



REQUEST FOR PROPOSALS (RFP) HOSPITAL PARCEL- RFP 2015-001

This document details all written questions received on **Friday, October 30th, through Friday, December 18th, 2015** for the RFP for the Hospital Parcel, published on Thursday, October 29, 2015. LRA answers are found below.

No.	QUESTIONS	ANSWERS
1	We are very much interested in expanding our services to the eastern region of the Island but would need to know if the bidding is for the purchase of the Hospital Parcel or the administration of the Hospital as such.	As stated in the RFP document, the LRA prefers a Long Term Ground Lease Agreement with the selected proponent.
2	We are interested in doing a detailed inspection with our Engineers and Architects of the electrical and utilities structures in existence in the facility. This step is necessary for the preparation of our Proposal documents.	See Addendum 2 at our website: http://www.rooseveltroads.pr.gov/rfp/Pages/Hospital-Parcel.aspx . The LRA will allow two separate Utility/Infrastructure Site Visits to Building 1790 – Former Hospital Building, on Thursday, December 03, 2015 at 10:00am and on Tuesday, December 08, 2015 at 10:00am. Interested participants should inform the LRA via email at lradevelopment@lra.pr.gov , if they are to attend and which day they will attend. Tour participants may park at the hospital parking area and meet the tour guides at the Hospital Lobby.
3	After evaluating the Bid Solicitations, there is significant information to analyze, and the bid due date stipulated is not sufficient to complete our proposal. For this reason, we respectfully request a Bid postponement until two weeks more in order to prepare a competitive price.	See Addendum 2 at our website: http://www.rooseveltroads.pr.gov/rfp/Pages/Hospital-Parcel.aspx . Proposal Deadline for Respondents has been moved from Friday, January 08, 2016 to Wednesday, January 20, 2016 at 3:00 PM AST

No.	QUESTIONS	ANSWERS
4	(i) Please provide location of point of connection to PREPA. (ii) Please provide location of point of connection to PRASA. (iii) Please provide location of point of connection to Cable TV Company. (iv) Please provide location of point of connection to PRTC or existing telephone company.	Refer to the attached Exhibits with the approximate location of the connection points. Appendix A - Point of connection to PREPA Appendix B - Point of connection to Water Facilities Appendix C - Point of connection to Sanitary Sewer Facilities Appendix D - Point of connection to Telecomm
5	Which agency will be in charge of permits and endorsements for the Project?	The agency responsible for approving and processing permits is the Permitting Management Office (OGPe). The endorsements for the project and utilities will be provided by the LRA.
6	Before which agency the construction and use permits.	The agency responsible for approving and processing permits is the Permitting Management Office (OGPe).
7	Is there any nontraditional or project specific process for the obtaining of permits for this Project?	No. The permitting process for this project is the standard process for obtaining permits.
8	Will the Project have priority or fast track to obtain of permits with the relevant governmental agencies?	This is a priority project for the Government of Puerto Rico, therefore the LRA and the Medical Tourism Corporation will serve as liaisons with the appropriate government agencies. However, the developer will be responsible for the entire permitting process.
9	Will the Project have priority or fast track to obtain permits with the Department of Health?	This is a priority project for the Government of Puerto Rico, therefore the LRA and the Medical Tourism Corporation will serve as liaisons with the appropriate government agencies. However, the developer will be responsible for the permitting process.
10	Will the Municipal Tax for construction for the Project be exempt?	Currently this project is not exempt from the Construction Municipal Tax. This issue needs to be discussed with the Municipality of Ceiba, which is the entity responsible under the law of assessing this type of tax. Under the law, they have the right to exempt or reduce this type of tax.
11	Will the Hospital be eligible to request tax exemption pursuant to Law 168-1968?	Law 168-1968 is current law and based on our best understanding, the Project would be eligible to request these provisions.

