



## THE URBAN DEVELOPMENT CORPORATION OF TRINIDAD AND TOBAGO LIMITED (UDeCOTT)

# REQUEST FOR PROPOSALS FOR THE DESIGN-BUILD-FINANCE-OPERATE-MAINTAIN PPP ARRANGEMENT FOR THE CONSTRUCTION OF A RESIDENTIAL/COMMERCIAL COMPLEX AT KEATE STREET, PORT OF SPAIN

The Urban Development Corporation of Trinidad and Tobago Limited, (UDeCOTT) invites suitably qualified and experienced entities to submit Request for Proposals (RFP) for the construction of a Residential/Commercial Complex at Keate Street, obliquely opposite Memorial Park, Port of Spain using a Design-Build-Finance-Operate-Maintain, Public Private Partnership (PPP) delivery method.

A Public Private Partnership is long-term commercial arrangement for the delivery of public services, where there is a significant degree of risk-sharing between the public and private sectors. This arrangement is a key mechanism for financing national infrastructure development, such as the Residential/Commercial Complex at Keate Street, Port of Spain.

This project represents a key component of government's strategic vision to advance the development of the City of Port of Spain. The site covers an area of approximately 3.2 acres of prime Port of Spain real estate owned by the Government of the Republic of Trinidad and Tobago. The proposed Complex should offer residential apartments as well as commercial activities which can serve its residents as well as visitors.

### **INSTRUCTIONS FOR PURCHASE OF RFP PACKAGE**

- (i) A complete set of documents may be purchased from July 24<sup>th</sup>, 2019 by making a non-refundable deposit of **TT\$3,000 Vat Inclusive, to UDeCOTT's Operating Account #852948 at any branch of First Citizens Bank Limited, by Cash or Manager's Cheque.**
- (ii) AFTER payment has been deposited into UDeCOTT's account, the RFP package may then be collected at UDeCOTT's Head Office (with proof of payment), First Floor, 38-40 Sackville Street, Port of Spain or provided electronically upon request, **(excluding weekends and public holidays)**, between the hours of **9:00 a.m. to 4:00 p.m. (EST)**, with proof of payment **(stamped deposit receipt from the bank).**

## **SUBMISSION DEADLINE**

An original and three (3) copies of the RFP must be submitted at the address listed below no later than 2:00 p.m. (EST) on **August 30<sup>th</sup>, 2019**. RFPs received after the required tender submission time will not be eligible for consideration. Submissions must be deposited at 1<sup>st</sup> Floor, UDeCOTT Building, 38-40 Sackville Street, Port of Spain in the tender box appropriately labelled.

All submissions, clearly marked "ORIGINAL" or "COPY" and labelled as shown below should be placed in sealed plain envelopes and deposited in the appropriately labelled Tender Boxes located on the First Floor of the Urban Development Corporation of Trinidad and Tobago Limited, 38-40 Sackville Street, Port of Spain:

**"Secretary, Tenders Committee**

**Urban Development Corporation of Trinidad and Tobago Limited**

**38-40 Sackville Street**

**Port of Spain**

**REQUEST FOR PROPOSALS - DESIGN-BUILD-FINANCE-OPERATE-MAINTAIN PPP ARRANGEMENT FOR THE CONSTRUCTION OF A RESIDENTIAL/COMMERCIAL COMPLEX AT KEATE STREET, PORT OF SPAIN"**

Proposals received after the stipulated tender submission deadline **shall not** be eligible for consideration and shall be returned unopened.

The size of the opening in the tender box is 360mm x 50mm and submittals **MUST** be packaged to be able to pass through this opening. Proponents must accurately sign the Tender Submittal Form provided by UDeCOTT's representatives.

Proponents Company's Name, return address, email address and mobile number must be clearly stated on the envelope. Failure to so label the envelopes may result in disqualification.

Additional information may be requested through email forwarded to the attention of **The Secretary, Tenders Committee** at [tendersecretary@udecott.com](mailto:tendersecretary@udecott.com).

UDeCOTT reserves the right to reject any or all proposals for failure to comply with any mandatory requirements stated in the RFP.

SECRETARY, TENDERS COMMITTEE

# MEMORIAL PLAZA DEVELOPMENT

## USER BRIEF

UDECOTT is desirous of partnering with a Developer to build a Residential and Commercial Complex located opposite The Memorial Park, Port of Spain, bounded to the North by Keate Street, to the South by Gordon Street, to the East by Charlotte Street and to the West by Frederick Street.

