

## **INVITATION TO RFP #2024-002 – MARINA DEVELOPMENT AT ROOSEVELT ROADS, CEIBA, PR**

### **General**

All individuals or legal entities that meet the minimum requirements to establish a contract with the Government of Puerto Rico are invited to participate in the **RFP #2024-002 - Marina Development at Roosevelt Roads, Ceiba, PR.**

The **RFP #2024-002** process will follow the Local Redevelopment Authority Regulation for the Disposal of Real Estate and the Acquisition of Goods and Services for the Implementation of the Master Development Plan of the Local Redevelopment Authority for Roosevelt Roads issued on February 22, 2024 ("LRA Regulation") attached as [Exhibit C-4](#).

1. Request for Proposal Identification Number- **RFP #2024-002.**
2. Request of Proposal Issue Date: **March 4, 2024**

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 March 4, 2024, through 5:00 pm AST on April 12, 2024. There will be no cost to download the documents. If a Proponent prefers to obtain physical copies of the RFP documents, such Proponent must contact the LRA via email at [lradevelopment@lra.pr.gov](mailto:lradevelopment@lra.pr.gov) or phone call at 1-787-705-7188 to schedule an appointment to retrieve the RFP documents at the San Juan offices of the LRA, located at Puerto Rico Trade and Export Building, #159 Chardón Ave., 3rd Floor, Hato Rey, PR 00918.

### **Pre-Proposal Meeting and Property Tour.**

On March 18, 2024, at 10:00 am AST at the NSRR offices of the LRA, located on Marina Drive, Roosevelt Roads, Ceiba, Puerto Rico 00735. The location is at the following link:

<https://maps.app.goo.gl/sa5rfxp1X42apinc9>,

or at the following coordinates:

18.227693837796963, -65.61359754198834.

The entrance is at the rear of the building (1205 Bld.). During such a visit, the LRA will provide an overview of this RFP and a tour of the Project Property and answer any questions. The Authority or the Evaluation Committee will not respond to verbal requests except those made at the pre-proposal meeting. Handouts and/or written responses to questions will be posted on the LRA's website at [www.rooseveltroads.pr.gov](http://www.rooseveltroads.pr.gov). This pre-proposal meeting and Project Property tour will be the only opportunity for Proponents to visit the Project Property guided by LRA representatives before submission of Proposals. Proponents may visit the portions of the NSRR Property (defined

below) accessible to the public during regular access hours, 6:00 am- 6:00 pm AST, without an LRA representative.

**Description of Project**

The LRA is looking for 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 NSRR as an outdoor recreation destination and expanding the local and regional tourism economy. Marina expansion may include but is not limited to dry stack storage, nautical residential tourism-oriented, lodging facilities, nautical tourism commercial facilities oriented, and ancillary services facilities. The redevelopment and design of the Project should consider the following:

- Minimizing the environmental impacts through sensitive siting improvements;
- Protecting and enhancing habitat areas within and around the site;
- Promoting the creation of jobs and economic development;
- Welcoming the most diverse range of people possible; and
- Developing and maintaining good community relations with all stakeholders, specifically with the LRA, the municipality of Ceiba, and the communities surrounding the Premises.

**Important Deadlines**

Phase 1 for Respondents - Recreational Marina Development	Date	Time
Issuance of the RFP	Monday, March 4, 2024	
Registration Form Deadline	Monday, March 18, 2024	
Pre-submittal meeting, Site Visit	Monday, March 18, 2024	10:00 AM AST
Deadline for Questions on the RFP	Thursday, April 4, 2024	
Deadline for Posted Responses to Questions	Tuesday, April 9, 2024	
Proposal Deadline	Friday, April 12, 2024	5:00 PM AST
Opening Proposal Date	Monday, April 15, 2024	10:00 AM AST
Deadline to Submit all the required documents to the RUL/RUP Compliance	Monday, April 22, 2024	10:00 AM AST
Presentations by Respondents, if required	TBD	
Selection of for Respondent	TBD	