



Addendum No. 1

Reference:

REQUEST FOR QUALIFICATIONS

RFQ #2014-01

**Master Developer Services for the
Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico**



**Issued by the Local Redevelopment Authority for Naval Station Roosevelt Roads
Monday, June 30, 2014**

Statement of Qualifications Deadline for Respondents (See Part 2):

Thursday, August 07, 2014 at 3:00 PM AST

One (1) Original, Seven (7) Copies, and One (1) CD-ROM of Each Submission Shall Be Submitted
To:

Local Redevelopment Authority for Naval Station Roosevelt Roads
Fomento Industrial Building
#355 Roosevelt Ave. Suite 106
Hato Rey, PR 00918

For more information, visit WWW.ROOSEVELTROADS.PR.GOV

This addendum has been issued to address the following:

1. DEADLINE: BIDDER REGISTRATION FORM DEADLINE WILL BE EXTENDED TO:

THURSDAY, JULY 24, 2014 AT 3:00PM AST

CHANGE the following items in section 1.8 Bidder Registration Form. Interested bidders must submit the Bidder Registration Form attached hereto as Exhibit-B to the LRA by e-mail at lrasterdeveloper@lra.pr.gov no later than Thursday, July 24, 2014 at 3:00 PM AST.

2. REPLACE Exhibit B with attached revised Exhibit B.

3. REPLACE Exhibit G-1 with attached revised Exhibit G-1.

REVISED EXHIBIT B



BIDDER REGISTRATION FORM

Developers and investors participating in the RFQ processes should complete the following Bidder Registration Form and send it by email to: iramasterdeveloper@lra.pr.gov by July 24, 2014 by 3:00pm AST:

First Name _____ Last Name _____

Title _____

Company _____

Address _____

City _____ State _____ Zip Code _____ Country _____

Email _____

Work Phone Number _____ Cell Phone Number _____

Fax Number _____

All RFQ update information will be sent by the LRA to iramasterdeveloper@lra.pr.gov and posted to our website www.rooseveltroads.pr.gov/RFQ

