



Overseas Pakistanis Foundation

REQUEST FOR PROPOSALS

CONSULTANCY SERVICES FOR FEASIBILITY STUDY FOR ESTABLISHMENT OF OPF LAND AT RAWAT RAWALPINDI

Overseas Pakistanis Foundation intends to engage a Consultant / Firm for **Consultancy Services for Feasibility Study to suggest development and best utilization of OPF Land at Rawat Rawalpindi**

2. Proposals are invited from reputable Consultants / Firms who are registered with respective registration agency having Valid NTN and Sales Tax Registration; as well as relevant experience for the above mentioned assignment.
3. RFP Documents may be obtained from the office of Director General, Housing & Works Division, OPF Head Office Islamabad, during working hours on payment of Rs. 1000/- in shape of CDR / Demand draft. RFP documents can be downloaded from OPF website and in such case Rs. 1000/- pay order / bank draft must be attached with the proposal.
4. The proposals complete in all respect in sealed envelopes should reach on 27th July, 2017 at 1200 hours in the office of Director General (Housing & Works), 3rd Floor, Housing & Works Division, Overseas Pakistanis Foundation Shahrah-e-Jamhuriat sector G-5/2, Islamabad and be clearly marked "Proposals for Feasibility Study for Establishment of OPF Land at Rawat Rawalpindi".
5. All the applicable Federal, Provincial & Local taxes must be included in the financial proposal and taxes are required to be built in the quoted rates.
6. The Consultant / Firm providing unsubstantiated and or incorrect information are liable to legal action and/or disqualification.
7. This advertisement is also available on OPF & PPRA Websites.
8. The OPF reserves the right to reject any or all the proposals as per provision of PPRA Rules, on the basis of valid reasons prior to acceptance of Bid / Proposal

Director General (H&W)

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OVERSEAS PAKISTANIS FOUNDATION

(Housing & Works Division)

APPOINTMENT OF CONSULTANT – CONSULTANCY SERVICES FOR FEASIBILITY STUDY FOR ESTABLISHMENT OF OPF LAND AT RAWAT RAWALPINDI.

TERMS OF REFERENCE

1. General

Overseas Pakistanis Foundation (OPF) intends to appoint a consultancy firm duly registered with relevant registration agency for the year 2017 with adequate relevant experience in carrying out feasibility studies and carrying out Technical, Financial & legal viability of new projects.

1.1. About OPF:

Overseas Pakistanis Foundation (OPF) was established in 1979 for extension its role in welfare, housing, training, education and complaint redressal fields to Overseas Pakistanis (OPs).

Since 2016, a Board of Governors (BOG) has been notified by Federal Government and till to-date BOG governs all administrative affairs of the organization as well as making policy decisions while following vision:

- a. To actively make policies and plans to implement quality projects, programs series and activities for the benefit of overseas Pakistanis especially in the areas of education, health, social welfare, housing and industry responsive to the needs of overseas Pakistanis and to accomplish the goals set out in the vision.
- b. The issues faced by the Overseas Pakistanis and their families are resolved in an efficient manner. Moreover, OPF makes efforts to enhance the contributions of overseas Pakistanis towards the development and progress of Pakistan through their remittances, investments and technological expertise.

OPF endeavors, broadly to achieve following objectives;

1. Social welfare of the emigrants and their families in Pakistan and abroad.
2. Set up Vocational training institutes.
3. Establishing housing societies for the emigrants.
4. Scholarships to the children of OPs for studies in science, technology, art and management in Pakistan and abroad.
5. Establishing educational or religious institutions where emigrants' children study.
6. Grants to emigrant's societies / Association for the establishing community centers, libraries and mosques.

7. Organizing seminars and conferences on national days;
8. Opening offices of OPF in Pakistan and abroad.
9. Investment in commercial, industrial or service enterprises;
10. Purchasing / hiring land, building or other property as may be necessary.
11. Printing and publishing of pamphlets, reports, journals, periodicals, dailies in the interest of the emigrants.
12. Such other investments as required by OPF.

1.2. About OPF Land Rawat:

During the year 1988, OPF purchased land measuring 623 Kanals at Rawat, Rawalpindi, located at Kallar Saydian Road, 1Km from main G.T road, for establishment of a housing scheme for overseas Pakistanis. OPF could not develop the scheme due to various reasons.

