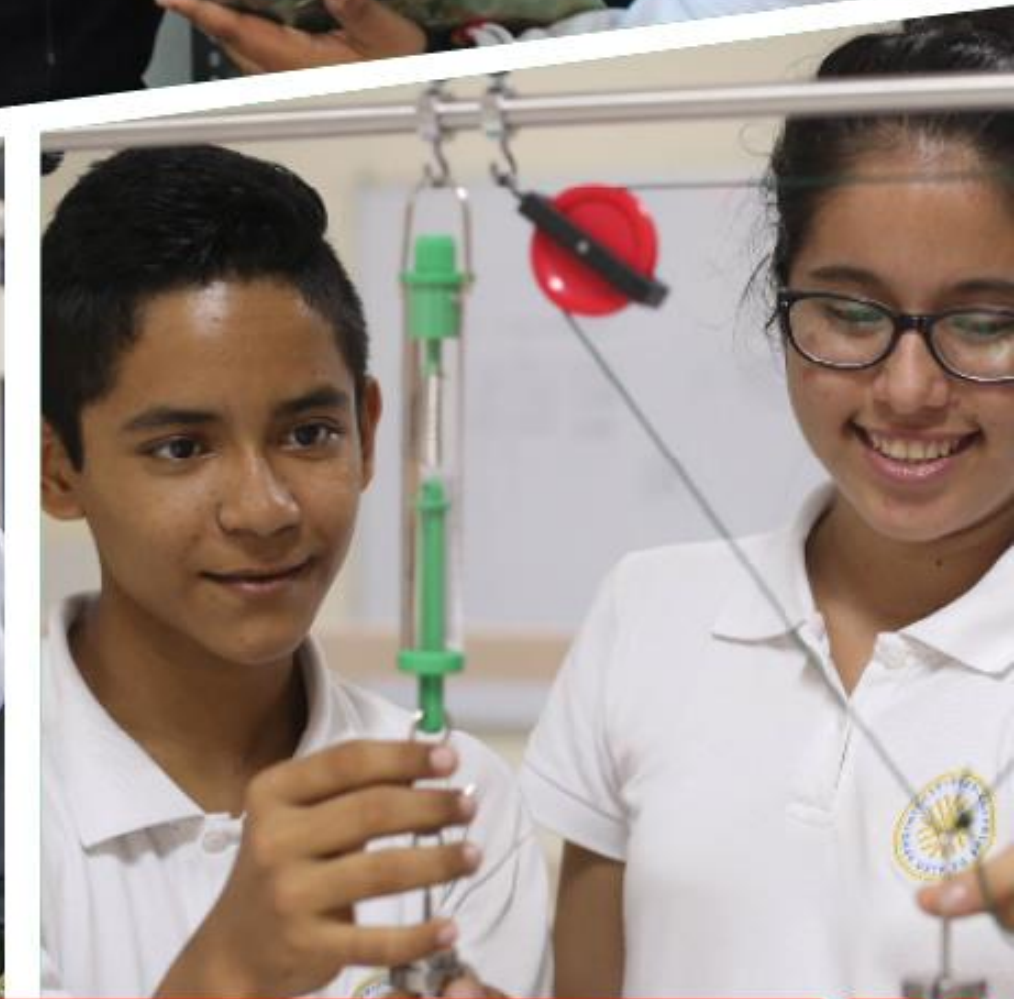


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HIGH-PERFORMANCE SCHOOLS “COAR CENTRO” PROJECT CO-FINANCED UNSOLICITED BID



PERÚ

Ministerio
de Economía y Finanzas



ProInversión

Private Investment Promotion Agency - Peru



BICENTENARIO
PERÚ 2021



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- I. PROJECT SCOPE**
- II. INITIAL VERSION OF THE AGREEMENT**
- III. REQUIREMENTS FOR INTERESTED THIRD PARTIES**



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I. Project scope

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PROJECT OVERVIEW

The concession includes the design, financing, construction and implementation of furniture and equipment for three (3) High-Performance Schools (COAR) located in the regions of Pasco, Huancavelica and Cusco, including the provision of complementary services, so as to provide an appropriate educational infrastructure for High-Performance Students (EAD) of the second grade of high school of Regular Basic Education.



