



**MINISTRY OF LOCAL GOVERNMENT
AND DISASTER RISK MANAGEMENT**

REQUEST FOR PROPOSALS

Development and Operation of a Modern Urban Terminal at Quatre Bornes

Note: This Request for Proposals document contains 39 pages.

**MINISTRY OF LOCAL GOVERNMENT AND DISASTER RISK MANAGEMENT
PORT-LOUIS, MAURITIUS**

Date: 08 June 2022

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Ministry of Local Government and Disaster Risk Management

REQUEST FOR PROPOSALS (RFP 03-2021/2022)

Development and Operation of a Modern Urban Terminal at Quatre Bornes

Introduction: Project background

The implementation of the Metro Express Project has given rise to opportunities for the redevelopment of a strategic area in the town centre, including the market, fair, food court and a contiguous Municipal property (Newton House) into a modern urban terminal.

As a major transport interchange at this most strategic part of the town centre, the Quatre Bornes Urban Terminal is expected to be an iconic development accommodating a mixed-use development. This project would contribute to the revitalization of the town centre, enhance the town centre image and identity by introducing high standards of building design and improvements to the public realm, facilities for pedestrians, cyclists and the disabled thus enabling a more efficient use of state lands, seamless public transport facilities and highway infrastructure.

The Government of the Republic of Mauritius wishes to induce active private sector participation and mobilise private investment in such national infrastructure development projects with a view to modernising the economy and fuelling creation of employment, while promoting social integration in the mainstream economy.

In this connection and on behalf of the Government of the Republic of Mauritius, the Ministry of Local Government and Disaster Risk Management is inviting proposals from promoters having the necessary experience, expertise and resources for the development and operation of a modern Urban Terminal at Quatre Bornes.

The Government of the Republic of Mauritius and the Municipal Council of Quatre Bornes will put at the disposal of the selected promoter the land on lease on such terms and conditions as defined in the Request for Proposals document.

Submission of Proposals and Closing Date

The Request for Proposals document may be downloaded free of charge from the public procurement website: publicprocurement.govmu.org

Proposals from non-registered Applicants will not be considered for evaluation and selection. Prospective Applicants may submit their proposals either on their own or jointly with other registered firms or parties. The nature of any existing or intended partnership or joint venture arrangement/consortium should be specified at the time of submitting the proposal, and an irrevocable letter or agreement or intent signed by all participating parties in the partnership or joint venture, under the seal of an attorney, should be submitted together with the promoter's proposal.

Applications in English language and clearly marked “***Request for Proposals for the Development and Operation of a modern Urban Terminal at Quatre Bornes***” should be deposited **in the Bid Box, in original plus 2 copies at the following address on or before Monday 12 September 2022 by 14hr00 (local time) at latest:**

**The Senior Chief Executive
Ministry of Local Government and Disaster Risk Management
Level 3, Emmanuel Anquetil Building
Corner SSR and Jules Koenig Streets
Port-Louis
Republic of Mauritius**

Date: 08 June 2022

Section II: Terms of Reference

Development and Operation of a modern Urban Terminal at Quatre Bornes

1. Land

For the implementation of the project, the Republic of Mauritius and the Municipal Council of Quatre Bornes will put at the disposal of the selected promoter four portions of land of a total extent of **18,572 m²** identified as Plots A, B, C and D as shown on Site Plan at **Annex I**.

- **Plot A being state land of an extent of 2,900m²** - and actually housing the Jules Koenig Traffic Centre, Bus Terminal, Taxi Stand and the Metro Station.
- **Plot B being state land of an extent of 9,544m²** - and actually housing the Quatre Bornes Municipal Fair, Market and Foodcourt.
- **Plot C being municipal land of an extent of 2,198m²** - and actually housing the municipal building known as Newton House.
- **Plot D being state land of an extent of 3,930m²** - and actually being used as parking.

The three plots of state land will be leased to the successful promoter for an initial period of 60 years at a discounted rate of:

- Rs 426,986 annually for Plot A;
- Rs 745,174 annually for Plot B; and
- Rs 145,963 annually for Plot D,

as per the Terms and Conditions of the Lease Agreement of the Ministry of Housing and Land Use Planning, and with option for renewal under such terms and conditions as may be decided by the same Ministry.

The plot of Municipal land (Plot C) will also be leased to the successful promoter for an initial period of 60 years at a discounted rate of Rs 182,185 annually as per the Terms and Conditions of the Lease Agreement of the Municipal Council of Quatre Bornes, with option for renewal under such terms and conditions as may be decided by the Council.

2. Development Concept

It is expected that the Urban Terminal shall accommodate a mixed-use development, including a modern market, fair, shops, food court, restaurants, offices, a parking tower and entertainment and leisure activities as well as residential apartments and any other uses identified by the promoter on condition that such uses are compatible in a town centre and with an urban terminal. The Outline Planning Scheme for the town of Quatre Bornes provides that such development should be an iconic structure of high architectural quality that would offer an improved standard of services for local residents and visitors. Residential accommodation would increase the proportion of persons living in the town centre and thereby help to boost and sustain activity in the evenings and during weekends.

All development will have to comply with the Planning Policy Guidance and the Outline Planning Scheme for the town of Quatre Bornes.

Given that the Urban Terminal will be a major transport interchange on land partly occupied by the present market and fair, the successful promoter will be required to provide the following in the development and as per specifications contained in the development brief at

Part 4:

- (i) integration of the Metro Station in the Urban Terminal, with the possibility of developing above the metro station on **Plot A**, subject to the approval of all competent authorities;
- (ii) modern bus terminal, including all amenities (such as toilet facilities), platforms, 15 alighting and boarding bays, including 11 for buses serving existing routes and 4 for metro shuttle service as well as a minimum of three (3) stand regulators cabins of 2mx2m each to be located on **Plot A**;
- (iii) a parking tower on **Plot D**, for 1,200 cars out of which 600 parking slots should be put at the disposal of the council, including 20 for taxis;
- (iv) a modern market, fair and food court with all amenities specified by the Municipal Council of Quatre Bornes, on **Plot B** and which shall be handed over, free of charge, to the Council after construction;
- (v) modern commercial space/area of an extent of 1,000m² on **Plot C** which shall be handed over, free of charge, to the Council after construction;
- (vi) a reception hall/conference room of an approximate extent of 1,500m² on **Plot B**, which shall be handed over, free of charge to the Council;
- (vii) a minimum of fifteen (15) residential units with amenities which shall be put at the disposal of the Council, free of charge;
- (viii) commercial and office spaces, including spaces for Small and Medium Enterprises;
- (ix) toilet facilities, including for the disabled;
- (x) one office of an area of 25m² for National Land Transport Authority within the Urban Terminal on **Plot A**;
- (xi) a total of 500m² of office space at ground and first floor, which the developer will put at the disposal of the Ministry of Social Integration, Social Security and National Solidarity, free of charge; and

- (xii) developed premises of an area to be determined on the basis of the market value of the State Land and Municipal Land and the proposed project value, to be put at the disposal of the Municipal Council, free of charge.

The Metro corridor, Metro Station, Bus Terminal and Taxi Stand is currently located on Plot A and the metro service is operational. The Metro Express alignment is on **Plot A** and the extent being made available for development of the Quatre Bornes Urban Terminal excludes the Metro Express corridor and its buffer.

For the implementation of the project the market and the fair will be temporarily relocated on **Plot D** and all costs therewith will be borne by the Council. The successful promoter will have to develop the market and fair on Plot B at the start of construction works and upon relocation of stall holders in same, works may proceed on **Plot D**.

A vehicular link, to the satisfaction of the Traffic Management and Road Safety Unit will have to be created on **Plot D** so as to connect Lataniers Avenue and Malartic Avenue.

The successful promoter will have to bear the entire cost of the development, including design, engineering, relocation/diversion of existing services, construction, operations, maintenance and management of the project. The Government of the Republic of Mauritius will **not** participate, either directly or indirectly, in the funding or financing of the project at any part or stage of the development apart, from the incentives detailed in the Request for Proposals (RFP) at **Part 6**.

Mandatory Requirements

1. (i) The Promoter shall construct a modern market, fair, food court and toilet at ground floor on **Plot B** to accommodate a total of 660 stalls and which shall be handed over, free of charge, to the Council after construction.

(ii) The promoter will be allowed to develop above the market and fair area and on any remaining space on the ground floor.

