

**MINISTRY OF HOUSING AND LANDS**

**Date: 06 October 2026**

**Dear All,**

**Clarification No 3**

**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 Reference                   | Comments/Suggestions/ Queries                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Response from Ministry                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| 1.    | Section 3.1 Terms of Reference: | <p>Please clarify the following regarding scope of work pertaining to the building design:</p> <ol style="list-style-type: none"> <li><b>1. Architectural scope</b><br/>Please confirm the required level of architectural development: accommodation brief, site-capacity study, massing/test-fit, concept design or reference design.</li> <li><b>2. Status of design material</b><br/>Where concept or reference drawings are required, please confirm whether they will be indicative only or form mandatory requirements for BOT bidders.</li> <li><b>3. Project information</b><br/>Please provide and/or confirm all available surveys, site boundaries, geotechnical information, utility data, planning constraints, existing studies, departmental staffing and accommodation requirements.</li> <li><b>4. Detailed Requirements</b><br/>Please confirm whether any detailed requirement has been worked out by the Ministry in terms of areas for various offices, common areas, facilities such as HVAC, lifts etc.,</li> <li><b>5. Area definition</b><br/>Please confirm whether the approximate 40,000 m<sup>2</sup> gross floor area includes parking, commercial areas, plant rooms, circulation and service spaces, and whether it is mandatory or indicative.</li> <li><b>6. Parking requirement</b><br/>Please confirm whether all 300 parking spaces must be provided within the site and whether basement, podium or alternative parking solutions may be considered.</li> </ol> | <ol style="list-style-type: none"> <li><b>1. Architectural scope</b><br/>These will be discussed and agreed after appointment of Transaction Advisor.</li> <li><b>2. Status of design material</b><br/>Concept or Reference drawings will not be mandatory requirement for BOT Bidders</li> <li><b>3. Project information</b><br/>These are to be worked out in consultation with the Ministry after appointment of Transaction Advisor.</li> <li><b>4. Detailed Requirements</b><br/>No</li> <li><b>5. Area definition</b><br/>The gross floor area is indicative and need to be worked out by the Transaction Advisor after appointment.</li> <li><b>6. Parking requirement</b><br/>Parking requirements will need to be worked out by the Transaction Advisor in consultation with the Ministry during the structuring stage.</li> </ol> |

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|    |                                                                                                                                                                                                                                                                                                                                 | <p>7. <b>Planning parameters</b><br/>Please confirm the applicable zoning, plot coverage, floor-area ratio, height restrictions, setbacks, access requirements and other statutory constraints.</p> <p>8. <b>Technical deliverables</b><br/>Please confirm the expected content, format and level of detail of the technical inputs to the Structuring Report, Output Specifications, RFP documentation, evaluation criteria and BOT Agreement Management Plan.</p> <p>9. <b>Bid evaluation role</b><br/>Please clarify whether the technical experts will independently score proposals, prepare technical evaluation reports, attend evaluation meetings and participate in bidder clarifications and negotiations.</p> <p>10. <b>Anticipated workload</b><br/>For resource planning, please indicate the anticipated number of bidders, workshops, presentations, site visits, evaluation sessions and negotiation meetings.</p> <p>11. <b>Surveys and investigations</b><br/>Please confirm whether surveys, technical investigations and testing will be commissioned directly by the Ministry or included within the Transaction Advisor's fixed fee.</p> | <p>7. <b>Planning parameters</b><br/>To be worked out by Transaction Advisor after appointment.</p> <p>8. <b>Technical deliverables</b><br/>These will be discussed and agreed after appointment of Transaction Advisor.</p> <p>9. <b>Bid evaluation role</b><br/>Yes, however the details will be discussed and agreed after appointment of Transaction Advisor.</p> <p>10. <b>Anticipated workload</b><br/>This information is not available.</p> <p>11. <b>Surveys and investigations</b><br/>These will be commissioned by the Ministry.</p> |
| 2. | <p>Section 5.1 Transaction Advisory Skill:</p> <p><b>Proposed Team</b></p> <p>Transaction Advisor (TA) will comprise a team, managed by a single lead advisor. The members of the team will have both the skill and experience necessary to undertake the range of tasks set out in this RFP. The lead advisor will be held</p> | <p>1. While it clear that there is a requirement of one Contractual/ Legal Expert and one Financial Expert, it is not clear how many Technical Experts are required for the project. Please confirm whether separate experts are required for architecture, engineering, quantity surveying and green-building design. Please clarify.</p> <p>2. Please confirm whether fire, façade, vertical transportation, traffic, geotechnical, ICT/security and facilities-management specialists must be included in the Transaction Advisor's team.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>1. Yes, separate experts are required for architecture, engineering, quantity surveying and green-building design.</p> <p>2. Although this is not a requirement for this exercise, we expect that the team of experts listed at Paragraph 5.1, to have some knowledge of the items mentioned.</p>                                                                                                                                                                                                                                             |

