



June 1, 2018

To All Prospective Respondents

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.

This document provides the following information:

1. Responses to certain questions submitted during the Pre-Submittal Conference Call held on May 25, 2018, and
2. Copy of the Pre-Submittal Conference Call Presentation.

The Authority expects to release answers to additional requests for clarifications next week.

## **Request for Clarifications #001 - #010**

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 Authority conducted a Pre-Submittal Conference Call related to the RFQ on May 25, 2018, by which a series of RFCs were submitted to the Authority. This document provides answers to such RFCs in bulleted format below. Capitalized terms not defined in this response take their meaning from the RFQ. RFC #001 to #010 respond to the matters specified below.

### **RFC # 001**

**Is there any recent data available for the average student housing rent and the average construction cost (\$/sf) after the hurricane Maria?**

#### **RESPONSE**

For the average student housing rent please refer to the Desirability & Convenience report posted on the website of the Authority (<http://www.p3.pr.gov/>). There is data in the report which indicates that the rent remains similar after Hurricane Maria. As for the average construction costs, the P3 Authority does not have information available at this point. There will be a data room available during the Request for Proposals (RFP) process to facilitate the due diligence for the Shortlisted Respondents.

### **RFC # 002**

**Is there data available on the amount of admission applications for the next year?**

#### **RESPONSE**

The University of Puerto Rico at Mayaguez (UPRM) has received a very consistent number of applications which is referenced in the Desirability & Convenience report published on the website of the Authority (<http://www.p3.pr.gov/>). The UPRM has shown consistent numbers in terms of enrolled new admissions. Below are the numbers for enrolled new admissions for Fall Semester of the last three academic years.

<b>Semester</b>	<b>Number of Enrolled New Applicants</b>
Fall Semester 2015-2016	2,371
Fall Semester 2016-2017	2,333
Fall Semester 2017-2018	2,290

Historical data can be found on the website of the Office of Planning, Investigations and Institutional Improvement of the UPRM (<http://oiip.uprm.edu/matricula>).

**RFC # 003**

**Please provide an update on the possibility of obtaining loan guarantees from the USDA?**

RESPONSE

The Authority has stated in the Desirability & Convenience report that there have been efforts from the Authority working with the USDA on this subject. The Authority is working diligently to maximize the possibility of obtaining loan guarantees.

**RFC # 004**

**Please elaborate on the vision for improvements to the student center?**

RESPONSE

The project is proposing improvements to the Angel Espada Gymnasium and the Student Center on campus. As for the vision, those two facilities are in need of aesthetic improvements and the UPRM and the Authority are interested in making the facilities more central to the student life experience and more attractive for the student body. The Authority is looking for the incorporation of those elements into the Project which can be through the use of an Alternative Technical Concepts or additives to the construction plan. There are basic architectural ideas that have been put together for these facilities and they will be shared during the RFP Process with the Shortlisted Respondents.

**RFC # 005**

**Is there any input from the *Consejo de Estudiantes* (Student Council) towards this project?**

**RESPONSE**

Yes, the Authority together with the UPRM are making all the efforts to include input from different stakeholders from the community. There have been visits to the campus and presentations to different stakeholders, that dialogue will continue. The Authority and the UPRM are interested in making an adequate balance of receiving input from stakeholders, but at the same time conducting a diligent procurement process.

**RFC # 006**

**Will the housing project be limited to student use only or will it be also available for members of the faculty?**

**RESPONSE**

The project has been conceived as a student-centered Project. It is mostly directed towards students since the assessments performed so far show there is a need for student housing. However, this does not mean the Project could not have faculty members and other members of the community in mind. This Project has been conceived as one to serve the community at large, but it is focused mainly on the student body, since they are the ones who need the housing the most.

**RFC # 007**

**Will the government contractually commit in the P3 contract to assist the developer in the procurement of construction permits and endorsements?**

**RESPONSE**

As you can see on the risk allocation matrix in the Desirability & Convenience report, the Authority has identified that permits are an important element to be undertaken in collaboration with the government. A significant amount of work is going into the permitting phase of this Project and there has been some advancements on this. On page 28 of the RFQ, the risk matrix table indicates that the permit approval will be shared between the public sponsor, the Authority, the Government of Puerto Rico and the private partner. The intent is to advance the permit procedures as much as possible before the RFP phase. The allocation of responsibilities regarding the permits and endorsements will be further discussed in the RFP phase.

**RFC # 008**

**How many groups do you plan to short-list?**

**RESPONSE**

This will be up to the Partnership Committee and will depend on the quality, ranking, evaluation and number of statements of qualifications (SOQs) received.

**RFC # 009**

**This is a complex scope of work, may I suggest you take this in consideration and ensure the RFP provides adequate time for responders to prepare their proposals?**

**RESPONSE**

The Authority wants to make sure adequate time, due diligence and process is provided for proponents to be in the best position to be efficient in responding to all the elements of the Project.

**RFC # 010**

**Are there any financing types that the Authority prefers or some others it absolutely will not entertain?**

**RESPONSE**

At this point it is premature to provide guidance in terms of this question. There hasn't been any financing elements identified at the moment that are discarded at this point.