(iii) Rental derived from the above-mentioned amenities will accrue to the Municipal Council of Quatre Bornes.
2. The promoter is also expected to develop, on behalf of the Municipal Council, the following which shall be handed over, free of charge, to the council:
 - (i) an extent of 1,000m² on Plot C into a modern commercial space/area. The promoter will be free to develop above this commercial area and on any remaining space at ground floor as per the specification of the development;
 - (ii) fifteen (15) residential units/apartments, each of a minimum area of 100m², complete with all amenities, within the development in consultation with the Municipal Council;
 - (iii) a reception hall/conference room of an approximate extent of 1,500m² on **Plot B**; and
 - (iv) a car park to accommodate 600 vehicles.

3. Architectural principles

The design of the urban terminal should adhere to the following general principles:

- The terminal should reflect state-of-the-art architecture and design;
- The terminal building should combine the latest technologies amidst a seamless architectural concept to create a unique setting;
- The development should allow for the safe and seamless movement of pedestrians across the urban terminal, including integration with the metro station, potentially through aesthetically pleasing grade separated crossing facilities, footpaths and cycle paths thereby enhancing street level activation;
- Public realm should be used as an opportunity to enhance user experience and integrate station and proposed economic activities into the surroundings;
- The orientation of the buildings should promote natural ventilation and diminishing reliance on mechanical means of cooling or heating;
- Resiliency attributes against future climate change, whilst preserving the main elements of the local building style and materials should ensure adaptation of the complex to a sub-tropical climate type;
- The overall terminal architecture may embrace the local context through some vernacular design features, artworks, landscape features and street furniture;
- The building should be made accessible by the physical, visual and auditory disabled and should be provided with all associated signage such as tactile plates, hearing assistance, access ramps, logos, station name and directional panels. Existing legislations related thereto are to be complied with and gender related facilities such as facilities for mother-and-child, that is, nappy change and dedicated space for breast feeding are to be provided.
- Green architecture, sustainable and eco-friendly design, including rainwater harvesting systems, photovoltaic panels, led lighting, waste etc recycling should be incorporated in the project;
- The development should bring back cohesion with the natural or local flora. The theme of 'Ville des Fleurs' should be emphasised.
- Security/crime prevention systems with CCTV cameras should be provided to ensure safety of the general public.

4. Development Brief (Minimum Requirement Criteria)

The Development Brief shall include, but not restricted to, the following components:

Type	Areas (m ²)	Components										
Parking Facilities	As per promoter's design	<p>Parking facilities:</p> <p>a) A parking tower on Plot D with a minimum of 1,200 parking spaces to be provided and of which 600 should be put at the disposal of the council, free of charge.</p> <p>b) To make provision for parking for motorcycles, bicycles and the disabled.</p>										
Commercial and office spaces – Plot B	Minimum 10,000m ²	<ul style="list-style-type: none">▪ Over and above its primary function as a metro interchange, the Urban Terminal should allow for the provision of complementary uses such as convenience retail, mix-used activities encouraging both day and night time activities; including restaurants, cafés, high quality recreation, entertainment and family-oriented leisure facilities;▪ It may include a variety of shops and eateries (food court), leisure and entertainment across multiple floors; and▪ a reception hall/conference room of an approximate extent of 1,500m² on Plot B, which shall be handed over, free of charge to the Council.										
Commercial space on Municipal Land – Plot C	As per promoter's design	A modern commercial space of an area of 1,000m ² which shall be handed over to the Council, free of charge, with a minimum of 500m ² located at the ground floor.										
Residential Apartments Plot C	As per promoter's design	Modern residential apartments complete with all amenities. Fifteen (15) residential apartments of a minimum floor area of 100m ² each, including all associated amenities shall be put at the disposal of the Council free of charge.										
Market, Fair and other amenities Plot B	Minimum 7,500m ²	<p>A modern market and fair with the following requirements:</p> <ul style="list-style-type: none">▪ Fair of an area of approximately 4,500m² to accommodate 560 stallholders (vegetables and haberdashery);▪ Daily market of an area of approximately 550m² to accommodate 44 stallholders as follows:<table><tr><td>13 fish</td><td>1 grocery</td></tr><tr><td>1 pork</td><td>11 vegetable</td></tr><tr><td>5 poultry</td><td>3 fruits</td></tr><tr><td>1 goat</td><td>1 seafood</td></tr><tr><td>2 venison</td><td>3 flowers</td></tr></table>	13 fish	1 grocery	1 pork	11 vegetable	5 poultry	3 fruits	1 goat	1 seafood	2 venison	3 flowers
13 fish	1 grocery											
1 pork	11 vegetable											
5 poultry	3 fruits											
1 goat	1 seafood											
2 venison	3 flowers											

Type	Areas (m ²)	Components
		<p>1 beef 1 newspaper</p> <ul style="list-style-type: none"> ▪ Daily section of an area 250m² to accommodate 17 stallholders ▪ A food court to accommodate 35 shops of floor area 6m² each, including basic amenities together with a sitting area ▪ Office Space of minimum area 18m² for the Council ▪ Toilet blocks of an area of approximately 100m² <p>NOTE:</p> <ul style="list-style-type: none"> ▪ Minimum dimension of stall in fair should be 2 m x 1 m with 1 m standing space; and ▪ The promoter will be allowed to develop above the market and fair area and on any remaining space on the ground floor.
Bus Terminal and Bus Platform on Plot A	As per promoter's design	A modern bus terminal for an efficient transportation network with a minimum of 15 passenger alighting/boarding bays, including 11 for buses serving existing routes and 4 for metro shuttle, space for ticketing machines and 25m ² for NLTA sub-office as well as a minimum of three (3) stand regulators cabins of 2m x 2m each.
Taxi Stand	As per promoter's design	Parking facilities for 20 taxis for 48 licensed taxi operators at ground level.
Landscaped and green Plaza	minimum 200m ²	To be provided within the urban terminal.
Secured Pedestrian Link	As per promoter's design	All development on plots A, B, C and D will have to be connected through overhead secured pedestrian bridges
Leisure Facilities	As per promoter's design	It is recommended that leisure facilities include a theatre/cinema hall (among others) to accommodate at least 200 persons.
Office space	500m ² at ground and first floor	To be put at the disposal, free of charge, to the Ministry of Social Integration, Social Security and National Solidarity.
Sidewalk	As per design approved by the Road Development Authority and the TMRSU	Provision of sidewalk of adequate width and to be in harmony and in continuity with footpath being provided along St Jean Road by Metro Express.

5.0 Compliance with Laws and Regulations

The successful promoter shall apply for and obtain all applicable licences, permits and clearances from the relevant authorities, including the National Heritage Fund, and comply with all local laws/regulations and guidelines in force in the Republic of Mauritius.

6.0 Financial Incentives

6.1 The following set of incentives under the SMART City package will be extended to the Urban Terminal Project:

- (a) an 8-year corporate tax holiday on income generated from development and sale, rental or management of immovable property;
- (b) exemption of Value Added Tax on capital goods (building, structure, plant, machinery or equipment) for the first 8 years; and
- (c) exemption from Customs Duty on imports of materials, machinery, equipment and other inputs for the development and construction of the terminal, including furniture in semi-knocked-down form on the condition that at least 20 percent local value addition is incorporated therein.

6.2 Additionally, a levy of around MUR 1,000 per bus per month may be charged by the promoter to the bus operators using the Terminal as their last station.

Section III: Instructions to Applicants

A. General

1. Scope of Application

- 1.1. The Ministry of Local Government and Disaster Risk Management, also referred to herein as “MoLGDRM”, is inviting Request for Proposals (RFP) from prospective applicants (“Applicants”) for the Development and Operation (design, build, finance, manage, maintain and operate) of a Modern Urban Terminal at Quatre Bornes on:
- 4 portions of land of an extent of 18,572m² to be leased by the Government and Municipal Council over a 60-year Lease Agreement as per the Terms and Conditions of the Lease Agreement of the Ministry of Housing and Land Use Planning with option for renewal under such terms and conditions as may be decided by that Ministry; and
 - Possibility to develop above the Metro Express Corridor upon the approval of Metro Express Ltd and other authorities.

The evaluation and selection criteria are detailed as per Annex II in this document.

- 1.2. The successful Applicant will be required to undertake, *inter-alia*, the Planning, detailed Engineering and Design, relocation/diversion of existing services, Financing, Construction, Marketing, Operation and Maintenance (O&M) of the above project as per the conditions of the Lease Agreement.
- 1.3. Applicants are required to read carefully the contents of this document and to provide the required information, as per checklist at paragraph 11.2, so that capabilities of the Applicants can be fully assessed.

2. Eligible Applicants

- 2.1 Applicants shall meet the eligibility criteria as mentioned in Section V of the document.

For the purpose of applying the criteria, references to the “Applicant” include all entities involved or intended to be involved with the proposed Services (including all partners and any of their affiliates that directly or indirectly control, or are controlled by or are under common control with the firm), specialised sub-contractors, consultants, manufacturers or suppliers and the personnel of each, for any part of the contract, including related services.

