STREETS

Citadelle Mall CSR project - 2012

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Foreward

Since the independence of Mauritius, there has been constant and positive economic development of the country. Mauritius is now used as example of success story all around the world for its sustainable development and good governance.

The Government has been spending enormous resources on development of public facilities and infrastructure that in turn are catalysts for progress in several other fields.

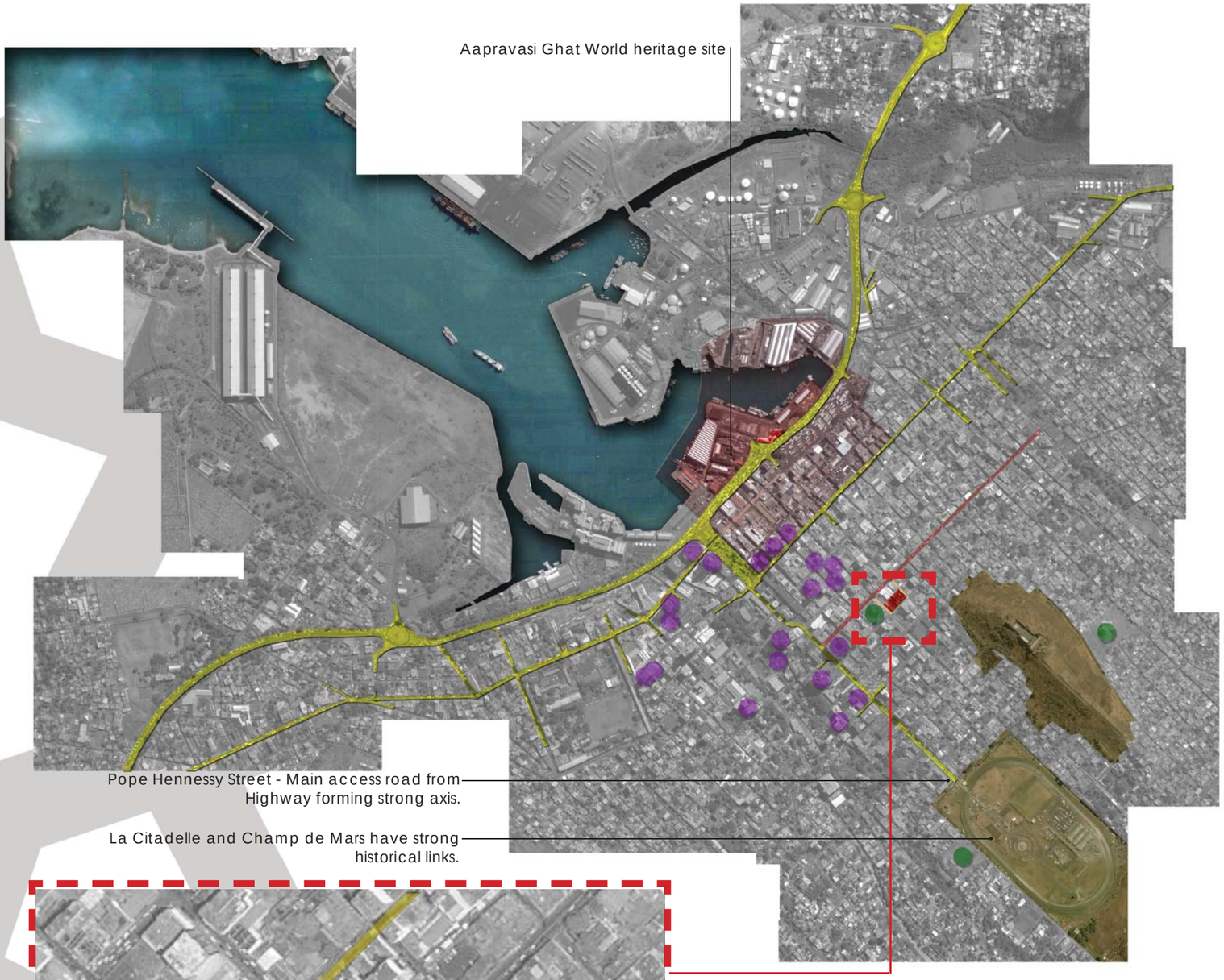
Port-Louis has been ever changing. Slowly the small stone buildings are giving way to massive developments, in a frenzy to reach higher and bigger, to meet a highly competitive real estate market and to break even taking into account the rising land prices.