No.	QUESTIONS	ANSWERS
12	Will the government or any public corporation provide any special Tax Incentive for the development of this Project?	There is no special tax incentive specifically for the Project. However, the Project could request any of the current incentives available for economic development in Puerto Rico. Proponent should evaluate incentives under the Department of Economic Development and Commerce (DEDC), Trade and Export Company of Puerto Rico (CCE), Puerto Rico Industrial Development Corporation (PRIDCO), and Economic Development Bank (EDB), among others.
13	Are there any guidelines for construction?	The developer shall follow all the design and construction applicable codes and regulations for this project.
14	Are there any restrictions of construction? The guidelines in Exhibit I-2 are not responsive to this question.	The parcel is out of the boundary of solid waste management unit SWMUs and areas of concern AOCs, thus is not under any construction restrictions. However, the developer shall follow all the applicable medical facilities construction codes and regulations from the related agencies.
15	Are there any restrictions for the demolition of buildings?	The developer shall follow all the required codes and permits to perform any demolition work. Nonetheless, the developer must notify and submit all the plans and permits related with this activity in order to receive the LRA's written approval prior to starting any demolition activities.
16	Please identify in the blueprints provided the points of connection of the utilities (water, electricity and communications)	Please see response to question #4.
17	Are there any policies and procedures regarding access to the site? Are there any limitations for the use of the facilities 24/7/365?	Currently, RR allows general access to the public from 6am to 6pm and in summer from 6am to 7pm, from Monday to Sunday. This schedule will be changed depending on the hospital needs and operation hours.
18	What other facilities of the Roosevelt Roads site will be available for use during the development of the Project?	For the RFP Hospital Parcel all construction activities must be kept within hospital parcel. However, the LRA is available to discuss with the developer any additional facilities that may be needed.
19	What will be the allowed use of the heliport located in Hospital Parcel?	The developer could use this area as needed for conceptual design and/or proposed future use.
20	Can the parcel of land be closed with gates? Are there any requirements for the gates?	Yes, the developer may install gates and fencing around the hospital premises. The gates shall follow the standard construction codes and regulations. However, a master key should be given to the LRA's Operations Division in order to have access 24/7 to the site hospital facilities in order to perform agreed activities both entities.

No.	QUESTIONS	ANSWERS
21	Are there limitations to the percentage of construction?	Please refer to Section 4 in Exhibit H-1 or Exhibit H-2 of RFP Hospital Parcel.
22	Are there any limitations to the access to the facility while on construction?	The facilities have established schedules/hours of general access to public that is comprised from 6am to 6pm and in summer from 6am to 7pm, from Monday to Sunday. Exclusions and modifications could be done depending on the constructions needs; this has to be coordinated with the LRA's Operations Division.
23	Who will be responsible for the maintenance of the roads that provide access to the facilities?	The LRA is in charge of all the roads maintenance outside the hospital premises. All maintenance within the parcel will the sole responsibility of the developer.
24	Is there any formula for the "Impact Fee"?	There is no formula for the "Impact Fee". Applicable fees would apply depending on demands required for proposed use versus the current infrastructure availability.
25	Will the government or any other entity develop a transportation system to grant access to the facility?	Currently the transportation system is not available within the site. The Master Plan considers and envisions an integrated transportation system within the site developed by the Master Developer.
26	Can you confirm if the Health Clinic Parcel, or Parcel 24 mentioned in Exhibit G-3_Navy's Environmental Reports is the Hospital Building and parcel from this RFP?	The Health Clinic Parcel, or Parcel 24 mentioned in Exhibit G-3_Navy's Environmental Reports is not the Hospital Building and Parcel within this RFP.
27	Can you confirm if PARCEL 50 (Hospital) or Facilities 1790 (Hospital) and 1791 (BEQ Hospital Corpsman), mentioned in Exhibit K-3_FOST Hospital Parcel 50 are the Hospital Building and Parcel from this RFP?	The PARCEL 50 (Hospital) or Facilities 1790 (Hospital) and 1791 (BEQ Hospital Corpsman), mentioned in Exhibit K-3_FOST Hospital Parcel 50 are the Hospital Buildings and Parcel from this RFP.
28	Are there any recent analysis and/or tests for asbestos, lead and land contamination? When was the last date of these dates that are available?	Please refer to Exhibit K-3 in RFP Hospital Parcel.