- 2.2 An Applicant may be a single firm that is a private entity, or a combination of such entities in the form of a joint venture (“JV”) or

Consortium under an existing agreement or with the intent to enter into such an agreement supported by a letter of intent certified by an Attorney. In the case of a JV or Consortium, all members shall be jointly and severally liable for the execution of the Contract in accordance with the contract terms. The JV or Consortium shall nominate an authorized representative who shall have the authority to conduct all business for and on behalf of any and all the members of the JV or Consortium during the bidding (in the event the JV or Consortium submits an application) and for the duration of the lease (in the event the JV or Consortium is awarded the Contract). In the event of award of contract, the JV or Consortium will have to be registered under the Business Registration Act.

2.3 Applicants shall provide such evidence of eligibility to the satisfaction of the Evaluation Committee as the latter shall reasonably request.

**3. Clarification of
Request for
Proposals**

3.1 Any prospective Applicant requiring any clarification or further information on this Request for Proposals shall contact the Senior Chief Executive of the MoLGDRM in writing either by courier or post, or hand delivered or by email at the following address:

**Ministry of Local Government and Disaster Risk Management
Level 3, Emmanuel Anquetil Building
Corner SSR and Jules Koenig Streets
Port-Louis
Email : urbanterminal@govmu.org**

MoLGDRM will respond in writing to any request for clarification provided that such request is received **not later than 30 days prior to the deadline for submission of the applications**. MoLGDRM will forward a copy of its response, including a description of the inquiry but without identifying its source, to all prospective registered Applicants.

Should MoLGDRM deem it necessary to amend the Request for Proposals as a result of a clarification, it shall do so by issuing an Addendum. Any Addendum issued shall be part of the Request for Proposals and shall be communicated to all prospective Applicants.

To give prospective Applicants reasonable time to take an Addendum into account in preparing their Applications, MoLGDRM may, at its discretion, extend the deadline for the submission of Applications. Any such extension will be formally notified by MoLGDRM through e-mail or by post or through a press communiqué.

Applicants are encouraged to submit their respective Applications after visiting the Project sites and ascertaining for themselves the site conditions, traffic, location of both underground and overhead services, surroundings, climate, availability of power, water and other utilities for construction, access to sites, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

Subject to interest from prospective Applicant/s, MoLGDRM intends to organize one formal site visit on **Monday 11 July 2022 at 10.30 hours**. The meeting point will be near the entrance of the Town Hall Building of the Municipal Council, St Jean Road, Quatre Bornes.

4. Cost of Applications and Bond

4.1. The Applicant shall bear all costs associated with the preparation and submission of its Application. The Government of Mauritius will in no case be responsible or liable for those costs or any other costs linked to the preparation and submission of its application, regardless of the conduct or outcome of the Request for Proposals process.

4.2. Each Applicant shall submit as part of their proposal an Account Payee Demand Draft of an amount of Rs. 100,000 - (Rupees One Hundred Thousand only) in favour of "The Government of Mauritius" representing a surety bond to support its application. MoLGDRM will retain the money as an advance payment for the lease rental by the successful Applicant and the amount will be offset against the first instalment due. The selected Applicant will forfeit the surety in case he decides not to proceed with the project implementation after he has been officially notified of the award of the lease. Unsuccessful Applicants will be notified promptly of the outcome of their applications. The Account Payee Demand Draft of Rs100, 000 will be returned to unsuccessful applicants.

5. Language of Application

5.1. The Application as well as all correspondences and documents relating to the Request for Proposals exchanged by the Applicant and the MoLGDRM, shall be written in English.

6. Documents to be included in the Application

6.1 The Application shall be submitted along with a covering, letter duly signed by the Applicant or Applicant's authorised representative or agent, together with the required supporting documents and proofs on the letterhead of the Applicant/Consortium/JV/Authorised person or Agent. It is advisable that each page of the document is duly signed by the head or authorized signatory of the Applicant/JV/Consortium under a seal.

6.2 The Applicants shall accompany with their applications, a sworn affidavit supporting their economic, financial and technical ability to undertake the said project. Where an application of participation is raised by a JV/Consortium, the application remains valid for all

members of the JV/ Consortium. If, at any time after acceptance of the proposal submitted by a JV/Consortium, one of the members of the JV/Consortium leaves, the application will still remain valid to the remaining members of the JV/Consortium. In the same capacity, if an applicant, in order to justify his economic and financial capacity and/or technical capacity, refers to the economic and financial capacity of other entities, any exclusion clauses shall equally apply to those entities and the applicant shall submit proof that those entities which do not lie in one of those exclusions cited above by a sworn affidavit by those entities.

B. Submission of Applications

7. Sealing and Identification of Applications

- 7.1** The Applicant shall enclose the original and two copies of the Application in a sealed envelope that shall:
- (a) bear the name and address of the Applicant;
 - (b) be addressed to The Senior Chief Executive, MoLGDRM; and
 - (c) bear the undermentioned specific identification of this RFP project:

‘Development and Operation of a modern Urban Terminal at Quatre Bornes.’

8. Deadline for Submission of Applications

- 8.1** Applications shall be deposited in the Bid Box at the following address:

**Ministry of Local Government and Disaster Risk Management
Level 3, Emmanuel Anquetil Building
Corner SSR and Jules Koenig Streets
Port-Louis**

Deadline: On or before Monday 12 September 2022 by 14hr00 (local time) at latest.

- 8.2** The MoLGDRM may, at its discretion, extend the deadline for the submission of Applications by amending the Request for Proposals, in which case all rights and obligations of MoLGDRM and the Applicants, which were subject to the previous deadline, shall thereafter be also subject to the deadline as extended.

- 8.3** Submissions will be opened at the above address on the same day at 14hr 15 hours (local time) in the presence of the applicants’ designated representatives who choose to attend.

C. Procedures for Evaluation of Applications

9. Confidentiality

- 9.1** Information on the Applications and outcome, their evaluation and result shall not be disclosed to Applicants or any other persons not officially concerned with the Request for Proposals process until the

notification of Request for Proposals results is made to all Applicants.

10. Clarification of Applications

10.1 To assist in the evaluation of Applications, the MoLGDRM may, at its discretion, ask an Applicant for a clarification (including missing documents) of its Application, to be submitted within a stated reasonable period of time. Any request for clarification from the MoLGDRM and all clarifications from the Applicant shall be in writing and sent by post or hand delivered or by email.

10.2 If an Applicant does not provide clarifications and/or documents requested by the date and time set by the MoLGDRM, the Application will be evaluated based on the information and documents available at the time of evaluation.

11. Responsiveness of Applications

11.1 Prior to evaluation of Applications, MoLGDRM shall determine whether each Application complies with the requirements of the RFP. An Application shall be considered as compliant only if:

- (i) it is received by the due date and time;
- (ii) it is duly signed by an authorised representative;
- (iii) the covering letter is duly signed by the Applicant or Applicant's authorised representative or agent as per paragraph 6.1;
- (iv) it is accompanied by:

either

a Certificate of Incorporation of the Applicant/s and main parties of JV, partnership or Consortium together with the Agreement;

or

a letter of intent to enter into such an agreement certified by an Attorney

or

an updated Memorandum of Association or a letter confirming a Memorandum of Association to be submitted (as applicable);

- (v) it is accompanied by a Certificate of Registration/Provisional Certificate of Registration from the CIDB Mauritius from the applicant's construction team;
- (vi) an Account Payee Demand Draft of an amount of Rs100,000 is submitted together with the proposal; and
- (vii) a sworn affidavit supporting the applicant's economic, financial and technical ability to undertake the said project.

A checklist of mandatory documents to be submitted is at Appendix VI. This should be completed and submitted with the proposal.

11.2 Submission of proposals should be as per the following checklist and the Evaluation Committee will verify compliance therewith:

- (i) Preliminary conceptual design;
- (ii) Proposed preliminary business plan including feasibility analysis, financing structure and project cash flow forecast for the duration of the project;
- (iii) Memorandum of Association (if applicable);
- (iv) Relevant General information on Applicant;
- (v) Financial and corporate information pertaining to the Applicant (wherever applicable);
- (vi) Net profit of the Applicant/JV/Consortium for the last three consecutive financial years;
- (vii) Net worth related data for each entity/applicant or members of the JV/Consortium;
- (viii) Audited Financial Statements and Annual Reports for the last 3 consecutive years for each entity/applicant or members of the JV/Consortium;
- (ix) Experience or Certificates for Construction/ Development;
- (x) Company profile and manpower information for each entity/applicant or members of the JV/Consortium;
- (xi) Note on the composition of JV/Consortium (if applicable);
- (xii) Skills held by each member of JV/Consortium (if applicable); and
- (xiii) References as per **criteria 3.2 of Section V**.

