



March 20, 2019

**To All Prospective Respondents**

**Request for Qualifications for the Consolidated Public Safety Training Center Project**

**Addendum #1**

**Request for Clarifications #001 - #003**

We make reference to the Request for Qualifications of the *Consolidated Public Safety Training Center Project* ("RFQ") published by the Puerto Rico Public-Private Partnerships Authority ("Authority") on February 20, 2019.

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.

The following information is included in this Addendum #1:

- I. Responses to RFCs / Information received
- II. Slide deck presented in the Pre-Submittal Conference Call (Attachment 1)

*RFCs received during Pre-submittal Conference Call on February 26, 2019*

**RFC # 001**

**“Do you have student estimates or any volumes that can be used to estimate costs and revenues? Without any volumes I don’t see how we can be expected to determine our investment size.”**

**RESPONSE:**

The Government of Puerto Rico (the “Government”) is in the process of gathering information to provide projected estimates of class enrollment for the next few years, and that information will be provided in the Request for Proposals (“RFP”) document to be published.

Among other course-categories that are expected to be part of the Project’s scope, a significant part of student and cadet volume will include the following two categories:

- **New Cadets for the Department of Public Safety (“DPS”)** - The Government is seeking to reach an initial cadet class of 200 students or more;
- **Correctional Officers for Department of Corrections and Rehabilitation (“DCR”)** - DCR estimates a need of approximately 1,720 security-related jobs in the next five years due to personnel retirement. However, such necessity also depends on inmate’s population fluctuation;
- **Re-training and Re-certification courses** - A larger volume of officers/students is expected to participate in this category as DPS and DCR Officers fulfill annual and bi-annual requirements.

As an example, the 2013 Agreement for the Sustainable Reform of the Puerto Rico Police Department (the “Reform Agreement”) requires DPS Personnel to obtain re-certification and re-training in a number of specified areas on a defined periodic basis.

Further information as to the courses and related requirements will be addressed in the RFP.

**RFC # 002**

**“Will the government guarantee any volume of students per year? “**

**RESPONSE:**

The Government does not intend to guarantee a volume of students or cadets per year. However, the DPS and DCR are seeking to sponsor a grant and scholarship program that will assist students and cadets with tuition costs and also will attract the desired candidates.

**RFC # 003**

**“To make sure I understand, you will include student volumes in the RFP?”**

**RESPONSE:**

Yes, the RFP will include historical and projected student-volume information, including cadets, re-training programs and re-certification programs.



# Consolidated Public Safety Training Center Project Pre-Submittal Conference Call

February 26, 2019





## ***Disclosure***

This presentation summarizes certain aspects of the Request for Qualifications (RFQ) for the Consolidated Public Safety Training Center Project. Participation in the call is not mandatory and will not affect your firm's ability to participate in the RFQ Process. Potential Respondents should carefully review the full RFQ before preparing their Statements of Qualifications (SOQs).

This document is for informative purposes only and does not constitute an offer to sell or an offer to enter into a contract. It is a summary of certain matters for discussion only. You may not rely upon this document in evaluating the merits of a project, investment venture, or any business referred to herein. This document does not constitute and should not be interpreted as either a project recommendation, investment advice or any other recommendation including legal, tax or accounting advice.

Future results are impossible to predict. Opinions, figures, estimates and market trends offered in this document constitute a preliminary assessment and are subject to change without notice, which are based on current market conditions and should not be relied upon without further assessment and verification. This presentation may include forward-looking statements that represent opinions, estimates and forecasts, which may not be realized.

This document does not contain a commitment from the Government of Puerto Rico, the Authority or any of its instrumentalities, nor does it impose any obligation.



## ***Agenda***

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# Introduction





## ***Participants in the Conference Call***

### **Puerto Rico P3 Authority**

- Laura Femenías Jové, Esq., Deputy Director

### **Department of Public Safety**

- Yashira M. Vega Montalvo, Esq.

