



Submitted by	#	RFP Section # or Topic	Questions	Answers
Beyond Group	1-3	Environmental	<p>Given the information provided on the environmental mitigation efforts and regulatory compliance for the carve-outs within Sale Parcel III and the Science Park at Naval Activity Puerto Rico (NAPR), Ceiba, Puerto Rico, I would like to inquire about the current status of these environmental activities. Specifically, if the environmental mitigation activities, including the completion of corrective and remedial actions required under the Administrative Order on Consent for the Resource Conservation and Recovery Act (RCRA) Solid Waste Management Units (SWMUs) and Areas of Concern (AOCs) within the carve-out areas, are not yet finalized and cleared:</p> <ol style="list-style-type: none"> 1. How do the Local Redevelopment Authority (LRA) and the Government of Puerto Rico plan to manage the land sale implicated in these ongoing environmental activities? 2. In the scenario where environmental activities are pending completion, what measures or provisions are in place to ensure that the development of the marina and associated facilities can proceed without undue delay? 3. Could you also clarify the process and timeline anticipated for the Navy to issue a Finding of Suitability to Transfer (FOST) for the carve-out parcels upon completing all necessary remedial actions and how this impacts the lease and eventual conveyance to the new owner? 	<ol style="list-style-type: none"> 1. SWMUs won't be carved out from the site of the RFP. SWMUs should be contemplated to be planned with the corresponding restrictions. Final clean or change of restriction are provided by NAVY. If the Lease results of these parcels, LRA will be in management within NAVY to coordinate with the proponent of the advanced and works on SWMUs. As the sale results of this parcel, the proponent, as the owner, will manage and coordinate work on SWMUs. 2. NAVY is available to work in conjunction with LRA and/or the developer to coordinate works that can be completed before the final release of the SWMU for a clean parcel. 3. Refer to Exhibit A-3 indicating the RFP site boundaries. There is no carve-out. If the Lease results of these parcels, LRA will be in management within NAVY to coordinate with the proponent of the advanced and works on SWMUs. As the sale results of this parcel, the proponent, as the owner, will manage and coordinate work on SWMUs.

Beyond Group	4	Detailed Remedial Action Plan	Could you provide a detailed timeline and action plan for the remaining corrective or remedial actions required under the Administrative Order on Consent for the SWMUs and AOCs within the carve-out areas? This would help understand the scope and duration of environmental mitigation efforts.	4. At the moment, there is no final timeline from NAVY upon SWMU. Any work could be coordinated with NAVY. Also, refer to answers 1-3 for the carve-out areas.
Beyond Group	5	Ongoing Environmental Monitoring and Compliance	What measures are in place for ongoing environmental monitoring and compliance during the lease period before completing all necessary remedial actions and issuing a Finding of Suitability to Transfer (FOST)?	At the moment, NAVY is regularly monitoring SMWUS (including SWMU 60). Refer to the attached Land Use Control (LUC) Individual Inspection Report.
Beyond Group	6	Impact on Development Plans	How might ongoing or pending environmental remediation activities impact planned development timelines and activities for the marina and associated facilities? Are there any restrictions or limitations that developers need to be aware of during this period?	Refer to answer #5. At the moment, there is no final timeline from NAVY upon SWMU. Any work could be coordinated with NAVY.
Beyond Group	7	Liability and Risk Management	How are liability and risk associated with the environmental conditions of the carve-out areas being managed, especially in terms of potential impacts on health and safety for future developments and their occupants?	Refer to answer 3-6.
Beyond Group	8	Communication and Notification Process	What is the process for communicating updates and progress on environmental remediation efforts to stakeholders, including potential developers and the local community? How will stakeholders be notified of the completion of	Refer to answer 1-5.

RFP #2024-002
 Marina Development and Operation at Roosevelt Roads
 LRA Responses to Questions:



			remedial actions and issuance of the FOST?	
Beyond Group	9	Future Land Use Controls	After transferring the carve-out areas post-remedial actions, what land use controls (if any) will be required, and how will these be communicated and enforced to ensure compliance with environmental standards?	Refer to answer 1-3.
Beyond Group	10	Financial Implications	Are there any anticipated financial implications for the developer related to the environmental status of the carve-out areas, such as additional costs for compliance with environmental regulations or potential delays in development?	Refer to answer 1-3.
Beyond Group	11	Support and Resources for Developers:	What support and resources will be available to developers to navigate the environmental compliance process for the carve-out areas, including technical guidance or financial assistance for addressing any identified environmental issues?	Refer to answer 1-3. 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-2024-002. 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

RFP #2024-002
Marina Development and Operation at Roosevelt Roads
LRA Responses to Questions:



				must be evaluated by the corresponding Planning Board, Local Permitting Office (OGPe) and/or Federal Agency. The proponent commits to carrying out these procedures in a timely and efficient manner, ensuring compliance with all relevant regulations and legal requirements.
--	--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------