

Clarifications No. 3

Reply to Queries from Potential Bidder dated 22 June 2018

SN	Additional information/clarifications/documents requested by potential bidders	Replies
1	Please clarify as to what or where the level 0.00 benchmark is for reference purposes? We require clarification of what the ground floor level for the development should be related to and how it relates the levels provided for the Metro Express?	The list of temporary benchmarks (TBMs) near Rose Hill Station Area is attached at ANNEX I.
2	Please clarify in terms of the spaces below the Metro Express, which areas/elements can be repositioned, and which are absolutely fixed in terms of the requirements of the Metro Express?	<p>As per the Metro drawings available as on 15th July 2018 pertaining to Rose Hill Elevated Station, at the ground level, the portion of land occupied by the Rose Hill Metro Station with a total approximate area of 2,780 m² shall remain the property of the Metro Express Limited (MEL). This land area shall be excluded and deducted from the total land area to be developed by the Promoter of the Rose Hill Urban Terminal Project.</p> <p>A leasable commercial space of approximately area of 260 m² on the ground floor of the Metro station shall be constructed by the Contractor of MEL according to the plans approved by the MEL. The Promoter can propose to integrate this commercial area to its operations, subject to a lease agreement with the MEL. Please refer to drawing titled Rose Hill station ground level plan (refer to ANNEX II).</p> <p>At the 1st level, the Promoter of the Urban Terminal may propose to connect its development to the elevated platform level of the Rosehill Metro Station which has a footprint area of 2100 m². The platform area and the track area shall be excluded from the area that can be developed by the Promoter and the elevator area and the track area shall not be obstructed. Please refer to the drawing</p>

		<p>titled Rose Hill station platform level plan (refer to ANNEX III).</p> <p>For the purpose of information only, you may note that a future provision for an extension of the Metro line with an estimated additional platform area of approximately 675 m² has been made.</p> <p>This area is along the existing road and falls outside of the area to be leased to the Promoter of the Urban Terminal. The final position and area for the extension is subject to change and needs to be verified with the MEL during the design development of the Promoter. Please refer to the drawing titled Rose Hill station platform level plan with FE (refer to ANNEX IV).</p> <p>The layout of the Metro Station at the ground level and at the 1st level which includes the commercial shops, escalators, operation rooms, electrical rooms, etc. will follow the above annexed drawings approved by the MEL.</p> <p>Furthermore, a stretch of the existing access road (John Kennedy Street) that connects the Royal Road to Vandermeersch Street forms part of the site boundary and should be maintained/redesigned/upgraded by the Promoter.</p> <p>The set of drawings in PDF format is available at the Municipal Council of Beau Bassin/Rose Hill upon signature of the confidentiality and undertaking process forms.</p>
<p>3</p>	<p>Please clarify as to whether for the requirements of the bus terminal, provision of alighting bays for buses outside of the site boundary may be considered if proposed by the Promoter?</p>	<p>Alighting bays should be provided within the site boundary.</p>
<p>4</p>	<p>Please clarify as to whether the 4 escalators as indicated by the Metro Express Promoter in their diagrams can be considered for repositioning in accordance with a variation in configuration.</p>	<p>No. However the promoter may propose additional connection from the Urban Terminal to the Metro platform without in any manner affecting the platform as planned.</p>

<p>5</p>	<p>Please clarify whether the cost for escalators, alighting platforms for buses and Metro Express can credited to the Promoter should he propose an alternative and improved solution that is adopted?</p>	<p>Reference is made to answer for query no.4.</p> <p>The question of credit does not arise since MEL does not allow any change in the provisions of their escalators.</p> <p>The road and 8 nos. bus bays adjacent vicinity of the Metro Station shall be constructed by the Contractor of MEL according to the plans approved by the MEL. However, additional requirements (minimum of 6 bus bays and 22 slots for Taxi) should be catered for by the Promoter subject to an interface coordination with MEL, TMRSU, RDA, NTA, Municipal Council of Beau Bassin/Rose Hill and other relevant stakeholders. Please refer to drawing titled Rose Hill station ground level plan.</p> <p>The promoter should ensure that the construction of the six (6) bus bays is aligned with the programme of work for the metro station as established by MEL and same should be reflected in the methodology proposed by the promoter. The works for the metro station by MEL contractor are expected to be completed by June 2019.</p>
<p>6</p>	<p>Please clarify whether the retail spaces as indicated by the Metro Express Promoter under the Metro line are intended to be developed by the Metro Promoter, or whether they have been illustrated indicatively and are provided by the Private Promoter?</p>	<p>Refer to answer given at Query No 2.</p> <p>However, the Promoter may arrange with MEL to lease the commercial area of 260m²</p>
<p>7</p>	<p>Please provide access to suitable quality drawings – pdf and dwg format as were presented at the site meeting by the Metro Express Promoter and agreed could be shared?</p>	<p>The set of drawings in PDF format is available at the Municipal Council of Beau Bassin/Rose Hill upon signature of the confidentiality and undertaking process forms.</p>
<p>8</p>	<p>Please clarify as to whether the Post Office building could be incorporated into our proposal for regeneration and alternative use on the basis of relocating Postal Services into a new space within the new Retail/Commercial area to be developed by the Promoter?</p>	<p>The Post Office building does not form part of the project site.</p>