



# GOVERNMENT OF SINDH KARACHI DEVELOPMENT AUTHORITY



## REQUEST FOR PROPOSALS

### FEASIBILITY STUDY AND TRANSACTION ADVISORY SERVICES FOR BEAUTIFICATION AND ENHANCEMENT OF USAGE OF SHAHEED BENAZIR BHUTTO PARK UNDER PUBLIC-PRIVATE PARTNERSHIP OR ANY OTHER SUITABLE MODALITY

RFP Ref. No.: DG/KDA/PROC/SBBP/FSTA/2022-23  
Date: 09<sup>th</sup> June 2023

### PRE-BID CONFERENCE SCHEDULE\*

Thursday, 22<sup>nd</sup> June 2023 AT 15:30 Hrs. (PST) Onwards

\*For further details, refer to the RFP Document

#### ASSIGNMENT BRIEF

The Karachi Development Authority, Government of Sindh ("Procuring Agency") has received an unsolicited proposal ("USP") from a private entity seeking to design, finance, build, operate, maintain and transfer an integrated entertainment park project under a public-private partnership mode using the seventeen (17) acres area of Shaheed Benazir Bhutto Park situated in Block - V, Clifton Karachi in terms of Rule 15(A) of the SPP Rules ("Project"). The USP comprises of feasibility exhibiting the Project's positive socio-economic and environmental benefits through providing recreational and amusement facilities (water park, amusement park, food court, etc.), creating social arenas for interaction, and generating employment opportunities for all segments of society, especially residents of Karachi and its suburb areas.

Capitalized terms used herein and not otherwise defined shall have the meaning given to them in the RFP Document.

The Procuring Agency, to ascertain the Project's viability following the SPP Rules, appointed a Technical Committee, which recommended engaging a Consultants to assist them throughout completing the due diligence process, i.e., initially conducting the legal assessment, and if found viable, then undertaking financial and technical assessment considering all the associated factors laid down under the SPP Act, 2009, Sindh PPP Act, 2010, including rules, regulations, guidelines, policies framed thereunder.

The Procuring Agency now invites the sealed Bids from the Eligible Bidders (individual firms or their Consortia, as the case may be) for conducting a feasibility study and providing transaction advisory services to undertake the Project under a public-private partnership or any other suitable modality considering the Project's sustainability, viability, and value for money analysis in accordance with the SPP Rules ("Assignment").

#### SCOPE OF SERVICES

The consulting scope of services relating to the Project's development under this Assignment includes, but is not limited to the:

- Ascertain the Project's viability on a standalone basis and through examining the USP with various studies conducted and its results mentioned/ claimed thereof;
- Review the legal, institutional, and regulatory frameworks and identify potential bottlenecks with possible solutions;
- Check the Project's proposed infrastructure and technical requirements with suitability or value for money analysis;
- Develop and evaluate/ prioritize various options together with SWOT, CBA, VFM, and risk analysis for each option to achieve sustainable objectives and provide a clear-cut way forward to the Government concerning the planning, institutional arrangement, transaction structure, financial viability and socioeconomic & environmental viability of the proposed development;
- Analyze PPP options with various structuring and risk allocation matrix;
- Prepare and deliver presentations and reports on the Project-related documents before the PPP Policy Board and any other forum for seeking approvals as required under the SPP Act, 2009, and Sindh PPP Act, 2010;
- Prepare bidding documents for solicitation of bids from a private party under the preferred PPP or any other suitable modality;
- Perform the tasks identified and described in RFP Document and proposed by the successful Bidder in Technical Proposal while collaborating closely with the Project's key stakeholders, mainly the Procuring Agency, at all stages of the Project's development.

#### ELIGIBILITY CRITERIA

The prospective Bidders (individual consulting firms or their consortium, as the case may be) must qualify the eligibility, technical evaluation criteria, and other terms & conditions with supporting documents as set out in the RFP Document.

#### BIDDING PROCESS

The Assignment's procurement shall be conducted in accordance with the National Competitive Bidding using the Quality Cost Based Selection method, following the procedure prescribed under Rule 15(2)(b) & 72(3) of the SPP Rules, and is open to all Eligible Bidders. The Contract will be awarded to the Bidder whose Bid shall be found as the Most Advantageous Bid in accordance with the criteria and other terms and conditions set out in the RFP Document.

The prospective Bidders may seek further information by obtaining the RFP Document, For Rs.5000/- pay order in favor of Karachi Development Authority, with effect from 14<sup>th</sup> June to 17<sup>th</sup> July 2023, either: (a) physically, by submitting a written application during office hours at the address given below; or (b) electronically, by sending a request at the e-mail address given below or downloading from the website of the Procuring Agency <http://www.kda.gov.pk/> or PPP Unit <https://www.pppunitsindh.gov.pk/> or SPPR <https://ppms.ppsindh.gov.pk/PPMS/> or by sending a request via email given below.

The prospective Bidders are required to submit Bids comprising one (1) original Technical Proposal and one (1) original Financial Proposal, and one (1) soft copy of the Technical Proposal (on USB/ DVD) containing all the supporting documents, as applicable and identified in the RFP Document, no later than 14:55 Hrs. PST on 18<sup>th</sup> July 2023 ("Submission Deadline") at the submission address given below. Electronic bids will not be permitted. Late Bids will be rejected.

The Technical Proposals will be opened on the Bids Submission Deadline at 15:00 Hrs. PST in the presence of the Bidder's representatives, who may wish to attend. However, in case of a public holiday or any unforeseen event on the Bids Submission Deadline, the Bids shall be received and opened on the next Business Day at the same time and venue.

All the Bids shall remain valid for ninety (90) Days effective from the Bids Submission Deadline and must be accompanied by the Bid Security equivalent to 2% of the Bid Price in the shape of a pay order/ demand draft/ bank guarantee, valid for twenty-eight (28) Days beyond the bid validity period, issued by a scheduled bank of Pakistan in favor of 'Karachi Development Authority' and must be enclosed in original copy with the Financial Proposal in accordance with the requirements set out in the RFP Document.

The Procuring Agency reserves its right to reject any or all Bids or cancel the Bidding Process, in whole or in part, at any time prior to accepting a Bid(s), subject to the relevant provisions of the SPP Rules.

The address referred to above for issuance of the RFP Document and submission/opening of the Bids is:

**Superintending Engineer (KSC)  
Karachi Development Authority**

**Address: R# 406, 4<sup>th</sup> Floor, Civic Center, Gulshan-e-Iqbal, Karachi**

**Phone: +92 21 99230653 - 99232402 Fax: +92 21 99232406**

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