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|    | accountable, in terms of the transaction advisor contract, for ensuring Project deliverables and for the professional conduct and integrity of the team....                                                          | 3. Please confirm whether for the Technical Experts evidence of registration with the relevant Mauritian professional council is to be provided at proposal submission stage, or later.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3. These maybe required from selected Bidder later        |
| 3. | Section 5.2 <i>Remuneration Schedule and Disbursement Arrangements</i> and Section 6.4.1 <i>Bid Evaluation Criteria</i>                                                                                              | Section 5.2 <i>Remuneration Schedule and Disbursement Arrangements</i> indicated two types of Fees for the assignment i.e. Fixed Fee and Success Fee. Section 6.4.1 <i>Bid Evaluation Criteria</i> indicates 20% weightage for the Financial Proposal. Please confirm what constitutes the Financial Proposal that would be evaluated i.e. whether it is the Fixed Fee to be quoted by the bidder or whether it is summation of Fixed Fee and Success Fee to be quoted by the bidder?                                                                                                                                                                                                                                                                                                                                                                                                          | Success fee will not form part of the financial proposal. |
| 4. | Section 13 Termination:<br><b>13.2</b> In the event of termination of the services in accordance with clause 13.1 above, the transaction advisor will be remunerated for such services as have already been rendered | Practically, after submitting a deliverable for a milestone, the Transaction Advisor (TA) continues working for the next milestone while the client is approving/ processing the submitted milestone. This ensures that the next deliverables are submitted on time for the benefit of the project. However, in the event of termination by client this work-ahead results in financial loss to the TA. In order to protect the TA, we request the following:<br>(a) If more than 50% timeframe for the on-going milestone has elapsed before termination under Clause 13.1, then atleast 50% payment of the on-going milestone would be made to the TA on termination. For illustration, for the assignment it is indicated that due date for “ <i>Submission of draft RFP</i> ” is 6 weeks from Ministry of Housing and Lands approval of “ <i>Final Structuring Report</i> ”; thus, if more | Not Agreeable                                             |

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|    |                                                                          | <p>than 3 weeks have passed after the Ministry of Housing and Lands approval of “<i>Final Structuring Report</i>” and termination of assignment by the Ministry under Clause 13.1, then the Ministry would pay the TA 50% of the payment due for the milestone “<i>Submission of Final RFP</i>”. Else,</p> <p>(b) specify that the time for a milestone would be counted after the payment of the previous milestone has been made by the Ministry. Thus, in the above illustration, the 6 weeks for “<i>Submission of draft RFP</i>” would be counted from the date the payment for “<i>Final Structuring Report</i>” is released by the Ministry to the TA.</p> |                                                                                          |
| 5. | Section 5.4 “The Success Fee will be paid by the selected Private Party” | <p>The TA needs to be protected from default by the selected private party in paying the Success Fee to the TA. It is therefore suggested that the Ministry should confirm that in the event the selected private party does not make the payment, the Ministry will pay the Success Fee to the TA and recover the same from the selected private party. Alternatively, an adequate protection provision may be finalized with the selected Transaction Advisor prior to signing the agreement with the selected Transaction Advisor.</p>                                                                                                                         | This item may be discussed further with the selected bidder after the Structuring Phase. |
| 6. | Section 5.2 Remuneration Schedule and Disbursement Arrangement           | <ol style="list-style-type: none"> <li>1. The Professional Services under these terms of reference is capped at Twelve Million Rupees (MUR 12,000,000) and Three Million Rupees (MUR 3,000,000) for the Success Fee. Given the scope of work for the assignment this amount is very less. It is requested that the cap be increased to Eighteen Million (MUR 18,000,000) for Professional Services and Four and half Million (MUR 4,500,000) for the Success Fee.</li> <li>2. Please confirm how additional compensation for technical services will be addressed if the procurement period gets</li> </ol>                                                       | 1. Not Agreeable                                                                         |

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|    |                                       | extended or if there are material changes to the site, brief, area requirements or project scope?                        | 2. The payment of the contract will be based on deliverables and will not be time based. |
| 7. | Extension for Last date of Submission | We request you to kindly extend the submission date by at least 3 weeks to enable us to submit a comprehensive proposal. | Due date for submission is reviewed to 21 <sup>st</sup> October at 13:30 p.m.            |