The construction of each COAR includes four major components:

- ✓ Academic area
- ✓ Common areas
- ✓ Residential area
- ✓ Sports, administrative and general services area



Implementation of furniture and equipment for each of the COARs.



Provision of maintenance and operation services during the operational stage.

OBJECTIVES



Develop quality educational infrastructures in the regions of Cusco, Huancavelica, and Pasco.

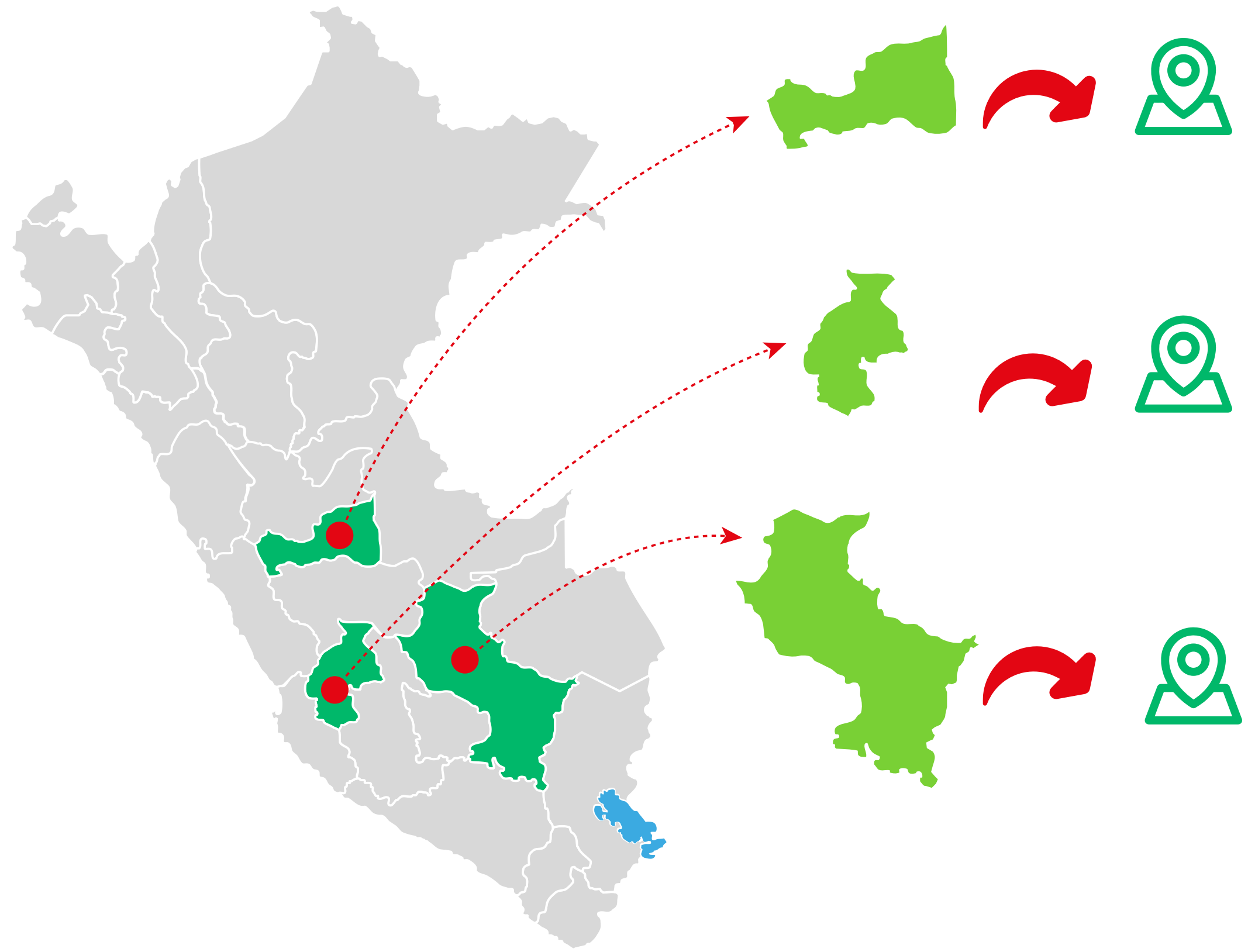


Strengthen human capital by providing comprehensive educational training to high-performance students.



Contribute to make the COAR model a benchmark of high-quality education and academic, organizational, management innovation that enhance public education.