### **Project Advisory Team Participants**

- Zaida Roshandel, CPM
- Jay Squiers, Ankura
- Patrick Harder, Nossaman



## ***Rules of Conference Call***

- The call will focus on aspects of the RFQ.
- 20-30 minute presentation followed by questions and answers.
- Questions should be submitted in writing via the Zoom chat to the presenter.
- Chat of the Zoom system is located at the bottom of your screen.
  - Questions can be submitted during the presentation but they will be answered at the end of the presentation.
  - The Authority may decide not to answer some questions and respond in writing as part of an addendum to the RFQ.
  - Responses in writing will supersede any verbal response; thus participating in this call should not replace reading all Addenda.
- Participants are muted except for the presenter. Please ensure your phone is also on mute. Callers from regular phones will not be able to ask questions.
- The conference call is scheduled to last one hour.
- The presentation, questions and answers will be made public as an addendum to the RFQ.

# P3 Overview



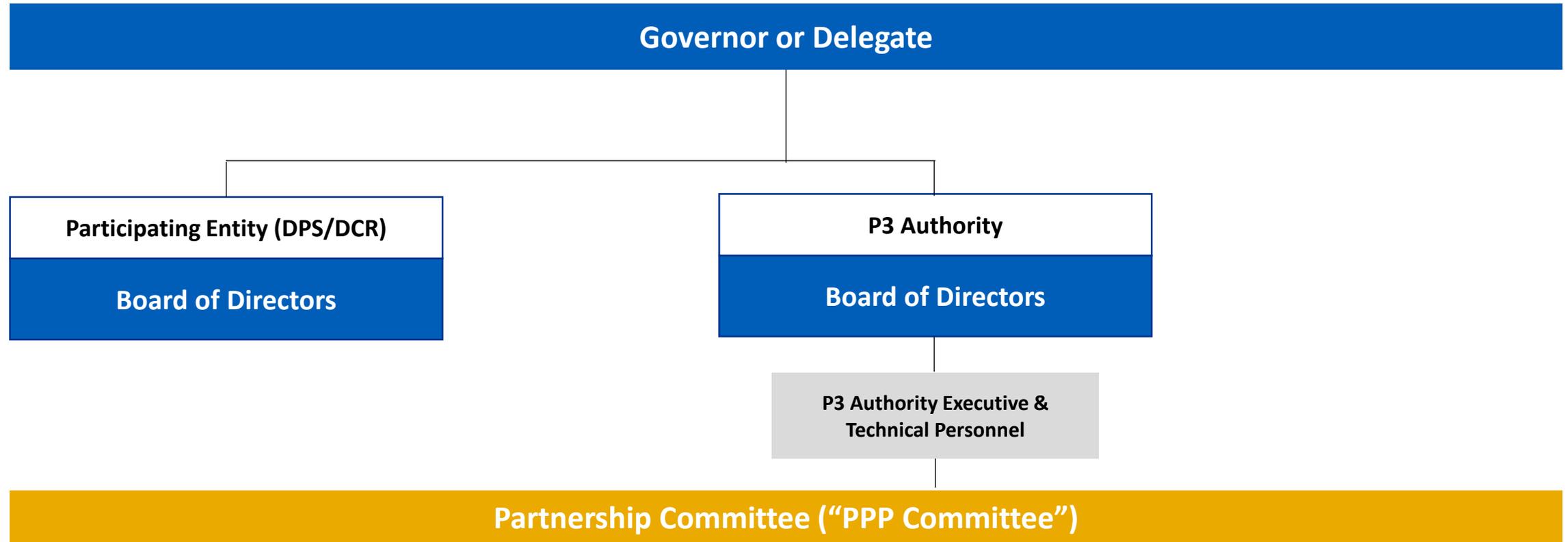


## ***P3 Authority Overview***

- The Public-Private Partnerships Act No. 29 approved in 2009, as amended (Act), states that the public policy of the Government of Puerto Rico is to:
  - Favor and promote the establishment of Public-Private Partnerships (P3s or PPP).
  - Further the development and maintenance of infrastructure facilities.
  - Improve the services rendered and the functions of the Government.
  - Encourage job creation and promote Puerto Rico's socioeconomic development and competitiveness.
- The P3 Authority was created by the Act and its mission is to manage the procurement processes for P3 projects in Puerto Rico.



