2022? It takes at least two-three months for the proper due diligence of the site.	Proposal Deadline will remain as established in Section 5.5 of the RFP Document.
	2	Are there any recent surveys of the waterway to the dock area?	Available surveys were included as exhibits as part of the RFP Document. This is the latest available information from the LRA. Please refer to Exhibit F-3.
	3	Last API 653 inspection of the tanks?	Please refer to Exhibit F-4, Tank Farm Information. This is the only information available from the LRA.
	4	There are containers with materials in the entrance to the pumping station area. Will they be removed and disposed of by the LRA?	Removal and disposition of containers and materials within building 1982 will be removed by the NAVY as part of the remediation process. Please refer to Exhibit E-4 for additional information on SWMU 7/8, where building 1982 is located.
	5	Last inspection of the Dock?	All information regarding inspections of the property and its components were included in Exhibit F-4. This is the only information available from the LRA.
	6	Current draft of the dock. Date of last survey?	Please refer to Exhibit F-3. This is the only information available from the LRA.
	7	Will the environmental responsibilities remain with the NAVY or LRA?	The Navy is responsible for the remediation process of property that falls within SWMU 7/8, SWMU 74 and AOC F 1995. However, the selected respondent will be responsible for compliance of Land

LOCAL REDEVELOPMENT AUTHORITY
RFP 2022-001 – LRA RESPONSES TO QUESTIONS

July 13th, 2022

Page 2 of 4



			Use Controls. Please refer to Exhibit E-0 through E-6.
	8	Last API inspection of the pipelines?	All information regarding inspections of the property and its components were included in Exhibit F-4. This is the only information available from the LRA.
	9	Power capacity (from PREPA) to the Terminal?	Please refer to Section 3.2.5.1 of the RFP document. Exhibit I-1 included with this document includes information on power capacity.
	10	Water from PRASA?	Please refer to Section 3.2.5.2 of the RFP document. Exhibit I-2 included with this document includes information on water capacity.
	11	Is the site subject to CRIM?	Once the lease agreement is executed, the site is subject to CRIM (municipal property tax).
	12	Is the site subject to Municipal Taxes?	Any improvements to the project site, including facilities, will be subject to municipal taxes (arbitrios) on construction.
	13	Please provide what operations are prohibited at site.	Please refer to Exhibits E-0 through E-6 for any site restrictions and Land Use Controls information.
	14	Which days and hours are available to inspect the site?	Please refer to section 1.5 of the RFP document. 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.
	15	What is the longer period that the LRA will provide for this contract? 10 yrs? 20 yrs? etc.	The term of the agreement will be based on the business model that Respondents submit to the LRA as

LOCAL REDEVELOPMENT AUTHORITY
RFP 2022-001 – LRA RESPONSES TO QUESTIONS

July 13th, 2022

Page 3 of 4



			part of the Proposal. The Proposal must include evidence that support the amount of time (term) requested by the Respondent for the agreement.
	16	Is there any commitment from the LRA to help sell products or services to the companies in the area?	Promotion and selling efforts of products and services will be a sole responsibility of the selected Respondent and its Operator.
	17	Is a Foreign Trade Zone permitted?	Please refer to Section 3.1 of the RFP document.
	18	Are the sales or services subject to any tax benefit?	If the Respondents plan to apply to any tax benefit or incentive, the Proposal should indicate that information, as part of the Financial Strategy, as established in Section 4.4.3.2 of the RFP document.
NN Construction	19	Operation of the tanks. Are there liquids? sludge?	This agreement will grant the eventual operator exclusive use (in "as-is, where-is" condition) of the Tank Farm components. The content of the tanks is unknown.
	20	The general condition of the firefighting system: water storage, water source, pumps, and distribution lines. Hydrants, monitors.	Please refer to questions 9 and 10 of this document and to Section 3.3 of the RFP document for a description of each Tank Farm components.
	21	State of the enclosures of the tank area.	Please refer to Section 3.3 of the RFP document for a description of each Tank Farm components.
	22	The capacity of ships that can be received.	Please refer to Exhibit F-3. This is the only information available from the LRA.

LOCAL REDEVELOPMENT AUTHORITY
RFP 2022-001 – LRA RESPONSES TO QUESTIONS

July 13th, 2022

Page 4 of 4



	23	State of the navigation channel. Is dredging required?	Please refer to Exhibit F-3. This is the most recent information available from the LRA.
	24	Are there underwater pipelines in the channel?	Please refer to Section 3.3 of the RFP document for a description of each Tank Farm components.
	25	How are port services provided, if any: Nautical operations?	This matter will be attended as part of the LRA's due diligence process once an agreement is executed.
	26	Do the tanks dikes connect to any water treatment plant? Yes, who will be responsible for clean-up mitigation? No, how the Army used to operate this water?	Please refer to Exhibits F-2, F-4 and F-5 and Section 3.3.4 of the RFP Document to see a detailed location of the components.
	27	Lightning rod and grounding system	Please refer to Section 3.3 of the RFP document for a description of each Tank Farm components.

Attachments:

- Exhibit I-1, Electrical Infrastructure
- Exhibit I-2, Potable Water Infrastructure
