



**THE MUNICIPAL COUNCIL OF BEAU BASSIN - ROSE HILL
REQUEST FOR PROPOSALS (RFP 02/MBBRH/2018-2019)**

For the Lease of plots of land

**for the Redevelopment, Modernisation and Operation of an
Urban Terminal at Place Cardinal J. Margéot and
Markets/Fairs/Commercial Complexes, Rose Hill**

Introduction & Purpose

In the context of the implementation of the Metro Express Project, **the Municipal Council of Beau Bassin-Rose Hill (MBBRH)**, on behalf of the Government of Mauritius, is soliciting proposals from promoters having the necessary experience, expertise and resources including financial, marketing and management skills to develop, design, implement, operate/manage and maintain infrastructural Redevelopment and Modernization Projects as follows:

1. Urban Terminal at Place Cardinal J. Margéot Rose Hill

The Municipal Council of Beau Bassin Rose Hill/Government of Mauritius will lease to the successful applicant a portion of land of about 1A94p of land (i.e.7,847m²), **on a 60-yr lease at a rental value of Rs1,225,000 yearly**. Thereafter, the lease may be considered for renewal under such terms and conditions as may be decided by the Government/ MBBRH.

The proposed project site is centrally located in Rose Hill, forming the entry point to the town, on a strategic triangular intersection with three major roads enabling direct access to the site from the surrounding towns.

The successful promoter will have to include as an integral part of its project, an Urban Terminal which will have to be integrated in the Metro Terminal being implemented by the contractor of the Central Government and which shall comprise dedicated areas for the following:

- (i) Bus Terminal & Bus Platform;
- (ii) Parking facilities;
- (iii) Commercial spaces;
- (iv) Food court;
- (v) Leisure and Entertainment facilities;
- (vi) Taxi stand.

Shopping will be a key attraction of the Terminal with the shopping activity catering for a wide range of clientèle ranging from large shopping outlets to small shops/kiosks. The development should also attract tourists visiting Mauritius. A variety of shops and eateries (food court), café, retailing, leisure & entertainment facilities should be catered for in order to create a viable mix of uses encouraging day & night time activities.

2. OPTIONAL:

Construction of a modern market, parking spaces and other commercial development in the Urban Terminal at Place Margéot or its existing site at Duncan Taylor Street Rose Hill

Over and above the construction and operations of a modern and visually aesthetic urban terminal, the promoter may submit a proposal (**optional**) for the construction of a modern market at Place Margeot.

The promoter can also opt for the construction of a modern market at the existing site along along Duncan Taylor Street, Rose Hill, which is situated at a distance of around 100m from the Urban Terminal. In return, the promoter will be given the right to 'develop, finance, build, market, maintain and operate' parking spaces and commercial spaces on top floors.

Potential applicants may wish to note that the entire costs of the design, engineering, construction, operations, maintenance and management of the project will have to be borne by the Applicant. **The Government of Mauritius/Municipal Council of Beau Bassin Rose Hill** 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 RFP at para 3.0(Section IV-Terms of Reference).

The RFP document may be obtained on registration, free of charge, from the public procurement website - publicprocurement.gov.mu.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 in partnership with other firms or parties. The nature of any existing or intended partnership or arrangement should be specified at the time of submitting the proposal, and an irrevocable letter of agreement or intent signed by all participating parties in the partnership, under the seal of an attorney, should be submitted together with the promoter's proposal.

Submission of proposals and closing date

Applications, in English language and clearly marked "**Request for Proposals – For the Lease of a plot of land for Redevelopment, Modernisation and Operation of an Urban Terminal at Place Cardinal J. Margéot and Markets/Fairs/Commercial Complexes, Rose Hill**" should be deposited in the Tender Box, in original plus 2 copies at the following address **on or before Thursday 14 March 2019 at 14.30hrs (local time)** at latest :

**The Chief Executive
Municipal Council of Beau Bassin - Rose Hill
Registry
Town Hall Royal Road, Rose Hill**

Shortlisted Applicants will be required to make a presentation of a preliminary conceptual design along with the expected financial structure of their proposed projects.

The successful or the preferred Applicant will be required to submit to the Municipal Council of Beau Bassin Rose Hill, 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. MBBRH 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.

**Municipal Council of Beau Bassin-Rose Hill
Town Hall, Royal Road, Rose Hill**

Date: 12 February 2019