



# Commonwealth Ports Authority

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## REQUEST FOR PROPOSALS

### DEVELOPMENT OF ECHO DOCK PORT OF SAIPAN CPA RFP NO. CPA-RFP-010-2022 (CPA CONCESSION NO. SEA 2022-01)

The Commonwealth Ports Authority (“Authority”) is inviting qualified developers and their development teams to submit sealed proposals, subject to the terms and conditions of this Request for Proposals (the “RFP”) and other contract provisions, for the development of Echo Dock, which is situated north of the Port of Saipan. The Executive Director hereby determines that the use of an Invitation for Bid is neither practical nor advantageous to the Authority because the Authority wishes to acquire services and products that cannot be evaluated by cost alone. This RFP is being issued pursuant to NMIAC § 40-70-205.

The RFP Package is available beginning Wednesday, August 31, 2022, at the Authority’s Accounting Office, 2<sup>nd</sup> Floor, Departure Terminal Building, Saipan International Airport upon payment of a non-refundable administrative fee of \$200.00. Payment shall be made in cash, credit card, cashier’s check, or U.S. postal money order payable to the Commonwealth Ports Authority. Other than this administrative fee, proposers are not required to submit a prepaid minimum concession fee.

The Authority will hold a briefing for interested parties at 10:00 a.m. on Friday, September 16, 2022, to explain the Authority’s development objectives, the RFP process, and to answer questions. The meeting will be held at the Authority’s Seaport Conference Room, George Fleming Building. All potential applicants are encouraged to attend but it is not mandatory.

All proposers are requested to pay attention to the following significant dates and times:

Date RFP Package becomes available	August 31, 2022 (8:00 AM)
Date of RFP briefing meeting	September 16, 2022 (10:00 AM)
Deadline to submit Notice of Intent	September 28, 2022 (4:00 PM)
Deadline to submit Statement of Qualifications	October 13, 2022 (4:00 PM)
Notification of qualified applicants of the RFP	October 28, 2022
Deadline for RFP submission	November 30, 2022 (4:00 PM)

Qualified proposers shall submit their sealed proposals to the “CPA Evaluation Committee” and mark the outside cover of its submittal as follows: “RFP Proposal: Confidential - Development of the Echo Dock, Saipan (RFP-010-2022).” Five (5) hard copies and one electronic copy on CD, DVD, or flash drive of the proposal must be submitted no later than **4:00 p.m. CHST, Wednesday, November 30, 2022**, to the Office of the Executive Director, 2<sup>nd</sup> floor of the Arrival Terminal at the Francisco C. Ada/Saipan International Airport. Proposals submitted by facsimile (fax) transmission will not be considered. Any proposals received after the proposal submittal deadline shall be returned to the proposer unopened. The Authority reserves the right to reject any or all proposals submitted if sufficient justification exist that awarding the project would not be in the best interest of the CPA.

**FOR THE COMMONWEALTH PORTS AUTHORITY:**

**CHRISTOPHER S. TENORIO**  
Executive Director

Date 8/26/22