

AVISO DE SUBASTA**REQUEST FOR PROPOSALS TURNKEY DEVELOPMENT
ACQUISITION VIEQUES, PUERTO RICO**

Subasta Número: AVP-RFP-23-24-02

Estatus: Abierta

Información General

Agencia: Administración de Vivienda Pública (Dpto. Vivienda)**Tipo Subasta:**

Requerimiento de Propuesta (RFP)

Localización del Proyecto:

Vieques

Fecha Reunión Pre-Subasta:

martes, 6 de febrero de 2024

Lugar Pre-Subasta:

Virtual Pre-submission Conference

Hora: 10:00 a. m.

Fecha Entrega Pliegos:

Desde: viernes, 26 de enero de 2024

Hasta: martes, 27 de febrero de 2024

Hora: 3:00 p. m.

Hora: 4:00 p. m.

Fecha Apertura:

miércoles, 28 de febrero de 2024

Hora: 2:00 p. m.

Costo Pliegos:

\$0.00

Descripción:

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 Vieques, Puerto Rico. This project will help the PRPHA acquire housing to address the existing housing needs in the Municipality of Vieques.

Turnkey proposals may be submitted for not more than fifty (50) total single-family units to be provided in detached structures, which must meet the following specifications: 50 units that shall contain three (3) bedrooms, two (2) bathrooms, living-dining room, kitchen, laundry (space for washer & dryer) and carport.

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

No. of Bedrooms	3
Maximum No. of Units	
Elderly	0
Family	50
Designated UFAS/ADA Mobility Accessible Units	3
Designated UFAS/ADA Sensory Accessible Units	1
Unit with some accessibility features (under the Fair Housing Act, UFAS, and/or the ADA)	4

The last column includes the number of units to be designed specifically for use by individuals with disabilities that comply with the Uniform Federal Accessibility Standards (UFAS) and the 2010 ADA Standards. Units with some accessibility features under UFAS or the 2010 ADA Standards, or that comply with the Fair Housing Act, supra.

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

Management Space (maximum amount 325 square feet)· Maintenance Space (maximum amount 400 square feet)·
Community Space (maximum amount 1,200 square feet)· Playground and Full Basketball Covered Court

The management, maintenance, and community space shall provide 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. In this housing project, the Community Center will include these resilient measures.

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 ninety (90) 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 500 gals. water cistern with ½ hp pump with pressure tank.

The RFP package must be downloaded from the website <https://subastas.avp.pr.gov>. Interested Respondents must enter the User's Guide to participate in the RFP Process, upload the Procurement Package. Here, the Respondents will be able to access a summary of the RFP and find options to register and upload documents, such as the RFP Package and Addenda. The RFP package will be available from February 26, 2024. For any additional information on the RFP documents availability, you may contact us at (787) 281-7219; to the attention of Mr. José A. Rivera Delgado, Contract Manager. Responses to this RFP should be prepared in accordance with the instructions provided in the RFP package.

A Virtual Pre-submission Conference will be held on February 6, 2024 at 10:00 a.m. Although attendance is not mandatory, we strongly encourage Respondents to participate in the Conference. To access the Virtual Pre-submission Conference, press the following Link:

[Click here to join the meeting](#)

Nothing discussed or expressed at the Virtual Pre-Submission Conference will change, alter, amend or otherwise modify the terms of this Solicitation unless a subsequent written amendment (Addendum) is issued. Verbal responses by PRPHA's representatives shall not constitute an amendment or change to this Solicitation.

Material issues raised and addressed at the Virtual Pre-Submission Conference shall be answered solely through an Addendum to this Solicitation. Likewise, ambiguities and defects of this Solicitation raised at the Pre-Submission Conference shall be corrected by a written amendment only, which, if issued, shall form an integral part hereof.

Proposals will be received until 2:00 p.m. of February 28, 2024, at:

Puerto Rico Public Housing Administration
Procurement Area
Juan C. Cordero Building, 606 Barbosa Avenue – 9th Floor
Rio Piedras, PR 00918

The Proposal must be submitted in original and three (3) copies. Proposals submitted after the date and time established shall be recorded as a late Proposal and retained unopened in the contract file. No Proposal should be withdrawn, for a period of 90 days after the date of receipt of Proposals, without the consent of PRPHA. PRPHA will not be liable for any claim, loss, damage, or cost as a result of this Request for Proposal. 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).

PRPHA, reserves the right to reject any or all Proposals received and to waive any informality in the RFP process. This procurement is totally financed by Federal Funds.

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.

The PRPHA ensures 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).

Authorized by the Office of the Electoral Comptroller OCE-SA-2023-00076

Mr. Julio A. Meléndez Hernández

Oficial de Contratos

Notas Especiales

Información de Contacto

Contacto Agencia: Mr. José A. Rivera Delgado

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Fecha Publicación: 1/26/2024