# P3 Authority – Procurement Governance Structure



**5 Members:**

- Executive Director or delegate of Puerto Rico Fiscal Agency & Financial Advisory Authority (FAFAA).
- 1 Government Official from the Participating Entity with responsibility over the Project.
- 1 Member of the Board of Directors of the Participating Entity.
- 2 Government Officials with Project expertise selected by the P3 Authority Board of Directors.

**Functions:**

- Decision making committee overseeing procurement process.
- Qualifications Process.
- Evaluation and selection of bidders.
- Establish the basic terms and conditions of Project Agreement.
- Report full process through a Partnership Report.

# Overview of RFQ and Procurement Process





## ***Function of the RFQ***

The objective of the RFQ is to enable the PPP Committee to shortlist the best qualified Respondents. Nevertheless, the PPP Committee, in evaluating Respondents, may disqualify a Respondent if the Respondent:

- May be treated as ineligible to submit a proposal or may be disqualified on one or more grounds specified in Section 5.16, 8.1, 8.2, and 8.6 of the Regulation for the Procurement, Evaluation, Selection, Negotiation, and Award of Participatory Public-Private Partnerships Contracts under Act No. 29-2009, as amended (Regulation);
- Fails to satisfy the standards established by the PPP Committee with respect to the Respondent's required financial, technical or professional ability and experience; or
- Fails to comply with the requirements of Articles 9(a) (Applicable Requirements and Conditions for those who wish to be considered as Respondents) and/or 9(d) (Consortia) of the Act, as applicable.

Pursuant to Section 5.4 of the Regulation, the PPP Committee reserves the right to limit in its absolute discretion the number of Respondents it considers to be the best qualified in order to arrive at a shortlist of Proponents to allow for an orderly procurement.

The Authority hereby notifies prospective Respondents that it intends to exercise its right to limit the number of Respondents who may be qualified.



## ***Procurement Process & Schedule***

The procurement of the Project is expected to take place in the following stages:

### **Phase 1 – Issue RFQ and Qualifications Process**

- In Phase 1, the Authority issues the RFQ, and will review SOQs against the evaluation criteria in Section 4. At the end of Phase 1, the Authority will shortlist qualified Respondents and they will be invited to participate in Phase 2 of the process. A draft of the Term Sheet of the PPP Contract will be provided to shortlisted Respondents in Phase 2.

### **Phase 2 – RFP Process**

- In Phase 2, the Authority will issue an RFP to each shortlisted Respondent to provide instructions on how to submit a Binding Proposal. The shortlisted Respondents will have the opportunity to conduct a detailed due diligence review and submit a Binding Proposal that will include a final offer for review and consideration by the Authority. The Authority will select a Preferred Proponent based on the Binding Proposals received.

### **Phase 3 – Implementation of PPP Contract**

- If the Authority identifies a Preferred Proponent in Phase 2, it may negotiate a final agreement with the Preferred Proponent and enter into a PPP Contract.
- Once the Preferred Proponent and the Authority have executed the PPP Contract, the Project will proceed in accordance with the terms and conditions of the PPP Contract.



## ***Procurement Process & Schedule***

The Authority expects to adhere to the following schedule for the qualification of prospective Respondents:

### **Project Timeline**

February 20, 2019	Issuance of RFQ by the Authority
February 26, 2019	Pre-Submittal Conference Call
March 8, 2019	End of Requests for Clarification Period
March 20, 2019	Authority to release responses to Requests for Clarification
March 28, 2019	Submission deadline of SOQs by 5:00 p.m. AST
April 11, 2019	Notification of Shortlisted Respondents



## ***Restricted Parties***

- Directors, officers, partners, employees and persons or legal entities to Restricted Parties are not eligible to participate as Team Members, or advise any Team Member, directly or indirectly, or participate in any way.
- Each Respondent will ensure that each Team Member does not use, consult, include or seek advice from any Restricted Party.
- The Authority can add additional parties to the list of Restricted Parties.

