



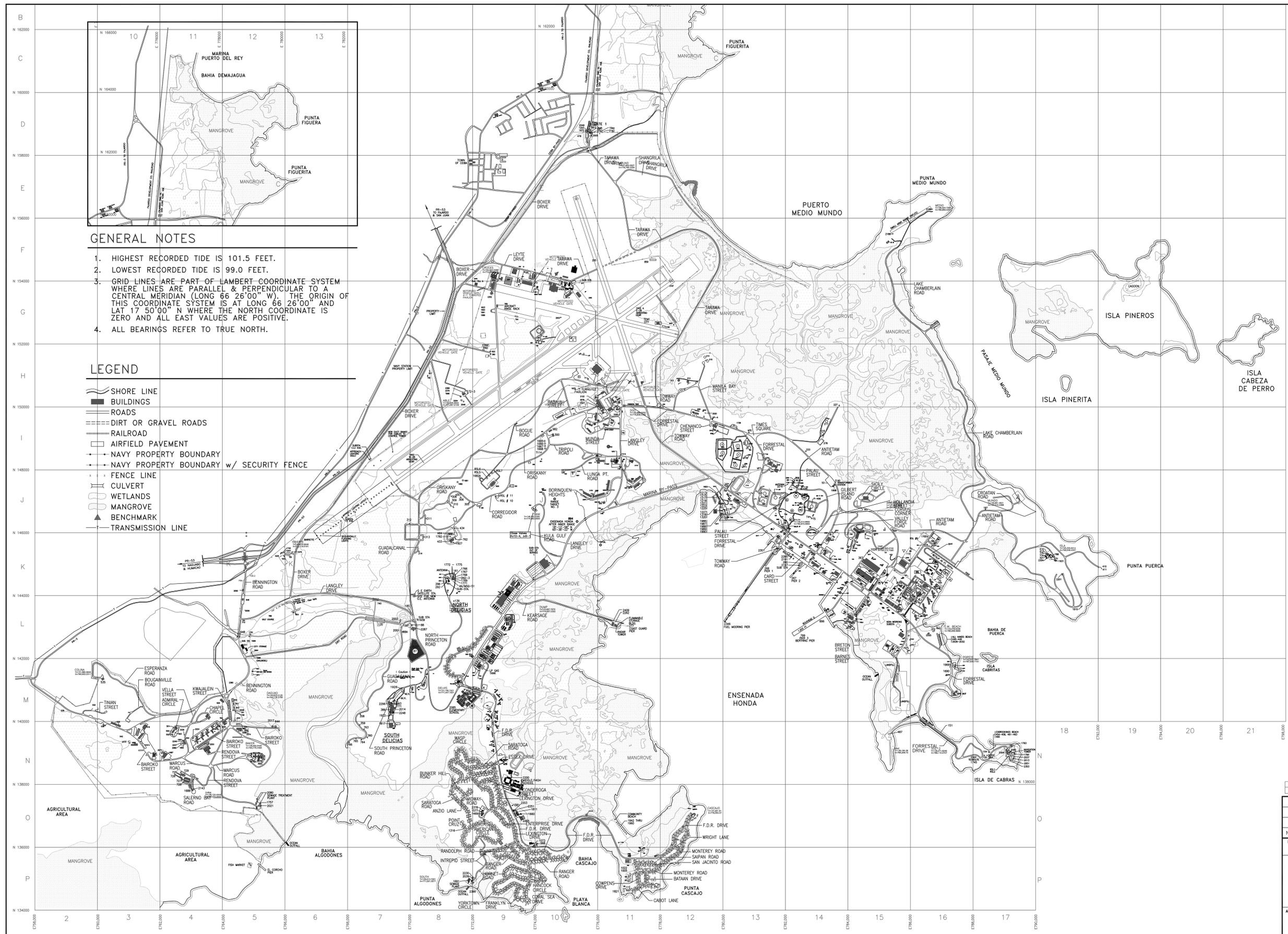
REQUEST FOR QUALIFICATIONS (RFQ)

This document details all questions received from July 30th, 2014 **through July 31st, 2014** for the RFQ published on June 30th, 2014. LRA answers are found below.

