

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



REQUEST FOR PROPOSAL RFP # 2024-002

Marina Development and Operation at Roosevelt Roads, Ceiba, Puerto Rico



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#2024-002, Marina Development and Operation at Roosevelt Roads, Ceiba, PR**, published by the Local Redevelopment Authority for Roosevelt Roads on March 04, 2024. All changes are marked in **Red**.

On RFP Document- RFP#2024-002, Marina Development and Operation

1. **The Table of Contents was updated to substitute section 6.19 from Protest and Reconsideration to Review and Reconsideration Procedure, in accordance with Articles 30 and 31 of the Reg_LRA_2024-001, issued on February 22, 2024; refer to page 3 on RFP# 2024-002 document.**
2. **Exhibit L-3_Sub Zone A-3: Commercial Marina-2016 Appraisal Report, was added to the Exhibit List; refer to page 5 on the RFP#2024-002 document.**
3. **Due to a typographical error, sections 1.1.6, 1.1.7, 1.1.8, and 5.5 were changed from PM to AM.**
4. **Factor 3: Financial Capability and Strategy section in Table 5.1 was updated to eliminate incorrect form references:**

<p>Factor 3: Financial Capability and Strategy</p>	<ul style="list-style-type: none"> • Proposal demonstrates that the proposed Project is financially viable. The financial information demonstrates that the development costs of the project will inject a significant amount of money into the region and the municipality of Ceiba. • Proposal demonstrates that Proponent has the financial means to finance the development and operation of the Project. • Proposal includes evidence of Proponent’s financial resources (capital) and commitments 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. • Proposal includes a letter from Proponent’s surety company (or agent) confirming that the Proponent can meet the minimum \$50,000,000 performance and payment bond requirement. • Proponent’s surety company appears on the current list of Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies. • Proformas required are included and completed. • Proposal Certification Form and Proposed Consideration Certificate are signed and included. • Proposal acknowledges and includes a No Financing Contingency 	<p>25%</p>
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5. **Section 6.19 was updated per item 1:**

~~6.19 ——— Protest and Reconsideration. Any Proponent adversely affected by a notified decision made by the LRA in connection with the selection and award procedures provided in this RFP may submit~~

~~a request for reconsideration to the Executive Director of the LRA at the San Juan offices of the LRA, located at Comercio y Exportación Building, #159 Chardón Ave., 3rd Floor, Hato Rey, PR 00918, in accordance with the LRA Regulation.~~

~~A request for reconsideration shall be made in writing and state the name and address of the requesting party; contain a detailed and accurate statement of the legal and factual grounds for the request, including copies of relevant documents; and shall specify the relief requested. Requests for reconsideration based on alleged restrictive specifications, violations of law or regulations or other alleged improprieties in the solicitation process that are apparent prior to the proposal due date shall be submitted not later than five (5) business days prior to the proposal due date.~~

~~A request for reconsideration that fails to comply with the time limits or procedures stated above or provided in the applicable laws or regulations may be dismissed or denied without consideration. Judicial review of the determinations made by the LRA will be governed by Chapter IV of the Puerto Rico Uniform Administrative Procedure Act, Act No. 38 of June 30, 2017, as amended. A request for judicial review shall not stay the further action of the LRA relating to the Procurement Process.~~

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.

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On Invitation Document- Invitation RFP#2024-0021. **Important Deadlines section was updated as follows:**

Phase 1 for Respondents Proponents - Recreational Marina Development	Date	Time
Issuance of the RFP	Monday, March 4, 2024	
Registration Form Deadline	Monday, March 18, 2024	
Pre- submit proposal 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 Proponents, if required	TBD	
Selection of Top Respondent Proponents	TBD	

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