

RFP #2024-003

Mixed-Income Residential, Hospitality, and Golf Course at Roosevelt Roads, Ceiba, PR

LRA Responses to Questions:



Submitted by	#	RFP Section # or Topic	Questions	Answers
Custom Group, LLC	1	N/A	Studies and Reports: Please provide all studies prepared by the LRA related to this RFP, including but not limited to soil analysis, environmental impact assessments, flora and fauna surveys, Lead and Asbestos survey, and any other relevant reports?	The selected proponent commits to assuming full responsibility for submitting and managing all requests related to the development, construction, and use of properties in the project as outlined in their proposal for RFP-2024-003. This includes, but is not limited to, obtaining licenses, permits, inspections, managing complaints (if any), certifications, inquiries, authorizations, and any other necessary procedures for the construction or operation of the proposed activities. Likewise, they will handle all requests for licenses, permits, inspections, complaints (if any), certifications, inquiries, authorizations, and any other necessary procedures for the construction or operation of the proposed activities that must be evaluated by the Planning Board. The proponent commits to carrying out these procedures in a timely and efficient manner, ensuring compliance with all relevant regulations and legal requirements.



Custom LLC	Group,	2	N/A	Market Studies for Project Feasibility: Is there available a comprehensive market study that could assist in evaluating the feasibility of the proposed project. If is so, please provide a market studies or reports that address the current demand and future projections for mixed-income residential properties, hospitality services, and tourism activities in the Ceiba region; and/or any data or analysis related to the economic impact and viability of similar projects in comparable locations.	No, there are no current studies for project feasibility.
Custom LLC	Group,	3	3.9	Inventory of Existing Buildings: Please provide any available inventory of existing structures/buildings and/or properties in the parcels where this project will be developed.	At the moment, the LRA doesn't have an inventory of existing buildings on the site. For reference only, see the attached Illustration of the Existing Building Diagram.



Custom Group, LLC	4	N/A	Site Access and Infrastructure: Please provide information on current site access and infrastructure, including roads, transportation links, and existing or any planned utilities infrastructure upgrades other than the ones currently in place.	A Road Network is attached, also refer to section 3.8 of the RFP 2024-003 document.
Custom Group, LLC	5	3.8	Utilities Infrastructure: Please provide details on the availability and capacity of existing utility services, including water, sewer, electricity, and telecommunications, at the project site.	<p>Please refer to section 3.8 of the RFP 2024-003 document.</p> <p>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. See Exhibits H-1 through H-3 for infrastructure information.</p> <p>Potable Water Utilities. The LRA owns the Potable Water System, including the Water Filtration Plant, Reservoir, Storage Tanks, and other related infrastructure. The LRA's system is not a part of the system operated by the Puerto Rico Aqueduct and Sewer Authority ("PRASA"). The LRA addresses all the related water and sanitary utility connection issues (not with PRASA). The LRA operates, repairs, and maintains the existing water system. As depicted in Exhibit H-1, the Project Property has a 12-inch diameter potable water line. This line is in front of the property. An 8-inch secondary</p>



				<p>line connects the 12-inch main line to building 2334. Construction for significant improvements and upgrades to the existing water system is projected to start during the last quarter of 2025.</p> <p>Sanitary Sewer Lines. The LRA owns, operates, repairs, and maintains the existing sanitary sewer system. See Exhibit H-2 for reference. Significant improvements and upgrades to the existing sanitary sewer system are in the design phase. The related project includes the construction of a new sanitary treatment plant and improving and refurbishing the main collection lines, among other components. Construction for significant improvements and upgrades to the sanitary system is projected to start during the last quarter of 2025.</p> <p>Electrical Power System. The LRA owns the Electrical Power System's substations, transmission, and distribution lines, among other components. The LRA operates, repairs, and maintains the Electrical Power System. The points for the Project Property are available through 13.2 KV and 38 KV lines. See Exhibit H-3.</p>
Custom Group, LLC	6	N/A	Community Impact: Please provide any community impact studies or public consultation reports related to the proposed development.	There are no current studies for project Community Impact.



