



GOVERNMENT OF PUERTO RICO
PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY

NOTICE OF AWARD

REQUEST FOR INTEREST (RFI)
RFI # 2022-02
Date: Tuesday, February 21, 2023

PROPERTY: Commercial lot in Puerto Nuevo commonly known as "Pier 10".

NOTICE OF AWARD

On August 29, 2022, the Puerto Rico Convention Center District Authority ("PRCDA") issued a Request for Interest ("RFI") for a ground lease and development of a parcel of land in the Old San Juan waterfront area, owned by the Authority, formerly known as "The Arena at Pier 10" (hereinafter, the "Property").

On October 31, 2022, a written amendment to the RFI was published by the Authority extending the Procurement Schedule contained in Exhibit C and extending the Response Deadline until October 31, 2022. Further, a second written amendment was emitted by the Authority on October 21, 2022, which extended the RFI Response Deadline until November 30, 2022. While all three (3) Proponents submitted their initial Responses to the RFI on or before the established deadline, due to unforeseen circumstances, the outlay of the Property had to be modified, and on January 18, 2023, prior to issuing a Notice of Award, the Proponents were cited to the Authority's administrative offices and asked for a *Best and Final Offer* ("BAFO"), incorporating the new outlay of the Property. Proponents agreed, and as such, the Response Deadline for the Proponent's BAFO was established for February 15, 2023. Having received all three (3) Proponent's initial responses and BAFO, the Authority deems the RFI process completed, pending award.

The PRCDA established an Evaluation Committee (the "Committee"), which was responsible and assigned to evaluate the Respondents' Proposals in accordance with the evaluation criteria set forth at Section 4.0 of the RFI.





From the evaluation results, proponents were ranked, in the following order:

1. Alternate Solutions, LLC
2. Team Marine Corp.
3. Gonzalez Equipos, Inc.

Therefore, we hereby notify our intent to award the Ground Lease and Development for the Property to the top ranked proponent, **Alternate Solutions, LLC**.

Motion for Reconsideration

Any Respondent adversely affected by a decision made by PRCDA in connection with the selection and award procedures may, within twenty (20) days of the deposit in the federal mail or e-mail notifying the adjudication, submit a request for reconsideration to the Executive Director of PRCDA in accordance with the Uniform Administrative Procedure Act, Act No. 38 of June 30, 2017, Article 3.15.

The PRCDA shall consider the motion within fifteen (15) days of its filing. If the PRCDA rejects it outright or fails to act within such period, the term to request judicial review shall commence upon notification of the denial or upon the expiration of such fifteen (15) days. If any determination is made in its consideration, the term to request judicial review shall commence from the date on which a copy of the PRCDA's final determination resolving the reconsideration is filed.

Judicial Review

Any party affected by the final determination of the PRCDA may request judicial review, in accordance with Section 4.2 of Act No. 38-2017, 3 LPRA § 9672, before the Puerto Rico Court of Appeals, within twenty (20) days to be counted from the date in which a copy of the notice of the final decision or order of the PRCDA was filed by U.S. postal mail or e-mail.

The mere filing of a petition for reconsideration before the PRCDA or filing of a judicial review petition before the Puerto Rico Court of Appeals will not have the effect of halting the contested award.

All the documents used and produced for and during the evaluation of the firms and/or respondents for the RFI are considered public documents and are available for public review to interested parties.

Handwritten signature





These documents will be available through the following address: *Convention Center Administrative Offices 100 Convention Boulevard, San Juan, PR 00907* | <http://www.PRCDA.com>

Upon request, all documents used for the evaluation of respondents, according to the RFI criteria, will be made available for evaluation at the Administrative Offices located on the third floor of the Puerto Rico Convention Center. Please request an appointment for an evaluation through the following email: nperez@prcda.com.

We thank you for your interest and participation in the above referenced procurement process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mariela', is written over a horizontal line.

Mariela Vallines Fernández
Executive Director
Puerto Rico Convention Center District Authority

Emitted today, February 22, 2023

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