- A. The Developer is to provide Design, Build, Finance, Operate and Maintain Services for the facility under agreed terms of the Financial arrangements; and
- B. Design, Build, Finance, Operate and Maintain the facility under the terms of a Lease Agreement.

UDECOTT in turn would provide the land base and the necessary administrative requirements for urban development.

The following guidelines are for the Developer to use in their proposals to UDECOTT. Please note that these are guidelines only and the Developer is free to use options or combinations which are commercially viable while maintaining the overall thrust of the intended development.

A Multi-Storey, Multi- Use Complex and Public Plazas, capitalising on the views in and around Port of Spain, the project should consist of four (4) major components that would need to be supported with their own financial feasibility or long-term financing. Ample Parking that meets or exceeds Planning Requirements is to be provided for the project to be successful. Based on UDECOTT's Preliminary Designs, the following can be achieved.

These components are:

- A) **Residential** – UDECOTT is looking to achieve a density between 160 to 200 two (2) Bedrooms Units with a floor area between 800 sq. ft. to 1,200 sq. ft. It is envisioned that the Residential component will be located on eight (8) floors consisting of a total floor area of 240,000 Sq. Ft. above the Commercial and Entertainment areas. These are only recommended guidelines, the Developer can adjust these parameters to meet the current market needs. The Developer is to make recommendations as to the ratio of each component of which the project consist of.
- B) **Commercial (Retail & Food)** – The Commercial facility will provide for a mixture of Retail and Food proposed by the Developer. One of the Commercial Spaces should be a Supermarket of 20,000 Sq. Ft.

The other Commercial (Retail & Food) areas should be in the region of 27,000 Sq. ft., however, more would be accepted if the site can accommodate. Currently Commercial (Retail & Food) is located on the Ground Floor only.

- C) **Offices** - Office Space should be proposed by the Developer and should be in the region of 30,800 Sq. ft. This concept has provided one (1) level of Offices on the First Floor of the Development, however, more would be accepted if the site can accommodate.
- D) **Entertainment** - Entertainment Facilities should be proposed by the Developer and should be in the region of 17,000 Sq. ft. One of the Entertainment Spaces should be a Cineplex. The Entertainment Space is located on the Ground Floor.

Parking is located on two (2) Basement Parking Levels. Preliminary Designs shows that approximately **600 Car Parking Spaces** across the two (2) Levels can be achieved.

Items to be addressed by the Developer in his proposal are:

- 1) Access and egress for residential (private spaces) and commercial/retail (semi-private, public spaces).
- 2) Security controls for residential, commercial and public including pedestrians, vehicular and car parking.
- 3) Garbage collection and disposal for residential, commercial and public spaces.
- 4) Access to services and maintenance for water, waste, power, telecommunication or any other services proposed by the Developer.
- 5) The Developer will be responsible for handling all statutory approvals and completion certificates, and will be guided by such approvals.

### **Project Components Summary**

- Residential - Eight (8) floors consisting of a total floor area of 240,000 Sq. Ft.
- 160 -200 Units
- Offices - 30,800 Sq. ft. Located on the First Floor.
- Supermarket - 20,000 Sq. Ft. Located on the Ground Floor.
- Cinema (3) - 17,000 Sq. Ft. Located on the Ground Floor.
- Retail - 27,000 Sq. Ft. Located on the Ground Floor.
- Plaza / Circulation - 44,000 Sq. Ft. Located on the Ground Floor.
- Parking - 600 Parking Spaces on Two (2) Basement Levels.

## FREQUENTLY ASKED QUESTIONS (FAQs)

### **DESIGN-BUILD-FINANCE-OPERATE-MAINTAIN PPP ARRANGEMENT FOR THE CONSTRUCTION OF A RESIDENTIAL/COMMERCIAL COMPLEX AT KEATE STREET, PORT OF SPAIN**

#### **What is the purpose of this Request for Proposal?**

This Request for Proposal initiates the procurement process to select and enter into a contract with a suitably qualified and experienced entity with the expertise necessary to undertake the Project.

#### **What is the Description of the site?**

The site identified for the project covers an area of approximately 3.2 acres of land vested in UDeCOTT. The site is bounded by Frederick, Keate, Charlotte and Gordon Streets in Port of Spain.