<p>Custom Group, LLC</p>	<p>7</p>	<p>N/A</p>	<p>Historical and Cultural Considerations: Are there any historical or cultural resources on the project site that need to be preserved or taken into consideration? If so, could you provide the relevant studies or documentation?</p>	<p>The selected proponent commits to assuming full responsibility for submitting and managing all requests related to the development, construction, and use of properties in the project as outlined in their proposal for RFP-2024-003. This includes, but is not limited to, obtaining licenses, permits, inspections, managing complaints (if any), certifications, inquiries, authorizations, and any other necessary procedures for the construction or operation of the proposed activities. Likewise, they will handle all requests for licenses, permits, inspections, complaints (if any), certifications, inquiries, authorizations, and any other necessary procedures for the construction or operation of the proposed activities that must be evaluated by the Planning Board. The proponent commits to carrying out these procedures in a timely and efficient manner, ensuring compliance with all relevant regulations and legal requirements.</p>
<p>Custom Group, LLC</p>	<p>8</p>	<p>3.7</p>	<p>Environmental Compliance: Please provide documentation on the environmental compliance requirements for this project, including any required/additional environmental impact assessments, or provide any environmental assessment/remediation report completed by the LRA.</p>	<p>The selected proponent commits to assuming full responsibility for submitting and managing all requests related to the development, construction, and use of properties in the project as outlined in their proposal for RFP-2024-003. This includes, but is not limited to, obtaining licenses, permits, inspections, managing complaints (if any), certifications, inquiries, authorizations, and any other necessary procedures for the construction or operation</p>



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Custom Group, LLC	9	N/A	Project Timeline: Is there any timeline or milestones delineated by LRA's. If so, please provide a detailed timeline for the project, including key milestones and deadlines for submissions, approvals, and construction phases.	Refer to section 5 of the RFP 2024-003 document.
Custom Group, LLC	10	N/A	Design Guidelines: Are there any specific design guidelines (other than sustainable) or architectural standards that proposals must adhere to? If so, please provide the relevant documentation.	Yes, refer to the attached 2014 Development Zones Master Plan.



<p>Custom Group, LLC</p>	<p>11</p>	<p>ROTFU</p>	<p>Sustainable Land Use Planning and Management: This RFP makes multiple references to sustainability. To ensure our proposal aligns precisely with LRA expectations and requirements, we would like to request a detailed clarification on the differentiation between the various uses and contexts of "sustainable" (<i>sustentable versus sostenible</i>) mentioned throughout the RFP.</p> <p>Since the level of commitment to sustainability will significantly affect project planning and cost estimations, detailed information on this aspect will enable us to develop a comprehensive and well-aligned proposal that meets your sustainability goals while accurately reflecting potential costs.</p> <p>Furthermore, we would appreciate it if <b>LRA could elaborate on the extent to which this RFP aspires to achieve sustainability.</b></p>	<p>Refer to section 4.4.2 of the RFP 2024-003 document. This section provides a general overview of what the LRA is looking for in each Proposal for a sustainability project.</p>
<p>Custom Group, LLC</p>	<p>12</p>	<p>1.0-1.1.12</p>	<p>Request of Time Extension for Proposal Submission: Given the extensive scope and complexity of this project, we have determined that a minimum sixty (60) days are necessary to thoroughly prepare a comprehensive and competitive proposal including additional time within this period to properly elaborate and request for clarifications. The current timeline, with the RFP published on July 8th and the submission deadline set for August 13th, provides just over one month for</p>	<p>Due to time being an important factor for this project, it is not possible to extend 60 more days to the process of submitting proposals. However, please refer to Addenda No.1, which established the new Proposal due date of Friday, August 23, 2024.</p>



			<p>preparation. This period is insufficient for the detailed research, coordination, and strategic planning required to meet the high standards expected for this significant development initiative. This request is based on the following considerations:</p> <p>a) Detailed Analysis and Planning: The multifaceted nature of this project requires extensive analysis and strategic planning to ensure that all aspects of the proposal are addressed adequately, including financial strategy, project design, and compliance with the specified restrictions;</p> <p>b) Stakeholder Consultations: We aim to engage with various stakeholders to incorporate their inputs and ensure our proposal aligns with the community's needs and regulatory requirements. This process is time-intensive and critical for the proposal's success;</p> <p>c) Resource Allocation: Allocating and coordinating resources effectively for a project of this magnitude demands careful planning and additional time to ensure that all necessary expertise is leveraged.</p>	
<p>Dacadi International, LLC</p>	<p>1</p>	<p>6.14.8</p>	<p>The Local Redevelopment Authority (LRA) is seeking a highly qualified proponent for Mixed income, residential, hospitality &amp; Golf Course in Parcel 3 at Roosevelt Roads.</p> <p>As per section 6.14.8 of the Request for Proposal, the LRA can "Extend any date, period or deadline provided in this RFP upon notice to all Proponents." Considering the</p>	<p>Refer to Addenda No.1, which established the new Proposal due date of Friday, August 23, 2024.</p>





