



REQUEST FOR PROPOSALS (RFP)

This document details all written questions received on **October 1st, 2014 through October 10th, 2014** for the RFP published on August 29th, 2014. LRA answers are found below.

| No. | QUESTIONS | ANSWERS |
|-----|---|--|
| 1 | Could you please send us a copy of the Land deal between the Navy and the PR government that describes the acquisition price, terms of payment, etc? | The land deal is included as Exhibit M-1 and Exhibit M-2 on the RFP document. You may download the document from our website http://www.rooseveltroads.pr.gov/RFQ/Pages/RFQ.aspx |
| 2 | Is it possible to create a Free Tax Zone anywhere on the site? | Yes, you may contact PRIDCO for more information regarding the process to to create a Free Tax Zone in RR |
| 3 | Regarding Exhibit H1 Zoning Code (ROTFU) - is this the actual zoning code for NSRR? or is this still in draft form? Additionally, there is no master atlas to identify what zones fall under what zoning designations, was a master atlas/map of the zones ever created? if yes, please provide us with a copy. Should this document be the official zoning requirement, we would like to know if it is available in english? | Yes, this is the actual zoning code for NSRR. Addendum 1 included the final document Exhibit H-1_Final 2014 Special Plan (in Spanish), Exhibit H-3_Final 2014 Zoning Map.pdf and Exhibit H-4_Final 2014 Special Plan Topic 4 (in English). Topic 4 includes description of the districts in English. You may download the Exhibits from our website http://www.rooseveltroads.pr.gov/RFQ/Pages/RFQ.aspx |
| 4 | Regarding Site A1 - during the tour and in the master plan documentation, it is indicated that a portion of the land facing All Hands Beach is a former landfill. Is there information on the condition of the land, can it be used? | Exhibit G-3 Navy's Environmental Reports, item <i>Parcel III FOSL</i> and Exhibit M-3_Lease in Furtherance of Conveyance between the USA and the LRA (LIFOC) includes information on the landfill remediation work and restricted uses for this area. This area is known as Solid Waste Management Unit 3 (SWMU 3). |

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| 5 | I would like to request any backup excel files for the reports found in the exhibits to the RFP. Particularly I would like those files for: Exhibit I1 - Infrastructure MP and Exhibit E3 - Existing Buildings | <p>Find link for excel files for the reports found in Exhibit I1 - Infrastructure MP:</p> <p>2012-06-07-RR Project Zones Demand.xls https://lra.egnyte.com/dl/WcStJ3RSz4</p> <p>2012-06-04-RR Cost Estimate por utilidad.xls https://lra.egnyte.com/dl/e6ELDeE0se</p> <p>2012-04-22-Phases Demand Summary.xls https://lra.egnyte.com/dl/KVoK2IMfzR</p> <p>Phases Summary(6-2012).xls https://lra.egnyte.com/dl/UcowAyIIAx</p> <p>Excel files for Exhibit E3 - Existing Buildings are not available. We only have a PDF file for this spreadsheet. Excel files data are to be used for references purposes only. The information contained in the previously provided "Roosevelt Roads Redevelopment-Infrastructure Master Plan (June 8, 2012)" shall be considered as the accepted and official data for the RFP. The LRA is not responsible for any discrepancies or omissions contained in the excel files and assumes no legal responsibility for the information contained on those files. Excel digital files provided by the LRA are solely for the original recipient's internal use in the conduct of its RFP business affairs. No digital files may be reproduced or redistributed without LRA's prior written permission.</p> |
| 6 | Is there a plan with the individual acreages of each site? | Exhibit D-1 2014 Development Zones Master Plan provides the individual acreages of each zone and sub-zone. |
| 7 | Is there a plan with the sizes of the industrial buildings, LRA offices? | <p>Link to plans with drawings of industrial BLDG. 1207 https://lra.egnyte.com/fl/LvxLHIBAIJ</p> <p>Link to plans with drawings of industrial BLDG. 31 https://lra.egnyte.com/fl/SjQk9v9qjb</p> <p>Link to plans with drawings of LRA office BLDG. 1205 https://lra.egnyte.com/fl/ifot5V7UKJ</p> |