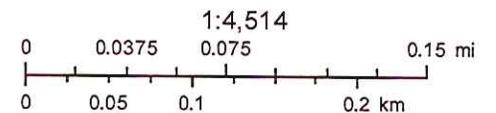
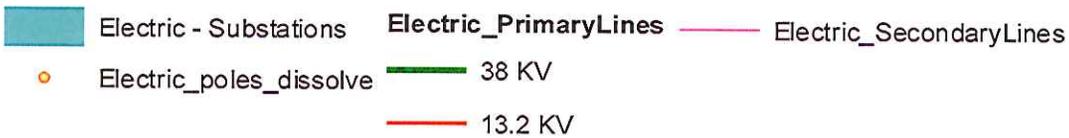
No.	QUESTIONS	ANSWERS
29	Are the two (2) 6,000 gallon underground storage tanks (used for JP-5 fuel) still there? (Located in the open area north in north parking lot) From: Document Finding Suitability to Transfer Parcel 50 (Hospital) (date:2007) on Exhibit K-1_EDC Amendment No. 2.pdf	Yes, the two tanks are still there.
30	Who will assume the costs for the cleaning if any asbestos, lead and/or land contamination is found on site/soil?	The developer will be responsible to clean asbestos or lead if any. However, no soil/land contamination was found in the Hospital Parcel (Parcel 50) and if any contamination were to be found, the LRA and Developer could present a claim to the US NAVY.
31	Is there a recent title search or registry certification of the property?	Yes. Please refer to attached Appendix E.
32	What are the easements of the property?	Please refer to Exhibit K-1 in RFP Hospital Parcel.
33	Will there be any restriction for the mortgaging of the lease agreement?	This will be subject to the lease negotiations with the developer.
34	Is the property free of liens?	This property is free of liens. However, the only current obligation related to the property is the debt assumed by the LRA for the purchase of the facilities from the US NAVY.
35	The property is properly recorded in the Property Registry?	The property was presented and the recording is pending. Please refer to attached Appendix F.
36	Will it be needed to take any steps for the property to be recorded in the Property Registry as an independent land?	Yes, the property needs to be segregated as part of the process and steps needed to record as an independent property.
37	Can you explain what will constitute Long Term Lease? Will it be a minimum of years i.e. ten (10) years?	The LRA envisions a long term lease of more than 10 years. Proponent should present expected term of long term lease required for development.
38	Will the term of the lease will be subject to change from the government?	The lease term is subject to the lease agreement signed by both entities. Legal agreement is the law between the parties and this is above any change in administration.

No.	QUESTIONS	ANSWERS
39	Is there a list of the minimum medical services to be provided in the facility?	Minimum medical services to be provided have not been established.

Roosevelt Roads Hospital Parcel Electrical Facilities

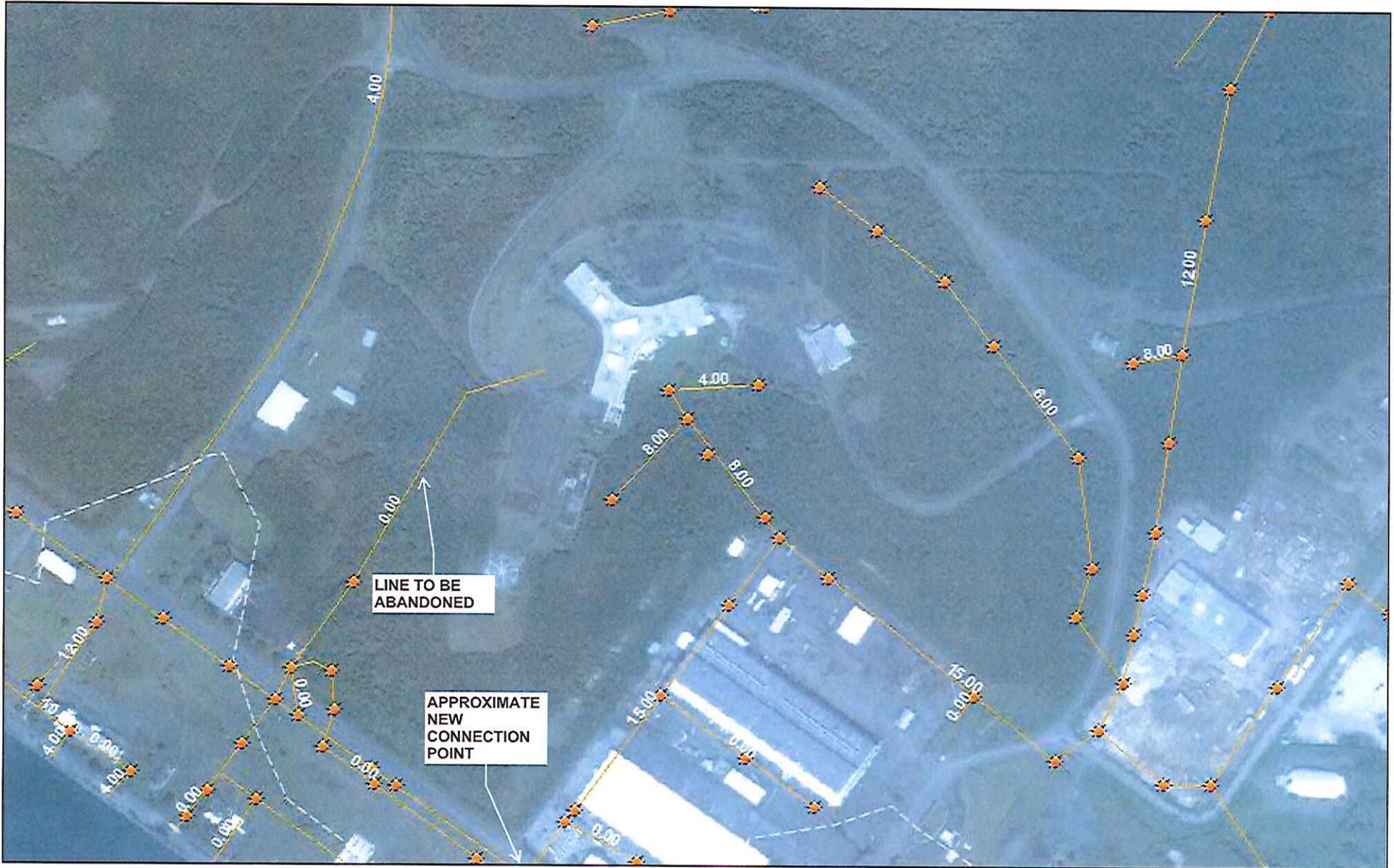


December 22, 2015



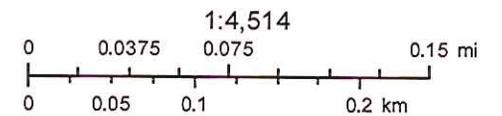
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Roosevelt Roads Hospital Parcel Sanitary Sewer Facilities



December 22, 2015

-  SanitarySewer_Manholes
-  SanitarySewer_Lines

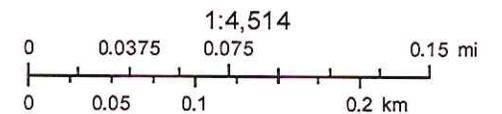
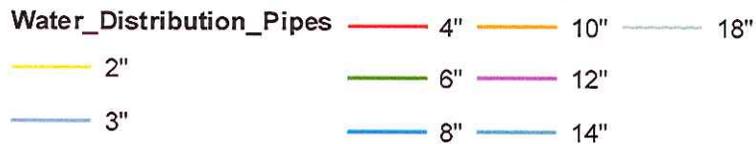


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Roosevelt Roads Hospital Parcel Water Facilities



December 22, 2015



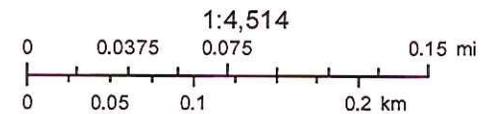
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Roosevelt Roads Hospital Parcel Telecomm Facilities



December 22, 2015

- CommFiber_Merge
- Manholes_Handholes



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



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 E: jgittle@prtc.net

ESTUDIO DE TTTU.O

CASO: SERVICIOS DE SALUD EPISCOPALES, INC.

RE: Lidia Rivera / Lcdo. Jorge L. Mendin

FINCA #10073, inscrita al folio 133 del tomo 159 de Ceiba (Sección de Fajardo).

DESCRIPCION:

RURAL: Parcel of land identified as Hospital, situated in the ward of Machos, municipality of Ceiba, Puerto Rico, containing an area of 113,077.00 square meters, equivalent to 28,770 cuerdas, more or less, bounded on the North, East, South and West, by lands of the principal estate from which it is segregated, property of the United States of America.

ORIGEN: Se segrega de la finca #9752, inscrita al folio 76 del tomo 151 de Ceiba.

PROPIETARIO REGISTRAR: SERVICIOS DE SALUD EPISCOPALES, INC., quien adquiere por transferencia de El Gobierno de los Estados Unidos de América, con valor de \$1,000.00. Según escritura #224, otorgada en San Juan, el 15 de abril de 2011, ante Raúl J. Vila Sellés, inscrita al folio 133 del tomo 159 de Ceiba, inscripción 2da. y última.

CARGAS Y GRAVAMENES:

Por su Procedencia:

LIBRE.

Por sí:

LIBRE.

NOTA: Esta finca goza de varias servidumbres de paso a su favor, constituidas sobre las siguientes fincas:

- (i) Finca #10070, inscrita al folio 124 del tomo 159 de Ceiba.
- (ii) Finca #10071, inscrita al folio 127 del tomo 159 de Ceiba.
- (iii) Finca #9752, inscrita al folio 76 del tomo 151 de Ceiba.
- (iv) Finca #9752, inscrita al folio 76 del tomo 151 de Ceiba (para utilidades).
- (v) Finca #10072, inscrita al folio 130 del tomo 159 de Ceiba.

REVISADOS: Embargos por Contribuciones, Embargos Federales, Sentencias y Bitácora Electrónica.

En esta Sección se ha establecido un sistema computarizado de operaciones. Esta Corporación no se hace responsable por errores u omisiones en la entrada de datos en el sistema de computadora.

San Juan, Puerto Rico, a 4 de agosto de 2015.


JGI TITLE SERVICE, INC.
 JGITS/alm
 #76757

Colegado por:
 10073_CEL_E15
 F-nr

REGISTRO DE LA PROPIEDAD DE FAJARDO

HON. FRANKLIN RIVERA RIVERA
P.O. BOX 1328, FAJARDO, PR 00738

Telefono 787-801-6011

ENTRADA N°: 3844 Del año 2015
ASIENTO N° : 167 Diario 316
Presentado el día 17/09/2015 a las 13:31

Presentante
MENDIN, JORGE
CALLE JOSE MARTI 60 HATORREY, PR
Interesado : SERVICIOS DE SALUD EPISCOPALES, INC.,
Naturaleza : Escritura publica Objeto : DEED OF RATIFICATION AND CONVERSI
Escritura: 15 de 01/09/2015
JORGE L. MENDIN
Dir: TEL 763-9001 FAX 763-7421

MEMORANDUM OF RECORD, RESOLUCION CORPORATIVA, EXHIBIT A, QUITCLAIM DEED, NO SOBRE

EXENTO DEL PAGO

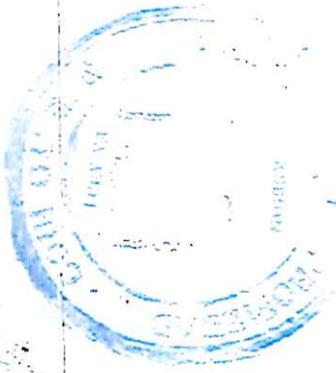
VERIFICA EL ESTADO DE TU DOCUMENTO ONLINE
www.justicia.pr.gov o www.dl.gov
En estos enlaces busca: Registro de la Propiedad e ingresa número de Asiento y Diario.

****ATENCIÓN****

Próximamente comenzaremos la notificación de defectos por CORREO ELECTRÓNICO.
Deberá incluir su dirección de correo electrónico en futuras presentaciones.

C. Rivera

[Signature]



LD-001

REGISTRO DE LA PROPIEDAD DE FAJARDO

HON. FRANKLIN RIVERA RIVERA
P.O. BOX 1328, FAJARDO, PR 00738

Telefono 787-801-6011

ENTRADA N°: 3845
ASIENTO N° : 168
Presentado el día 17/09/2015

Diario 316

Del año 2015

a las 13:35

Presentante
MENDIN, JORGE
CALLE JOSE MARTI 60 HATO REY, PR

Interesado : THE COMMONWEALTH OF PUERTO RICO.

Naturaleza : Escritura publica

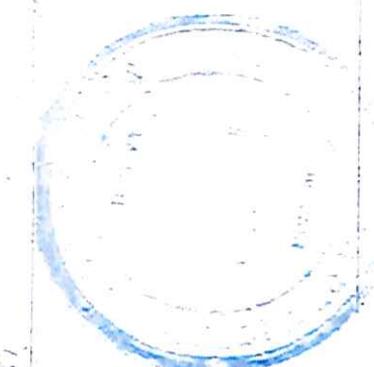
Objeto : DEED OF RATIFICATION AND CONVERSI

Escritura: 16 de 01/09/2015

JORGE L. MENDIN
Dir: TEL 763-9001 FAX 753-7421

MEMORANDUM OF RECORD, QUITCLAIM DEED, EXHIBIT A, B, NO SOBRE

EXERTO DEL PAGO



VERIFICA EL ESTADO DE TU DOCUMENTO ONLINE:

www.justicia.pr.gov o www.pr.gov

En estos enlaces busca: Registro de la Propiedad e Ingresa número de Asiento y Diario.

****ATENCIÓN****

Próximamente comenzaremos la notificación de defectos por **CORREO ELECTRÓNICO**.
Deberá incluir su dirección de correo electrónico en futuras presentaciones.