12. Evaluation of Applications

12.1 Evaluation Committee

For the purpose of shortlisting and/or selecting the successful applicant, an Evaluation Committee will be set up for the project and will comprise officers from the Ministry of Local Government and Disaster Risk Management; Ministry of National Infrastructure and Community Development; Ministry of Finance, Economic Planning and Development; Ministry of Housing and Land Use Planning; Ministry of Land Transport and Light Rail, TMRSU, RDA, and the Municipal Council of Quatre Bornes, amongst others, having expertise in finance, administration, engineering, architecture, quantity surveying, project management, procurement, legal and other technical skills relevant to this RFP.

12.2 Proposals will be evaluated on the basis of the criteria and requirements defined in Section V-Eligibility Criteria. The Evaluation Committee reserves the right to waive minor deviations from the eligibility criteria if they do not materially affect the technical

capability and financial resources of an Applicant to perform the contract.

12.3 The MoLGDRM reserves the right to accept or reject any Application, and to annul the Request for Proposals process and reject all Applications at any time, without thereby incurring any liability to the Applicants.

12.4 Evaluation procedure and selection of Applicants will be based on the information submitted in their proposals, and any oral presentations and/or demonstrations. Applicants should meet **ALL** requirements of the RFP. Failure to meet all the requirements or major deviations from same will lead to rejection of a proposal.

12.5 Evaluation Criteria and Weightage

The Applications will be scrutinised first to determine if the main features of the RFP have been met. Failure to meet any major or minimum requirement (as listed in the Terms of Reference) will result in the proposal being rejected. The determination of what constitutes a major or minimum requirement of the RFP or a major deviation therefrom rests solely on the interpretation and assessment of the Evaluation Committee, which will be binding on the Applicant, not open to challenge by any Applicant once an Application has been submitted.

Applications will then be assessed and ranked using the following criteria:

- 40% - Technical proposal for the overall project concept (methodology and proposed development brief including the major or minimum requirements);**
- 30% - Ability of the promoter to fund and complete the project with minimum financial risks;**
- 20% - The promoter's relevant qualifications and experience in the field of property development, operation and management; and**
- 10% - Implementation time frame**

The Urban Terminal at Quatre Bornes will have to be completed within 30 months as from date of handing over of the site to the selected applicant.

To be considered for an award, applicants should achieve a minimum score of 70 marks in the Evaluation Criteria.

Shortlisted Applicants will be required to make an oral presentation, including a 3D animated presentation, to the

Evaluation Committee of the preliminary conceptual design of their proposed Urban Terminal Project together with the preliminary business plan and financing structure of the proposal and the methodology of implementation of the project within the prescribed period.

12.6 Notification of Contract Award

Once Applications have been received and evaluated, the MoLGDRM will notify the successful Applicant of the award of the Contract. All unsuccessful Applicants will be notified of the outcome promptly. MoLGDRM reserves the right to retain, without having to launch another RFP, a “Second Most Responsive” Applicant for consideration in case the most responsive Applicant is unable to undertake or complete the project for whatever reasons.

12.7 Any objection, challenge, disagreement whatsoever pertaining to the present RFP, unless already expressly dealt with within the terms and conditions of this RFP, shall be referred to the Courts of Mauritius.

12.8 The successful Applicant will be required to submit to the MoLGDRM, **within a period of three months** as from the date of letter of award of the lease of land, a detailed design and a business plan of the proposed project for final clearance. The MoLGDRM may, prior to the commencement of the construction works, request the successful Applicant to make modifications to the proposed design on a mutually agreeable basis.

13. Decennial Liability

The promoter shall be liable for any collapse or defect, either in whole or in part, of the buildings or other fixed structures constructed by him, even if such collapse or defect arises from a defect in the land itself and such liability shall be for a period of 10 years after the construction of the Urban Terminal at Quatre Bornes. Such liability shall include any defects that may appear in the buildings or other structures which may threaten the safety and stability thereof. The promoter shall provide to the Government of Mauritius an Insurance policy or bank guarantee to cover such decennial liability.

14. Cancellation/Termination of Lease

- a) The lease shall be cancelled “de plein droit”, without the payment of any indemnity, where -
 - (i) The Lessee fails to start the erection of the buildings within **six (6) months** from the handing over of the site;
 - (ii) The Lessee fails to complete construction works of the building up to the plinth level as per approved plans within **three (3) months**

- after the expiry of the initial period of **six (6) months** referred to at paragraph (i) above;
- (iii) The rent has remained unpaid for more than **three (3) months** after its falling due and a forty-eight (48) hour notice served upon the Lessee by registered post, requesting it to pay the rent which has remained un-complied with;
 - (iv) The Lessee has made a false declaration in obtaining the lease;
 - (v) Where the Lessee fails to comply with any other obligations or conditions of this Agreement and where the requirements of a notice “mise en demeure” served on the Lessee, calling upon it to execute the said obligation or conditions are not complied with within a delay of **fifteen (15) days** from the service of the said notice;
- (b) Upon cancellation of the Agreement, the complete design documents, feasibility studies, investigations report, survey plans and any other relevant documents related to the Lease and the Project shall be handed over to the Lessor by the Lessee free of any cost, claim, damage or any expenses whatsoever and the Lessor shall be free to make use of the mentioned documents as it so wishes.

Section IV: Additional Information

SN	Additional information to Prospective Promoters
1.	<p>A layout drawing of the proposed Metro Express Project showing alignment of the light rail network is as per layout plans at <u>Annex III</u> for information and technical proposal by the Promoter.</p> <p>For any additional information that may be required for the development of their proposal, Promoters are requested to liaise with the Metro Express Ltd through the MoLGDRM.</p>
2.	Applicants shall liaise with all relevant authorities (TMRSU, Police, etc.) and conduct their own survey including the proposed light rail/bus stations, rail/road alignments, underground services etc. and strictly abide by the requirements of the Authorities and the Metro Express Ltd.
3.	The Promoter should carry out his own Geotechnical Investigations.
4.	<p>For any aspect related to the integration of the proposed development to the Metro Express infrastructure/project, the Promoter should consider safety, security and access with respect to the operations of the LRT. The Promoter should therefore be required to interface directly with the Metro Express Ltd during the concept and implementation of its proposal.</p> <p>The Promoter should follow the addition to PPG1 Addendum 2022 – Light Rail Corridor and Ex-Railway Lands regarding planning around the LRT Corridor.</p>
5.	The promoters have to liaise with the respective utility service providers such as CEB, CWA, Mauritius Telecom, Wastewater Management Authority (WMA), etc. to identify existing utility services.
6.	Information as provided by the NLTA in regard to the details of bus count, number of operators, the frequency and bus schedules operational from/to the Quatre Bornes Bus Terminal is at <u>Annex IV</u> .
7.	Survey plan of site boundaries is as per <u>Annex V</u> . Topographical survey will have to be carried out by the promoter.
8.	The promoter has to liaise with the appropriate authorities (RDA, TMRSU, NLTA, and Municipal Council of Quatre Bornes) for necessary arrangements in regards to the temporary relocation of the existing services including taxi, bus services during construction. All costs thereof are to be borne by promoter itself.
9.	All excavation works will have to obtain prior approval of concerned authorities/stakeholders.
10.	Clearances from Metro Express Limited, Road Development Authority, and Traffic Management Road Safety Unit should be obtained for pedestrian walkway.
11.	Actually 48 licensed taxis are operational at Jules Koenig Traffic Centre and as per RFP, 20 taxi bays have to be provided.
12.	All operations should be those that are allowed by law. The Outline Planning Scheme and the Planning Policy Guidance and other statutory requirements have to be respected for the proposed development on the site.
13.	The possibilities to explore interaction and connection with the existing buildings and shops rest with the promoter.

SN	Additional information to Prospective Promoters
14.	Promoter to liaise with Central Electricity Board, Central Water Authority, Wastewater Management Authority, Mauritius Fire and Rescue Service, Local Authority, Mauritius Telecom, Road Development Authority, Traffic Management and Road Safety Unit, Metro Express Limited and propose appropriate solution in regards to the proposed road network and the requirement of having service roads, waste removal and such interaction with the existing network.
15.	Promoter to liaise with service providers in regards to the amount/volume of water, electricity and sewer available for the development (both during construction and operation).
16.	Promoter may consult the Municipal Council of Quatre Bornes for any arrangement that could be made for additional land that may be made available for site establishment and storage purposes during construction.
17.	The promoter should consult the RDA and TMRSU for traffic issues and be prepared to submit a Traffic Impact Assessment, if so requested.
18.	The list of Temporary Benchmarks near Quatre Bornes Town Centre is at <u>Annex V.</u>
19.	Alighting and Boarding bays should be provided within the site boundary.

