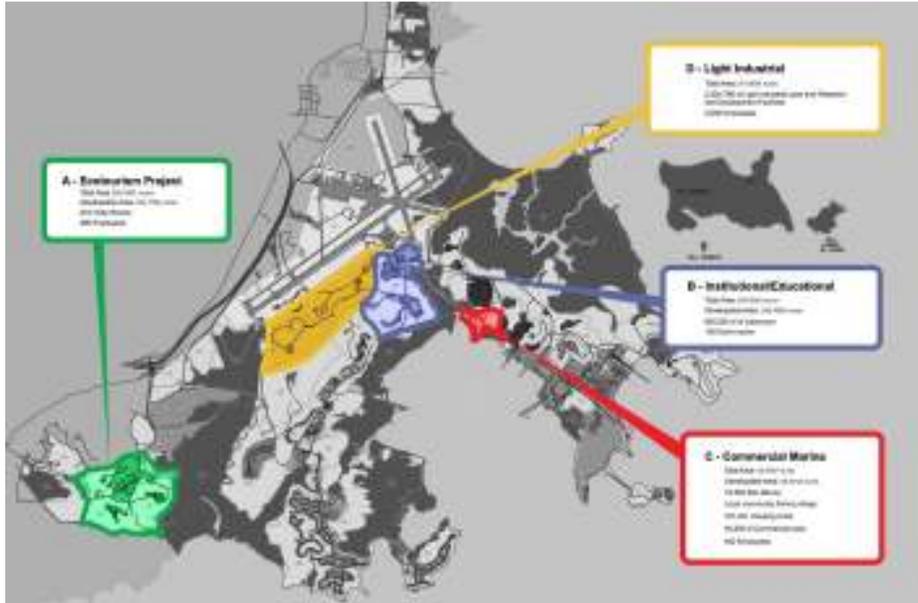


# ADDENDUM NO. 1

## REFERENCE:

### REQUEST FOR PROPOSALS FOR DEVELOPMENT AT THE FORMER NAVAL STATION ROOSEVELT ROADS CEIBA, PUERTO RICO RFP #2013-01



**ISSUED BY THE LOCAL REDEVELOPMENT AUTHORITY FOR  
NAVAL STATION ROOSEVELT ROADS  
OCTOBER 31, 2013**

**BIDDER REGISTRATION FORMS DUE FRIDAY, NOVEMBER 1, 2013**

**MANDATORY PRE-SUBMITTAL MEETING AND PROPERTY TOUR:  
TUESDAY, NOVEMBER 5, 2013 AT 10:00 AM AST AT BUILDING 1205 AT NAVAL STATION ROOSEVELT ROADS**

**PROPOSALS DEADLINE FOR IMMEDIATE DEVELOPMENT OPPORTUNITY RESPONDENTS (SEE PART 3):  
FRIDAY, DECEMBER 20, 2013 AT 3:00 PM AST**

**ONE (1) ORIGINAL, SEVEN (7) COPIES, AND ONE (1) CD-ROM OF EACH SUBMISSION SHALL BE SUBMITTED TO:**

**MALU BLÁZQUEZ, EXECUTIVE DIRECTOR  
LOCAL REDEVELOPMENT AUTHORITY FOR NAVAL STATION ROOSEVELT ROADS  
PUERTO RICO LAND ADMINISTRATION BUILDING  
#171 CHARDÓN AVE., 3<sup>RD</sup> FLOOR  
SAN JUAN, PR 00918-0903**

**FOR MORE INFORMATION, VISIT [WWW.LAFRR.COM](http://WWW.LAFRR.COM)**

This addendum has been issued to address the following:

**1. DELETE** the following items in **Exhibit List**. Maps of the Property:

Map of Available Properties for Immediate Opportunities .....	Exhibit A-2
Map of IDO 1 (Eco-Tourism) .....	Exhibit A-3
Map of IDO 2 (Institutional/Educational) and IDO 3 (Commercial/Marina) .....	Exhibit A-4
Map of IDO 4 (Light Industrial) .....	Exhibit A-5

**2. INSERT** the following items in **Exhibit List**. Maps of the Property:

Map of Available Properties for Immediate Opportunities .....	Exhibit A-2
Map of IDO 1 (Eco-Tourism) .....	Exhibit A-3
Map of IDO 2 (Institutional/Educational) and IDO 3 (Commercial/Marina) .....	Exhibit A-4
Map of IDO 4 (Light Industrial) .....	Exhibit A-5

**3.INSERT** the following items to **Exhibit List**:

List of Existing Buildings at IDOs, Roosevelt Roads, Ceiba .....	Exhibit D-1
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**4. INSERT** the following items to **Exhibit List**: Environmental Documents:

Supplemental Environmental Assessment .....	Exhibit F-5
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**5. INSERT** the following items to **I. Overview of NSRR Redevelopment Opportunities, 1.3 The Opportunities**:

1.3.3 Alternative Financing Sources. Respondents are encouraged to pursue all available development incentives, grants, and subsidies, including but not limited to those that might be available through local development organizations such as Puerto Rico Tourism Company and the Puerto Rico Industrial Company as provided for in Exhibits E-1 and E-2. In addition, Respondents are encouraged to pursue, as may be warranted, alternative financing sources including the U.S. Citizen and Immigration Service Immigrant Investor Program known as "EB5". Details of the use of EB5 financing should be set forth in the Respondent's response to Section 2.3.3.2 Part 2: Financial Offer and Capability in sufficient detail to demonstrate an understanding of this EB5 financing structure and the viability of obtaining EB5 funds for the project in the amount represented. See: <http://www.uscis.gov/portal/site/uscis/menuitem.eb1d4c2a3e5b9ac89243c6a7543f6d1a/?vgnextoid=facb83453d4a3210VqnVCM100000b92ca60aRCRD&vgnnextchannel=facb83453d4a3210VqnVCM100000b92ca60aRCRD> for information regarding the EB-5 Visa Program.

**6. DELETE** the following items to **2. RFP Section: Immediate Development Opportunities , 2.2**  
**Description of IDOs. 2.2.1 IDO 1: The Eco-Tourism Project**

2.2.1.2 Total Area: 57.2 Acres (58.90 cuerdas)

2.2.1.3 Developable Area: 27.2 Acres (28 cuerdas)

**7. INSERT** the following items to **2. RFP Section: Immediate Development Opportunities , 2.2**  
**Description of IDOs. 2.2.1 IDO 1: The Eco-Tourism Project**

2.2.1.2 Total Area: 260.0451 Acres

2.2.1.3 Developable Area: 232.7756 Acres

**8. DELETE** the following items to **2. RFP Section: Immediate Development Opportunities , 2.2**  
**Description of IDOs. 2.2.2 IDO 2: Institutional/Educational Uses**

2.2.2.2 Total Area: 165.6 Acres (170.62 cuerdas)

2.2.2.3 Developable Area: 165.6 Acres (170.62 cuerdas) including 900,000 sf of classroom

**9. INSERT** the following items to **2. RFP Section: Immediate Development Opportunities , 2.2**  
**Description of IDOs. 2.2.2 IDO 2: Institutional/Educational Uses**

2.2.2.2 Total Area: 185.9030 Acres

2.2.2.3 Developable Area: 180.4088 Acres, including 900,000 SF of classroom.

**10. DELETE** the following items to **2. RFP Section: Immediate Development Opportunities , 2.2**  
**Description of IDOs. 2.2.3 IDO 3: Commercial Marina**

2.2.3.2 Total Area: 40.2 Acres (41.39 cuerdas)

2.2.3.3 Developable Area: 36.3 Acres (37.38 cuerdas)

**11. INSERT** the following items to **2. RFP Section: Immediate Development Opportunities , 2.2**  
**Description of IDOs. 2.2.3 IDO 3: Commercial Marina**

2.2.3.2 Total Area: 42.9037 Acres

2.2.3.3 Developable Area: 25.6714 Acres

**12. INSERT** the following items to **2. RFP Section: Immediate Development Opportunities , 2.2 Description of IDOs. 2.2.3 IDO 3: Commercial Marina. 2.2.3.4 Marina Slips**

2.2.3.4 See Exhibit F-5. Sections 3 and 4 describe USACE compliance and permit requirements for in-water construction, demolition, or dredging around the existing sensitive ecosystems within the coastal zone.

**13. DELETE** the following items to **2. RFP Section: Immediate Development Opportunities , 2.2 Description of IDOs. 2.2.4 IDO 4: Light Industrial Uses**

2.2.4.2 Total Area: 289.73 Acres (298.31 cuerdas)

2.2.4.3 Developable Area: 2,320,798 sf Light Industrial uses and Research and Development Facilities.

**14. INSERT** the following items to **2. RFP Section: Immediate Development Opportunities , 2.2 Description of IDOs. 2.2.4 IDO 4: Light Industrial Uses**

2.2.4.2 Total Area: 178.9039 Acres

2.2.4.3 Developable Area: 178.9039 Acres, including 2,320,798 SF of Light Industrial uses and Research and Development Facilities.

**This Addendum shall become part of the RFP and must be *Signed & Returned* with your Proposal.**

\_\_\_\_\_  
*Authorized Signature of Proposer*

\_\_\_\_\_  
*Company Name*