Now OPF has planned that this valuable land may be utilized to initiate new projects (independently or in combination) for the welfare of Overseas Pakistanis such as

- a. Establishment of low cost Housing Scheme
- b. Establishment of Education City
- c. Establishment of shopping City and / or entertainment hub.
- d. Establishment of Industrial Estate.
- e. Any other utilization for maximizing revenue for OPF

2. Scope of work

The scope of services to be furnished by the consultants shall broadly cover all studies / survey / and other professional inputs required for carrying out the following for OPF's land measuring 623 Kanals in Rawat. The scope of work for the consultant will include but not limited to:

- a. Determine / evaluate present market price of the land.
- b. Examine various options for utilization of the land aligned with the objectives of OPF. After analysis of the options, suggest most feasible land use of this land.
- c. Prepare business plan after conducting market research and survey, keeping under consideration the positive and negative factors.
- d. Best model for development or disposal of this land, by OPF itself, in Public Private Partnership (PPP) mode of Joint Venture (JV) or outsourcing.
- e. Risk analysis for various options and risk mitigation techniques.
- f. Identify new avenues in to benefit Pakistani diaspora at large by initiating the projects like Shopping city (china market, factory outlets etc) , Industrial estate, Educational city, state of art business complex or mixed used development projects.

- g. Identify, assess and validate new projects and propose a planned and phased way-forward, financial model for execution of all such projects including the following studies:
 - i. Best use of land for establishment of a flagship projects
 - ii. Value addition
 - iii. Risk analysis
 - iv. Financial / business Model
 - v. Financial implications
 - vi. Techniques for consolidation of land
 - vii. Attracting foreign investments
 - viii. Prospective collaboration & link with CPEC project
- h. The consultant shall conduct over-arching cost and benefit analysis to determine benefits of the projects in terms profit to investment ratio and comparing the cost and benefits arising out of the project.
- i. The consultant shall explain the economic perspective for proposed projects by identifying and quantifying cost and benefits based on a feasible and workable model for land acquirement considering local socio-economic and cultural profile. The proposed town planning map should also be prepared for the best option.
- j. The Consultants will develop cost assumptions by developing preliminary development strategies and applying defensible unit, or other, cost estimates to quantified development programs allocated and discounted on an annual basis over the projected life of the projects
- k. The Consultants shall perform the detailed environmental studies like geology, topography, soils, climate and meteorology, ambient air quality, surface and groundwater hydrology, existing water quality status, existing sources of air emissions
- l. Legal viability assessment of proposed projects and permission required from various agencies and local / provincial of federal governments
- m. To carry out a detailed topographical survey of the land. The survey shall be adequate to develop a topographic contour map with at least 2-meter contour intervals.
- n. The consultant shall Identify engineering properties of soil strata and ground water and conduct various tests for ground water and soil chemistry analysis including laboratory testing, rot sonic drilling techniques, permeability testing and pressure meter testing etc. The consultant shall also carry out studies to access Impacts of water quality on proposed project.
 - o. The consultant shall study the surface and subsurface soil condition of the site by describing each soil unit by their classification and properties. The consultant shall also describe any expected changes in subsurface conditions that may occur with time after the investigations along with Identification of subsurface conditions including soil, ground water and geotechnical parameters
 - p. The consultant shall conduct electrical resistivity survey to measure the electrical properties of the sub surface thus explain the geological formation on the basis of results from these surveys.
 - q. To develop a financial model, including identification of funds required.

3. Time period of Services:-

a. Time period for providing the services shall be 90 days

4. Remuneration:-

The consultants may quote their lump sum fees for the services as mentioned above. Whole consultancy work (as per scope of work mentioned above) rate to be quoted on lump sum basis. The consultants may contact OPF for any clarification / information (if required) prior quoting their rates.

5. Evaluation Criteria:-

The proposals of the firms who fulfils the following fundamental requirements shall be evaluated:

- I. Registration with relevant registration agency such as PEC, PCATP etc.
- II. Proof of registration of company / firm with SECP
- III. Having Valid NTN & sales Tax registration number
- IV. Proof of not been blacklisted.

Firms / companies who fulfils above mentioned primary requirement shall be evaluated as per below mentioned criteria.

S. #	Description	Weightage
1.	Similar Experience - Professional Company having relevant experience in Town Planning, preparing master plans, feasibility studies of real estate projects, management / accounting / legal viability study. - Five (05) year of undertaking relevant work in Pakistan or Abroad - Experience of undertaking at least 5 similar consultancies of real estate projects of at least 200 kanal or plus.	40%

2.	Approach & Methodology <ul style="list-style-type: none"> - Goal Oriented Work Plan - Methodology / Understanding and Innovativeness 	30%
3.	Education & Qualification of Key staff <ul style="list-style-type: none"> - Town Planner - Bussiness Anylist - Urban Specialist - Economist - Geogolist 	30%

06. Mode of Payment:-

The mode of payment of consultancy work shall be as appended below:-

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|-----|-----------------------------------------------------|------------|
| i | Signing of agreement. | 20% |
| ii | After submission of final feasibility report. | 60% |
| iii | After evaluation of report & satisfaction of client | <u>20%</u> |
| | | 100% |