



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

REQUEST FOR PROPOSAL FOR A PUBLIC PRIVATE PARTNERSHIP ARRANGEMENT FOR THE CONSTRUCTION OF A MULTI-USE COMPLEX AT KEATE STREET, PORT-OF-SPAIN

The Revitalization of the City of Port of Spain is important to national development, as it seeks to improve and rehabilitate the Capital City, restore its life and vibrancy, improve traffic circulation, enhance property values, alleviate crime and also stimulate the economy. This urban revitalization initiative would involve the execution of a number of key priority infrastructural development projects.

In this regard, the Urban Development Corporation of Trinidad and Tobago Limited, (UDeCOTT) invites suitably qualified and experienced entities to submit Proposals for the **CONSTRUCTION OF A MULTI-USE COMPLEX AT KEATE STREET, PORT OF SPAIN** located at Keate Street, obliquely opposite Memorial Park, Port of Spain, using a Design-Build-Finance-Operate-Maintain (DBFOM), Public Private Partnership (PPP) delivery method.

The site covers an area of approximately 3.2 acres of prime Port of Spain real estate. The proposed Complex should offer residential apartments and commercial activities which can serve residents and visitors.

The successful contractor shall be chosen using a competitive selection process as set out in the Request for Proposals (RFP). Proponents are advised that submissions must include ALL the documents as set forth in the RFP. Failure to do so may result in disqualification.

INSTRUCTIONS FOR PURCHASE OF RFP PACKAGE

The tender process for this project will be conducted via UDeCOTT's E-Tender System. To participate, proponents must be registered on the E-Tender System. **Proponents already registered on the E-Tender System are not required to register again.**

To access the Vendor Registration, proponents are required to go to UDeCOTT's website at udecott.com, place the cursor over the **tenders menu** at the top of the page, then select **E-Tender portal** in the drop-down list. Once registered, an automated email will be sent to the registered email account directing the proponent to activate their E-Tender account. Once the account is activated, the proponent will then be allowed access to view the RFP on the E-Tender System.

Should you encounter any technical difficulties in accessing or using the system, you are to immediately contact our IT Helpdesk at 225-4004 ext. 206 or etenderhelpdesk@udecott.com, carbon copying the Secretary of the Tenders Committee at tendersecretary@udecott.com.

The RFP package will be available for purchase from **April 7, 2021**. To download the RFP package, you will then be required to select and purchase the RFP **via online payment**. The cost of the RFP package is **TT\$2,000.00 VAT Inclusive**.

INFORMATION SESSION AND SITE VISIT

An online **Information Session** will be held on April 21, 2021 at 10:00 a.m. via video conference. This will be followed by a **Site Visit** commencing at 2:00 p.m.

Interested parties are kindly asked to confirm their availability, together with **the names and preferred email addresses** of your representatives who will be in attendance, via email to tendersecretary@udecott.com by 12:00 p.m. on April 20, 2021.

SUBMISSION

Proponents are advised that submissions **must** include ALL the documents as set forth in the RFP and must be in accordance with the terms therein.

Failure to do so may result in disqualification.

Proponents are advised that **only PDF** files can be uploaded onto the E-Tender platform. The responsibility for file conversion resides with the Proponent and failing to submit proposals in PDF format may result in disqualification.

The deadline date for submissions is **June 30, 2021 at 2:00p.m. (AST)**.

Additional information may be requested through email forwarded to the attention of **The Secretary, Tenders Committee** at 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 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?

The purpose of this Request for Proposal is to identify and contract a suitably qualified and experienced entity with the expertise necessary to undertake the Project.

What is the Location of the site?

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 land is surrounded by Frederick, Keate, Charlotte and Gordon Streets in Port Of Spain.

Are there any persons who would be ineligible for this Procurement Process?

As a result of their involvement on this Project, the following individuals, companies and their individuals, companies and their affiliates are not eligible to be a Proponent, participate as Team Members of a Proponent, or act as advisors to a Proponent or its Team Members in the development and preparation of Proposals for this Project, or otherwise 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

UDeCOTT reserves the right to disqualify a Proponent if any of the above-noted ineligible persons participate in the development and preparation of the 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 in the value of **TT\$500,000.00** in the form of a Bank Guarantee acceptable to UDeCOTT and shall be valid for thirty-five (35) days beyond the end of the Tender Proposal Validity Period.

What are the Key Elements of the transaction?

It is the UDeCOTT's intention 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 GOVTT 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 with 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 space should be a supermarket of 20,000 square feet. The other commercial (retail and food) areas should be in the region of 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 does not relieve the Proponent of its obligation and responsibility to fulfil and comply with all requirements of the Request for Proposals.