Section V: Eligibility Criteria

This Section contains all criteria and requirements that shall be used to evaluate Applications.

1.0 Eligibility criteria

- 1.1 The Applicant may be a single entity or a group of entities (the “**Joint venture or Consortium**”), coming together to implement the Project. However, no applicant applying individually or as a member of a JV/Consortium, as the case may be, can be member of another Applicant JV/Consortium. The term Applicant used herein would apply to both a single entity and a JV/Consortium.
- 1.2 The JV/Consortium shall be required to submit an updated Memorandum of Association and/or Joint Venture Agreement supported by a letter of intent certified by an Attorney.
- 1.3 An Applicant shall not have a ***Conflict of Interest*** that affects the RFP. Any Applicant found to have a Conflict of Interest shall be disqualified. An Applicant shall be deemed to have a Conflict of Interest that affects the RFP if a constituent of such Applicant is also a constituent of another Applicant.
- 1.4 Whether the Applicant is a single entity or a JV/Consortium, it shall be required to be registered under the Business Registration Act.
- 1.5 An applicant may incorporate a company under the Companies Act, as a Special Purpose Vehicle (SPV) to execute the Lease Agreement and implement the Project. However, the applicant should be the majority shareholder in that SPV.
- 1.6 Any departure from the above may result in the rejection of the application.

2.0 Financial capacity

- 2.1 The Applicant shall demonstrate that he holds the financial capacity for the execution of the project and for ensuring their commitments without posing a financial risk for the project. For this, the Applicant shall submit and/or establish the following elements:
 - i. the annual accounts of the last three years of the applicant or members of the JV/Consortium, as well as any other useful documents evidencing that he possesses the required financial capacity to realise a similar project without leading to a financial risk for the project or social risk to the Government;
 - ii. the Applicant shall demonstrate to the satisfaction of the Evaluation Committee that for the execution of the project he **has or can raise finance of at least MUR 800 Million (Rs 800M).** The Applicant can, in order to justify his financial capacity, refer to the financial capacity of other entities. The Applicant shall, in this case, prove to the Evaluation Committee

that he can, following the duration of the lease, effectively undertake the required means for the execution of the project, notably by providing the assurance that those entities shall guarantee the required means to the Applicant; and

- iii. proposed preliminary business plan, including feasibility analysis, financing structure and project cash flow forecast for the duration of the project.

3.0 Technical capacity

3.1 The Applicant shall demonstrate that he has the necessary technical capacity to execute the project. For this, the candidate shall submit and/or establish the elements below:

3.1.1 The applicant's construction team or project team must include a contractor under category "**Large**" as the main contractor, registered with the Construction Industry Development Board, specializing in the construction of buildings and infrastructural and engineering works. All professionals in employment for the project shall be registered with their respective professional Councils in Mauritius.

3.1.2 Composition of Applicant's team

The Applicant shall include in his project team, at least a registered and experienced professional or firm specialised in each of the relevant discipline, including, but not limited to, buildings and infrastructure construction and civil engineering.

Each application must accompany a descriptive note of maximum four A4 pages on the following points:

- a. the composition of any JV/Consortium and that of their subcontractors; and
- b. the skills held by the main members of his project team or Consortium and, as far as practicably possible, that of their subcontractors for covering the whole of the specialisation required for the execution of the project.

3.1.2 Organization Chart

An organization chart describing the internal structure of Applicant's firm or JV/Consortium shall be provided.

3.2 References

The Applicant shall include a list of major relevant projects undertaken by him or the individual members of his JV/Consortium during the last ten years.

The Applicant shall also demonstrate the contracting capability that he would be able to undertake, during the implementation of the project, the necessary means to execute the proposed project, especially by ensuring the engagement of those entities to provide the necessary means to the candidate.

For the avoidance of doubt, within a JV/Consortium, the above references may be provided in respect of any member/s of the Consortium (such member being required to comply with the minimum individual thresholds specified hereinabove) and shall be deemed to benefit the entire JV/Consortium.

3.3 Oral Presentation and 3D Presentation of the Project Proposal

Before the final award of land lease is made, shortlisted Applicants will be required to make an oral presentation, including a 3D animated presentation to the Evaluation Committee of the preliminary conceptual design of their proposed Urban Terminal Project together with the preliminary Business Plan and Financial Structure of the proposal and the methodology of implementation of the project within the prescribed period. The conceptual design of the successful Applicant will be retained by the MoLGDRM as the initial reference design, which the successful Applicant will have to develop into a final design acceptable to MoLGDRM, within 3 months of the date of award of the contract.

Once the award is made, the successful Applicant should not deviate significantly from the concept of the initial reference design without the written approval of the MoLGDRM.

Section VI: Application Forms

Applicant Information Form

Date: *[insert day, month, year]*
title: *[insert number and title]*

Page *[insert page number]* of *[insert total number]* pages

Applicant's name: <i>[insert full name]</i>
In case of Joint Venture (JV)/Consortium, name of each member: <i>[insert full name of each member in JV]</i>
Applicant's actual or intended country of registration: <i>[indicate country of Constitution]</i>
Applicant's actual or intended year of incorporation: <i>[indicate year of Constitution]</i>
Applicant's legal address [in country of registration]: <i>[insert street/ number/ town or city/ country]</i>
Applicant's authorized representative information: Name: <i>[insert full name]</i> Address: <i>[insert street/ number/ town or city/ country]</i> Telephone/Fax numbers: <i>[insert telephone/fax numbers, including country and city codes]</i> E-mail address: <i>[indicate e-mail address]</i>
1. Attached are copies of original documents of: <input type="checkbox"/> Articles of Incorporation (or equivalent documents of constitution or association), and/or documents of registration of the legal entity named above. <input type="checkbox"/> In case of JV or Consortium, letter of intent to form JV or JV agreement and Memorandum of Association (MoA). 2. Included are the organization chart, a list of Board of Directors, and the beneficial ownership.

Applicant's Party Information Form

[The following form is additional to the form at page 20 and shall be completed to provide information relating to each JV/Consortium member (in case the Applicant is a JV/Consortium) as well as any Specialized Sub-contractor proposed to be used by the Applicant for any part of the Contract resulting from this Request for Proposals]

Date: *[insert day, month, year]*

title: *[insert number and title]*

Page *[insert page number]* of *[insert total number]* pages

Applicant's name: <i>[insert full name]</i>
Applicant's Party's name: <i>[insert full name of Applicant's Party]</i>
Applicant's Party's country of registration: <i>[indicate country of registration]</i>
Applicant's Party's year of constitution: <i>[indicate year of constitution]</i>
Applicant's Party's legal address in country of constitution: <i>[insert street/ number/ town or city/ country]</i>
Applicant's Party's authorized representative information Name: <i>[insert full name]</i> Address: <i>[insert street/ number/ town or city/ country]</i> Telephone/Fax numbers: <i>[insert telephone/fax numbers, including country and city codes]</i> E-mail address: <i>[indicate e-mail address]</i>
1. Attached are copies of original documents of: <input type="checkbox"/> Articles of Incorporation (or equivalent documents of constitution or association), and/or registration documents of the legal entity named above. 2. Included are the organization chart, a list of Board of Directors, and the beneficial ownership.

Financial Situation and Performance

[The following table shall be filled in for the Applicant and for each member of a Joint Venture/Consortium]

Applicant's Name: *[insert full name]*

Date: *[insert day, month, and year]*

Applicant's Party Name: *[insert full name]*

title: *[insert number and title]*

Page *[insert page number]* of *[insert total number]* pages

1. Financial data

Type of Financial Information in (currency)	Historic information for previous <i>[insert number]</i> years, <i>[insert in words]</i> (amount in currency, currency, exchange rate, USD equivalent)				
	Year 1	Year 2	Year 3	Year 4	Year 5
Statement of Financial Position (Information from Balance Sheet)					
Total Assets (TA)					
Total Liabilities (TL)					
Total Equity/Net Worth (NW)					
Current Assets (CA)					
Current Liabilities (CL)					
Working Capital (WC)					
Information from Income Statement					
Total Revenue (TR)					
Profits Before Taxes (PBT)					
Cash Flow Information					
Cash flow from operating activities					

2. Sources of Finance

[The following table shall be filled in for the Applicant and all parties combined in case of a Joint Venture]

Specify sources of finance to meet the cash flow requirements on works currently in progress and for future contract commitments.