No.	QUESTIONS	ANSWERS
31	We understand that the deadline for submitting our SOQ is August 7, 2014 at 3pm AST. Our intent is to deliver 1 original and 7 copies to you by the set date and time. In case any unforeseen circumstances occur, per Section 2.3 of the RFQ, we would like to request authorization to submit our response electronically	We have granted an extension on the submission deadline from August 7, 2014 to August 14, 2014. For this reason we are not granting authorization to submit responses electronically. As stated on the Cover of the RFQ and on Section 2.3, all SOQs must contain one (1) signed original and seven (7) copies and one (1) electronic copy on CD-ROM to be submitted in sealed packages and addressed to: Malu Blázquez, Executive Director, Local Redevelopment Authority for Naval Station Roosevelt Roads, Fomento Industrial Building, #355 Roosevelt Ave., Suite 106, Hato Rey, PR 00918
32	We have interest in the ferry to Vieques, Culebra and USVI. Who should we speak to for the issue of permits, licenses, etc..?	The LRA has drafted an RFP for a private ferry service from Ceiba to Vieques, Culebra and other destinations and is pending final coordination with the involved parties to issue the RFP. OGP is the government agency that should be consulted regarding permits.
33	Punta Puerca is a sustainable development for ecotourism, this includes log cabins or similar eco-efficient, removable wood cabins? Will an environmental educational project with installation of campers be allowed?	Punta Puerca zonings districts are RG and RS, which are both conservation districts. The uses mentioned may be allowed. Please reference the 2014 Special Plan for the development of the land at the Former Naval Station Roosevelt Roads issued on the RFQ as Exhibit H-1, for detailed information regarding the allowed uses and densities in the districts of Roosevelt Roads. You may also contact the PR Planning Board for inquiries regarding the required process to issue a Location Consultation (Consulta de Ubicación) to request a change in the allowable use of a specific area.

No.	QUESTIONS	ANSWERS
34	We have plans for short term rental of the housing area, where the Commander's house, and other houses are located. Would it be possible to be develop in phases? does the plan allow this? Could we include swimming pools?	The project is planned to be developed in phases. For detailed information on allowed uses on the Former Naval Station Roosevelt Roads please refer to the 2014 Special Plan, issued on the RFQ as Exhibit H-1.
35	Is there any area where you plan to include a water park and / or entertainment? Which one?	A water park is not detailed on the 2014 Development Zones Master Plan. However, this use may be allowed. Please reference the 2014 Development Zones Master Plan issued on the RFQ document as Exhibit D-1, for information regarding the redevelopment plans.
36	To submit projects for the commercial marina, once the agreement with the town of Ceiba is due, or to reach agreements with them, whom we should contact?	You may include in your proposal a long-term plan for the development of the Marina area. The agreement with the Municipality of Ceiba is a short-term lease agreement. You may contact the Municipality of Ceiba for additional information.
37	Is there a line of credit or financing negotiated with private banks, government or, for this development? soft loans at reduced interest?	Currently there's no line of credit nor financing negotiated with a private bank. A list of some of the incentives that apply to the Former Naval Station Roosevelt Roads redevelopment is included on the RFQ document. See Section 1.3.1 Incentives
38	how should we get the proposals to the LRA, ie, data, and drafted project defined? to whom? deadline for doing so?	As specified on the RFQ Cover page and on Section 2.3 Deadline for SOQs of the RFQ document, and later amended by Addendum 2 issued on July 30, 2014, all SOQs must be received by the LRA prior to 3:00 PM AST on Thursday, August 14, 2014. All SOQs must contain one (1) signed original, seven (7) copies, and one (1) electronic copy on CD-ROM. The materials shall be submitted in sealed packages and addressed to: Malu Blázquez, Executive Director, Local Redevelopment Authority for Naval Station Roosevelt Roads, Fomento Industrial Building, #355 Roosevelt Ave. Suite 106, Hato Rey, PR 00918. The sealed package should be labeled with the respondent's name, address, and contact person, and will be time-stamped upon receipt. Electronic, telegraphic and facsimile offers and modifications will not be considered without express prior written authorization. Any SOQ received after the time and date specified above may be rejected and may be returned to the sender unopened.

