

Addenda No. 1; issued on March 07, 2024.

REQUEST FOR PROPOSALS
RFP-2024-001

Capehart Coastal Resort & Golf Club Development at Roosevelt Roads, Ceiba, PR



All Proposals must contain one (1) signed original, one (1) electronic copy on USB Drive, and seven (7) hard copies. The materials shall be submitted in sealed packages and addressed to the Local Redevelopment Authority for Roosevelt Roads office at the Puerto Rico Trade and Export Building, #159 Chardón Ave., 3rd Floor, Hato Rey, PR 00918.

"Autorizado por la Oficina del Contralor Electoral OCE-SA-2024-04248"

Addenda No. 1

This addendum has been issued to address the following revisions for the Request for Proposals document **RFP#2024-001, Capehart Coastal Resort & Golf Club Development at Roosevelt Roads, Ceiba, PR**, published by the Local Redevelopment Authority for Roosevelt Roads on March 01, 2024. All changes are marked in **Red**.

On RFP Document- RFP-2024-001-Capehart Coastal Resort & Golf Club Development

1. **Table of Contents was updated to include section 6.19 REVIEW AND RECONSIDERATION PROCEDURE; refer to page iii on RFP# 2024-001 document.**

2. **The section 1.6 was revised to update the Deadline for Questions on the RRF:**
 - 1.6 Additional Information and Questions. All exhibits, additional information, addenda, and questions/answers received on this RFP will be posted on the LRA's website at www.rooseveltroads.pr.gov. Questions and requests for clarifications shall be submitted only via e-mail to lradepvelopment@lra.pr.gov **no later than 5:00 pm AST on Thursday, March 21, 2024 Monday, April 01, 2024**. The LRA may also respond to verbal requests for clarification during the Pre-Proposal Meeting. **No telephone inquiries will be accepted**. All information posted on the LRA's website at www.rooseveltroads.pr.gov, in the Capehart Coastal Resort & Golf Club Development RFP #2024-001 section, is deemed incorporated into this RFP. All responses to requests for clarification made by Proponents will be published on the LRA's website and notified to each Proponent individually.

3. **The section 4.4.4 was revised to update an incorrect form label:**
 - 4.4.4 Financial Offer. Proponents should propose the financial compensation that the Proponent proposes to pay to the LRA in exchange for the long-term lease and/or the purchase and sale of the Project Property or any portion thereof for which either a lease or a purchase and sale would be most suitable. **Proponents must consider in their development plans and include in their Proposals both a long-term lease and a purchase and sale alternative for the Project Property or any portion thereof for which either a lease or a purchase and sale would be most suitable**. Proponents should note that the LRA is interested in maximizing revenues received by the LRA while at the same time ensuring the long-term financial viability of the Project. The financial offer should include any assumptions and/or requirements for the proposed financial consideration to be provided to the LRA. Proponents must submit the ~~Proposed Consideration Certificate~~ **Proposal Certification Form** attached hereto as Exhibit C-4.

4. **Factor 3: Financial Capability and Strategy section in Table 5.1 was updated to include relevant additional information and to eliminate incorrect form references:**

| | | |
|--------------------------------|--|--|
| Factor 3: Financial | <ul style="list-style-type: none">• Proposal demonstrates that the Proposed Project is financially viable. The financial information indicates that the project's development costs will inject significant money into the region and the municipality of Ceiba. | |
|--------------------------------|--|--|

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|--------------------------------|---|------------|
| Capability and Strategy | <ul style="list-style-type: none"> • Proposal demonstrates that Proponent has the financial means to finance the development and operation of the Project. • The proposal includes evidence of the developer's financial resources (capital) and commitment to execute the project. • Proposal demonstrates that Proponent has access to, or has available, liquid assets, unencumbered real assets, lines of credit, and other financial means sufficient to meet construction cash flow requirements for a minimal amount of \$5,000,000. • Proformas required are included and completed. The included information is valid and reasonable. • Proposal Certification Form and Proposed Consideration Certificate are signed and included. • Proposal acknowledges and includes a No Financing Contingency | 25% |
|--------------------------------|---|------------|

5. **Deadline for Questions on the RFP and Deadline for Posted Responses to Questions in Table 5.5, Phase 1 for Proponents were updated as follows:**

| Phase 1 for Proponents | |
|---|--|
| Issuance of the RFP | Friday, March 01, 2024 |
| Bidder Registration Form Deadline | Thursday, March 14, 2024 |
| Pre-proposal meeting, Site Visit | Thursday, March 14, 2024, at 10:00 AM AST on 1205 Bld. |
| Deadline for Questions on the RFP | Thursday, March 21, 2024, Monday, April 01, 2024 at 5:00 PM AST |
| Deadline for Posted Responses to Questions | Wednesday, March 27, 2024 Thursday, April 04, 2024 |
| Proposal Deadline | Tuesday, April 09, 2024, at 5:00 PM AST |
| Opening Proposal Day | Wednesday, April 10, 2024, at 10:00 AM AST |
| Deadline to submit all the required documents to the RUL | Wednesday, April 17, 2024, at 10 AM AST |
| Presentations by Proponents, if required | TBD |
| Selection of top Proponent | TBD |

6. **Section 6.19 REVIEW AND RECONSIDERATION PROCEDURE was added:**

6.19 REVIEW AND RECONSIDERATION PROCEDURE

6.19.1 Article 30. Reconsideration and Administrative Review Procedure

In accordance with Section 3.19 of Act 38-2017, as amended, known as the "Uniform Administrative Procedure Act of the Government of Puerto Rico," the adversely affected party by a decision may, within a period of twenty (20) days from the deposit in the federal mail or email notifying the auction award, file a motion for reconsideration with the Authority. Alternatively, it may file a request for review with the ASG Review Board within a period of twenty (20) calendar days from the deposit in the federal mail or email notifying the auction

award. The agency or the Review Board must consider it within thirty (30) days of its submission. The Board may extend this period only once, for an additional period of fifteen (15) calendar days. If any determination is made in its consideration, the deadline to file a judicial review will begin to run from the date the copy of the decision of the agency, the appellate entity, or the Review Board resolving the motion was deposited in the federal mail or email. If the agency or the Review Board fails to take any action regarding the motion for reconsideration or request for review within the corresponding period, as provided in Act 38-2017, it will be deemed to have been rejected outright, and from that date, the deadline for judicial review will commence.

6.19.2 Article 31. Judicial Review Procedure

In accordance with Section 4.2 of Act 38-2017, in cases of bid challenge, the party adversely affected by an order or final resolution of the Authority or the ASG Bid Review Board, as the case may be, may file a request for review with the Court of Appeals within a period of twenty (20) days, counted from the filing in the record of the copy of the notice of the order or final resolution of the agency or the ASG Bid Review Board, or within the applicable twenty (20) calendar days from the expiration of the period established by Section 3.19 of Act 38-2017. The mere filing of a review request under this Section 4.2 of Act 38-2017 shall not have the effect of suspending the award of the contested auction.

On Invitation Document- Invitation RFP#2024-001

1. On the Pre-Proposal Meeting and Property Tour section, the date was updated:

On March ~~13~~ 14, 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:

2. Deadline for Questions on the RFP, Deadline for Posted Responses to Questions and table format, Phase 1 for Proponents were updated as follows:

| Phase 1 for Proponents- Capehart | |
|---|---|
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| Selection of Proponent | TBD |