



LYARI DEVELOPMENT AUTHORITY
LOCAL GOVERNMENT & HOUSING TOWN PLANNING DEPARTMENT
GOVERNMENT OF SINDH



REQUEST FOR PROPOSALS

**FEASIBILITY STUDY & TRANSACTION ADVISORY SERVICES FOR DEVELOPMENT OF
LDA SCHEME 42 & ADJOINING AREAS UNDER PUBLIC-PRIVATE PARTNERSHIP MODE**

ASSIGNMENT BRIEF

Government of Sindh, through Lyari Development Authority (the 'Procuring Agency'), intends to develop areas of Lyari into self-sufficient and livable residential sectors through private-party(ies) under design, finance, build, operate and transfer (DFBOT) or any other suitable public-private partnership option (the 'Project'). The objectives for undertaking the Project is to develop available area in envisioning this as the centre of a regional urban agglomeration to meet challenges posed by increasing rate of population and urbanization, accelerating demand for affordable housing, expanding opportunities for employment, subject to results drawn from the project feasibility study.

In this connection, the Procuring Agency invites proposals from eligible bidders (individual firms or consortia), fulfilling the criteria and other terms and conditions set forth in the bidding document (the 'RFP Document'), to conduct the Feasibility Study & Transaction Advisory Services for Development of LDA Scheme-42 & Adjoining Areas under Public-Private Partnership Mode (the 'Assignment'), following the SPP Rules, 2010 (the 'Rules').

SCOPE OF SERVICES

The consulting scope of services under this Assignment includes but is not limited to the following:

- To assess the Project's geographic area (available and allotted land) and infrastructure work (water, sewage, road, electricity, telecommunication, recreational) through conducting baseline surveys/studies;
- To review the institutional and legal frameworks and identify potential bottlenecks with possible solutions;
- To prepare or update the Project's detailed master plan based on the feasibility assessments;
- To analyze the PPP options with an assessment of various structuring choices and recommend the most feasible option for developing the proposed project;
- To devise a roadmap leading to unearthing the institutional arrangements, transaction structure, financial viability, socio-economic and environmental viability required for achieving the Project's objectives;
- To prepare and deliver presentations over the Project-related documents before the PPP Policy Board;
- To prepare the bidding documents for solicitation of a private party(ies) under the preferred PPP mode;
- To assist the Procuring Agency in selection of the most suitable private developer(s)/ investor(s) to undertake the land development component(s) and execute the PPP contract(s); and
- To perform the tasks as identified and described in the RFP Document while maintaining close collaboration with the project's key stakeholders, mainly the Procuring Agency, at all stages of the contract management.

EVALUATION CRITERIA

The prospective bidders (individual consulting firm or consortium, as the case may be) must qualify the eligibility, technical evaluation criteria, and other terms & conditions as outlined in the RFP Document.

BIDDING PROCESS

The Assignment's procurement shall be conducted in accordance with the **National Competitive Bidding** using **Quality & Cost Based Selection** method, following the procedure prescribed under Rule-15(2)(b) & 72(3) ibid, and is open to all the eligible bidders. The Contract will be awarded to the **Most Advantageous Bidder** attaining the highest combined weighted technical and financial score according to criteria outlined in the RFP Document.

The prospective bidders may seek further information by obtaining the RFP Document free of cost with effect from **10th to 29th March 2022** either: (a) physically, by submitting a written application at the address given below; or (b) electronically, by downloading it from websites of the Procuring Agency <http://ldakarachi.com.pk/> or <https://www.pppunitsindh.gov.pk/> or the SPPRA <https://ppms.pprasindh.gov.pk/PPMS/>.

The Bid containing technical and financial proposals, sealed separately, with all the requisite documents must be submitted in a sealed envelope with marking on it the Assignment's title '**LDA Scheme 42**' on or before **Wednesday, 30th March 2022 at 14:00 hrs.** (the '**Submission Deadline**'). Any bid received late due to any reason whatsoever will not be considered. The bids (technical proposals only) will be opened publicly, in the presence of bidder(s) representatives, on the Submission Deadline at **15:00 hrs.** at the address provided below.

ADDRESS FOR SUBMISSION AND OPENING OF BIDS

Attention: Special Secretary (L.G), Local Government & Housing Town Planning Department
(on behalf of the Director General LDA/ Project Director LDA Scheme-42)
Address: 1st Floor, Sindh Secretariat Building No 5 Annexe Tughlaq House, Kamal Ataturk Road, Karachi
Telephone: +92 21 99211538

All bids must remain valid for a period of ninety (90) days, effective from the technical bids' opening date and must be accompanied by a bid security equivalent to 2% of the total quoted bid in the shape of pay order/ demand draft/ bank guarantee, valid for a period of twenty-eight (28) days beyond bid validity period, issued by a scheduled bank of Pakistan in favor of '**Director General Lyari Development Authority**'.

The address, referred to the above, for issuance of the RFP Documents is:

**Director General Lyari Development Authority/
Project Director LDA Scheme-42**

Address: Appolo Center, Near Bahria University, Dalmia Road, Karachi.
Telephone: +92 21 99230985 **Fax:** +92 21 99245320 **E-mail:** ppp.fsta@gmail.com