			<p>timing of the RFP publication and the deadline for a Project of this magnitude, additional time is needed to present a viable, complete, and professional proposal as there are still pending questions and answers that need to be clarified by interested parties.</p> <p><b>Q. Can the LRA provide a reasonable extension for additional time for proposal submission beyond August 13, 2024?</b></p>	
Dacadi International, LLC	2	US NAVY – LRA-Puerto Rico Agreements/ MOU's	<p>Can you please provide all agreements and/or memorandum of understanding, leases, purchases between the US Navy and the Government of Puerto Rico? Or at a minimum a clear version of the clause allowing the option for sale of the parcel/s/zone subject of this RFP.</p> <p>Please provide documentation evidence that the LRA is authorized by PR law and deed with US Navy to sell land within Parcel 3. Please provide recent PR legislature approvals or law amendments related to the above topic.</p>	This is provided in our enabling Law, Law No. 508 of September 29, 2004, as amended in its article 6b, subsection (k).
Dacadi International, LLC	3	3.5.1.1 EXISTING TENANTS	<p>Please provide information on the actual tenants in the former base (NSRR) since it is requested that proposals take them into consideration. Section 3.5.1.1 of RFP states "See Exhibits C-1 through C-4 for existing lease agreements.", yet these lease agreements are not included in Exhibits C-1 through C-4 (those exhibits</p>	There are no current tenants, parties in possession, or any persons occupying the Project Property or any portion thereof.



			include other information/documentation).  Please provide information (Lease agreement details, names, services, and location within Roosevelt Roads).	
Dacadi International, LLC	4	EVALUATION & SELECTION PROCESS & AWARD	Can you please confirm the process and parties involved in the evaluation and selection process of the submitted proposals? (Who are the active Members of the LRA Board? Who are the members of the Review Committee prior to submitting to the LRA Board?)  Who are the Members of the LRA Board?	Refer to Exhibit C-3_REG_LRA_2024-001, which establishes all the information requested.
Dacadi International, LLC	5	MARKET ANALYSIS/DEMAND	The proposal requires the proponent to submit market demand. The 2014 Master Plan has several hotels/hospitality projects for the area and several residential projects. The recent award for RFP-2024-01 for Parcels 1 & 2 had 90% of developable area and has a 50 rooms boutique hotel and almost 400 residences in more than 1,000 acres.  Please provide information on what can and/or will be built on those acres in Parcels 1 & 2 besides the awarded proposal.	The RFP-2024-003 concerns only Parcel 3.
Dacadi International, LLC	6	ENVIRONMENTAL	There are many SWMUs in this area and it is not clear if any and how many have been cleaned up. Please provide information on what has been done regarding clean-up and environmental remediation in this zone and surrounding areas. What is the current clean-up/environmental remediation status	Please refer to the attached Status of NAPR Cleanup Program Sites Under RCRA document. The Navy and EPA lead and manage all corrective actions and controls directly.

