



**PUERTO RICO MARINA DISTRICT
 QUESTIONS & ANSWERS**

	Question	Answer
1	What does L-8 includes?	Up to the historic buildings. The Gastronomic District is part of the Convention Center District (CCD). CCD will lease the spaces, same deal as with SMG or other Company. Don't know specifics because is another agency. Two buildings are included (beige/red). Not included from the fence this way. There is an existing entrance route from the CCD.
2	What will change (view) to the East?	The Crowley operations will remain.
3	Are there any parameters for program?	There are no parameters for the program. It is up to the proponents to come up with the needs and ideas. Be creative!
4	Are there any soil studies?	Borings were made for the Phase II Environmental Assessment. We do not have records of borings for geotechnical purposes.
5	How far can you extend the piers?	Within 100 feet of the channel.
6	Are there any bathymetric studies?	We are still looking into our records.
7	Do you see Old San Juan from here?	Part of it.
8	How many meters is the upland?	17 "cuerdas" (approximately 17 acres). Submerge area is 7 "cuerdas" (approximately 7 acres).
9	Phase I environmental?	There is a Phase I and Phase II Environmental Assessment for Pier 15.
10	Equestrian Area	Under eviction process.
11	What does the Historic District include?	Four (4) buildings, including the church.
12	Who controls L-7?	Puerto Rico Ports Authority
13	Dock limits	Please see site plans PD-M-254, pages 34-35 of the RFP.
14	Catalyst of choosing site	Dry Dock is here. Metropolitan area importance (services, location, etc.) We received three (3) proponents (developers) before. Interest in Dry Dock and Marina to create environment. Ships are coming here. Super Yachts come here for small repairs, refuel, already. Vessels don't need to go to Europe for maintenance. Please refer to Section III of the RFP.
15	Is the space between warehouses available?	Yes.
16	Tug Boats spaces leased (preferential use)	East Side is the Outfitting Pier and at the West Side is the Tender Pier. West Side is leased to the tug boats.
17	Use of piers	Car carrier. Vessel/boats less than 30' of fretwork

18	Considerations for putting marina here	Please refer to Question 14.
19	<p>Could you clarify what happened to the plans of the PRPA to establish a mega marina in piers 8, 9, 10 and 11 that were covered by the plan of Bahía Urbana? Those piers are going to be developed? If so, when? We need to know that before considering a large investment in the area designated to establish the marina for mega-yachts if another company would compete with those piers.</p>	<p>At this time, the PRPA does not envision in the near future the construction of a marina for the piers that you mentioned, unless the PRPA determines that any such piers constitute an Approved Alternative Site under this RFP, and, if and when, a Proposal considering such Approved Alternative Site is selected by the PRPA in accordance with the RFP.</p> <p>Other than as part of this RFP, the PRPA does not plan to develop and/or promote the development of additional marinas in its other properties in the San Juan Bay area.</p>
20	Could we have access to the list of participants?	Yes. The list of attendees to the Pre-Submittal Webcast has been made available in our website. Also, once the deadline for the submission of Proponent Registration Form has passed, the list of Registered Proponents will be published.
21	Is registration for participation on this RFP via the same website?	Registration to receive notifications and to communicate with PRPA is done via our website. In order to be considered a Registered Proponent, you must complete and file with the PRPA the registration form attached to the RFP document as Exhibit B (—Registration Form). Registered Proponents will also be permitted to direct to the PRPA questions or requests for clarification regarding the RFP. Only Potential Proponents that registered with the PRPA will be permitted to participate in the RFP. Non-Registered Proponents will not be permitted to participate in this RFP. Please note that by registering to participate in this RFP, each Registered Proponent agrees to and shall be bound by all the terms and conditions of this RFP.
22	Is it possible to obtain copy of the pre-submittal meeting minutes captured on May 14th?	The audio recording of the Pre-Submittal Meeting has been posted in our website.
23	Can registered participants include one or more proposals for properties held by PRPA which are not within the boundaries identified in the RFP dated April 27, 2015?	Please see the First Amendment to the RFP.
24	Will the names of the individuals/companies who participated in the WEB Cast be made available?	Yes. The list of attendees to the Pre-Submittal Webcast has been made available in our website.
25	<p>Will PRPA accept proposals for just the marina portion of the project and or just the Dry-dock and Repair Facility portion of the project?</p> <p>Can you please clarify if and how design firms may be considered for only the design part of the projects' scope?</p>	<p>The PRPA will only consider comprehensive proposals for (i) the leasing, design, construction, operation and financing of the rehabilitation, improvement and operation of IGDD with the purposes of providing MRO Services needs of luxury yachts and mega-yachts; and (ii) the leasing, design, development, construction, financing, and operation of a (A) luxury marina facility in the Marina Parcel and/or any of the Approved Alternative Sites and (B) the necessary docks, piers and moorings to be located in Marina Site and/or any of the Approved Alternative</p>

