



GOVERNMENT OF PUERTO RICO
Ports Authority

PO Box 362829
San Juan, PR 0036-2829
<http://www.pr.gov>

SOURCES SOUGHT

Master Developer Services for the

Jose Aponte de la Torre (JAT) Airport, Ceiba, Puerto Rico

Issued by the Puerto Rico Ports Authority

Friday, February 26th, 2021

Sources Sought Response Deadline:

Wednesday, May 26th, 2021 at 3:00 PM AST

The response shall be submitted before the deadline to:

Electronic Mail Copy:

CTrinidad@prpa.pr.gov

JARiollano@prpa.pr.gov

Sources Sought

Master Developer for the JAT Airport, Ceiba, Puerto Rico

This Sources Sought notice is issued by the Puerto Rico Ports Authority as a means of conducting market research.

This notice is for information and planning purposes, to promote competition and to identify parties having an interest in and the resources to support this requirement. It does not constitute a Request for Proposal or Request for Qualifications, and is not to be construed as a commitment by the Government of Puerto Rico to enter into a contract. No solicitation exists; therefore, do not request a copy of the solicitation. If a solicitation is released, it will be synopsisized at a later time. It is the potential offeror's responsibility to monitor Government sites for the release of any solicitation or synopsis.

Summary

The JAT property is truly a unique and rare resource, having been isolated from normal redevelopment trends since the early part of the last century and situated at the foothills of *El Yunque National Rainforest* – one of the world's greatest natural wonders. It's location at the eastern tip of Puerto Rico, centrally situated between the continents of North and South America and with viable trajectories to a large range of desirable low earth orbit launch inclinations make the location highly desirable for satellite operators to use to place their satellites into orbit.

The Commonwealth of Puerto Rico, through the Puerto Rico Ports Authority (PRPA), is seeking input under this Sources Sought to showcase the José Aponte de la Torre (JAT) as an option for experts and innovative members of the aerospace industry to consider rental space for manufacture, storage, processing or any other aerospace related activities and how their operations can be considered to be located in Puerto Rico.

Background

The closure of the Naval Station Roosevelt Roads (NSRR) by the US Navy in 2004 created economic hardship to the local communities. In 2008, the US Navy began the Public Benefit Conveyance process of certain facilities that ended with PRPA controlling the JAT Airport. JAT is a public use airport located 2.3 mi (3.7 km) from Ceiba, a coastal town in Puerto Rico. It is included in the National Plan of Integrated Airport Systems and categorized as a general aviation airport. The airport currently offers scheduled passenger service via three commercial airlines to the islands of Vieques and Culebra, Puerto Rico.

The airport covers an area of 1,646 acres (666 ha) at an elevation of 38 ft (12 m) above mean sea level. It has one operating runway designated 7/25 with asphalt and concrete surface measuring 11,000 ft × 150 ft (3,353 m × 46 m). There is also a closed runway designated 18/36 which measures 5,800 ft × 100 ft (1,768 m × 30 m)

Recent studies, analyses and waivers show significant potential economic benefit through the development of a potential commercial space launch facility.

The geographic location and configuration of JAT as a commercial launch site offers a significant range of safe launch inclinations from polar and sun synchronous orbit to equatorial orbits for

launch vehicle types that take off and land horizontally. For launching activity, the FAA Office of Commercial Space Transportation requirements are:

- Licensing a spaceport under CFR Part 420
- Licensing a space launch under CFR Part 450

Redevelopment Goals

PRPA is looking forward to:

- 2.1.1.0 *Sustainable job creation and economic redevelopment* for the region focused on space-related activities; and
- 2.1.2.0 *Sustainable design principles* which encourage smart growth and best practices for airport redevelopment that will reduce environmental impacts, realize economic benefits, and improve community relations.

All interested parties are requested to submit their capabilities and qualifications to perform the effort. Your submission of any information in response to this notice is voluntary and the PRPA assumes no financial responsibility for costs incurred. Responses shall include the following:

1. Company information
 - a. Name and address of company and point of contact information.
 - b. Size of business.
 - c. Average annual revenue for past three years.
 - d. Number of employees.
 - e. Number of years in business.
 - f. Affiliate information: parent company, joint venture partners and potential teaming partners.
2. Capabilities
 - a. Indicate if you plan to propose as a prime or as a subcontractor
 - b. Discuss your company's ability to perform each element described below.
 - Design for facility construction
 - Sales and marketing
 - Project financing
 - Airport/Spaceport construction
 - Airport/Spaceport maintenance
 - Airport/Spaceport operations and management

SUBMISSION INSTRUCTIONS

You are requested to provide electronic responses which should have a total maximum page count of 15 pages. It is not sufficient to provide only general brochures or generic information. Interested sources having the capability to perform this work are invited to submit their responses, limited to 15 pages (8-1/2" x 11"), by May 26th, 2021, 3:00 p.m., AST. Documents may be submitted via electronic mail to CTrinidad@prpa.pr.gov and JARiollano@prpa.pr.gov. Complete information must be submitted, as the PRPA will not seek clarification of information provided. The Government will not contact the concern for clarification of information. PRPA will not provide a debriefing on the results of this survey. All information will be held in a confidential manner and will only be used for the purposes intended. **NO TELEPHONE CALLS OR FACSIMILES WILL BE ACCEPTED.** Responses received after the deadline or without the required information will not be considered. Since this is a Sources Sought announcement only, evaluation letters will be not be issued to any respondent.

In order to facilitate teaming arrangements, PRPA intends to publicly release the names, addresses, and points of contacts of all respondents, unless specifically requested not to do so by the respondent. This information will be provided on the future procurement website as an "Interested Parties List". Interested parties are responsible for checking this website for further information and updates.