No.	Source of finance	Amount (US\$ equivalent)
1		
2		
3		

3. Financial documents

The Applicant and its parties shall provide copies of financial statements for last 3 years pursuant to Section V, Eligibility Criteria. The financial statements shall:

- (a) reflect the financial situation of the Applicant or in case of JV/Consortium all the members and not an affiliated entity (such as parent company or group member).
- (b) be independently audited or certified in accordance with local legislation.
- (c) be complete, including all notes to the financial statements.
- (d) correspond to accounting periods already completed and audited.

☐ Attached are copies of financial statements¹ for the *[number]* years required above; and complying with the requirements

¹ If the most recent set of financial statements is for a period earlier than 12 months from the date of application, the reason for this should be justified.

Specific Construction and Contract Management Experience

[The following table shall be filled in for contracts performed by the Applicant, each member of a Joint Venture, and Specialized Sub-contractors]

Applicant's/Joint Venture Member's Name: *[insert full name]*

Date: *[insert day, month, year]*

JV/Consortium Party Name: *[insert full name]*

Title: *[insert number and title]*

Page *[insert page number]* of *[insert total number]* pages

Similar Contract No. <i>[insert number] of [insert number of similar contracts required]</i>	Information			
Contract Identification	<i>[insert contract name and number, if applicable]</i>			
Award date	<i>[insert day, month, year, i.e., 15 June, 2017]</i>			
Completion date	<i>[insert day, month, year, i.e., 03 October, 2017]</i>			
Role in Contract <i>[check the appropriate box]</i>	Prime Contractor <input type="checkbox"/>	Member in JV <input type="checkbox"/>	Management Contractor <input type="checkbox"/>	Sub-contractor <input type="checkbox"/>
Total Contract Amount	<i>[insert total contract amount in local currency]</i>		US\$ <i>[insert Exchange rate and total contract amount in US\$ equivalent]</i>	
If member in a JV/Consortium or sub-contractor, specify participation in total Contract amount	<i>[insert a percentage amount]</i>	<i>[insert total contract amount in local currency]</i>	<i>[insert Exchange rate and total contract amount in US\$ equivalent]</i>	
Employer's Name:	<i>[insert full name]</i>			
Address:	<i>[indicate street / number / town or city / country]</i>			
Telephone/fax number	<i>[insert telephone/fax numbers, including country and city area codes]</i>			
E-mail:	<i>[insert e-mail address, if available]</i>			

Construction Experience in Key Activities

Applicant's Name: *[insert full name]*

Date: *[insert day, month, year]*

Applicant's Party Name: *[insert full name]*

OAB No. and title: *[insert OAB number and title]*

Page *[insert page number]* of *[insert total number]* pages

1. Key Activity No. One: *[insert brief description of the Activity, emphasizing its specificity]*

Total Quantity of Activity under the contract: _____

Information				
Contract Identification	<i>[insert contract name and number, if applicable]</i>			
Award date	<i>[insert day, month, year, i.e., 15 June, 2015]</i>			
Completion date	<i>[insert day, month, year, i.e., 03 October, 2017]</i>			
Role in Contract <i>[check the appropriate box]</i>	Prime Contractor <input type="checkbox"/>	Member in JV <input type="checkbox"/>	Management Contractor <input type="checkbox"/>	Sub-contractor <input type="checkbox"/>
Total Contract Amount	<i>[insert total contract amount in contract currency(ies)]</i>		US\$ <i>[insert Exchange rate and total contract amount in US\$ equivalent]</i>	
Quantity (Volume, number or rate of production, as applicable) performed under the contract per year or part of the year <i>[Insert extent of participation indicating actual quantity of key activity successfully completed in the role performed]</i>	Total quantity in the contract (i)	Percentage participation (ii)		Actual Quantity Performed (i) x (ii)
Year 1				
Year 2				
Year 3				
Year 4				
Employer's Name:	<i>[insert full name]</i>			

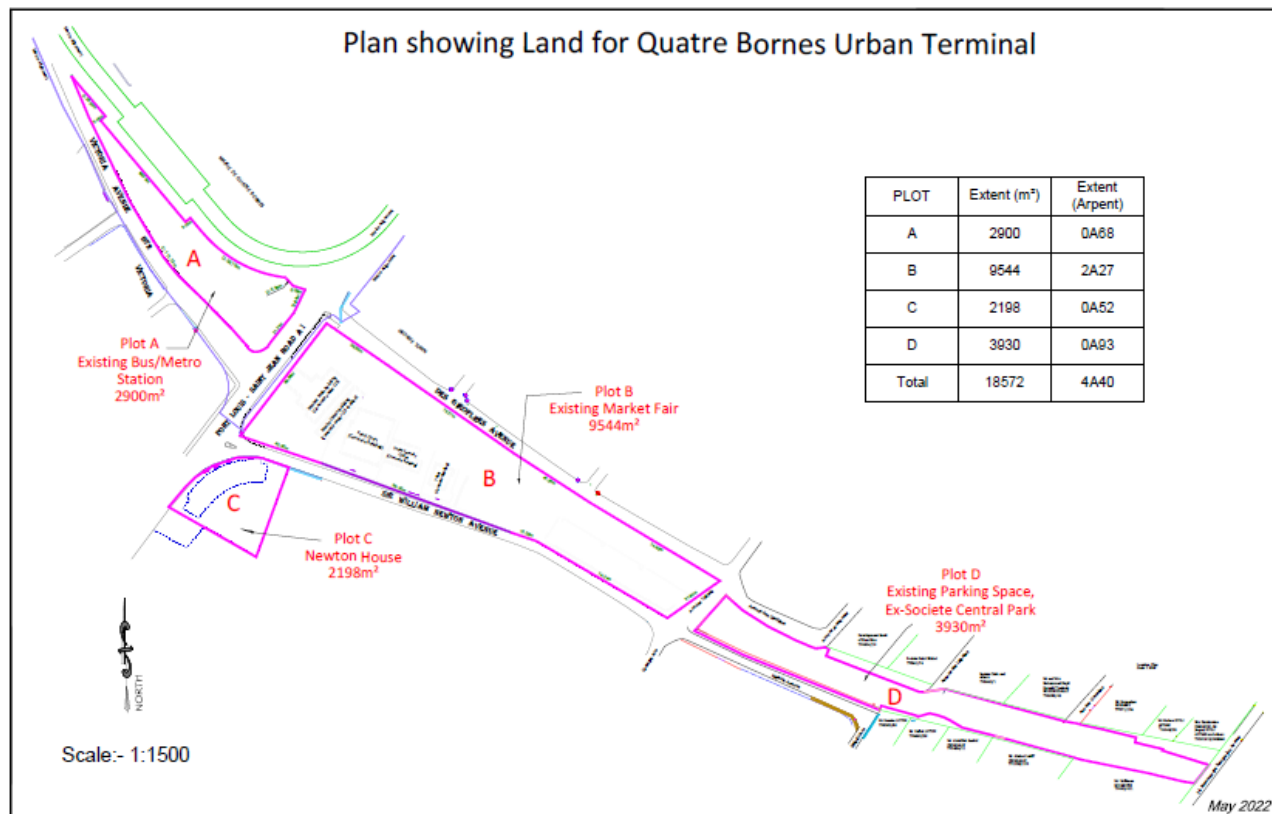
Address:	<i>[indicate street / number / town or city / country]</i>
Telephone/fax number	<i>[insert telephone/fax numbers, including country and city area codes]</i>
E-mail:	<i>[insert e-mail address, if available]</i>

2. Activity No. Two

3.

	Information
Description of the key activities	
	<i>[insert response to inquiry indicated in left column]</i>