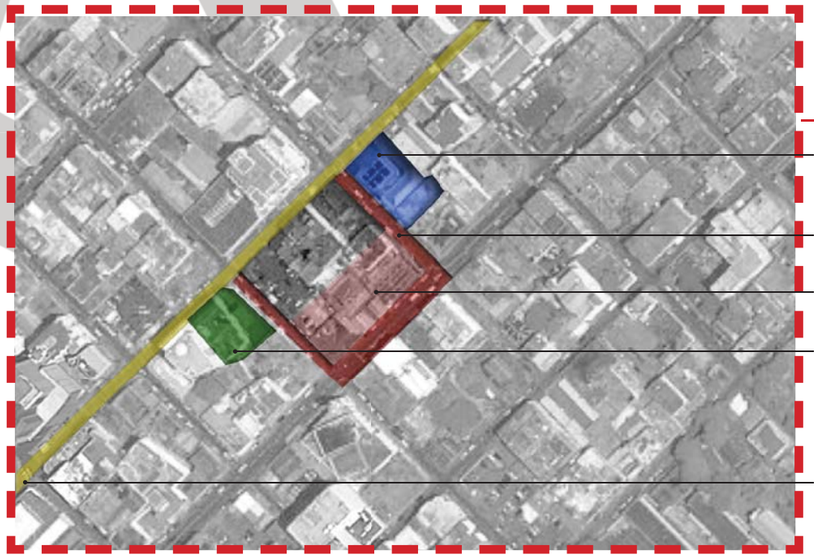
Though the Government is investing massively in the development of Mauritius and Port-Louis, there are many aspects that it is not able to address yet since, following the development model set out by the British system, the available resources are directed towards more important projects to gradually raise standard of the country.

Micro projects are thus put in drawers for later use. However, the human aspect of the development of the country relies heavily on the frame of mind of the population. This can be achieved by taking care of minute elements in the everyday surroundings of people. There is an apparent contradiction that, if not addressed may lead to several problems namely a sense of alienation, rise in vandalism, no sense of belongingness, erosion of culture, no regard for Historical legacies and lack of concern of population towards the country, to mention but a few.

Thus, the following can be noted in Port-Louis that highlight this contradiction between development of the country and sense of belongingness:

- Roads, walkways and drains are badly maintained.
- Quality of roads do not reflect the development of the country.
- Cultural activities are gradually disappearing from the capital
- Historical and Cultural buildings are not prioritised and are falling in ruins
- No importance is given to pedestrians on roads in the capital.
- Urban planning very messy and haphazard development occur.
- Interaction between roads and buildings not addressed at all, leading to sense of alienation.
- Mushrooming of uncontrolled and illegal road side activities all around Port-Louis.
- Lack of landscaping along the narrow roads.





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Partners in development

Traditionally, the government carried out development of common facilities of the country with little or no involvement of the private sector. The government followed a simple pattern by layers of development based on available funds.

With the fast development of the country, the private sector has increasingly been involved as a stake holder in such developments since several major privately owned projects influenced several aspects of the country, namely, road distributions, landscape environments, massing, etc.

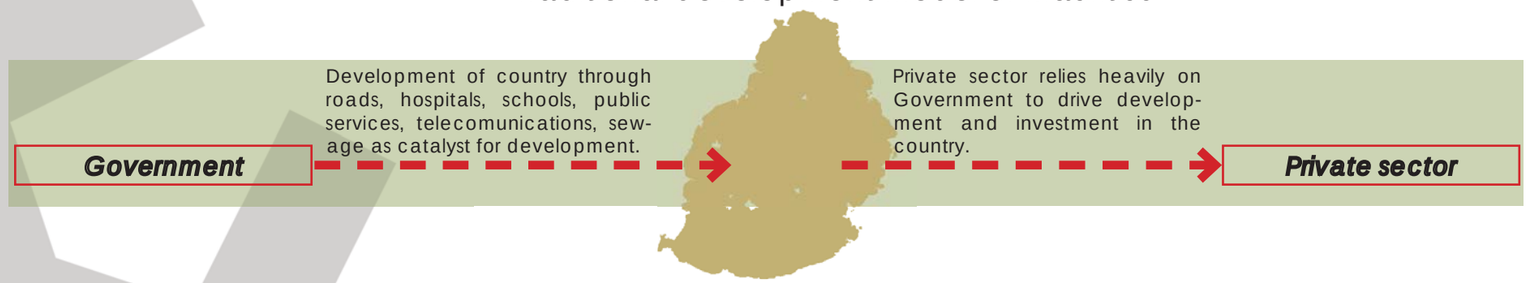
The setting up of the CSR (Corporate Social Responsibility) fund by the Government, heightened the opportunities for projects addressing public realms with funds from the Private, namely a share of the profits of the companies going to the benefit of the community.

