

MINISTRY OF HOUSING AND LANDS

Date: 06 October 2026

Dear All,

Clarification No 2

Request for Proposals MHL/RFP 01/2026-2027: Provision of Transaction Advisory Services for the design, finance, construction and operation of a new high rise mixed-use building under Build Operate Transfer

S.No	RFP Page and Clause number	RFP Relevant Clause	Query / Requested Amendment	Response from Ministry
1.	Page 15 and Clause 6.7 of RFP;	Address and deadline for submission of Proposals As indicated at section 6.3.1, the technical and financial proposals should be submitted separately by email with title design, finance, construction and operation of a high-rise mixed-use building under Build Operate Transfer (BOT) to the following email address: mhlbot@govmu.org By no later than 07th October 2026 at 13 30 hrs (Mauritius time).	We request you to kindly extend the due date for submission by at least 2 weeks from the date of issuance of pre-bid queries for us to submit a comprehensive bid.	Due date for submission is reviewed to 'By no later than 21st October 2026 at 13 30 hrs (Mauritius time).'
2.	Page 2 and Clause 3.2.1 of RFP	Preparation of the Entire Procurement Documentation The transaction advisor must prepare a complete set of procurement documents, complying with the relevant laws including BOT Projects Act 2016 and BOT templates. The documentation must be consistent with the results of the project structuring.	We understand standard bidding document and template used by Ministry shall be provided to the selected consultant.	Yes, however the Transaction Advisor shall customize as appropriate.

3.	Page 3 and Clause 3.3.1 of RFP	Payment mechanism The transaction advisor must develop a rigorous payment mechanism that captures the elements of risk transfer established in the project structuring.	We understand by payment mechanism, Ministry is referring to any revenue sharing/ viability gap funding envisaged during proposed structuring of the project.	Confirmed
4.	Page 6 and Clause 5.1 of RFP, point (a)	(a) Contractual / Legal Expert The Contractual / Legal Expert should hold a degree in law . The candidate should have at least 10 years post-graduation general experience with specific experience pertaining to drafting PPP documents for at least one project.	- We request you to allow MBA as one of the accepted degrees for Contractual/Legal Expert as tenured Contractual Expert with MBA degree would be able to draft bidding documents. - Therefore, we propose the evaluation criteria to be modified as below: “The Contractual / Legal Expert should hold a degree in law or Masters in Business Administration. The candidate should have at least 10 years post-graduation general experience with specific experience pertaining to drafting PPP documents for at least one project.”	Not agreed. The Expert should hold a degree in law.
5.	Page 6 and Clause 5.1 of RFP, point (b)	(b) Financial Expert The expert should hold a degree in finance, economics, accountancy or any other related field . The candidate should have at least 10 years post-graduation general experience with specific experience on feasibility studies and preparation of PPP documents for at least one project.	We understand an MBA degree would be accepted as a related educational qualification for this position. Kindly confirm if our understanding is correct.	Yes, provided that the MBA Degree specify specialization in finance, economics, accountancy or any other related field.

