



**REQUEST FOR QUALIFICATIONS (RFQ)**

This document details all questions received on **July 17th, 2014 and through July 30th, 2014** for the RFQ published on June 30th, 2014. LRA answers are found below.

No.	QUESTIONS	ANSWERS
1	On District Waterfront, Zone A, the lots where the DNRA, National Guard and Home Land Security are located, can they be relocated?	National Guard and Home Land Security are owners of the land they occupy. This land is not part of the redevelopment efforts as indicated on the RFQ document. Plans to relocate any federal agency within the redevelopment will have to be directly negotiated by the selected developer with the federal agency. DNRA is currently a tenant with a short-term lease of 5 years with the LRA to occupy building 2334 and building 467. End date of the agreement is June 31, 2017, unless sooner terminated in accordance with the terms of the agreement. As a general rule, any agreement termination would require, at the expense of the selected developer, relocation of the tenants.
2	Zone C - Sub-zone C-2 Punta Puerca, what is the potential to change the zone to a residential development area?	Any zoning changes would require the selected developer to issue a Location Consultation (Consulta de Ubicación) with the PR Planning Board. Sub-zone C-2 is within conservation district <b>RG</b> . The main purpose of this conservation district is to maintain and improve the natural resources and scenic value of the area. Please refer to Exhibit H-1, Topic 4 Rural General, for additional information regarding allowed uses in conservation district RG.
3	Isla Piñeros, it is part of Roosevelt Roads? If yes, can be develop?	Isla Piñeros is part of Roosevelt Roads. However, it is still property of the Navy and it is still under environmental remediation. Once remediation work is completed the land will be transferred to DNRA. Agreements for the use of the beaches may be reached with the DRNA once remediation work is completed. Selected developer would have to negotiate directly with the DNRA for such agreements. As indicated on Exhibit H-1, Topic 3: Zoning Map, the zoning district for Isla Piñeros y Piñeritos is RS (Natural Reserve). RS is a conservation district. Please refer to Exhibit H-1, Topic 4 Reserva Natural, for additional information regarding allowed uses in conservation district RS.
4	Will the Army / National Guard keep the area next to the dry dock?	The Army Reserve owns the land they occupy, including the area next to the dry dock. Their intention is to remain in their land. Plans to relocate any federal agency within the redevelopment will have to be directly negotiated by the selected developer with the federal agency.
5	What is the security during redevelopment and after?	The PR Police Department currently provides 24/7 surveillance and patrolling of the NSRR. During the day, 1 police vehicle (with 2 police officers) patrols the premises. During the evening, 2 police vehicles (with 2 police officers ea.) patrol the premises. Additional security during the day is provided by DNRA and the municipality of Ceiba at All Hands Beach and at the Marina. In addition, the LRA currently has a private security guard during the evening at the water treatment plant and at the Delta substation. A government security task force committee has been established for Roosevelt Roads and is constantly evaluating ways to improve security. The LRA recommends the Selected Developer to include private security within their premises.

No.	QUESTIONS	ANSWERS
6	Please share list of registered entities/developers.	Find a list of all registered entities/developers below.
7	Is this a long-term lease of land or a sale of land to a developer?	Respondents may include either a long-term lease of land option or, a sale of land option in their proposal. The LRA would prefer to establish a long-term lease with the selected developer but, it will also consider any proposal in which the Respondent includes a sale of land option.
8	Regarding the master developer team, once SOQs are submitted, and Respondents are qualified. Will respondents be allowed to modify teams if necessary? This includes adding and/or removing team members?	Yes, respondents may be allowed to add team members if necessary before issuing their RFP response and may substitute team members for others of equal experience and qualifications. Qualifications of new team members shall be included with the RFP response.
9	Are we going to have specific requirements for the contractors and subcontractors that will work on any specific phase (i.e. small business, hubzone, 8A Certified contractors, DBE, etc.)?	Specific requirements will be included on the RFP.
10	Is the Government of PR investing in the projects through a PPP?	The Roosevelt Roads Redevelopment Project is looking for highly qualified investors with the ability to finance the proposed redevelopment and start the development immediately. Any intention to invest via a PPP will have to be directly coordinated by the Respondent with PPP agency.
11	Can any firms present be hired as subcontractors? List of companies be distributed?	Yes. Find a list of all registered entities below.
12	Will tax incentives apply to subcontractors performing any of the work?	Each subcontractor will determine which incentives may apply..
13	Will there be any work will be upcoming for the airport area?	The Roosevelt Roads Airport is managed by the PR Ports Authority. They have certain areas available for development and have a Master Plan in place. See Exhibit H-3 for the Roosevelt Roads Airport Master Plan Map. You may contact the PR Ports Authority directly for airport development inquiries.
14	Is there a possibility of extending the August 6 and August 29 datelines?	There may be a possibility to extend the August 7th, 2014 deadline for the submission of the SOQ. We encourage Respondents that believe will benefit from such an extension to make a formal request via email to: lramasterdeveloper@lra.pr.gov by July 31, 2014. The August 30, 2014 is the projected date to publish the RFP.

