

INVITATION TO RFQ 2024-001 - DEVELOPER FOR MIXED INCOME RESIDENTIAL, HOSPITALITY & GOLF COURSE PROJECT

General

The purpose of this Request for Qualification (RFQ #2024-001) is to ascertain levels of commercial interest and, to the extent possible, shortlist interested developers who demonstrate appropriate qualifications to carry out the Project.

Developers interested in being considered in this pre-qualification process shall submit their "Statement of Qualifications" (SOQ) and experience for the aforementioned project along with references in accordance with the Instructions included in this Request for Qualifications (RFQ #2024-001) no later than April 9, 2024, at 5:00 PM.

1. Request for Proposal Identification Number- RFQ #2024-001.
2. Request of Proposal Issue Date: **March 6, 2023**

Special Instructions with Date, Time, and Location as to where to access the Request for Proposal documents. Documents will be available at our website, www.rooseveltroads.pr.gov, from March 6, 2024, through 5:00 pm AST on April 22, 2024. There will be no cost to download the documents. If a Proponent prefers to obtain physical copies of the RFP documents, such Proponent must contact the LRA via email at lradepvelopment@lra.pr.gov or phone call at 1-787-705-7188 to schedule an appointment to retrieve the RFP documents at the San Juan offices of the LRA, located at Puerto Rico Trade and Export Building, #159 Chardón Ave., 3rd Floor, Hato Rey, PR 00918.

Pre-Proposal Meeting and Property Tour.

A non-mandatory Pre-Proposal meeting will be held on March 19, 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:

<https://maps.app.goo.gl/sa5rfxp1X42apinc9>,

or at the following coordinates:

18.227693837796963, -65.61359754198834.

The entrance is at the rear of the building (1205 Bld.). During such a visit, the LRA will provide an overview of this RFP and a tour of the Project Property and answer any questions. The Authority or the Evaluation Committee will not respond to verbal requests except those made at the pre-proposal meeting. Handouts and/or written responses to questions will be posted on the LRA's website at www.rooseveltroads.pr.gov. This pre-proposal meeting and Project Property tour will be the only opportunity for Proponents to visit the Project Property guided by LRA representatives before submission of Proposals. Proponents may visit the portions of the NSRR Property (defined below) accessible to the public during regular access hours, 6:00 am- 6:00 pm AST, without an LRA representative.

Description of Project

The LRA owns and leases from the U.S. Department of the Navy (the "Navy") approximately 3,400 acres at the Naval Station Roosevelt Roads in Ceiba, Puerto Rico (the "NSRR Property"), shown on Exhibit A-1. The Project will be developed on an approximately 800-acre site located in Subzones A1, A2, C1, and C2 of the Master Plan (defined below) for the NSRR Property, as further described below and identified in Exhibit A-2 (the "Project Site").

The development combines mixed-income residential, hospitality, golf course, and retail spaces. This Project is of great importance to the LRA as it represents the largest concentration of mixed-income residences available to the public within the NSRR Property.

Important Deadlines

Phase 1 for Potencial Proponets - RFQ	Date	Time
Issuance of the RFQ	Wednesday, March 6, 2024	
Registration Form Deadline	Tuesday, March 19, 2024	
Pre-submittal meeting, Site Visit	Tuesday, March 19, 2024	10:00 AM
Deadline for Questions on the RFQ	Wednesday, April 3, 2024	
Deadline for Posted Potential Proponents to Questions	Tuesday, April 9, 2024	
Proposal Deadline	Tuesday, April 9, 2024	5:00 PM
Opening Proposal Date	Monday, April 15, 2024	11:00 AM
Deadline to Submit all the required documents to the RUL/RUP Compliance	Monday, April 22, 2024	11:00 AM
Presentations by Respondents if required	TBD	
Selection of top Respondent	TBD	