

AVISO DE SUBASTA

REQUEST FOR PROPOSALS TURNKEY DEVELOPMENT ACQUISITION VIEQUES, PUERTO RICO

Subasta Número: AVP-RFP-24-25-02
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, 4 de febrero de 2025
Hora: 10:00 a. m.

Lugar Pre-Subasta:
TEAMS

Fecha Entrega Pliegos:
Desde: viernes, 24 de enero de 2025
Hora: 3:00 p. m.

Hasta: lunes, 24 de febrero de 2025
Hora: 4:30 p. m.

Fecha Apertura:
martes, 25 de febrero de 2025
Hora: 2:00 p. m.

Costo Pliegos:
\$0.00

Descripción:

The Puerto Rico Public Housing Administration (PRPHA) will accept proposals for Development and Construction (New Construction) of housing units under the Public Housing Program to be located in the Municipality of Vieques, Puerto Rico. This project will help aid the PRPHA acquire housing to address the existing housing need 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 table illustrates the maximum number of units and the minimum number of units designated to be under compliance of the Uniform Federal Accessibility Standards (UFAS), American with Disabilities Act of 1990, as amended and/or Fair Housing Act of 1968, as amended.

No. of Bedrooms	Maximum No. of Units	Elderly	Family Designated	UFAS/ADA Mobility Accessible Units	Designated UFAS/ADA Sensory Accessible Units	Unit with some accessibility features (under the Fair Housing Act, UFAS, and/or the ADA)
3	05	0	3	14		

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 streets 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 a 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 a 500 gals. water cistern with half (½) hp water 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 RFP Process, download Procurement Package. Here, the Respondents will be able to access a summary of the RFP and find options to register and download documents, such as the RFP Package and Addenda. The RFP package will be available from January 24, 2025, until February 24, 2025. 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 4, 2025 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, use the following information:

Microsoft Teams
Meeting ID: 255 613 176 71
Passcode: hj9sB6aD

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. (AST) of February 25, 2025, at:

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

The Proposal must be submitted in original and four (4) 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 received and to waive any informality in the RFP process. This procurement process 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).

This solicitation complies with the most recent Department of Housing and Urban Development (HUD) requirements in 24 CFR 941.102 (2).

Mr. Eric D. Guzmán Mercado
Contract Officer

Notas Especiales

Información de Contacto

Contacto Agencia: Mr. José A. Rivera Delgado

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Email Contacto Agencia: jrivera@avp.pr.gov

Fecha Publicación: 1/24/2025