The project involves a stretch of three roads of Port-Louis, namely Sir Virgil Naz, Eugene Laurent and Louis Pasteur streets, all forming the boundary of Citadelle Mall project, a high rise building with multi usage.

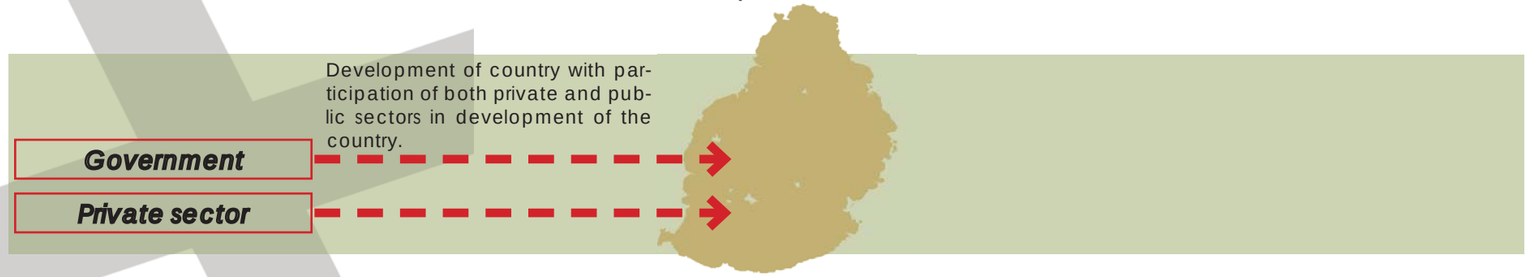
The development is situated in a highly cultural and historical area of the capital. Its Ground & Mezzanine floors, being commercial in nature, are addressing these aspects by trying to create an amalgamation of old and new.

There is an opportunity to stretch out this facet to the surrounding roads, using the CSR fund of the developers and interested sponsors, towards both helping in emphasising the surroundings and also help in conservation and promotion of historical elements and cultural values of Port-Louis.

Traditional development model of Mauritius



New development model of Mauritius



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Larger influences

The proposed project has several beneficial aspects that aims at achieving a winning situation for all stakeholders.

This approach is very important for the success of such a project. Traditionally, social projects in Mauritius was equal to lack of funds, loss of interest of stakeholders and major cost cutting, all resulting in less desirable end products that do not really resolve the problems.

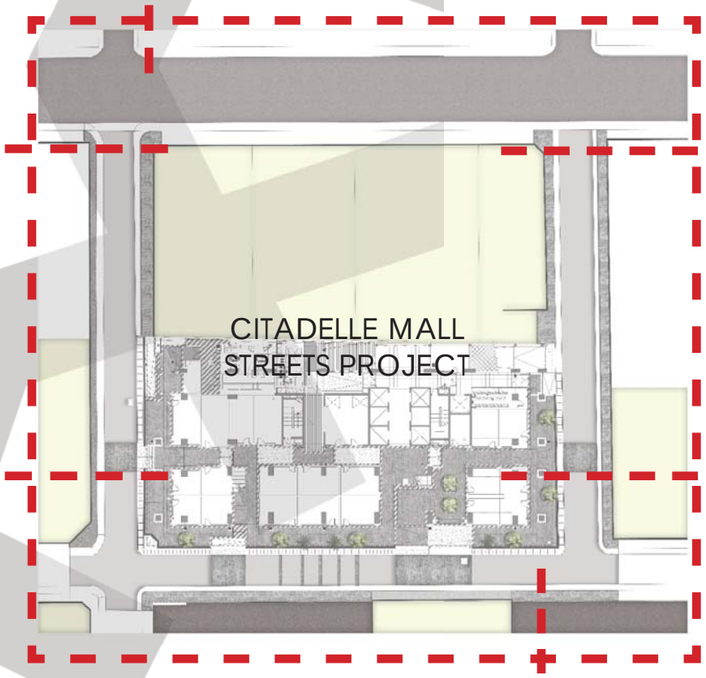
It is obvious that this type of project requires effort from a large number of players. Stakeholders should all find some kind of motivation to put in the extra effort and to carry the project to a full success.

