



GOVERNMENT OF PUERTO RICO
PUBLIC HOUSING ADMINISTRATION

REQUEST FOR PROPOSAL TURNKEY DEVELOPMENT ACQUISITION CIALES, PR

The Puerto Rico Public Housing Administration (PRPHA) will accept proposals for Newly Constructed housing units under the Public Housing Program to be located in the Municipality of Ciales, Puerto Rico. This project will aid the PRPHA with the relocation of the current residents of the two projects devastated by hurricanes Irma and Maria in this Municipality; providing them with a more secure, safer and healthier environment.

Turnkey proposals may be submitted for not more than one hundred and ten (110) total single-family units to be provided in detached or semi-detached structures, which must meet the following specifications: 88 units that shall contain three (3) bedrooms, two (2) bathrooms, living-dining room, kitchen, laundry (space for washer & dryer) and carport; 22 units that shall contain two (2) bedrooms, one (1) bathroom, living-dining room, kitchen, laundry (space for washer & dryer) and carport.

The following is the minimum number of designated UFAS/ADA units for each size bedroom count:

No. of Bedrooms	Designated UFAS/ADA Mobility Accessible Units	Designated UFAS/ADA Sensory Accessible Units	Units with some accessibility features (Under the Fair Housing Act, UFAS, and/or the ADA)
2	2	1	3
3	5	2	7

The project will also consist of the following types of non-dwelling space:

- Management Space (maximum amount - 600 square feet)
- Maintenance Space (maximum amount - 1,000 square feet)
- Community Space (maximum amount - 1,632 square feet)
- Playground
- Roofed Basketball Court

The management, maintenance and community space shall be provided on a central building, which shall contain resilient measures to ensure it could be used in case of emergency as refuge area. Therefore, it shall include a water cistern and power generator combined with a photovoltaic system.

The site proposed by the Developer must comply with all environmental, displacement, relocation, and acquisition requirements, as per standards under 24 CFR 905.602, as applicable. It shall not be located on any flood zone, and shall also be adequate in size, exposure, and contour to accommodate the number of units proposed. Adequate utilities (e.g., water, sewer, and electricity) and street shall be available to service the site. It shall also comply with the accessibility requirements in compliance with 24 CFR part 40 and 24 CFR 8.32.


The Developer shall submit site option agreement, purchase contract, or other site control documents that evidence his control for a period of at least sixty (60) days, including extension options from the date of proposal submission.

The Developer shall incorporate solar energy facilities in the units, such as solar water heaters and photovoltaic panels (for use on emergency cases with essential equipment). In addition, each unit will be provided with a 500 gals. water cistern with ½ hp pump with pressure tank. The Developer must comply with all state and local laws and ordinances related to the development of a project, and with any applicable federal regulation.

Sealed proposals, original and two (2) copies, must be received by 2:00 p.m. of November 22, 2022, at:

Puerto Rico Public Housing Administration
Procurement Area
Juan C. Cordero Building, 606 Barbosa Avenue – 9th Floor
Río Piedras, PR 00919

Proposals received after the deadline will be returned to the Developer without being considered. The PRPHA reserves the right to reject any or all proposals. This solicitation complies with the most recent Department of Housing and Urban Development (HUD) requirements in 24 CFR 941.102 (2).


Alejandro E. Salgado Colon, Esq.
Administrator

Is the standard of the Department of Housing ensure that each person has equal opportunities to access affordable housing, regardless of race, religion, color, beliefs, age, gender, expression or identity of gender, ancestry, national origin, sexual orientation, marital status or disability.



This publication is required as established in 24 CFR 941.102 (2).