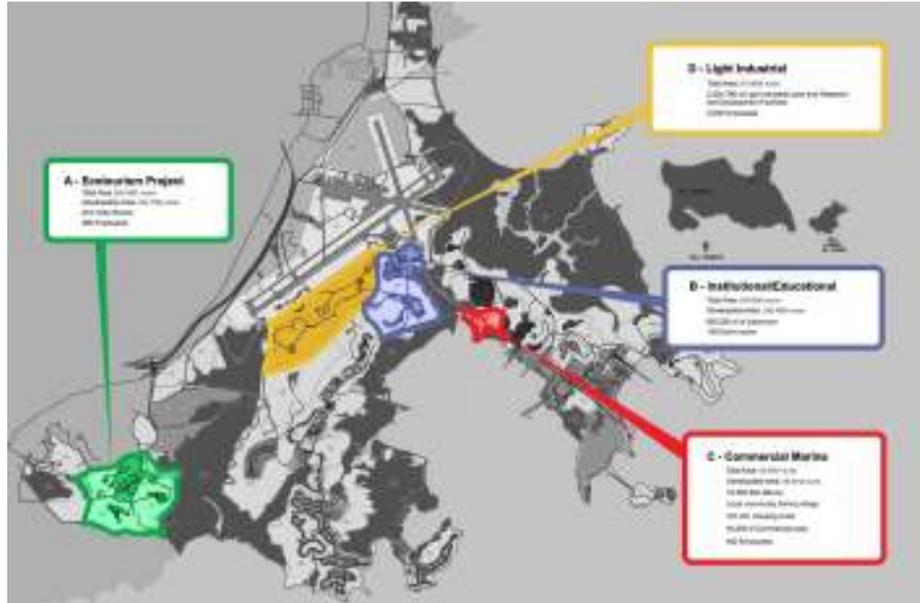


ADDENDUM NO. 3

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
DECEMBER 02, 2013**

**PROPOSALS DEADLINE FOR IMMEDIATE DEVELOPMENT OPPORTUNITY RESPONDENTS:
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., 3RD FLOOR
SAN JUAN, PR 00918-0903

FOR MORE INFORMATION, VISIT WWW.LAFRR.COM

This addendum has been issued to address the following:

1. INSERT the following item in **1. Overview of NSRR Redevelopment Opportunities. 1.6 The Property**

1.6.4 Surrounding Communities. Community participation in all development activities will be required. Proposals shall include community involvement strategies in the areas of project design, communications, community relations and community economic development and show how these strategies will provide active community participation and deliberation for the benefit of the surrounding communities. The Proposer must sign a letter of assent executed by the Proposer agreeing to be bounded by a Community Benefit Agreement to be prepared and presented by the Proponent in response to the RFP.

2. INSERT the following item in **2. RFP Section: Immediate Development Opportunities. 2.3.3.5 Part 5; Community Relations as 2.3.3.5.1**

2.3.3.5.1 Community Benefit Agreement (CBA). Proposals shall include a draft of a Community Benefit Agreement, which should establish initiatives related to community involvement strategies in the areas of project design, communications, community relations and community economic development. Proposals shall also include the process the Proposer will follow to validate the CBA with the community. Initiatives included in the CBA may include, but are not limited to:

- Include the community coalition and the community in the process of decision making and deliberation related to creating and increasing local business and job opportunities in the construction phase and the implementation of the project subject to this RFP. Show how the Proposer will meet this requirement;
- Include first choice offer to community local business and residents and the opportunity to implement socioeconomic projects approved by the coalition and the LRA's board of directors;
- Create a local hiring program with a minimum of 15% of total job opportunities set aside for local residents for the construction phase and the implementation of the project subject to this RFP. Show how the Proposer will meet local hiring goals;
- Establish a local contracting, job referral and training center for local residents, to maintain a data base of available opportunities for local

business and job seekers. Show how the Proposer will meet this requirement.

- Establish other community benefits the Proposer is willing to provide. Describe how the Proposer will meet these benefits.

3. INSERT the following items in **2. RFP Section: Immediate Development Opportunities. 2.2** Description of IDOs. 2.2.2 IDO 2: Institutional/Educational Uses. 2.2.2.1 Description.