### **Project Advisory Team**



*CPM PR, LLC*



Nossaman LLP



Ankura Consulting Group



Rothschild & Co

***Including any subsidiary or affiliate of the above-mentioned persons or entities.***

# Project Summary





## ***Project Description***

- The Authority, the Department of Public Safety (DPS) and the Department of Correction and Rehabilitation (DCR, collectively with DPS, the “Departments”) seek parties interested in developing and operating a unified academic training program for the Departments’ employees.
- The facilities, both physical and on-line, would be developed, operated and maintained by a public-private partnership arrangement, with the private partner taking the lead on many aspects of the Project.
- The Project’s principal payment mechanism will be: **(i)** tuition and fees paid by individuals seeking entry-level positions in the Departments, **(ii)** fees paid by parties seeking to obtain training or certification, and **(iii)** grants and scholarships offered by the Departments to entry-level applicants.



## ***Project Description***

- In return for using the physical facilities, the Preferred Proponent will lease such required facilities from the Puerto Rico Police Department (PRPD) or other applicable bureau on a long-term basis. Further, in certain instances, the Preferred Proponent will pay the Departments under a Training Collaboration Agreement for public safety personnel who are required to serve as instructors for specific courses.
- The Preferred Proponent would be required to pay for costs of repairing, building, developing, operating or maintaining the Public Safety Training Center facilities, and the online platform.
- The Preferred Proponent would be the primary provider of any and all requisite law enforcement and public safety education and training for the entry-level employees or employee candidates of the Departments over the term of the PPP Contract.



## ***Project Objectives***

- Increase quality of education, training and recertification for the DPS and DCR departments new recruits and officers.
- Update and improve the existing PRPD Gurabo facilities and obtain latest equipment and technology for academic and training purposes.
- Comply with Act 20 of April 10, 2017 and Reform Agreement mandates.

**Act 20 of April 10, 2017 requires the establishment of a consolidated Public Safety Training Center for the DPS and the development of an academic training program which meets various statutory requirements.**



## ***Project Scope***

- **Academic Programing:** Develop & implement a comprehensive education and training curriculum for incoming cadets, students and personnel of the relevant public safety agencies.
- **Field Training Programing:** Develop & implement a comprehensive Field Training curriculum for incoming cadets, students and personnel of the relevant public safety agencies.
- **Operation and Maintenance of Facilities:** Provide day-to-day operations and maintenance of facility, installations and equipment in accordance with pre-defined standards and industry best practices.
- **Capital Improvements:** Repair, build and finance certain capital and life cycle improvements of the existing Academy in Gurabo to ensure facilities are brought to applicable standards and remain adequate, updated and safe throughout the term of the PPP Contract.

# Evaluation Criteria





## ***Evaluation Criteria***

- The Authority's goal is to create a fair basis for the evaluation of the SOQs in compliance with all applicable laws governing this procurement. All SOQ submissions will be reviewed based on the requirements set forth in Sections 4 and 5 of the RFQ.
  - **Pass / Fail:** A review of each SOQ for responsiveness and pass / fail criteria in accordance with Section 4.2 of the RFQ.
  - **Qualitative Evaluation:** A qualitative evaluation of the SOQ in accordance with the evaluation criteria set forth in Section 4.2 of the RFQ, resulting in a qualitative score.



Evaluation Criteria	% Weight
Compliance with Requirements of the Act	Pass or Fail (Not Weighted)
Background, Experience & Team Information	10%
Financial Capabilities	20%
Technical Capabilities	35%
Local Content	15%
Approach & Timing	20%

**Respondents that anticipate responding to this RFQ shall so indicate as soon as possible by providing contact information to the PPP Committee via e-mail at :**

**[RFQ-CONSOLIDATEDPUBLICSAFETYCENTER@p3.pr.gov](mailto:RFQ-CONSOLIDATEDPUBLICSAFETYCENTER@p3.pr.gov)**

# SOQ Requirements and Procedure





## ***Submittal Requirements***

- The Respondent shall submit one (1) originally executed SOQ, with signatures in blue ink, and five (5) copies along with one copy in portable document format (PDF) on a CD. The SOQ containing original signatures shall be marked as “Originals”.
- The SOQ shall be delivered no later than the Submission Deadline.
- Respondents should not submit promotional materials as part of their RFQ submissions and are strongly encouraged not to submit information that is not required by this RFQ.
- Respondents are strongly encouraged to be succinct in their prequalification submissions.
- Respondents are cautioned that if the page limits set out in Section 4.2 are exceeded, the P3 Authority and the Owners will not review or score pages submitted in excess of the maximum number of pages indicated for such item.



***Questions?***