REVISED EXHIBIT G-1

ROOSEVELT ROADS REDEVELOPMENT					EXHIBIT F		
CONVEYANCE - FOST/FOSL SCHEDULE FINAL 1/25/12							
	Site	Navy FOST	Navy	Navy	CTC (FY13 and out programmed monies)	LRA Segregation Deeds	Acreage
		Signed Date	Conveyance Date	Funding			
1	FOST Clean						
EDC SALE PARCEL (inc Los Machos 2)	CERFA Clean	2/2/09	1/25/12	N/A	0	CP1 Sala Parcel 3c (Punta Purca)	148.9910
	SWMU 6	2/2/09	1/25/12	N/A	0		
	SWMU 38	2/2/09	1/25/12	N/A	0	CP2 Los Machos 2	74.5960
	SWMU 40	2/2/09	1/25/12	N/A	0		
	SWMU 47	2/2/09	1/25/12	N/A	0		
	SWMU 49	2/2/09	1/25/12	N/A	0		
	SWMU 52	2/2/09	1/25/12	N/A	0		
	SWMU 53	2/2/09	1/25/12	N/A	0		
SWMU 58	2/2/09	1/25/12	N/A	0	CP3 (consolidation of all contiguous FOST Clean parcels including: Sala Parcel 3A, 3B, 3D, EDC Science Park, EDC Port I & II, EDC University & Fire Station)	710.8060	
AOC D	2/2/09	1/25/12	N/A	0			
CERFA Clean	2/2/09	1/25/12	N/A	0			
SWMU 19	10/25/10	1/25/12	N/A	0			
SWMU 38	10/25/10	1/25/12	N/A	0			
SWMU 41	10/25/10	1/25/12	N/A	0			
SWMU 50	10/25/10	1/25/12	N/A	0			
SWMU 72	10/25/10	1/25/12	N/A	0			
CERFA Clean	1/5/09	1/25/12	N/A	0	CP4	2.1830	
SWMU 21	1/5/09	1/25/12	N/A	0			
SWMU 22	1/5/09	1/25/12	N/A	0			
SWMU 24	1/5/09	1/25/12	N/A	0			
SWMU 36	1/5/09	1/25/12	N/A	0			
SWMU 38	1/5/09	1/25/12	N/A	0	CP5	11.3420	
CERFA Clean	12/1/08	1/25/12	N/A	0			
CERFA Clean	12/1/08	1/25/12	N/A	0			
CERFA Clean	12/1/08	1/25/12	N/A	0			
CERFA Clean	4/11/11	1/25/12	N/A	0			
SWMU 38	4/11/11	1/25/12	N/A	0			
2	FOST w/LUC's						
EDC SALE PARCEL 3	SWMU 10	2/2/09	1/25/12	N/A	0	LUC 1	0.8823
	SWMU 13	2/2/09	1/25/12	N/A	0	LUC 2	1.3828
	SWMU 17	2/2/09	1/25/12	N/A	0	LUC 3	0.5588
	SWMU 18	2/2/09	1/25/12	N/A	0	LUC 4	0.0594
	SWMU 25 (inc "25 Cap")	2/2/09	1/25/12	N/A	0	LUC 5	2.4545
	SWMU 30	2/2/09	1/25/12	N/A	0	LUC 6	0.2120
	SWMU 39	2/2/09	1/25/12	N/A	0	LUC 7	0.0050
	SWMU 46	2/2/09	1/25/12	N/A	0	LUC 8	0.5639
	AOC C	2/2/09	1/25/12	N/A	0	LUC 9	1.6157
	AOC A	2/2/09	1/25/12	N/A	0	LUC 10	0.4980
PORT	SWMU 23	1/5/09	1/25/12	N/A	0	LUC 11	0.3990
Water	SWMU 42	4/11/11	1/25/12	N/A	0	LUC 12	1.5550
3	FOST CDR						
EDC PORT	SWMU 7/8	1/5/09	1/25/12	Awarded through CMI	1,748,433	CDR 1	24.9710
	SWMU 55	1/5/09	1/25/12	Awarded through CMI	411,939	CDR 2	4.0368
	SWMU 74 (port)	1/5/09	1/25/12	Awarded through CMS	3,166,425	CDR 3	14.3850
	SWMU 75	1/5/09	1/25/12	Awarded through Full RFI	0	CDR 4	0.2450
	AOC F 1995	1/5/09	1/25/12	Awarded through FY12 LTM	474,257	CDR 5	12.3583
TOTAL FOST ACREAGE					Total # FOST Deeds	22	1014.100
4	FOSL / LIFOC						
EDC SALE PARCEL 3	SWMU 3	Jul-16	Aug-16	Cap design and construction to be awarded FY12	10,449,212	L1	110.2280
	SWMU 9 A/B	Feb-24	Mar-24	Awarded thru 1/2 ERA	466,379	L2	36.1140
	SWMU 9C	Feb-24	Mar-24	Awarded thru 1/2 ERA	466,379	L3	6.2700
	SWMU 11	Jul-16	Aug-16	Depends on EPA response to report (2004) requesting LUC to secure building	0	L4	0.7280
	SWMU 45	Jun-13	Jul-13	Fully Awarded	0	L5	9.0070
	SWMU 57	Jun-18	Jul-18	Awarded thru Full RFI	786,268	L6	2.1500
	SWMU 59	Feb-17	Mar-17	Awarded thru CMI	1,758,823	L7	10.0060
	SWMU 60	Aug-18	Sep-18	Awarded thru CMS work plan	841,326	L6	11.9970
	SWMU 67	May-19	Jun-19	Awarded thru Full RFI	189,346	L9	5.4950
	SWMU 70	Mar-15	Apr-15	Awarded thru Statement of Basis	5,904,488	L10	55.1530
	SWMU 74 (JP 5 h&h)	Oct-18	Nov-18	Awarded thru CMS	3,166,425	L11	20.7370
	SWMU 77	Sep-18	Oct-18	Awarded thru Full RFI	8,379,942	L12	66.1800
	SWMU 78	Feb-16	Mar-16	Awarded thru Full RFI	348,498	L13	2.7930
	AOC F 1738	Apr-20	May-20	Working to get to an OPS; however, EPA Region 2 nor EQB familiar with OPS process and have no defined OPS process which could expedite FOST	1,782,328	L14	5.1950
	AOC F 2842B	Feb-15	Mar-15	Working to get to an OPS; however, EPA Region 2 nor EQB familiar with OPS process and have no defined OPS process which could expedite FOST	474,257	L15	1.5300
	SWMU 31/32	Oct-14	Nov-14	Awarded thru cap and closure report	0	L16	0.5500