LOCATION OF THE COAR CENTRO PROJECT

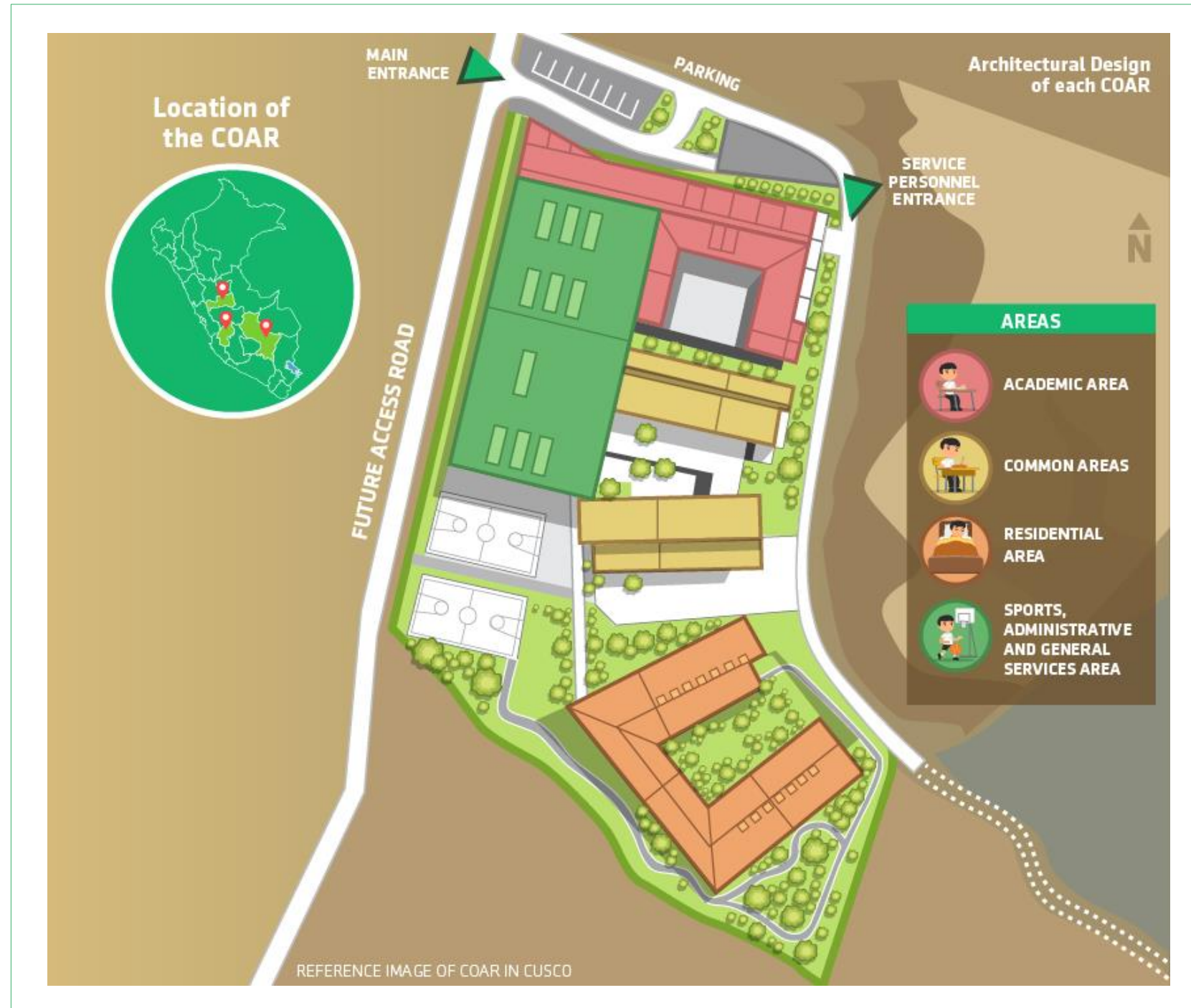


Department: Pasco
Province: Oxapampa
Location: Chontabamba
Land area: 30,996 m²

Department: Huancavelica
Province: Huancavelica
Location: Callqui Grande - Ascensión
Land area : 36,000 m²

Department: Cusco
Province: Quispicanchi
Location: Chinicara alta - Oropesa
Land area: 21,678 m²

REFERENTIAL ARCHITECTURAL PROGRAM OF THE COAR



REFERENTIAL AREA	10,634 m ²
40% CIRCULATION AREA AND WALLS	4,254 m ²
REFERENTIAL NET ROOFED AREA	14,888 m ²

Academic Area

It is organized in a single building comprising:

- 12 classrooms of 60 m² each
- 4 laboratories of 120 m² each
- One library of 540 m²
- Complementary rooms of 962.5 m²

Residential Area

It is organized in a single U-shaped building comprising:

- Student residence of 3,820 m²
- 74/59 bedrooms for non-wheelchair-users of 32/37 m² each
- 2 bedrooms for wheelchair-users or similar requirements of 32/ m² each
- Other rooms of 465 m²

Common Area

It is organized in a single building comprising:

- Dining room of 552 m²
- Student welfare rooms of 142 m²
- Laundry area of 170 m²
- Other complementary rooms of 272 m²

Sports, Administrative and General Service Area

It is organized in two buildings in front of each other comprising:

- Sports center of 1,671 m²