Site Plan



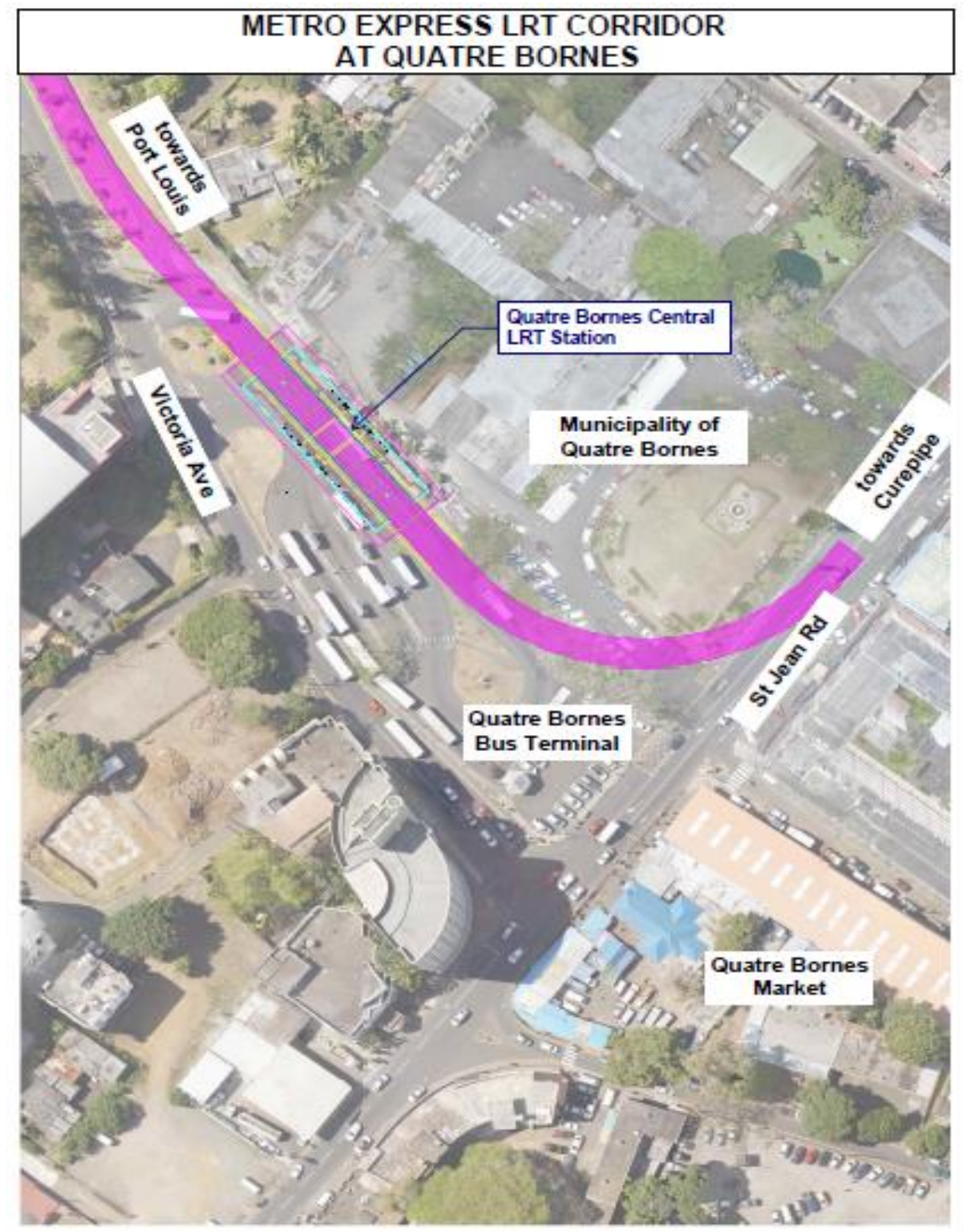
Evaluation Criteria

A	Technical Proposals - 40% (100)	Marks				
		Poor 30%	Average 50%	Good 70%	V. Good 90%	Excellent 100%
A1	Development Concept/ Development Brief (10)					
(a)	Development Concept (5)					
(b)	Adherence to Development Brief (5)					
Sub Total A1						
A2	Architectural Principles (40)					
(a)	Aesthetics-/state of art (4)					
(b)	Orientation (2)					
(c)	Space Relationship (3)					
(d)	Social and Environmental Impact (3)					
(e)	Toilet facilities (3)					
(f)	Adequate lighting - street, yard lighting (3)					
(g)	Other Services/ Facilities (15) (Drainage/Utilities/Security)					
(h)	Architectural features embracing local context (3)					
(i)	Public Realm (2)					
(j)	Food Court (2)					
Sub Total A2						
A3	Site Planning (10)					
(a)	Accessibility (3)					
(b)	Landscaping (3)					
(c)	Topographical use of Land/Site Utilisation (2)					
(d)	Survey and Pictures (2)					
	Pictures/Sketches showing interrelationship of new development with existing environment (Integration)					
Sub Total A3						
A4	Vehicular & Pedestrian Circulation (20)					
(a)	Vehicular (15)					
(b)	Pedestrian (5)					
Sub Total A4						
A5	Adherence to sustainable development principles (10)					
(a)	Green architecture (5)					
(b)	Efficiency (5)					
Sub Total A5						
A6	Risk Assessment (3)					
Sub Total A6						
A7	Oral & 3D Presentation (2)					
(a)	Conceptual Preliminary Design (1)					
(b)	Methodology for Implementation (1)					
Sub Total A7						
Total A						

B	Financial Capacity - 30%					
		Poor	Average	Good	V. Good	Excellent
		30%	50%	70%	90%	100%
B1	Ability of the promoter to fund and complete the project with minimum financial risk (30)					
(a)	Documentary evidence of Promoter's past Corporate and Financial Performance (Financial capacity to undertake such projects) (12)					
(b)	Financing Guarantee for the project execution (at least Rs 800M) (12)					
(c)	Financial Plan incorporating Project Financing Risk Assessment (Liquidity Assessment - Capital Structure Equity/Debt) (6)					
Total B						
C	Technical Capacity - 20%					
		Poor	Average	Good	V. Good	Excellent
		30%	50%	70%	90%	100%
C1	The promoter's relevant qualifications and experience in the field of property development, operation and management (10)					
(a)	A registered and experienced firm (4 marks) (MR) (4)					
(b)	Architect (2)					
(c)	Civil Engineer (1.5)					
(e)	Quantity Surveyor (1)					
(d)	Mechanical/Electrical/Plumbing Engineer (0.5)					
(h)	Transport Planner (0.5)					
(i)	Additional relevant expert/s (0.5)					
Sub Total C1						
C2	Skills - Self and/or Sub-Contractor (6)					
(a)	Building and Civil Engineering Construction Works & Large Contractor (6)					
Sub Total C2						
C3	Organisational Chart showing a sound internal structure of the organisation (2)					
Sub Total C3						
C4	References (2)					
(a)	References for projects over past years					
Sub Total C4						
Total C						

D	Implementation: - 10%					
		Poor	Average	Good	V. Good	Excellent
		30%	50%	70%	90%	100%
(a)	Within 30 months (10)					
(b)	Within 31 months (9)					
(c)	Within 32 months (8)					
(d)	Within 33 months (7)					
(e)	Within 34 months (6)					
(f)	Within 35 months (5)					
(g)	Within 36 months (4)					
(h)	Exceeding 36 months (0)					
(i)	Gantt Chart (Realistic) (2)					
Total D						

Light Rail Alignment



Bus Routes and Count

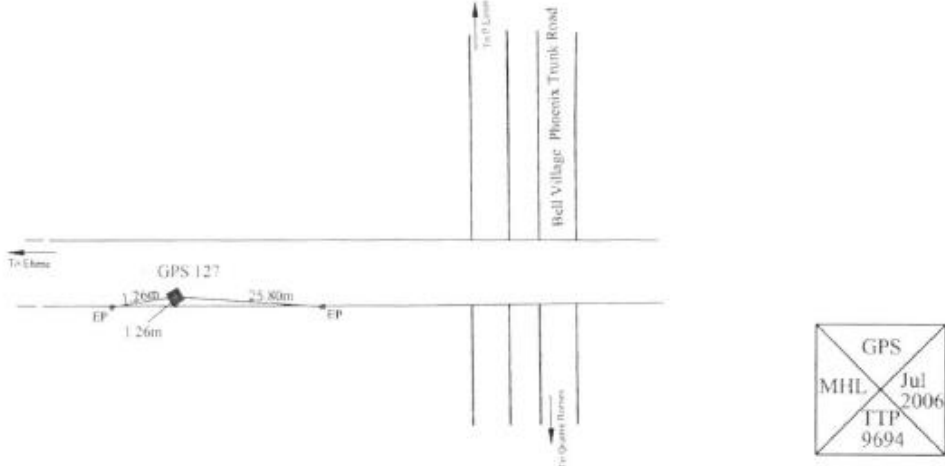
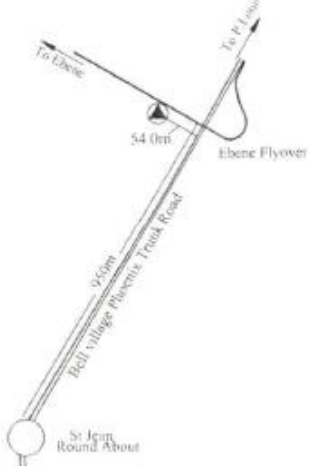
Buses licensed to operate from Jules Koenig Traffic Centre Quatre Bornes