6.	Page 6 and Clause 5.1 of RFP, point (c)	(c) Technical Experts Technical Experts shall be registered professionals with their relevant councils and hold at least 10 years post-graduation experience. The Experts shall have relevant expertise in Building design, Engineering, Quantity Surveying and Green Building design and construction of at least one high rise project.	- As this is a transaction advisory engagement, we understand the responsibility of a technical expert shall be to develop conceptual level plan and prepare block cost estimate of the project. Therefore, we request the requirement of professional registered with relevant councils be replaced with an educational degree like bachelor's degree in civil engineering or architecture and the person having relevant experience in mixed used commercial design and quantity surveying. - Further we understand such experts need to have 10 years of experience after graduation. Kindly confirm if our understanding is correct. - We therefore request to amend the qualification criteria as below: Technical Experts shall have a Bachelor's degree in Civil Engineering or Architecture or relevant degree ~~be registered professionals with their relevant councils~~ and hold at least 10 years of experience post completing graduation. The Experts shall have relevant expertise in Building design, Engineering, Quantity Surveying and Green Building design and construction of at least one mixed use development high-rise project.	Not Agreed, Clause 5.1 of RFP, point (c). is maintained.
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7.	Page 8 and Clause 5.4 of RFP.	Management of transaction advisor The transaction advisor shall be appointed by the Ministry of Housing and Lands. A Project Team comprising of the Project Officer and the designated representatives of the Ministry of Housing and Lands will take full responsibility of the Project. The Project Team will engage regularly with the transaction advisor for efficiently completing the various delivery items. The Project Team will meet at least monthly and the transaction advisor will report progress to these meetings. The Project Team will confirm that the transaction advisor has satisfactorily completed each deliverable before invoices can be submitted to the Manager of Financial Operations for payment of transaction advisory fees. The success fee will be paid by the selected private party.	We understand monthly progress meetings will also be done virtually, and the entire team will not be required to be present in-person for such meetings and can join virtually. Kindly confirm if our understanding is correct.	Confirmed. However Transaction Advisers who are locally based should attend in person if required.
8.	Page 10 and Clause 6.2.3 of RFP	Rules of bidding Proposals must be submitted in Mauritian Rupees or in United States Dollar for Companies not based in Mauritius on a firm and fixed price basis. This fee shall also include out of pocket expenses (travel, accommodation, etc.).	To evaluate financial proposals, value of financial proposals submitted by all the Bidders should either be in the same currency (Mauritian rupee in this case) or should have a USD to Mauritian rupee conversion rate mentioned in the RFP document to avoid any discrepancy at the evaluation stage. We therefore request you to kindly mention the exact USD to Mauritian rupee conversion rate to be considered for evaluation in the bidding document to avoid any confusion at the evaluation stage.	The exchange rate to be used during evaluation will be 7 days prior to closing date as indicated at paragraph 6.4.2.
	Page 14, Clause 6.4.2	Bid evaluation process		

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		A bid evaluation panel will be set up to evaluate proposals received by the deadline, according to the requirements of the RFP. The exchange rate to be applied during evaluation will be the selling (T.T/D.D). Consolidated Indicative Exchange Rate published by the Bank of Mauritius 7 days prior to the closing date of this RFP. The Ministry of Housing and Lands reserves the right to seek clarifications from bidders on their proposals and carry out negotiation with the preferred bidder. The decision of the Ministry of Housing and Lands will be final.		
9.	Page 12, Clause 6.3.2 (C)	Detailed curriculum vitae on any local professional counterpart and details of supporting staff that will assist in the delivery of services. The detailed curriculum vitae of the proposed professionals of the local counterpart should be provided in the prescribed format at Appendix D.	While Clause 6.3.2 of the RFP mentions detailed CV format of local counterpart in Appendix D, the Appendix D provides format for capturing experience of the Lead firm. Kindly clarify.	The curriculum vitae of local counterpart shall be provided in the prescribed format at Appendix C instead of Appendix D. An Addendum will be issued accordingly.
	Page 33, Appendix D	Appendix D - Lead Transaction Advisor and Staff's Experience Format		

10.	Page 14 and Clause 6.4.1 of RFP, table – point 1	Technical proposal 1. Financial analysis and project finance (30 marks) - Skills – 20 marks (max) - Relevant experience – 10 marks (max)	- We understand by financial analysis and project finance, ministry means experience in project structuring, feasibility assessment and financial analysis would be evaluated. Kindly confirm if our understanding is correct. - We understand by relevant experience, ministry means the Finance expert's experience in project structuring, feasibility assessment and financial analysis.	- Confirmed - Confirmed
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			- We understand that skill mentioned in the evaluation refers to the relevant educational qualification and skillset of finance expert which would be evaluated using their CV. Kindly confirm if our understanding is correct. - We request you to give more marks to the relevant experience rather than skill. Therefore, we recommend 16 marks be provided to relevant experience and 4 marks to skills out of a total of 20 marks.	- Confirmed - The points to be allocated for Financial analysis and project finance will be reviewed as follows: - Financial analysis and project finance (30 marks) - Skills – 10 marks (max) - Relevant experience – 20 marks (max) - An Addendum will be issued accordingly.