- Other sports area of 312.5 m² (includes a semi-olympic swimming pool)
- Areas related to the provision of services with a total of 1263 m²

For more information about the Architectural Program, see Appendix 3 of Annex 11 of the VIC.

FURNITURE AND EQUIPMENT FOR THE COAR CENTRO



FURNITURE PER COAR

Academic Areas

- Classroom furniture
- Artistic workshop furniture
- Instrument storerooms
- Reading room furniture
- Library shelves

Residential Areas

- Bedroom furniture

Common Areas

- Dining room furniture
- Study spaces
- Furniture for common areas

Sports, Administrative and General Service Areas

- Office furniture
- Furniture for storerooms
- Furniture for service personnel



SPORTS EQUIPMENT PER COAR

Sports Court Areas

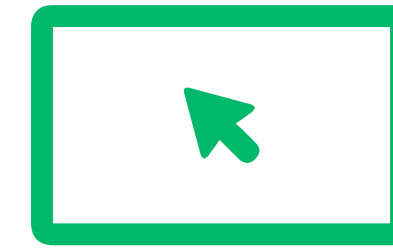
- Sports goals and nets

Gym – Sports / Swimming Pool Area

- Podiums
- Olympic pool kit
- Sports machines

Sports Center Area

- Boards
- Mats
- Grandstands



TECHNOLOGICAL EQUIPMENT PER COAR

Itinerant Kit

- Laptops
- Desktops
- Audio and projection instruments
- UPS

Biological sensors

Chemical Sensors

MANDATORY SERVICES FOR THE COAR CENTRO



Renewable Energy:

The concession includes the installation of a renewable energy system connected to the COAR electrical network. This system must provide at least, renewable energy equivalent to 10% of the total COAR consumption.



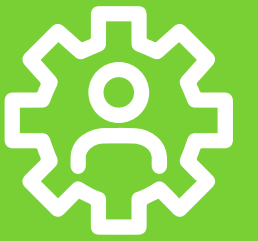
Operational Control Center:

The Concession includes the implementation of a computer system with the purpose of monitoring all obligations related to the Mandatory Services.

IMPORTANT ASPECTS

CONTRACT MODALITY

- DFBOT (Design, Finance, Build, Operate and Transfer).
The Grantor is the Ministry of Education.



COFINANCING

- 100% of the investment, operation and maintenance of three (3) High-Performance Schools.



OBLIGATIONS OF THE CONCESSIONAIRE

- The obligation of the concessionaire are specified in the Concession Agreement.



CONCESSION TERM (20 YEARS)

- 15 months for the development of the definitive engineering studies and financial closure.
- 18 months for the construction and implementation of furniture and equipment.
- 3 months for the commissioning.
- 17 years for the operation and maintenance.



IMPORTANT ASPECTS

REFERENTIAL INVESTMENT AMOUNT

- S/ 227.72 million (without VAT).



MINIMUM SHARE CAPITAL

- S/ 37.4 million



COMPENSATION

- Availability Payment with Deductions for Non-Compliance with Service Levels.





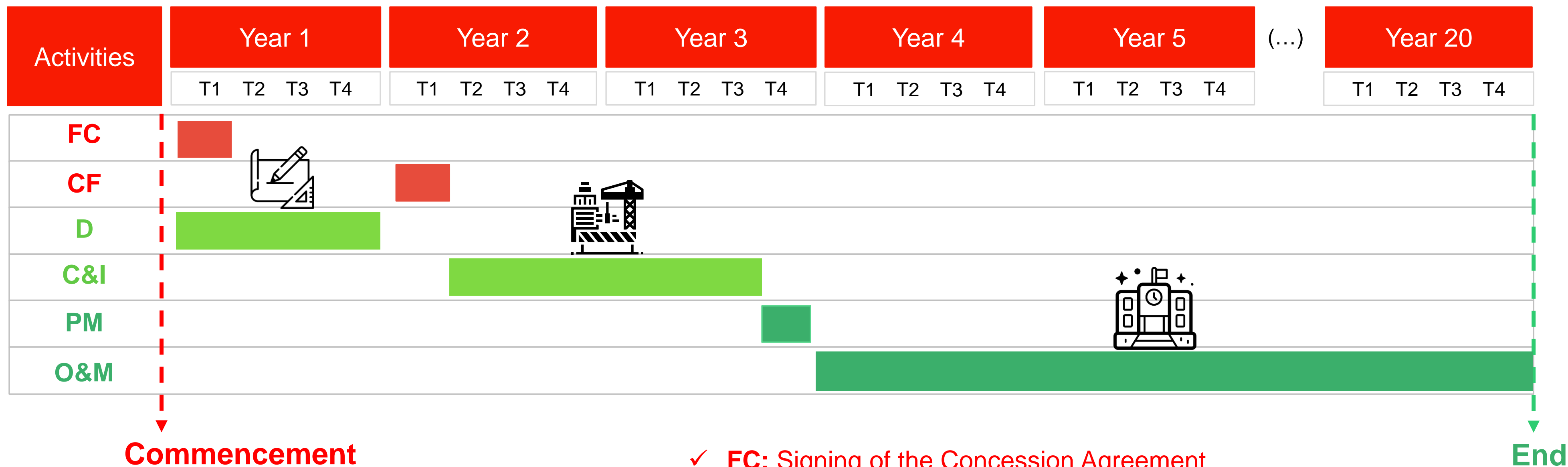
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II. Initial Version of the Agreement

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AGREEMENT TERM: PROJECT SCHEDULE



- ✓ **FC:** Signing of the Concession Agreement
- ✓ **CF:** Financial Closure
- ✓ **D:** Design (Definitive Engineering Studies)
- ✓ **C&I:** Construction and Implementation of Furniture and Equipment
- ✓ **PM:** Commissioning
- ✓ **O&M:** Operation and Maintenance

AVAILABILITY PAYMENT (PPD)

✓ **The PPD** is the single payment that the GRANTOR will make to the CONCESSIONAIRE for the entire Investment, and Operation of the Mandatory Services of the three COARs.

✓ **Promotes** the commencement and timely completion of the works and the commencement of the operation

✓ **The payment to the Concessionaire** is subject to deductions for Non-Compliance with Service Levels.

✓ **Payments will be made** per COAR in Soles for quarterly periods due and payable, starting from the quarter in which the Certificate of Commencement of Operation of the first COAR is signed and until the Expiration of Agreement.

✓ **17% of the PPD1 and 94.5% of the PPD2** may be subject to Deductions based on compliance with the Service Levels.

Structure of the PDD

$$PPD = PPD1 + PPD2_i$$

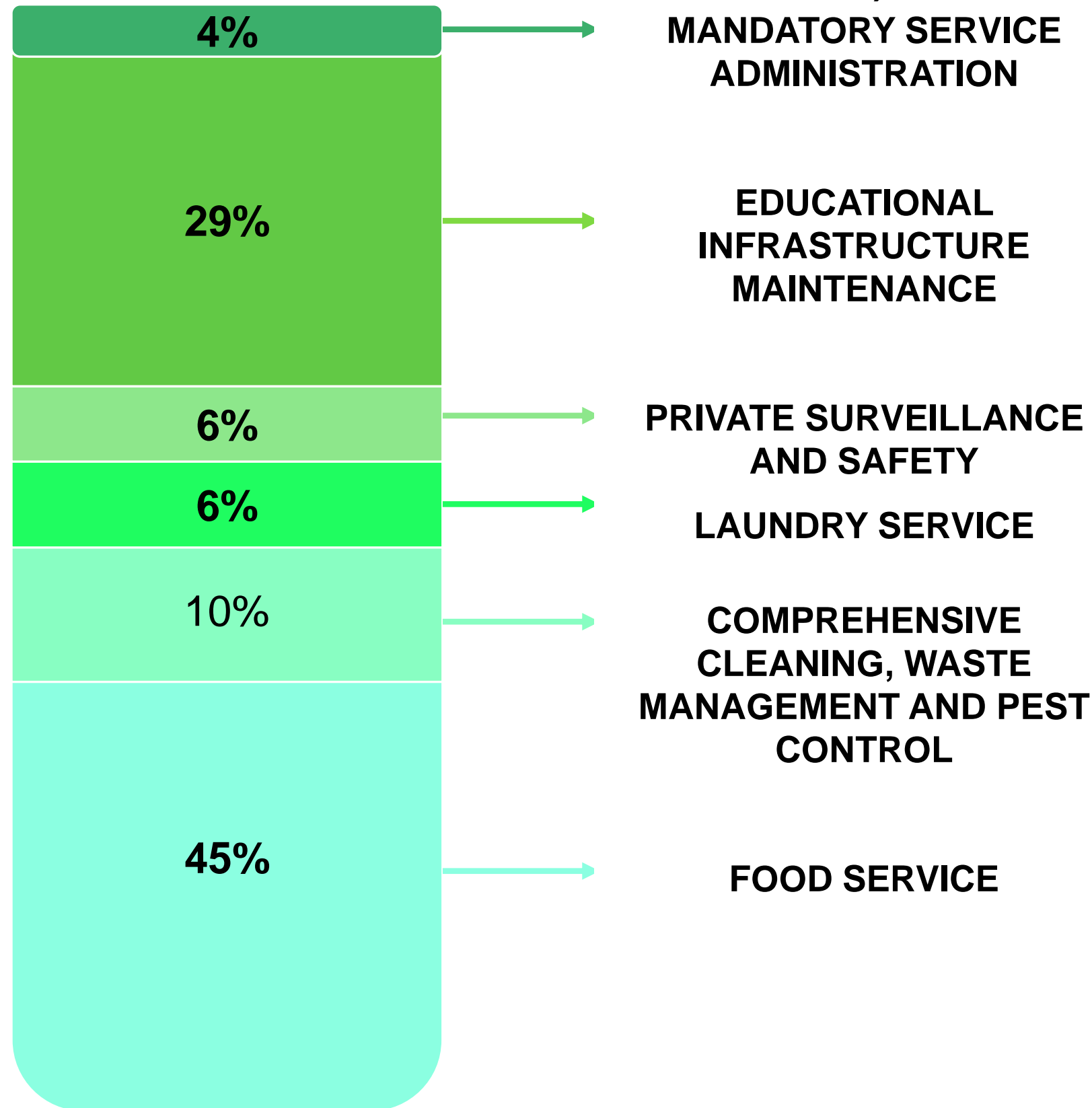
Adjustment Formula

$$PPD2_i = PPD2_0 \times \frac{IPC_i}{IPC_0} \times k_i$$

- **PPD2₀**: Equivalent to 42% (forty-two percent) of the PPD established in the Declaration of Interest / Economic Bid.
- $\frac{IPC_i}{IPC_0}$: Adjusted by the Consumer Price Index (CPI) on an annual basis.
- **i**: Calendar year for which the adjustment is made.
- **0**: Corresponds to the month of the Closing Date.
- **k_i**: Adjustment factor for the scope of food and laundry services per COAR.

SERVICE LEVELS

WEIGHTS ALLOCATED TO SERVICES



FOOD SERVICE

Verification of compliance with Good Manufacturing Practices, permitted limits for microbiological and weight tests, and menu scheduling, service satisfaction, waste management and pest control; and response to service requests.

EDUCATIONAL INFRASTRUCTURE MAINTENANCE

Verification of compliance with the Maintenance Plan, light, acoustic, and thermal comfort, as well as water pressure and temperature conditions, pool water heating, response to requests and availability of technological equipment.

COMPREHENSIVE CLEANING, WASTE MANAGEMENT AND PEST CONTROL

Verification of compliance with the cleaning, pest control and waste management schedule, availability of consumables in the rest rooms; and response to requests.

LAUNDRY SERVICE

Verification of the supply of clean garments to students, response to requests for replacement due to damage or loss, repair of garments and compliance with schedules.

PRIVATE SURVEILLANCE AND SAFETY

Verification of the presence of security personnel in their assigned positions, availability of video surveillance cameras, attention to risk situations; and effective control of entries and exits.

MANDATORY SERVICES ADMINISTRATION

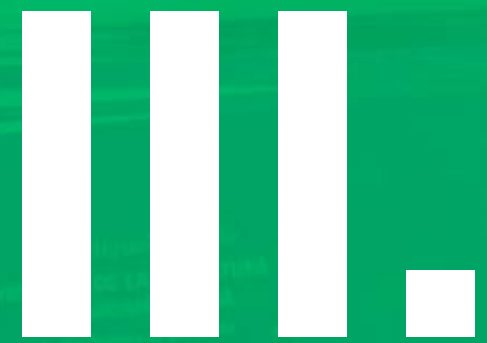
Verification of the availability of drinking water and electricity, wastewater disposal and the quality of telecommunications services, as well as the timely submission of the documentation by the Concessionaire.

In case of any failure to comply with Service Levels, deductions will be generated for Non-Compliance with Service Levels. For more information on the Service Levels, see Annex 13 of the VIC. **15**



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Requirements for Interested Third Parties

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CONSIDERATIONS FOR THE SELECTION PROCESS

Considerations for the Declaration of Interest

INTERESTED THIRD PARTIES:

- They will have a term of 90 calendar days from the day following the publication of the Declaration of Interest to express their interest.
- They must not be involve in the cases specified in Section 29 of Legislative Decree (Decreto Legislativo) N° 1362.

Requirements for the Submission of the Declarations of Interest

- Letter for the Declaration of Interest, according to the template published.
- Letter of Guarantee issued by PROINVERSIÓN for an amount of S/.3,415,814.00, according to the template published. Such letter must be in force until the execution of the Concession Agreement.

Competitive Factor

The lowest Availability Payment (PPD) submitted by the Bidder will be considered.

ENVELOPE No. 1: PRE-QUALIFICATION

The necessary documentation to prove compliance with the prequalification requirements must be submitted.



ENVELOPE No. 2: TECHNICAL BID

The documentation to prove the authenticity of the information, the acceptance of the general conditions of the Agreement, guarantees for the effectiveness and authenticity of the Technical and Economic Bid must be included.



ENVELOPE No. 3: ECONOMICAL BID

Availability Payment (PPD).



PRE-QUALIFICATION REQUIREMENTS



GENERAL REQUIREMENTS

The bidder, or at least one of the members in the case of a consortium, must prove that has completed at least one concession project or Public-Private Partnership for the development of infrastructure or the provision of public services.



FINANCIAL REQUIREMENTS

Minimum Net Equity of S/ .68,316,279.00 at the end of an annual fiscal year, for the last three (3) audited fiscal years.


This requirement must be met:

- i. In case of a legal entity, by the Bidder.
- ii. In case of a consortium, by one of its members or sum of the Equity of each member

In both cases, the aforementioned requirement may be demonstrated through one or more related companies. Under no circumstance may the net equity be demonstrated more than once.




LEGAL REQUIREMENTS




MUST PROVE

Be a consortium or legal entity accrediting powers or faculties of its legal representative.



MUST SUBMIT

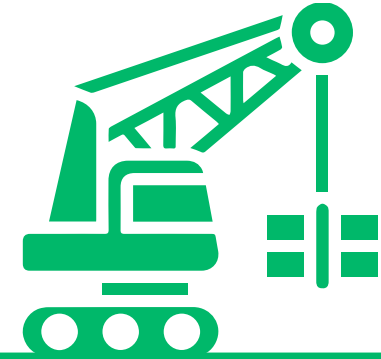
- Affidavits established in the bidding terms and conditions.
- Forms established in the bidding terms and conditions.



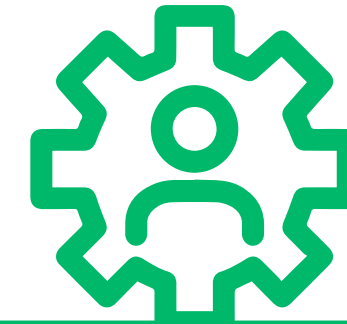
MUST COMPLY WITH

- Corporate purpose pursuant to the purpose of the Concession Agreement.
- Minimum initial subscribed and paid-in capital.

PRE-QUALIFICATION REQUIREMENTS



TECHNICAL REQUIREMENTS



Experience in Construction

- **Minimum experience: 5 projects including:**
 - Educational institutions
 - Higher Education Institutes
 - Universities
 - Hospitals
 - Hotels
 - Multi-Family Housing Buildings
 - Public Infrastructure Properties
- **Each Project has at least a roofed area greater and equal than 14,800 m²**

Experience in Operation

- **Minimum experience: 5 years in the provision of:**
 - Infrastructure and Facilities Maintenance Management
 - Security Service
 - Food Service (daily capacity greater or equal than 300 people)
 - Cleaning and waste management service
- **Experience including:**
 - Educational institution or university (roofed area greater and equal than 8,000 m²)
 - Hospitals (with a number of beds equal to and greater than 100)
 - 3-star hotels or hotels with higher rating (with a number of rooms equal to or greater than 60)



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