EDC SCIENCE PARK	AOC F 124	Feb-15	Mar-15	Working to get to an OPS; however, EPA Region 2 nor EQB familiar with OPS process and have no defined OPS process which could expedite FOST	474,257		L17	1.2310
Waste Water Treat. PLANTS	CERFA Clean Capehart	4/11/11	TBD (est. 2-6 mo.)	Lease until closure; closure funding reqd.	TBD		L18	1.0630
	CERFA Clean Bundy	4/11/11	TBD (est. 2-6 mo.)	Lease until closure; closure funding reqd.	TBD		L19	2.4790
	CERFA Clean Forrestal	4/11/11	TBD (est. 2-6 mo.)	Lease until closure; closure funding reqd.	TBD		L20	2.9070
	SWMU 27	Mar-17	Apr-17	Awarded thru closure report	0		L21	0.4050
	SWMU 28	Apr-17	May-17	Awarded thru closure report	0		L22	1.1700
	SWMU 29	May-17	Jun-17	Awarded thru closure report	0		L23	2.7350
TOTAL FOSL ACREAGE					Total # FOSL Deeds		23	356.1230
TOTAL EDC ACREAGE					Total # Deeds		45	1370.2233
DATES ASSUME (1) 90 DAY REGULATORY REVIEWS PER CONSENT ORDER, (2) NAVY RECOMMENDED ACTIONS APPROVED WITHOUT CHANGES THAT WOULD DELAY SCHEDULE, (3) NO WEATHER/FUNDING/PERMIT ACQUISITION								

ggs

ROOSEVELT ROADS REDEVELOPMENT							
Parcel 1 & 2							
CONVEYANCE - FOST/FOSL SCHEDULE Rev.3 12/4/2012							
	Site	Navy FOST Signed Date	Navy Conveyance Date	Navy Funding	CTC (FY13 and out programmed monies)	Deeds	Acreege
1	FOST Clean						
	CERFA Clean Parcel I A	1/24/2008	Initial Closing	N/A	0	CP6	335.341
	CERFA Clean Parcel I B	1/24/2008	Initial Closing	N/A	0	CP7	305.720
EDC	CERFA Clean Parcel I C	1/24/2008	Initial Closing	N/A	0	CP8	51.924
SALE	CERFA Clean Parcel I D	1/24/2008	Initial Closing	N/A	0	CP9	694.268
PARCEL 1	SWMU 16	1/24/2008	Initial Closing	N/A	0		
	SWMU 26	1/24/2008	Initial Closing	N/A	0		
	SWMU 38	1/24/2008	Initial Closing	N/A	0		
	SWMU 63	1/24/2008	Initial Closing	N/A	0		
PARCEL 2	CERFA Clean Parcel II A	1/3/2008	Initial Closing	N/A	0	CP10	402.437
	CERFA Clean Parcel II B	1/3/2008	Initial Closing	N/A	0	CP11	94.682
PARCEL "18"	CERFA Clean Parcel 18	9/7/2010	Initial Closing	N/A	0	CP12	30.433
CLINIC	CERFA Clean Clinic	11/8/2007	Initial Closing	N/A	0	CP13	2.3190
TOTAL FOST ACREAGE						Total # FOST Deeds	8
							1917.124
4	FOSL / LIFOC					Future Deeds	
	SWMU 1	1/3/2021	2/3/2021	30%	\$5M	L24	38.3360
ID	SWMU 2	11/18/2017	12/18/2017	30%	\$1.5M	L25	27.6710
	SWMU 71	6/19/2019	7/19/2019	20%	\$1M	L29	22.8740
	SWMU 54	10/29/2016	11/29/2016	80%	\$1.5M	L26	5.2110
EDC	SWMU 61	3/7/2017	4/7/2017	30%	\$1M	L27	8.0150
SALE	SWMU 62	7/7/2019	8/7/2019	30%	\$1M	L28	14.5900
PARCEL 1	AOC 520	7/25/2016	8/25/2016	80%	\$2M	L30	3.4260
	AOC 731	3/26/2015	4/26/2015	80%	\$0.5M	L31	0.2990
IA	AOC 734	3/26/2015	4/26/2015	80%	\$0.5M	L32	0.2640
	AOC 735	3/26/2015	4/26/2015	80%	\$0.5M	L34	1.6550
TOTAL FOSL ACREAGE						Total # FOSL Deeds	10
							122.3410
TOTAL EDC Amendment ACREAGE					Total # Deeds	18	2039.4650
<p>DATES ASSUME (1) 90 DAY REGULATORY REVIEWS PER CONSENT ORDER, (2) NAVY RECOMMENDED ACTIONS APPROVED WITHOUT CHANGES THAT WOULD DELAY SCHEDULE, (3) NO WEATHER/FUNDING/PERMIT ACQUISITION, (4) AVAILABILITY</p>							