11.	Page 14 and Clause 6.4.1 of RFP, table – point 2	Technical proposal 2. Legal (10 marks) - Skills – 2 marks (max) - Relevant experience – 8 marks (max)	• We understand by relevant experience, ministry means the Legal expert's experience in procurement and contract management. • We understand that skill mentioned refers to the relevant educational qualification and skillset of contract/legal expert which would be evaluated using their CV. Kindly confirm if our understanding is correct.	• Confirmed • Confirmed
12.	Page 14 and Clause 6.4.1 of RFP, table – point 3	Technical proposal 3. Technical skills appropriate to the Project (20 marks) - Skills – 4 marks (max) - Relevant experience – 16 marks (max)	• We understand by relevant experience, ministry means the technical expert's experience in preparing conceptual plan and preparing block cost estimates. • We understand that skill mentioned refers to the relevant educational qualification and skillset of technical expert mentioned in the RFP, which would be evaluated using their CV. Kindly confirm if our understanding is correct.	• The experience to be as specified in Paragraph 5.1 (c) • Confirmed
13.	Page 14 and Clause 6.4.1 of RFP, table – point 4	Technical proposal 4. Experience as lead expert	• We understand by relevant experience, ministry means the lead expert's experience in leading TA engagements. • We understand that skill mentioned refers to the relevant educational qualification and skillset of lead expert mentioned in the RFP, which would be evaluated using their CV. Kindly confirm if our understanding is correct.	• Confirmed • Confirmed

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14.	Page 14 and Clause 6.4.1 of RFP, table – point 7	Negotiations: Relevant experience and track record of the financial, legal and technical experts	With terms and conditions laid down clearly in the RFP and the Draft Concession Agreement usually shared as part of the bidding process, there is normally little scope for negotiation, especially on matters related to commercial and pricing. Therefore, we request you to remove such evaluation criteria and redistribute the marks among other technical evaluation criteria.	Request not entertained.																								
15.	Page 16, Appendix A,	Information on development of a high rise mixed use building administrative building under Build Operate Transfer basis	Request you to kindly provide the GPS coordinate of the site location for ease of assessment of the site at the bidding stage.	<table><tr><th colspan="3">Boundary Coordinates (LGM2012)</th></tr><tr><th>Points</th><th>Easting</th><th>Northing</th></tr><tr><td>A</td><td>243372.38</td><td>354477.47</td></tr><tr><td>B</td><td>243467.51</td><td>354520.83</td></tr><tr><td>C</td><td>243490.42</td><td>354477.50</td></tr><tr><td>D</td><td>243477.13</td><td>354408.99</td></tr><tr><td>E</td><td>243448.71</td><td>354355.53</td></tr><tr><td>F</td><td>243428.44</td><td>354356.88</td></tr></table>	Boundary Coordinates (LGM2012)			Points	Easting	Northing	A	243372.38	354477.47	B	243467.51	354520.83	C	243490.42	354477.50	D	243477.13	354408.99	E	243448.71	354355.53	F	243428.44	354356.88
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16.	Additional Clause	-	- We request you to kindly consider adding the following clause to the contract. (i) Ministry of Housing and Lands, Republic of Mauritius ("CLIENT") shall indemnify and hold harmless the Bidder for all losses and claims arising in connection with any third party claim in relation to or pursuant to the contract or the services. (ii) CLIENT shall not disclose to any third party the advice, opinions, reports or other work product of the Bidder provided hereunder without the prior express written consent of the Bidder.	Any request for amendment in the draft transaction advisor Contract maybe proposed in the bid for consideration.
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