			and information of the SWMUs in this area? Please provide cleanup most recent information for all SWMUs in the area subject of the RFP	
Dacadi International, LLC	7	PUERTO RICO PLANNING BOARD	This RFP for Parcel 3 has specific uses for the area. Can you please provide any updated uses and restrictions applicable to the site? (PLANNING BOARD ROFUs)	Refer to Exhibits G1 to G3, for ROTFU specifications and the 2014 Develop Zones Master Plan, attached.
Dacadi International, LLC	8	EXISTING STRUCTURES	Please provide information on existing structures, current use and their conditions for structures within Parcel 3.	At the moment, the LRA doesn't have an inventory of existing buildings on the site. Refer to the attached Illustration of the Existing Building Diagram.
Dacadi International, LLC	9	RESIDENTIAL UNITS	The RFP does not have any number of mixed residential units' requirements. Other RFPs by the LRA had guidelines on this matter, please confirm.	The proponent will submit a proposal according to the guidelines included in RFP-2024-003 and in compliance with all regulations, laws, and relevant entities.
Dacadi International, LLC	10	COMMERCIAL	In addition to the Hospitality projects for this RFP, does the LRA welcomes proponent includes commercial/retail on the developable land area subject of this RFP?	The proponent will submit a proposal according to the guidelines included in RFP-2024-003 and in compliance with all regulations, laws, and relevant entities.
Dacadi International, LLC	11	PROMESA – PUERTO RICO FISCAL BOARD	Can you please confirm the Puerto Rico Fiscal Board reviewed and approved this RFP?	FOMB intervenes in the process once the preferred proponent has been selected.
Dacadi International, LLC	12	LAND PURCHASE/LEASE OPTION	Please explain the process, how, when and by whom it will be done. If is to be done after the award, please explain process	This is provided in our enabling Law, Law No. 508 of September 29, 2004, as amended in its article 6b, subsection (k).
Dacadi International, LLC	13	ROOSEVELT ROADS MARINA	Please clarify the status of the intended Marina at Roosevelt Roads	This RFP 2024-033 does not concern the Marina Project. For more information, please visit our website: <a href="http://Roosevelt.Roads.pr.gov">Roosevelt Roads (pr.gov)</a> .



Dacadi International, LLC	14	AVIATION/RUNWAYS	Please confirm the status for the existing two runways at Roosevelt Roads and who has the current jurisdiction and intended use. Key to any hospitality project/s in the area.	The jurisdiction of airport/runway and others are under the jurisdiction of the Puerto Rico Ports Authority.
Dacadi International, LLC	15	LANDFILL	Please clarify specific location of the actual landfill at Roosevelt Roads as well as the status of the landfill.	Refer to Exhibit E-4 for the specific Landfill location in the site project. Under the landfill, there are 2 SWMUs, including SWMUs 3 and 70. SWMU 3 has groundwater monitoring, which also includes groundwater and soil restrictions. SWMU 70 is under ongoing investigation. The Navy and EPA lead and manage all corrective actions and controls directly.
Dacadi International, LLC	16	UTILITIES	Please provide information on the intended connections, if any, that will be available for this Project.	<p>Please refer to section 3.8 of the RFP 2024-003 document and Exhibit H.</p> <p>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. See Exhibits H-1 through H-3 for infrastructure information.</p> <p>Potable Water Utilities. The LRA owns the Potable Water System, including the Water Filtration Plant, Reservoir, Storage Tanks, and other related infrastructure. The LRA's system is not a part of the system operated</p>



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Dacadi International, LLC	17	WATER TREATMENT PLANT	Please provide any plans and/or updates for the plant at Roosevelt Roads as applicable	<p>Please refer to section 3.8 of the RFP 2024-003 document and Exhibit H.</p> <p>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. See Exhibits H-1 through H-3 for infrastructure information.</p> <p>Potable Water Utilities. The LRA owns the Potable Water System, including the Water Filtration Plant, Reservoir, Storage Tanks, and other related infrastructure. The LRA's system is not a part of the system operated by the Puerto Rico Aqueduct and Sewer Authority ("PRASA"). The LRA addresses all the related water and sanitary utility connection issues (not with PRASA). The LRA operates, repairs, and maintains the existing water system. As depicted in Exhibit H-1, the Project Property has a 12-inch diameter potable water line. This line is in front of the property. An 8-inch secondary line connects the 12-inch main line to building 2334. Construction for significant</p>

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Dacadi International, LLC	18	FEDERAL FUNDING	Please provide federal funding allocations/projects and source of funding for Roosevelt Roads utility/infrastructure and other projects. Please provide details on awards and or projects underway by specifying agency, amount, Project name and description, and project status and percent complete (including estimated project completion dates).	All specific details of the project concerned will be discussed with the selected proponent.
Dacadi International, LLC	19	STUDIES/REPORTS/FEASIBILITY STUDIES	Can the LRA share any reports and/or studies available on Roosevelt Roads besides those on the LRA website?	There are no current studies for project feasibility.