Operator	No of buses licensed to operate from Jules Koenig Traffic Centre Quatre Bornes	No of bus routes	No of bus stands (existing)	No of Stand Regulators' cabins required	Holding area requirements (No of buses)
NTC	51	4	3	1	6
Route No	Destination	Operating fleet	Frequency (minutes)		
			Peak	Off-peak	
4	Quatre Bornes Traffic Centre via Saint Paul	18	25	45	
4A	Quatre Bornes Traffic Centre via Floreal	17	25	45	
155	Quatre Bornes Traffic Centre - Candos - Glen Park - La Marie - Curepipe Ian Palach South	10			
5	Quatre Bornes Traffic Centre - Palma - Beau Songes - Bambous - Riviere Noire -Le Morne - Baie du Cap	2	15	20	
195	Quatre Bornes Traffic Centre - Phoenix Commercial Centre - Quatre Bornes Traffic Centre	4	30	30	
122	Curepipe (Jan Palach North)-Floreal-Vacoas-Candos (Victoria Hospital)-Quatre Bornes-Camp Levieux (NHDC Complex)	In transit			
37	Curepipe (Jan Palach North)-Castel-Saint Paul-Vacoas-Candos (Victoria Hospital)-Quatre Bornes-Camp Levieux (NHDC Complex)-Mont Roches (Co-operative store)	In transit			
Operator	No of buses licensed to operate from Jules Koenig Traffic Centre Quatre Bornes	No of bus routes	No of bus stands	No of Stand Regulators' cabins required	Holding area requirements (No of buses)
UBS	17	2	2	1	3

Bus Routes and Count Continued

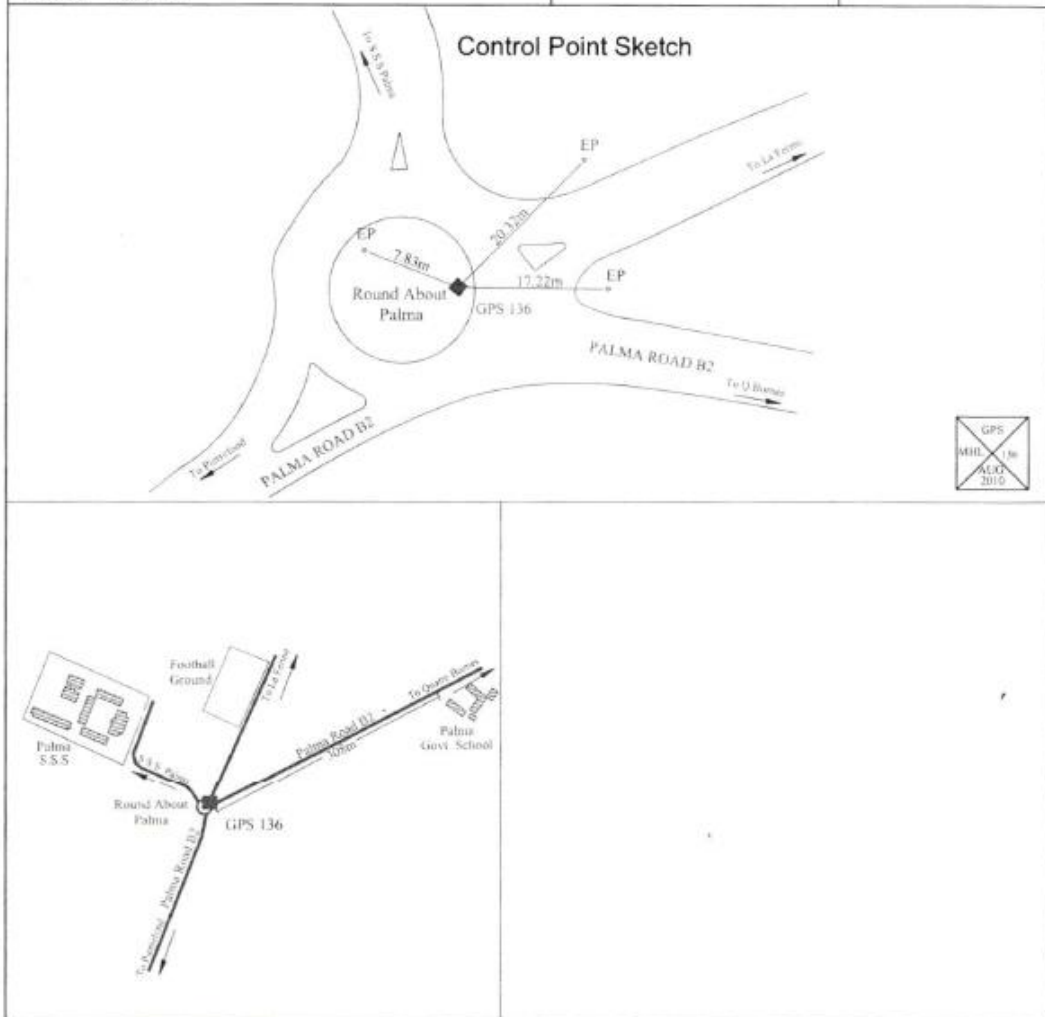
Route No	Destination		Operating fleet	Frequency (minutes)	
				Peak	Off-peak
65A/65C	Cinq Arpent - Highlands - Phoenix - St Paul - Vacoas - Carreau Laliane - Candos - Quatre Bornes Traffic Centre		8	20 - 30	50
65B	Hermitage - Highlands - Phoenix - St Paul - Vacoas - Carreau Laliane - Candos - Quatre Bornes Traffic Centre		9	10 - 15 mins	20
Operator	No of buses licensed to operate from Jules Koenig Traffic Centre Quatre Bornes	No of bus routes	No of bus stands	No of Stand Regulators' cabins required	Holding area requirements (No of buses)
Individual Operators	30	4	3	1	6
Route No	Destination		Operating fleet	Frequency (minutes)	
				Peak	Off-peak
57	Quatre Bornes Traffic Centre - Palma - Beau Songes - Bambous - Flic en Flac - Wolmar		13	20	30
57A	Quatre Bornes Traffic Centre - Palma - Beau Songes - Cascavelle			20	30
243	Quatre Bornes Traffic Centre - Palma - Beau Songes - Bambous - Riviere Noire - Case Noyale - Chamarel Entrance		1	60	60
5	Quatre Bornes Traffic Centre - Palma - Beau Songes - Bambous - Riviere Noire -Le Morne - Baie du Cap		16	15	20

Temporary Benchmarks**STATION DESCRIPTION**

CONTROL POINT ID	GPS 127	LATITUDE (d m s) GDM 2008 LONGITUDE (d m s)	S20°14'56.28405" E57°29'34.64159"
LOCATION	EBENE FLYOVER	COORDINATES MGM 2008	551,484.70 mE 7,760,890.87 mN
SURVEY BLOCK	Secondary	COORDINATES LGM 2012	242,519.10 mE 352,937.49 mN
MARK	Brass bolt in concrete	COORDINATES LCO- LE POUCE GRID	996,253.74 mE 994,369.68 mN
DESCRIBED BY	Cadastre Unit	HEIGHT (amsl)	321.939 m (EGM 2008 Geoid)
REMARKS: Brass Bolt in Concrete slab, good condition		ELLIPSOIDAL HEIGHT	319.681 m
DATE: 09.05.11			
			
			

STATION DESCRIPTION

CONTROL POINT ID	GPS 136	LATITUDE (d m s) GDM 2008	S20°17'04.83031"
		LONGITUDE (d m s)	E57°26'47.71220"
LOCATION	PALMA	COORDINATES MGM 2008	546,631.11 mE 7,756,953.03 mN
SURVEY BLOCK	Secondary	COORDINATES LGM 2012	237,677.21 mE 348,981.67 mN
MARK	Brass bolt in concrete	COORDINATES LCO- LE POUCE GRID	991,410.77 mE 990,415.39 mN
DESCRIBED BY	Cadastre Unit	HEIGHT (amsl)	280.262 m (EGM 2008 Geoid)
REMARKS: Brass Bolt in Concrete slab, good condition		ELLIPSOIDAL HEIGHT	277.560 m
DATE: 09.05.11			



Checklist of Mandatory Documents to be submitted

SN	Documents	Submitted (Please tick <input checked="" type="checkbox"/> as appropriate)
1.	Proposal duly signed by an authorised representative	
2.	Covering letter duly signed by the Applicant or Applicant's authorised representative or agent as per paragraph 6.1	
3.	<u>Either</u> a Certificate of Incorporation of the Applicant/s and main parties of JV, partnership or Consortium together with the Agreement; <u>Or</u> letter of intent to enter into such an agreement certified by an Attorney <u>Or</u> updated Memorandum of Association or a letter confirming a Memorandum of Association to be submitted (as applicable)	
4.	Certificate of Registration/Provisional Certificate of Registration from the CIDB Mauritius from the applicant's construction team	
5.	Account Payee Demand Draft of an amount of Rs100,000.	
6.	Sworn affidavit supporting the economic, financial and technical ability of the applicant to undertake the said project.	

Signature of the Applicant's Authorised Representative:

Full Name:

Date: