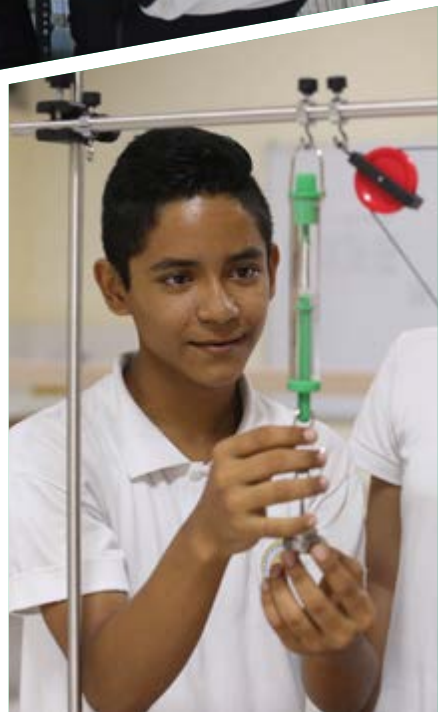


CO-FINANCED UNSOLICITED BID NEW HIGH-PERFORMANCE SCHOOLS (COAR) IN THE REGIONS OF PASCO, HUANCAVELICA AND CUSCO

COAR CENTRO


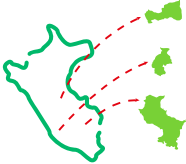






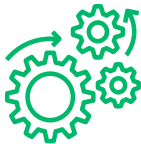
The Project **“Infrastructure and Complementary Service Contribution to Educational Management for High-Performance Schools in the Regions of Pasco, Huancavelica and Cusco”** has been designed under the modality of a Public-Private Partnership (PPP) under the National Private Investment Promotion System.

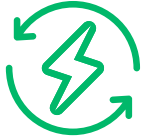


The following goals will be achieved:




- Develop quality educational infrastructure in the regions of Cusco, Huancavelica and Pasco.
- Strengthen human capital through comprehensive educational training for high-performance students.
- To be a referential educational model of academic quality and educational, organizational and management innovation, which contributes to improving public education.



ITEM	DESCRIPTION
 <p>SCOPE</p>	<p>The project includes the design, financing, construction, equipment and maintenance of the educational infrastructure of 3 COARs located in Pasco, Huancavelica and Cusco; as well as the provision of complementary services, according to high-quality standards, such as food, comprehensive cleaning, waste management and pest control, laundry, private surveillance and security; and the management of basic utilities of drinking water, sanitation and electricity, which will be monitored by the Operations Control Center (OCC).</p> <p>The educational management and pedagogical services will be provided by the Peruvian State. Education will be free.</p>
 <p>AREA OF INFLUENCE</p>	<ul style="list-style-type: none"> • Chontabamba, District of Chontabamba, Province of Oxapampa, Department of Pasco. • Callqui Grande, District of Ascensión, Province of Huancavelica, Department of Huancavelica. • Chiñicara Alta, District of Oropesa, Province of Quispicanchi, Department of Cusco.
 <p>GRANTOR</p>	<p>Ministry of Education (MINEDU)</p> <p>Jurisdiction delegated by the respective regional governments.</p>
 <p>CONTRACTING METHOD</p>	<p>Concession (DFBOT).</p>

ITEM	DESCRIPTION
 <p>CLASSIFICATION</p>	<p>Co-Financed Unsolicited bid.</p>
 <p>PROJECT FEASIBILITY</p>	<p>The Project identified with SNIP Code No. 2429909 was declared feasible by the Ministry of Education.</p>
 <p>COMPONENTS</p>	<p>Pre-Operational Stage:</p> <p>Design, construction and financing of three COARs:</p> <ul style="list-style-type: none"> • Educational infrastructure: classrooms, laboratories, workshops, teaching rooms and academic management offices • Sports infrastructure • Residential and common areas • Implementation of furniture and equipment <p>Operational Stage:</p> <p>Provision of mandatory services:</p> <ul style="list-style-type: none"> • Food • Laundry • Comprehensive cleaning, waste management and pest control • Private surveillance and security • Maintenance of the educational infrastructure • Administration of basic utilities (drinking water, sewage, electricity and telecommunications) in the COARs; as well as its availability <p>The project does not include educational and administrative management, nor pedagogical services, which will continue to be free and will be provided by the State.</p>

ITEM	DESCRIPTION
 <p data-bbox="194 462 435 530">ELECTRIC POWER GENERATION</p>	<p data-bbox="507 306 1106 523">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.</p>
 <p data-bbox="225 855 403 936">CONCESSION TERM</p>	<p data-bbox="507 607 632 641">20 years</p> <p data-bbox="507 666 761 700">This term includes:</p> <ul data-bbox="507 725 1079 1045" style="list-style-type: none"> <li data-bbox="507 725 1009 834">• 15 months for the development of definitive engineering studies and financial closure. <li data-bbox="507 848 980 957">• 18 months of construction and implementation of furniture and equipment. <li data-bbox="507 970 896 1004">• 3 months for the start-up. <li data-bbox="507 1018 1079 1045">• 17 years of operation and maintenance.
 <p data-bbox="247 1648 381 1730">PAYMENT METHOD</p>	<p data-bbox="507 1109 1085 1290">The compensation to be paid to the concessionaire will be determined under the Availability Payment (PPD) mechanism, on a quarterly basis from the commencement of the operation.</p> <p data-bbox="507 1322 1085 1469">The PPD is the unique payment for the Investment and Operation of the Mandatory Services of the 3 COARs. It includes the following:</p> <ol data-bbox="507 1499 1096 2082" style="list-style-type: none"> <li data-bbox="507 1499 1096 1719">A. PPD1 equivalent to 58% of the PPD established in the Declaration of Interest / Economic Bid. The PPD1 will be part of the quarterly assessment of the PPD during the first 10 years of the Operation Period. <li data-bbox="507 1748 1096 2082">B. PPD2 equivalent to 42% of the PPD established in the Declaration of Interest / Economic Bid. The PPD2 will be part of the quarterly assessment of the PPD during the entire Operation Period, which will be inflation-adjusted and, at the GRANTOR's request, adjusted by the scope of food and laundry services provided per year.

ITEM	DESCRIPTION
 <p>LAND AREAS</p>	<p>MINEDU grants the land for the 3 COARs in favor of the project, which will be available upon the execution of the Contract, according the set conditions.</p> <ul style="list-style-type: none"> • Pasco: 30,996 m² • Huancavelica: 36,000 m² • Cusco: 21,678 m²
 <p>BENEFICIARY POPULATION</p>	<p>900 students per year. 300 students from the 2nd, 3rd and 4th grades of high school education.</p>
 <p>REFERENTIAL INVESTMENT AMOUNT</p>	<p>S/ 227.72 MILLION (without VAT).</p>

MAIN AREAS PER COAR

Areas	Qty.	Min. Footage (m ²)	Total Footage (m ²)
Academic Areas			
Classrooms	12	60	720
Laboratories	4	120	480
Artistic workshops	2	120	240
Library	1	540	540
Innovation areas	1	250	250
Pedagogical management rooms		299.5	299.5
Other rooms		173	173
Total Academic Areas			2,702.5
Common Areas			
Dining room	1	280	280
Kitchen	1	165	165
Laundry		170	170
Student welfare offices		142	142
Other rooms		107	107
Total Common Areas			864.0
Residential Areas			
Bedrooms	74	32	2,368
Restrooms per bedroom	74	13.35	987.9
Other rooms		469	465
Total Residential Areas			3,820.9
Administrative, Sports and General Service Areas			
Sports center - field sports		608	608
Sports center - stands		175	175
Other areas of the Sports center		888	888
Semi-Olympic swimming pool		312.5	312.5
General management rooms		47.5	47.5
Various stores		80	80
Various storerooms		100	100
Other rooms		1035.5	1035.5
Total Administrative, Sports and General Service Areas			3,246.5

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

* The referential area is equivalent to 10,634 m². It considers 40% of the area for circulation and walls equivalent to 4,254 m²; therefore, the Net Referential Roofed Area is 14,888 m².

COMPLEMENTARY SERVICES PER COAR



Educational Infrastructure Maintenance Service

- Maintenance of the Concession Properties and Properties Affected by the Concession in good condition



Comprehensive cleaning, waste management and pest control service

- Comprehensive cleaning (cleaning and disinfection of rooms and surfaces, as well as the provision of consumables in restrooms)
- Waste management (minimization, segregation, collection and storage)
- Pest control (COAR rooms, green areas and outdoor areas within the premises)



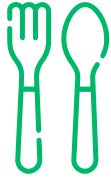
Laundry service

- Reception
- Laundry
- Drying
- Ironing
- Delivery of clothing
- Repair or replacement of damaged or lost clothing.



Private surveillance and security service

- Private surveillance and security service through a CCTV system.
- Protection of students, teachers, administrative staff, officials, visitors and/or guests through the implementation of protection of infrastructure and properties of the concession and the properties affected by the concession.



Food Service

- Guarantee a nutritious food, healthy, varied, innocuous, balanced and healthy diet
 - Nutritional counseling
-



Mandatory Service Administration

- Guarantee the control for the provision of mandatory services in the COAR
 - Manage basic services and guarantee their permanent supply
-

FURNITURE PER COAR



Academic Areas

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



Residential Area

- Bedroom furniture
-



Common Areas

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



Administrative Sports and General Services 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 Area

- Boards
 - Mats
 - Grandstands
-

TECHNOLOGICAL EQUIPMENT PER COAR



Itinerant Kit

- Laptops
 - Desktops
 - Audio and projection instruments
 - UPS
-



Biological sensors / chemical sensors

* For further information on the requirements for furniture, sports equipment and technological equipment, see Appendixes 4, 5 and 6 of Annex 11 of the VIC.



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