		Sites. Multiple Proponents may form a joint venture for the purpose of submitting a Proposal in response to the RFP. See Section IX (F), page 16 of the RFP.
26	The current allocation of land around the dry dock is very limited to support a modern ship repair facility. Can additional land be made available to the east side of the dry dock area?	No, except as otherwise specified in <u>Exhibit A-1</u> , there is no additional space available at this time to the East of the IGDD. Please note that in <u>Exhibit A-1</u> of the RFP, the PRPA has identified the areas that will be available to be used in conjunction with the IGDD. Please also note that the warehouse identified in such <u>Exhibit A-1</u> is also available to be used, developed or redeveloped in connection with the use and operation of the IGDD. Finally, please note that the surrounding access to the areas identified in <u>Exhibit A-1</u> are areas that may be used by all existing and future tenants of the existing buildings and therefore, may only be used on a non-exclusive basis.
27	Where I could find Exhibit A-1 and A-2, are the layouts drawings and site top view at the end of the RFP document?	Please note that Exhibits A-1 and A-2 are included as pages 33 to 39 of the RFP.
28	What is the approximate investment cost? And what are the other requirements?	Please note that each proponent must reach its own conclusion as to the amount of investment which is necessary to carry out and undertake its proposal for the Project. With regards to your question as to other requirements, please note that the PRPA has established the goals, rules, requirements and parameters regarding the RFP in the RFP document. Please clarify and/or expand on this question. Otherwise, we will assume that the question has been withdrawn.
29	Please provide the terms and duration for the current tenants on the other warehouses located at the IGDD.	The warehouse available is vacant. Please see Site Plan PD-M-254 (Exhibits A-1 & A-2, page 37 of the RFP) for details.
30	Will the Commonwealth consider providing loans, grants or other incentives to offset the significant cost of renovations to the Dry Dock area?	It is not being considered.
31	Is it possible to extend the land space surrounding the IGDD?	No.
32	Are there any conversations regarding the sublease of space next to the IGDD?	No
33	What is the condition of the IGDD door? (valves, etc.) Are there any drawings? Last refurbishment?	The door is in good condition.
34	Alonso & Carus is still in operation?	Yes.
35	Is the fence around the IGDD what limits the perimeter?	Yes.
36	Are the warehouses available?	Please see Site Plan PD-M-254 (Exhibits A-1 & A-2, page 37 of the RFP) for details. See also questions 29, 38, and 39.
37	When was the last time the IGDD was pumped? (Empty)	2013.
38	Can we see the lease agreement in place for the San Juan Towing & Marine Services (warehouse)?	A copy of the official contract may be requested to the Office of the (State) Comptroller

		(http://www.ocpr.gov.pr/)
39	Is the San Juan Towing & Marine Services warehouse part of the project?	No.
40	The exhibits for the piers and the IGDD do not show a connection between them. It seems that they are separate and there is no way to access the IGDD from the lot where the warehouses are located. Can you clarify this as it is indeed possible to access it from there?	The connection between land lots is shown in the site plans.
41	Is there any conflict if we provide services to different types of vessels, not only super-yachts?	No. However, it should be included in your proposal.
42	Can you provide the term for the Gastronomic District?	According to the Convention Center District, the agency in charge of this project, this is still under consideration.
43	The decision regarding the alternate marina site was expected on June 3 and it is now June 8. The RFP responses are due in 2 weeks. When will a decision be forthcoming? Will there be an additional time extension granted?	Please refer to the Second Amendment to the RFP.
44	The documents provided states that he the IGDD is located within an area requiring "TWIC" clearance. Will it be possible to change this designation with additional security fencing?	Please note that based on the current use of the areas surrounding the IGDD, all workers must have the corresponding TWIC.

This table will be updated as questions are received and answered.