



GOVERNMENT OF MAURITIUS
Ministry of Public Infrastructure & Land Transport

REQUEST FOR PROPOSALS
for the
Redevelopment, Modernisation and Operation of Immigration Square Urban Terminal
Port Louis
on State Land to be leased by Government of Mauritius



The Ministry of Public Infrastructure and Land Transport (MPILT), on behalf of Government of Mauritius, is issuing a Request for Proposals (RFP) to provide interested parties with sufficient information to enable them to prepare and submit proposals for consideration by Government of Mauritius to lease state owned lands for an infrastructural redevelopment and modernization project of the Immigration Square at Port Louis on a design, finance, build, operate and maintain basis. The Government will lease to the successful applicant a portion of around 6A80 of land on a 60-yr lease at rental of MUR 1 M per arpent/year and as per terms and conditions to be set out by Government. Thereafter, the lease may be considered for renewal under such terms and conditions as may be decided by the Government.

Potential Applicants may wish to note that the Government 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. The entire costs of the design, engineering, construction, operations and management of the project will have to be borne by the Applicant.

Alongside the construction and operations of a modern and visually aesthetic bus terminal, a commercial complex, a parking space and a green area and as more fully described in the Development Brief at section IV of the RFP, the successful promoter will have to include, as an integral part of its project, dedicated area to house the below mentioned on a guaranteed rental basis:

1. Some 1200 vendors
2. A police station
3. A fire station



The purpose of this RFP is to solicit proposals from Applicants having the necessary experience, expertise in, and resources for, the implementation of the project to best represent the objectives and expectations of Government regarding the redevelopment of Immigration Square.

Submission of Proposal and closing date

The RFP document may be obtained on registration, 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 in partnership with other firms or parties. The nature of any existing or intended such partnership or arrangement 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, 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 – Redevelopment and Modernization of Immigration Square Urban Terminal Project at Port Louis”** should be deposited in the Tender Box, in original plus 2 copies at the following address by **13 00 hrs, 20 April 2018, at latest.** –

Ministry of Public Infrastructure & Land Transport
Procurement and Supply Division,
Ex-DWC Site, Quay Street, Port Louis

Shortlisted Applicants will be required to make a power point 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 MPLIT, within a period of three months as from the date of letter of award of the lease land, a detailed design and a business plan of the proposed project for final clearance. MPLIT 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.

Ministry of Public Infrastructure & Land Transport,
Port Louis
Date: 20 February 2018