



June 15, 2018

To All Prospective Respondents

Request for Qualifications for the Design-Build-Finance-Operate-Maintain of the Student Life Project at the University of Puerto Rico Mayagüez Campus.

Request for Clarifications #011 - #018

We make reference to the Request for Qualifications for Design-Build-Finance-Operate-Maintain of the Student Life Project at the University of Puerto Rico Mayagüez Campus (“**RFQ**”) issued by the Puerto Rico Public-Private Partnerships Authority (“**Authority**”) on May 8, 2018.

According to Section 1.11 of the RFQ, a Respondent may submit a request for clarification (“**RFC**”) to the Authority for explanation or interpretation of any matter contained in the RFQ. This document provides answers to such RFCs. Capitalized terms not defined in this response take their meaning from the RFQ. The following responses correspond to RFC #011 to #018.

RFC # 011

Is this project subject for Municipal Construction Tax (5.5%) and other government impact fees?

RESPONSE

Article 12 of the Public-Private Partnerships Act provides that a private party under a partnership agreement may obtain those tax exemptions or reductions that it may negotiate with the applicable municipal government.

RFC # 012

Will the UPRM allow the land to be subordinated under the financing structure?

RESPONSE

Article 6(c) of the Public-Private Partnerships Act prohibits a governmental entity from transferring the title of government lands subject to the public-private partnership to a private party. Although this prohibition limits establishing a mortgage over the land, it does not prohibit other types of security structures, such as leasehold mortgages.

RFC # 013

Who is responsible for providing campus security?

RESPONSE

The Transit and Surveillance Department is responsible for providing security at the University of Puerto Rico Mayagüez Campus. The Transit and Surveillance Department is under the direct supervision of the Dean of Administration.

RFC # 014

Is there a Transit Study for the campus that will be shared with the proponents?

RESPONSE

The Campus does not have a transit study available. However, the Authority, in collaboration with the Campus, is presently conducting a traffic volume analysis for the Campus. The traffic analysis includes traffic counts for the designated parking areas, among other information. The Shortlisted Respondents will have access to this traffic assessment information during the Request for Proposal process.

RFC # 015

Is the proponent responsible for the administration of the total of 4,525 parking spaces that will be available once the project is completed?

RESPONSE

In accordance to the RFQ's Section 2.4.2, the parking component of the Project includes: "operate and maintain all designated parking spaces (including existing and new spaces)." The RFP process will provide the Shortlisted Respondents with greater detail related to the scope of work associated with the parking component of the Project.

RFC # 016

How much does the UPR charge today for student, faculty and visitors parking?

RESPONSE

The University of Puerto Rico Mayagüez Campus currently does not charge for parking. Refer to the RFQ's Section 2.4.2 Parking Facilities on page 23.

RFC # 017

As part of the compliance with Requirements of the Act, the RFQ is requesting from the Team Members a certification confirming that they have not been convicted, has entered a guilty plea or has been indicted, nor has probable cause been found for their arrest. Can the proponent submit just one certification with the signature of ALL Team Members?

RESPONSE

The Form of Respondent Certification (Appendix A) is designed to be signed by each Respondent and Respondent Team Members. Therefore, each Team Member has to submit the Form of Respondent Certification. Joint submissions are not allowed. The signed forms will not count towards the page limit of the SOQ.

RFC # 018

Please provide guidance about the P3 Authority's expectations in crafting a response to the financial capabilities section in the RFQ. We are confident in our 30-year record successfully raising all the capital necessary for past student housing projects, and just seek clarification.

RESPONSE

The Partnership Committee for the Project expects each Respondent to address all the numbered points in the Financial Capabilities' section of the Evaluation Criteria contained in Section 4.2 of the RFQ. Respondents should focus on demonstrating their ability and experience in fulfilling each of the numbered points in the Financial Capabilities' section.