DEVELOPERS

- Human face of the Business.
- Opportunity to contrubute to community
- Publicity
- Use of CSR to help surroundings of Citadelle Mall

CONSULTANTS

- Participation in project that has a National interest
- Publicity and monetary gains through fees
- Sense of satisfaction for doing project that is resolving some social strains
- Proposal of new types of project types.



SOCIAL

- Artists get new space and new way to express their Art.
- Local music groups get outlet as street level activities are engouraged.
- Street vendors are given proper kiosks to wrk and progress

TOURISTS

- New point in Port-Louis to attract tourists
- Connection on way from Aapravasi Ghat to Citadel allowing for tourists to know more about culture and History of Mauritius.

COMMUNITY

- Port-Louis gets a new focal point that helps in enhancing the Urban fabric.
- New standard set for road projects and maintenance.
- Pedestrians are prioritised and new interaction modes are put forward between Public and buildings.

GOVERNMENT

- Project that researches and helps increase quality of roads
- Road maintenance and awareness amongst citizens
- Possible new development to attract tourists
- Help in development of Port-Louis

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STREETS
Cultural presence

Strong cultural heritage

OPPORTUNITY

To reuse inherited cultural motifs in new and creative ways as means to carry forward the past without literally copying them.

Create a sense of awareness by promoting culture in Art & Architecture and allowing them to be celebrated in buildforms.

Pavements and roads around to echo same feeling.

Allow for spill over of activities and more interaction with people.

Roads around can help heighten buildings and set the tone for proper maintenance of existing.

Create touris attractions in the area.

Allow Citadelle Mall to reach out to surrounding cultural builsings and become a catalyst for future developments.

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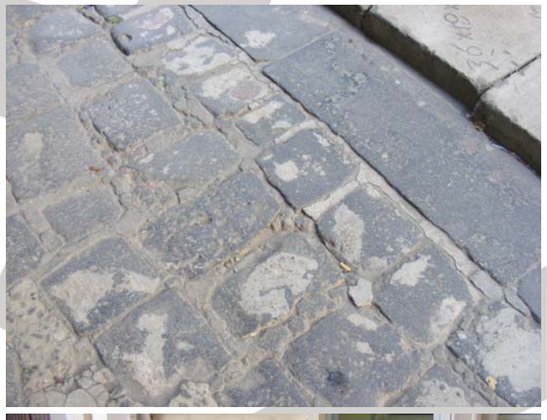
Historical presence



OPPORTUNITY

To highlight historical presence and help preserve an old Port-Louis soon to be lost.

Reuse of stone as road cover material both to create a link with this historical aspect of Mauritius and also slow down traffic around Citadelle Mall.

Drains and existing old elements to participate in creating a new Port-Louis that is taking the legacies to the future.

Making good of all pavements, drains to keep a standard in development, setting tone for future and giving a sense of premature gratification.

Galleries to be set in place in commercial corridors and along walkways with historical pictures, writings and other elements.

Involvement of local photographs, craftsmen conservation specialists etc in creating a historically sensitive area.

Priority given to pedestrians by consciously slowing down vehicular traffic and by creating poles of attraction for people along the roads.

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STREETS
Social presence

OPPORTUNITY

To use project to allow for social integration and make area more attractive to people.

Project to allow local Arts and Crafts to express themselves and earn a living.

Local musicians to find an area to express themselves and be knows as well as earn a living.

Allow for local Artists, craftsmen, poets and photographs to discover new applications of their Art, that is in buildings and on road developments.

Sense of satisfaction and higher sense of belongingness to be achieved by allowing local Artists and street vendors to participate in project.

Space to be provided for a few street vendors, thus promoting small businesses in Port-Louis.

Landscape component to be addressed along walkway of Citadelle Mall, thus reintroducing nature in the highly build environments of Port-Louis.

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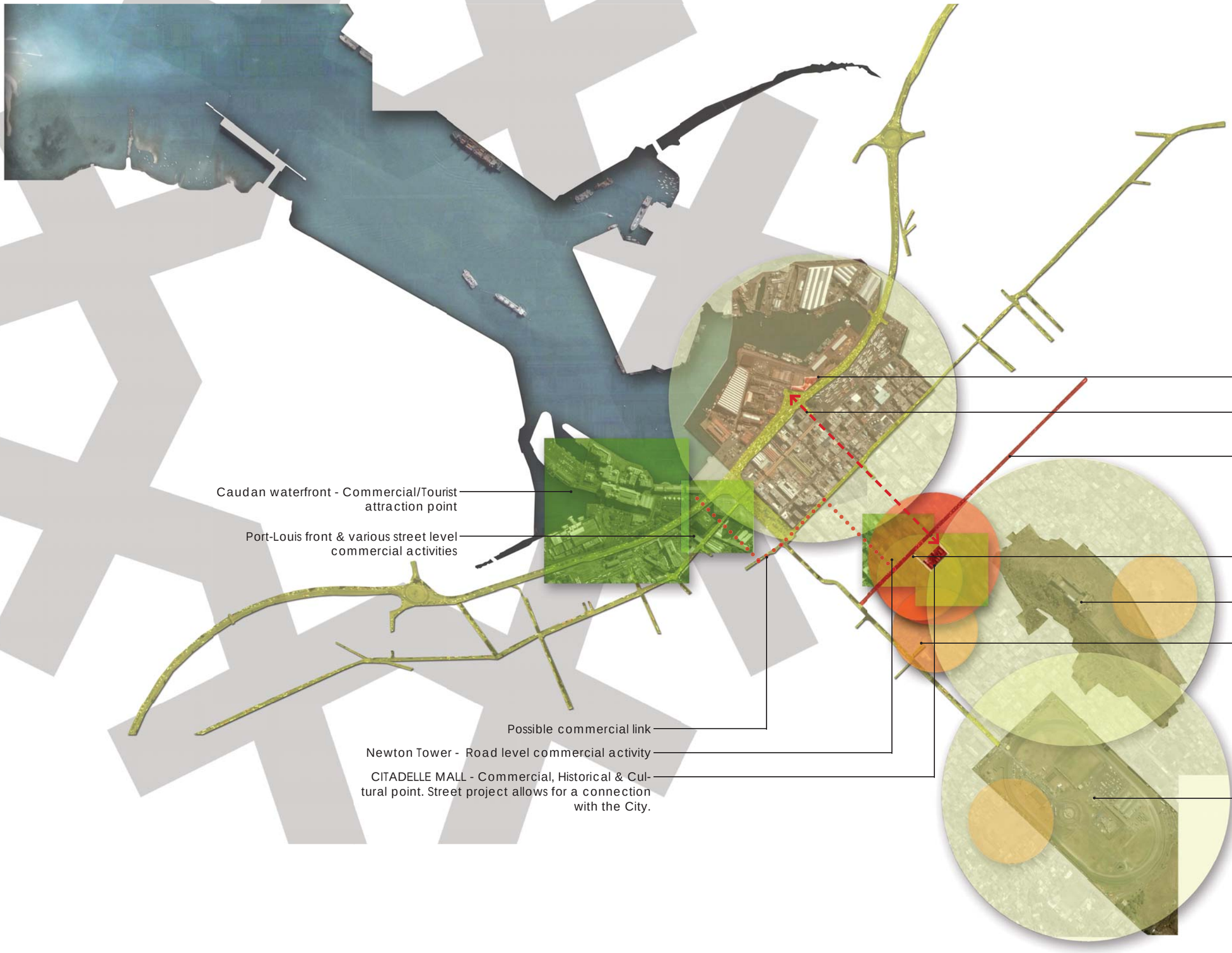
Knitting the Urban fabric