No.	QUESTIONS	ANSWERS
15	Are the ship repair facilities part of the master developer plan? Why not wait for proposals?	The shipyard facilities are part of the master plan and the redevelopment efforts. Because of the significant interest to start operating the shipyard and the need to get projects going quickly and get jobs and economic activity, the LRA entered into an exclusive negotiating agreement with Astivenca, a shipyard company who is currently evaluating the feasibility of establishing a shipyard operation on the existing drydock area at FNSRR. Their one year exclusive negotiating agreement is due on March 2015. At this time, a long term-lease agreement would be executed with the LRA. Expected lease term: 20 years with option to renew for 10 additional years.
16	Is there an inventory of available infrastructure available for review?	Yes, see Exhibit I-1 for the 2012 Infrastructure Master Plan. It provides an assessment of the existing conditions of the infrastructure as well as order of magnitude costs for the investment that may be required for the redevelopment. See Exhibit E for Existing Building Assessment.
17	Is there sufficient power, water and sewer capacity in the site? If not, will PREPA and PRASA make them available?	Yes, there is sufficient power, water and sewer capacity on site to meet the current demand. However, additional infrastructure will be required to meet the demands of the new development. Any new development may connect to PREPA and PRASA upon meeting their requirements.
18	If a master developer is selected, what will happen with current tenants?	Since acquiring ownership of the Property, the LRA has entered into short-term lease agreements for 5 years or less, for certain portions of the Property to various interim users who are using the Property. Current tenants will remain pursuant to leases, unless sooner terminated in accordance with the terms of the agreement. Any agreement termination would require, at the expense of the selected developer, relocation of the tenants and compensation for their investment.
19	If master developer selected, can they deviate from current government planning?	Any deviation from the current Master Plan would have to be approved by the LRA. As any other project developed in Puerto Rico, zoning changes would require the selected developer to issue a Location Consultation (Consulta de Ubicación) with the PR Planning Board. In addition, the purchase agreement between the LRA and the Navy includes restrictions and limitations for the development of the transferred land. The agreement states that during the first 5 years of land ownership development should occur according to the Master Plan; otherwise, the LRA (penalties would be transferred to the Selected Developer) would incur in financial penalties to be paid to the Navy. Restrictions for Parcel 3 are due on January 26, 2017 and for Parcels 1 & 2, on May 7, 2018.
20	Can electrical be a co-gen solution rather than using PREPA?	Yes
21	Wind turbines allowed?	Renewable sources of energy are encouraged subject to LRA approval.
22	Local community resistance to this project?	No, as long as the Selected Developer integrates the community to their proposed project and keeps them informed and involved throughout the development process. It is a development requirement to provide access to public areas for the enjoyment of the community. The local community is in great need for economic activity and new jobs in this area.

No.	QUESTIONS	ANSWERS
23	How much input will the local communities have in the Redevelopment of Roosevelt Roads?	It is a requirement for the Selected Developer to integrate the community to their proposed project and keep them informed and involved throughout the process.
24	I would like master developer that is selected to make sure there are opportunities for PR firms.	Specific requirements to include local firms as part of the team may be included in the RFP.
25	Let's say 4 or 5 master developers come out of the RFP. Is there a limit to how many teams a subcontractor is part of?	No. A subcontractor may be part of more than one team.
26	Please provide more information about the term and conditions with regards to the contract with the Navy (ie penalties, etc.)	The purchase agreement between the LRA and the Navy includes restrictions and limitations for the development of the transferred land. The agreement states that during the first 5 years of land ownership development should occur according to the Master Plan; otherwise, the LRA (penalties would be transferred to the Selected Developer) would incur in financial penalties to be paid to the Navy. Restrictions for Parcel 3 are due on January 26, 2017 and for Parcels 1 & 2, on May 7, 2018. Additional information on the terms and conditions with the Navy will be included in the RFP.
27	Regional population by town	Ceiba - 13,631 Naguabo - 26,720 Fajardo - 36,993 Humacao - 58,466
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29	Would LRA consider under any circumstances, selling the totality or even a portion of the acreage being here considered for this redevelopment project?	Respondents may include either a long-term lease of land option or, a sale of land option in their proposal. The LRA would prefer to establish a long-term lease with the selected developer but, it will also consider any proposal in which the Respondent includes a sale of land option.



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