

THE GOVERNMENT OF THE REPUBLIC OF THE UNION OF MYANMAR

MINISTRY OF RAIL TRANSPORTATION

MYANMA RAILWAYS

REQUEST FOR

EXPRESSION OF INTEREST (EOI)

For

YANGON CENTRAL RAILWAYS STATION AREA COMPREHENSIVE DEVELOPMENT PROJECT

5 August 2015

THE GOVERNMENT OF THE REPUBLIC OF THE UNION OF MYANMAR
MINISTRY OF RAIL TRANSPORTATION
MYANMA RAILWAYS

COMPREHENSIVE DEVELOPMENT FOR YANGON CENTRAL RAILWAYS STATION COMPLEX

INVITATION TO SUBMIT EXPRESSION OF INTEREST FROM DEVELOPERS

1. In line with the National Development Plan, the Government of the Republic of the Union of Myanmar has been identifying the economic potentials to contribute to the country's economic development. As our endeavors for national development, Myanmar Railways (MR) is committed to develop Yangon Central Railways Station Area as a Rail Concerned Business, High-rise Building, Comprehensive Development and Transport System also the essential part of Greater Yangon City development.
2. Myanmar Railways now invites Expression of Interest (EOI) from reputable local, international or joint venture developers to undertake design and build works for Yangon Central Railways Station Area Comprehensive Development. The present competition phasing is as shown below.
 - a) Phase I
Developers shall submit EOI documents to prove themselves capable enough for the development.
 - b) Phase II (for the selected potential developers Phase I)
Developers passing the prequalification (=Phase I) shall make a presentation with full proposal documents, which include a detailed business plan, development phasing and possibility of the contribution to MR.

MR shall be in charge for all above Phases and also the final selection of the most potential developer(s) qualified enough for the development
3. The outline of Yangon Central Station Area Comprehensive Development is as shown below,
 - a) Total development area: about 25.746 ha (63.622 acres, See the attached map) (The said areas are estimated values only. The interested developers are suggested to carry out topographical survey to obtain accurate information prior to submission of Technical and Financial proposals.)
 - b) Essential Policy
 - i. To promote Integrated Transport Terminals in Yangon Central Station for public transport and transfer.
 - ii. The existing building shall be preserved to ensure maintenance of the architecture and the style in which it is designed and constructed.
 - iii. To identify and establish transport interchanges is essential.
 - iv. To establish commercial buildings, office rent complexes, multistoried buildings is to be considered, etc.

(* Land use is NOT limited to the above-mentioned points.)
 - v. The development shall be sustainable and environmental friendly.

- vi. To synchronize with Yangon Circular Rail Line Way Side development plan.
- vii. To minimize the disturbance to train operation during the construction stage
- c) The following laws and regulations are to be respected
 - i. Laws concerned to the construction/ building and environment
 - ii. Yangon City Development Committee (YCDC) regulations related to urban development, including maximum height, set-back, building ratio and others
 - iii. Myanma Railways regulations related to the station construction

(* Laws and regulations to be respected are NOT limited to the above-mentioned ones. Developers are requested to check by themselves.

4. The EOI shall contain, but not limited to, the following information.

- a) Information of the developer including
 - 1. Company profile and business policy statements
 - i. Developer's legal name/Address
(In case of joint Venture (JV), Legal name / Address of each partner)
 - ii. Developer's year of incorporation
(Name, Address, Telephone and Email address)

Contact details including e-mail address of a designated person as focal point who is authorized to speak and communicate on behalf of the developer.

(Developers shall attach articles of incorporation of documents of constitution, and documents of registration of the legal entity named above.)
 - 2. Number of employees and organized chart
 - 3. Financial viability of last five (5) years
 - i. Information about Balance Sheet
 - . Total Assets
 - . Total Liability
 - . Net Worth
 - . Current Assets
 - . Current Liability
 - ii. Information about Annual Income Statement
 - . Total Revenue of the Applicant
 - . Profits Before Taxes
 - . Profits After Taxes
 - iii. Annual Turnover Data (USD Equivalent)

(Applicants shall attach copies of financial statements (balance sheets including all related notes, and income statement) for the last five (5) years.)

- b) Track record and experiences of the developer, preferably a railway station / around a railway station and / or similar urban development (most relevant three (3) contracts)
1. Contract name/ Name of Employer/ Starting date and Ending date
 2. Brief description of the Works performed
 3. Contract amount (USD equivalent)
 4. Size of building area and site area
- c) Interested Developers are requested to submit their conceptual plan and design according to their idea. (The example Stations' Photos are provided by Myanmar Railways in Exhibit-5)
5. The EOI in original hard copy, one duplicate copy and an electronic copy of the EOI in CD ROM shall be submitted to the Deputy General Manager, Supply Department, Myanmar Railways, Corner of Theinbyu Street and Merchant Street, Botahtaung Township, Yangon, Myanmar, Phone; + 95-1-291985, 291994 or 393424 not later than 14:00 hours on 6 November 2015. Submission by email shall NOT be entertained.
6. On the basis of the above information, Myanmar Railways shall shortlist potential developers. Only the shortlisted potential developers shall be invited to participate in the Proposal process (Phase II).
7. Myanmar Railways reserves the right to accept or reject any EOI, and to annul the selection process and reject all expression at any time, without there by incurring any liability to the affected Developers or Myanmar Railways.

Managing Director
Myanmar Railways
Ministry of Rail Transportation
5 August 2015