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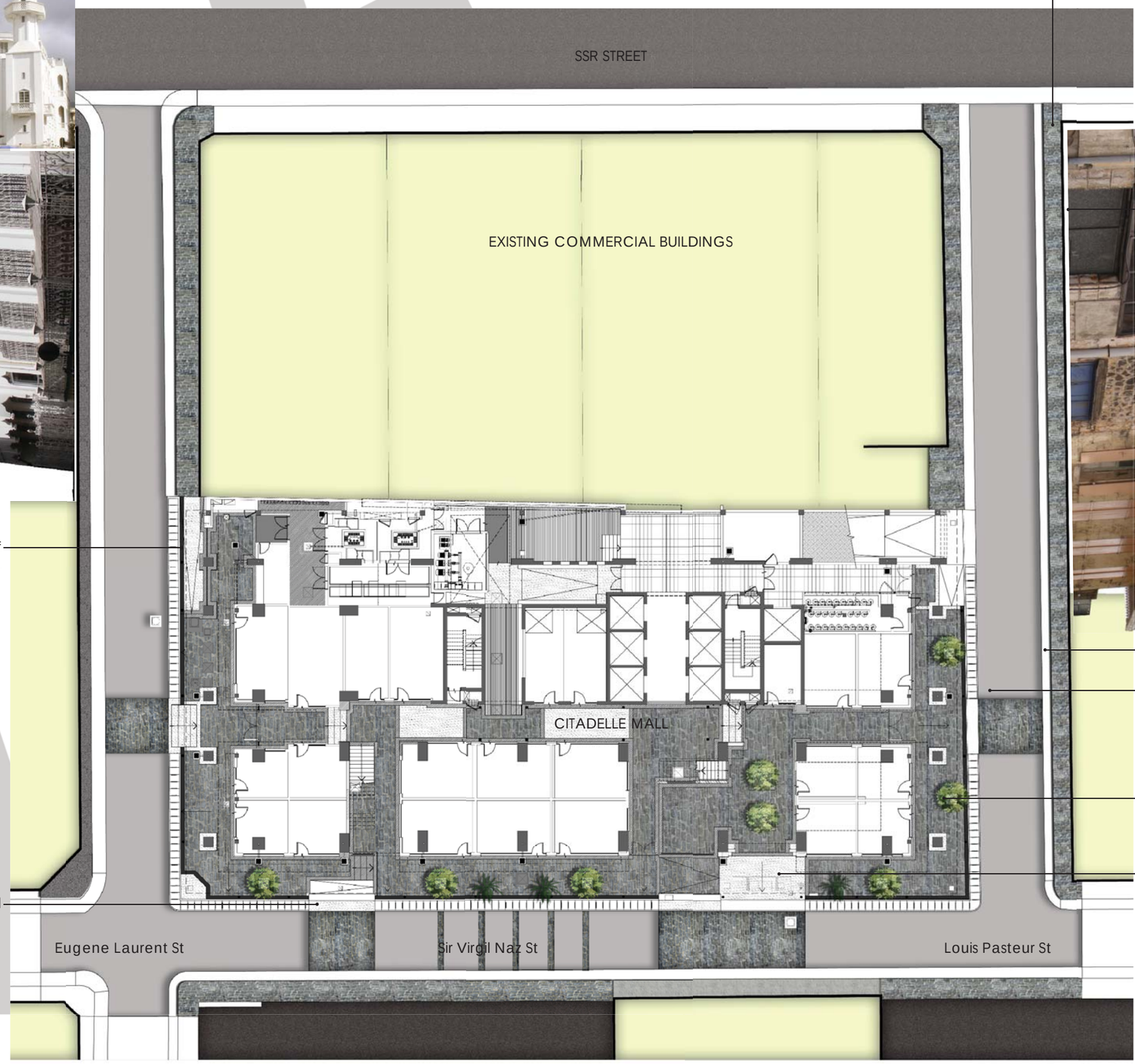
STREETS
Project

Existing mosque to be heightened with project.

New lamp posts added to reflect culture of place.

RC element to be introduced on top of low wall



Stone pavment to be made good and edge treatment to be kept but with better finish.

Historical buildings as part of heritage and tourist attraction

Existing drain to be made good with appropriate material.

Road finish to be changed. A mixture of RC and stone to be used as floor elements.

Landscape element introduced.

Large walkway to act as extension of roads and to accomodate cultural activities to attract people.
Kiosks to be introduced for small businesses.

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Costing

Total project cost estimated to be MUR 12,931,050.07.

Quotation was given by project contractor/stake holder. A number of sponsors to be sought to finance specific elements of project.

Each sponsor will be investing their CSR fund for the year 2013 to the project and towards the betterment of streets of Port-Louis.