No.	QUESTIONS	ANSWERS
39	would like to formally request an extension of the August 7th deadline. Please let us know if this extension can be granted	We have granted an extension on the submission deadline from Thursday, August 7, 2014 to Thursday, August 14, 2014
40	In order to allow further exploration of teaming opportunities and a suitable amount of time to prepare a qualifications package, we hereby request a time extension of an additional 60 days for the presentation of Statements of Qualification	We have granted an extension on the submission deadline from Thursday, August 7, 2014 to Thursday, August 14, 2014
41	We are hereby requesting an extension of three (3) weeks in submitting the Request for Qualifications (RFQ) (until August 26th, 2014).	We have granted an extension on the submission deadline from Thursday, August 7, 2014 to Thursday, August 14, 2014
42	Please provide a map that includes building numbers that correspond to Exhibit E: Existing Building Assessment	Please find Exhibit E-1 Station Map.
	Sent 08/01/14	



GENERAL NOTES

1. HIGHEST RECORDED TIDE IS 101.5 FEET.
2. LOWEST RECORDED TIDE IS 99.0 FEET.
3. GRID LINES ARE PART OF LAMBERT COORDINATE SYSTEM WHERE LINES ARE PARALLEL & PERPENDICULAR TO A CENTRAL MERIDIAN (LONG 66 26'00" W). THE ORIGIN OF THIS COORDINATE SYSTEM IS AT LONG 66 26'00" AND LAT 17 50'00" N WHERE THE NORTH COORDINATE IS ZERO AND ALL EAST VALUES ARE POSITIVE.
4. ALL BEARINGS REFER TO TRUE NORTH.

LEGEND

- SHORE LINE
- BUILDINGS
- ROADS
- - - DIRT OR GRAVEL ROADS
- RAILROAD
- AIRFIELD PAVEMENT
- - - NAVY PROPERTY BOUNDARY
- - - NAVY PROPERTY BOUNDARY w/ SECURITY FENCE
- - - FENCE LINE
- CULVERT
- WETLANDS
- MANGROVE
- ▲ BENCHMARK
- TRANSMISSION LINE

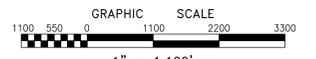
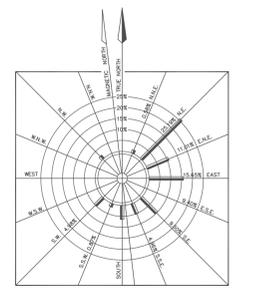


EXHIBIT E-1

6	ISSUED AS EXHIBIT E-1	NIM	AUG 1, 2014	
5				
4				
NO.	REVISION DESCRIPTION	PREP'D BY	DATE	APPROVED
LANTDIV. DRAWING NO.		DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND		
U.S. NAVAL STATION ROOSEVELT ROADS, PUERTO RICO				
STATION MAP BASE IMPROVEMENTS MAP				
APPROVED	DATE	SIZE	CODE IDENT. NO.	PWD DRAWING NUMBER:
		F	80091	5424
SCALE: GRAPHIC		SHEET 1 OF 1		

CADD FILE NAME: P:\USER\2C-A5222\STATION\STAMP.MXD
PAPER SPACE VIEW: VIEWRESTORE-STA-P
MODEL SPACE VIEW: VIEWRESTORE-STA-M (INSET IS 'STA-M2')