

INVITATION TO RFP 2024-001 - CAPEHART COASTAL RESORT & GOLF CLUB 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 #2024-001 - Capehart Coastal Resort & Golf Club Development at Roosevelt Roads, Ceiba, PR.**

The **RFP #2024-001** 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-3](#).

1. Request for Proposal Identification Number- RFP #2024-001.
2. Request of Proposal Issue Date: **March 1, 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, from March 1, 2024, through 5:00 pm AST on April 09, 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 lradepvelopment@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 13, 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. 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 design, build, operate, maintain, and finance a residential, hospitality (i.e., tourism-related lodging and ancillary facilities and amenities for transient guests), recreational, and commercial mixed-use project at NSRR (Capehart Coastal Resort & Golf Club Development at Roosevelt Roads). The Project must have the following:

1. A minimum of two hundred (200) and a maximum of six hundred (600) residential and hospitality units, to be allocated in the Proposal, at the sole discretion of the Proponent, among any of the following purposes: (a) hotels and resorts; (b) single-family residences; (c) multi-family residence or condominium; (d) condo-hotel; (e) affordable housing; (f) and any other potential use capable of generating economic activity in harmonious coexistence with the other uses proposed by Proponent for the Project Property.
2. At least one (1), but at most two (2) golf courses, provided that all golf courses and ancillary facilities must be located within the Project Property.
3. If the Project includes a hospitality component with one or more hotels, the Proposal may include one (1) casino within each such hotel with a size and maximum occupancy that are commensurate with the number of lodging units within the hotel, provided that no more than two (2) casinos shall be developed within the Project Property.

Important Deadlines

Phase 1 for Respondents - Capehart	Date	Time
Issuance of the RFP	Friday, March 1, 2024	
Registration Form Deadline	Thursday, March 14, 2024	
Pre-submittal meeting, Site Visit	Thursday, March 14, 2024	10:00:00 AM
Deadline for Questions on the RFP	Thursday, March 21, 2024	
Deadline for Posted Responses to Questions	Wednesday, March 27, 2024	
Proposal Deadline	Tuesday, April 9, 2024	5:00:00 PM
Opening Proposal Date	Wednesday, April 10, 2024	10:00 AM
Deadline to Submit all the required documents to the RUL/RUP Compliance	Wednesday, April 17, 2024	10:00 AM
Presentations by Respondents if required	TBD	
Selection of for Respondent	TBD	