2.2.2.6 Other: Access to public domain property shall be guaranteed. The Proposer must establish and show how access to public property will be guaranteed.

4. INSERT the following items in **2. RFP Section: Immediate Development Opportunities. 2.2** Description of IDOs. 2.2.3 IDO 3: Commercial Marina. 2.2.3.1 Description:

2.2.3.1.1 Participation of existing tenants shall also be guaranteed. The Proposer must establish and show how participation of existing tenants will be guaranteed.

5. DELETE the following items in **2. RFP Section: Immediate Development Opportunities. 2.3** Requirements for IDOs. 2.3.3 Presentation of Qualifications. 2.3.3.3 Part 3: Development Plan.

2.3.3.5 Part 5: Community Relations. The maintenance of good community relations is important to the LRA. In this section of the Proposal, identify how good relations with all involved parties (including the LRA, the Commonwealth, the Navy, and the communities surrounding the Property) will be maintained throughout the duration of the project. IDO Respondents should identify local market knowledge and a community relations strategy applicable to the NSRR region. Examples from previous community relations experiences should be included.

6. INSERT the following items in **2. RFP Section: Immediate Development Opportunities. 2.3** Requirements for IDOs. 2.3.3 Presentation of Qualifications. 2.3.3.3 Part 3: Development Plan.

2.3.3.5 Part 5: Community Relations. The maintenance of good community relations is important to the LRA. In this section of the Proposal, identify how good relations with all involved parties (including the LRA, the Commonwealth, the Navy, and the communities surrounding the Property) will be maintained throughout the duration of the project and what specific community involvement and community economic development strategies will be available in the proposed project. IDO Respondents should identify local market knowledge and a community relations strategy applicable to the NSRR region. Examples from previous community relations experiences should be included.

7. DELETE the following items in **2. RFP Section: Immediate Development Opportunities. 2.9 IDO Developer(s) Selection Timeline**

Phase 1 for Any Interested IDO Respondents	
• Issuance of the RFP	October 11, 2013
• Deadline for Submission of Bidder Registration Form	November 1, 2013
• Mandatory Pre-Submittal Meeting and Property Tour	November 5, 2013 at 10:00 AM AST
• Deadline for Questions on the RFP	December 2, 2013
• Deadline for Posted Responses to Questions – to be posted in RFP Section of www.lafrr.com	December 9, 2013
• Proposal Deadline	December 20, 2013 at 3:00 PM AST
• LRA Issues Questions to IDO Respondents	On or about January 10, 2014
• IDO Respondents Respond to LRA Questions	On or about January 20, 2014
• Announcement of Short-listed IDO Respondents and Invitation for Interviews	On or about January 27, 2014
• Interviews with Short-listed IDO Respondents	On or about February 4, 5, and 6, 2014
Phase 2 for Selected IDO Developer(s)	
• Announce Selected IDO Developer(s) and Commence Negotiations with the Selected Developer(s)	On or about February 14, 2014
• Execute Development Agreements, Leases and/or Deeds	On or about April 2014

8. INSERT the following items in **2. RFP Section: Immediate Development Opportunities. 2.9 IDO Developer(s) Selection Timeline**

Phase 1 for Any Interested IDO Respondents	
• Issuance of the RFP	October 11, 2013
• Deadline for Submission of Bidder Registration Form	November 1, 2013
• Mandatory Pre-Submittal Meeting and Property Tour	November 5, 2013 at 10:00 AM AST
• Deadline for Questions on the RFP	December 13, 2013
• Deadline for Posted Responses to Questions	December 17, 2013
• Proposal Deadline	December 20, 2013 at 3:00 PM AST
• LRA Issues Questions to IDO Respondents	On or about January 10, 2014
• IDO Respondents Respond to LRA Questions	On or about January 20, 2014
• Announcement of Short-listed IDO Respondents and Invitation for Interviews	On or about January 27, 2014
• Interviews with Short-listed IDO Respondents	On or about February 4, 5, and 6, 2014
Phase 2 for Selected IDO Developer(s)	
• Announce Selected IDO Developer(s) and Commence Negotiations with the Selected Developer(s)	On or about February 14, 2014
• Execute Development Agreements, Leases and/or Deeds	On or about April 2014

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

Authorized Signature of Proposer

Company Name