#### **Are there any parties who would be ineligible to participate in this Procurement Process?**

As a result of their involvement on this Project, the following individuals; companies and their employees, agents, representatives; companies and their affiliates are not eligible to participate in this procurement process as follows:

- as a Proponent;
- as a member of or advisor to a Proponent;
- as a participant in or contributor to the development and preparation of Proposals for this Project;
- or otherwise to participate in the development and preparation of Proposals for this Project.

Ineligible Persons include the following persons:

1. An employee of UDeCOTT;
2. A Board Member of UDeCOTT; and
3. Such other persons that would be deemed ineligible in accordance with UDeCOTT's Procurement Policy and Procedure.

UDeCOTT reserves the right to disqualify a Proponent if any of the above ineligible parties is determined to have participated in or contributed to the development and preparation of that Proponent's Proposal for this Project.

### **Are Proponents required to submit a Bid Bond with their Proposals?**

Each Proposal must be accompanied by an original Bid Bond valued at **TT\$250,000.00** in the form of a Bank Guarantee in a form that is acceptable to UDeCOTT, from an entity approved in advance by UDeCOTT and shall be valid for thirty-five (35) days after the end or close of the Tender Proposal Validity Period.

### **What are the Key Elements of the transaction?**

UDeCOTT's proposes to enter into a Design Build Finance Operations and Maintenance Agreement. Key elements of the transaction include:

1. Design and Construction of the Project;
2. A fixed Substantial Completion Date; and
3. Operations and Maintenance Plan

### **Is there any provision for Construction Period Financing?**

The provision of Construction Period Financing for the Project will be the sole responsibility of the Preferred Proponent. UDeCOTT and/or GORTT will not guarantee any debt incurred by the Preferred Proponent. It is the intention of UDeCOTT to enter into the Legal Agreements with the legal entities to be proposed by the Preferred Proponent. Flexibility is given to Proponents to structure the legal entities in order to deliver the best value to UDeCOTT and the Proponent.

### **Are there any Insurance Requirements for this project?**

Proponents must carry and maintain insurances for the Project, as follows, at a minimum:

- (a) Professional Indemnity Insurance Policy in the joint names of UDeCOTT and the Proponent or in the joint names of UDeCOTT and the Proponent and its Design Team providing insurance of not less than the amount legislatively required. The costs of any deductibles shall be the responsibility of the Design-Build Contractor and shall not exceed the amount specified in the Contract.
- (b) Public Liability Insurance Policy in the joint names of UDeCOTT and the Contractor providing insurance of not less than an amount equivalent to the value of the Contract. The costs of any deductibles shall be the responsibility of the Contractor. The deductibles are not to exceed the amount specified in the Contract.
- (c) Workmen's Compensation Insurance Policy in the joint names of UDeCOTT and the Contractor providing insurance of not less than the amount legislatively required. The costs of any deductibles shall be the responsibility of the Contractor. The deductibles are not to exceed the amount specified in the Contract.
- (d) Contractor's All Risk Insurance Policy in the joint names of UDeCOTT and the Contractor providing insurance of not less than an amount equivalent to the value of the Contract plus 10% of the

value of the Contract. The costs of any deductibles shall be the responsibility of the Contractor. The deductibles are not to exceed the amount specified in the Contract.

**What are the components of the project?**

The multi-use complex should consist of five (5) major mandatory components which would need to be supported by their own financial feasibility or long-term financing as follows:

- a) Residential– UDeCOTT is looking to achieve a density of 160 to 200 two (2) bedroom units with a floor area between 800 square feet to 1200 square feet.
- b) Office Accommodation– Office space should be proposed by the Developer and should be in the region of 30,000 square feet.
- c) Commercial (Retail & Food) – The commercial facility will provide for a mixture of retail and food. One of the commercial spaces should be a supermarket of 20,000 square feet. The other commercial (retail and food) areas should collectively comprise approximately 27,000 square feet.
- d) Entertainment– Entertainment facilities should be proposed by the Developer and be in the region of 17,000 square feet. One (1) of the entertainment spaces should be a “Cineplex”.
- e) Parking – Six hundred (600) car parking spaces should be provided across two (2) levels.

\*The above components are meant to highlight the significant components of the project but the information contained therein are indicative and may be varied by the Developer’s Design Team towards achieving a financially feasible Proposal.

**Proponents are to note that the responses provided as guidance to these Frequently Asked Questions do not relieve the Proponent of its obligation and responsibility to fulfil and comply with all requirements of the Request for Proposals.**