Quantity, measurement and calculation sheet

CONTRACT: CITADELLE MALL | **PROJECT CODE: - - - -** | PAD·CO

SCRIPTION: New Layout to road | **DATE:** 12/21/2012 | **DRAWING NO:** A-010CSR -

REF	DESCRIPTION	No.	L	W	H	Area	Qty		UNIT	Rate	Amount
	RC walkway with stone										
A	Demolition of existing concrete							350.00	m2	575.00	201,250.00
		1			0.25	350.00		87.50	m3	325.00	28,437.50
B	Carefully remove existing blue basalt stone paviours to public footpath, store off site at Employer's yard at Port Louis for later re-use	1				350.00	-	350.00	m2	250.00	87,500.00
C	Place Stone - Including fixing, joints and bedding Only	1				350.00		350.00	m2	4,700.00	1,645,000.00
D	Road trafic & diversion							Sum			750,000.00
											-
	The Contractor must at his own expense make good in all trades to existing work (other than that required to be altered) which is damaged or disturbed during the alterations with all necessary new materials to match and generally as specified for new work and leave complete and perfect in every respect							sum			325,000.00
E	Allow for providing special care so as not to interfere unnecessarily with any services installations that may be met with							sum			125,000.00
F	Reinstatre stone wall							Sum			275,600.00
G	Reinstate existing walkway							Sum			392,000.00
	New lamp										Excluded
	Sub total C/F to Summary										**3,829,787.50**
	RC Drain to side of road										
A	Excavation to trenches	1	279.00	1.50	1.00			418.50	m3	450.00	188,325.00
B	Blinding layer 50 mm thick under raft foundations including levelling, trimming and compacting bottom of excavations to Engineer's approval	1	279.00	1.50	0.05			20.93	m3	3,950.00	82,653.75
								-			
C	Concrete Works - Grade 40										
	Concrete to Base	1	279.00	1.30	0.15		54.41				-
	Concrete to Wall	2	279.00	1.50	0.20		167.40				-
	Concrete to Cover	1	279.00	1.00	0.15		41.85	263.66	m3	4,702.00	1,239,705.81
D	Steel Reinforment to Drain - 125 kg/m3										
	to Base	1					6,800.63				-
	to Wall	1					20,925.00				-
	to Cover	1					5,231.25	32,956.88	kg	48.00	1,581,930.00
E	Sawn Formwork										
	to Base	2	279.00	0.15			83.70				-

Quantity, measurement and calculation sheet

CONTRACT: CITADELLE MALL | **PROJECT CODE: - - - -** | PAD·CO

SCRIPTION: New Layout to road | **DATE:** 12/21/2012 | **DRAWING NO:** A-010CSR -

REF	DESCRIPTION	No.	L	W	H	Area	Qty		UNIT	Rate	Amount
	RC walkway with stone										
	to Wall	4	279.00	1.50			1,674.00				-
	to Cover	1	279.00	1.00			279.00	2,036.70	m2	525.00	1,069,267.50
F	Make good to internal of drain										
	to Base	1	279.00	0.90			251.10		m2		
	to Wall	2	279.00	1.50			837.00		m2		
	to Cover	2	279.00	1.00			558.00	1,646.10	m2	120.00	197,532.00
G	Rc culvert							17,500.00	m	15.00	262,500.00
	Sub total C/F to Summary										**4,621,914.06**
	RC Artevia										
A	Crusher run Level	1			0.10	788.00		788.00	m2	200.00	157,600.00
B	Concrete 200 mm thick	1			0.20	788.00		157.60	m3	9,178.33	1,446,504.81
C	Steel Reinforcement - 110 kg/ m3	1						23,640.00	Kg	47.50	1,122,900.00
D	Formwork to ends	3	6.89		0.20		4.13				
		6	4.58		0.20		5.49				
		3	5.10		0.20		3.06	12.68	m2	410.00	5,199.95
E	Sawcut	9	4.85				43.61				
		6	4.58				27.45				
		10	5.10				51.00	122.06	m	75.00	9,154.13
F	Polysulphite - 5mm thick	9	4.85				43.61				
		6	4.58				27.45				
		10	5.10				51.00	122.06	m	175.00	21,359.63
	Stone to street surface										
G	Crusher run Level	1			0.10	255.00		255.00	m2	200.00	51,000.00
H	Stone - Including fixing, joints and bedding Only	1				255.00		255.00	m2	4,700.00	1,198,500.00
I	Rc mesh structure	2	3.00		5.00	15.00	30.00	30.00	m2	15,571.00	467,130.00
	Sub total C/F to Summary										**4,479,348.51**

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