

## **Responses to Questions**

RFP#2024-004

Vertical Space Launch Facility at Roosevelt Roads, Ceiba, Puerto Rico

### **Local Redevelopment Authority (LRA)**

This document provides the official responses from the Local Redevelopment Authority for Roosevelt Roads (LRA) to the questions submitted by interested parties during the RFP #2024-004 process regarding the proposed vertical launch facility at Roosevelt Roads, Ceiba, Puerto Rico. The purpose of this document is to clarify inquiries and provide additional information to ensure all participants have a clear and consistent understanding of the requirements and expectations set forth in the RFP.

#### **1. Key Metrics for Success**

The LRA considers job creation, capital investment, STEM engagement, and regional competitiveness as critical success metrics. A comprehensive evaluation matrix—aligned with Section 3 of the RFP—will be used to assess economic, social, and strategic impact.

#### **2. Balance with Tourism and Residential Development**

The LRA envisions a synergistic relationship between space launch operations and other master plan components, such as tourism and residential zones. Proposals that integrate and harmonize these uses will be prioritized. This is based on research conducted during the preparation of the RFP, which indicates that the proposed space launch operations should not negatively affect surrounding activities. The operational radius—including noise impact—for medium-class rocket launches is expected to remain within 2.5 miles.

#### **3. Assistance with Federal Agencies (FAA, NASA)**

Yes. The LRA is willing to provide letters of support, facilitate interagency coordination, and engage formally to assist with licensing, regulatory, and safety-related processes.

#### **4. Environmental Studies and Known Restrictions**

Baseline environmental assessments and documented constraints exist, especially around Los Machos Beach, adjacent wetlands, and historically designated areas. Refer to Section 3.5 of the RFP for specific information. Proponents are advised to engage qualified environmental professionals, noting that similar projects have successfully operated in comparable ecosystems.

## **5. LRA's Role After Selection**

The LRA anticipates playing an active role as a strategic facilitator, compliance supervisor, and stakeholder coordinator—not merely a passive landlord. We are committed to supporting the project to the extent of our capacity, ensuring alignment with existing development plans without requiring amendments.

## **6. Community Engagement Approach**

The LRA encourages inclusive community engagement in Ceiba and Naguabo through town halls, school partnerships, STEM initiatives, and public participation mechanisms. It is the proponent's responsibility to communicate the project scope and community integration. The LRA is willing to serve as a liaison.

## **7. Utilities and Infrastructure**

Given the current absence of PREPA and PRASA integration, infrastructure challenges remain. The LRA is working on distributed energy generation systems and is open to collaborative planning. However, as established in the RFP, it is the proponent's responsibility to develop all infrastructure up to the designated connection point near Building 1205 (also known as Link Active).

## **8. Future RFPs for Complementary Uses**

The LRA is evaluating future RFPs focused on complementary use cases such as defense, data infrastructure, tourism, navigation, and innovation ecosystems. These will be communicated in advance to support phased development planning.

## **9. Additional Buildings or Parcels**

At this time, the LRA is not considering the inclusion of additional assets—such as buildings, warehouses, or land parcels—beyond those identified in the RFP exhibits. The current solicitation is limited strictly to the parcels delineated therein, and any support infrastructure must be accommodated within the defined boundaries.

## **10. Co-located Industries**

At this stage, the LRA is not considering the inclusion of co-located industries such as cryo storage, advanced manufacturing, or refining as part of the current project scope. The

focus remains on the development of the vertical space launch facility as outlined in the RFP and its supporting exhibits.

### **11. Incentives and Offsets**

The matter of potential incentives—such as infrastructure credits, land cost reductions, or public infrastructure support—would need to be coordinated with the Puerto Rico Department of Economic Development and Commerce (DDEC). While the LRA is open to exploring such opportunities, any arrangement must not result in a financial burden to the Authority.

### **12. Support for Grant Applications**

Yes. The LRA is willing to provide letters of support but is not looking to become a public-sector partner on joint submissions at the moment.

### **13. Educational or STEM Facilities**

Proposals that include STEM labs, innovation hubs, museums, or robotics accelerators will be viewed favorably as these strengthen community ties and long-term economic prospects.

### **14. Development Timeline Expectations**

Section 3 of the RFP outlines milestones and performance expectations. Developers should include realistic timelines based on deliverables and compliance.

### **15. Economic Projections and Impact Estimates**

The LRA has developed preliminary models for job creation and economic output. Respondents are encouraged to include their own projections to validate anticipated impacts.

### **16. Phased vs. Full Build-Out**

The LRA is open to phased approaches that demonstrate strategic alignment and scalability. Full-built-out proposals are welcome, provided they are realistic and well-justified.

## **17. Federal Partnerships (DoD, NASA, DHS)**

The LRA has not actively explored relationships with federal agencies such as the Department of Defense, NASA, or the Department of Homeland Security in the context of this project. However, we remain open to doing so if such collaboration proves beneficial to the strategic goals of the development.

## **18. Coastal Resilience and Emergency Preparedness**

Proposals addressing coastal resilience, microgrid stability, and community emergency management will receive favorable consideration as part of the project's broader value proposition.

## **19. Land Restrictions and Covenants**

Parcel 3 and its surrounding areas may be subject to federal covenants, reversion clauses, or land use restrictions, as outlined in the RFP appendices. Should additional information be required, it may be requested and will be provided by the LRA to the extent that such information is available and in our possession.

## **20. Five-Year Vision of Success**

In five years, the LRA envisions a thriving, integrated community with high-quality jobs, improved educational infrastructure, and elevated international standing in the aerospace and innovation sectors.

## **21. Relocation of the Army Reserve Unit**

The Army Reserve Unit is owner of their land and the LRA has no authority over it, any negotiation will have to take place between respondents and the Army reserve Directly. The LRA is willing to aid in any communication between the parties.

## **22. Exhibit C-2**

The **LRA** Recognizes that by inadvertence the **Development Ground Lease/Agreement** was not included as part of the RFP and would like to clarify and establish that said agreement will be negotiated directly with the selected proponent. (The Sworn statement will still have to be completed by proponent see Addendum No. 4 for Corrected Exhibit C-2)



LOCAL REDEVELOPMENT  
AUTHORITY FOR

**ROOSEVELT  
ROADS**

GOVERNMENT OF PUERTO RICO

### **23. Proposal Deadline:**

Please see Addendum No. 4 where two (2) new extensions to previous deadlines are provided.

- 1) submission deadline and 2) Questions and Issuance of Responses deadline.

### **Unaltered Provisions Remain in Full Force and Effect**

Except as expressly modified in this document, all other terms, conditions, requirements, and provisions set forth in the original Request for Proposals (RFP) 2024-004 shall remain unchanged and in full force and effect. All such unaltered provisions shall continue to be legally binding upon the parties and fully enforceable as originally stated. All interested parties are encouraged to carefully review these questions and answers and adjust their schedules and processes accordingly.

Sincerely,

### **Local Redevelopment Authority for Roosevelt Roads (LRA)**

Roosevelt Roads, Ceiba, Puerto Rico