



PROJECT IMPLEMENTATION UNIT
EDUCATION CITY PROJECT
INVESTMENT DEPARTMENT

SUBJECT: MINUTES OF THE PRE- BID MEETING HELD FOR HIRING OF CONSULTANT FOR FEASIBILITY STUDIES & TRANSACTION ADVISORY SERVICES FOR DEVELOPMENT PROJECTS IN EDUCATION CITY

Pre-bid meeting regarding the queries raised by the bidders for HIRING OF CONSULTANT FOR FEASIBILITY STUDIES & TRANSACTION ADVISORY SERVICES FOR DEVELOPMENT PROJECTS IN EDUCATION CITY was held on 17th January, 2024 at 1330 hrs. in the office of Project Implementation Unit, Education City Project.

Agenda:

2. Agenda of the meeting was:
 - (a) Addressing pre-bid queries raised by the interested bidder(s) for the subject consulting services.
 - (b) Any other point with the permission of the Chair

Discussion/Decision

3. In response to the queries raised by the interested bidder(s), the pre-bid meeting was convened. The chair welcomed the meeting participant and opened forum for discussion. The different queries were came under discussion and all those queries were addressed satisfactorily by the committee. It was further informed by the Project Coordinator, that, guidance was sought from SPPRA regarding the amendment(s) in the RFP document and it was being informed that, keeping the scope of work/term of references of the document are same, any amendment can be made by the procuring agency through issuing corrigendum/ decisions of pre-bid meeting on their website and informing the same to bidders who collected bid documents personally from the office of Procuring Agency.

4. The committee shared and described the scope of the project in detail before the participants and after detail deliberation following amendments were made in the RFP document of the subject procurement without altering scope of work/term of references of bid document.

First Floor, Block A, Finance & Trade Centre, Shahrah-e-Faisal, Karachi
Tel: 021-99225156, Fax: 021-99207515



**PROJECT IMPLEMENTATION UNIT
EDUCATION CITY PROJECT
INVESTMENT DEPARTMENT**

- (a) In Para 2.1 of Section 2 "Instruction to Consultants" , the heading of Project shall be amended with following:

"The consultant shall consider the following projects already identified in the approved validated Master Plan and verify their commercial viability:

"Stadium ,Sports Academy, Theme Park, Water Front, Cultural Heritage Center, Cinema & Theatre, Convention Center, World Trade Center, Expo Center, Mall and Food Streets, Central Park, 3 to 4 Star Hotel, Restaurants/Hotels, Whole Sale Markets, Tram Service, Water Urban Front, Museum, SNG, Airstrip & Aviation Academy, Hostel & Apartments"

Beside, carrying out feasibility study on above mentioned projects, the consultant may propose any other commercial viable project to be developed in the Education City under PPP or REIT mode and present the same before the Education City Board in its inception report for approval before detailed feasibility.

- (b) In Para 2.28 under heading "Schedule of deliverable" of Section 2 "Instruction to Consultants", the following payment scheduled shall be amended:

	Phase-1: Feasibility	Timeline (from award of contract)	Payment
1	Inception Report	4 weeks	10%

[Handwritten signatures]



PROJECT IMPLEMENTATION UNIT
EDUCATION CITY PROJECT
INVESTMENT DEPARTMENT

2	<p>Feasibility Studies / Reports</p> <ul style="list-style-type: none">• Projects identified in the Validated Approved Master Plan and Identification of other projects to be executed in P3 or REIT mode• Architectural design and Estimated Costing of each individual potential project to be executed in P3 or REIT model• Financial and PPP options of each individual potential project to be executed in P3 or REIT model• Legal analysis on each individual potential project to be executed in P3 or REIT model• Primarily design of each project with basic measurements	5 months	30%
	Phase-2 : Transaction Procurement (Hiring of Developer for each project)	Timeline (from award of the contract)	Payment
3	Procurement Package and Issuance of Bid Documents	14 months	10%
4	Market sounding activities of each project (to be arranged, managed and organized by the consultant) *	16 months	20%
5	Submission of Bid Evaluation Report of each transaction procurement	18 months	10%
6	Issuance of Letter of Award/Acceptance for all projects identified in feasibility phase	20 months	10 %

First Floor, Block A, Finance & Trade Centre, Shahrah-e-Faisal, Karachi
Tel: 021-99225156, Fax: 021-99207515



PROJECT IMPLEMENTATION UNIT
EDUCATION CITY PROJECT
INVESTMENT DEPARTMENT

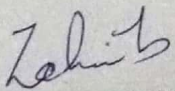
	Phase-3: Transaction Negotiation and Financial Closure	Timeline (from allocation of the project)	Payment
7	Transaction negotiation and Signing of Concession Agreement for all projects	22 months	05%
8	Contract effectiveness/financial closure	24 months	05%

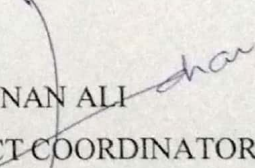
* Bidder is supposed to submit the notion cost of marketing activities for projects identified in the validated Master Plan. However, in case of increment in cost of marketing sound activities during the course of contract, the bidder will be required to submit the detail marketing strategy of projects with rationality of cost for the approval of the Education City Board.

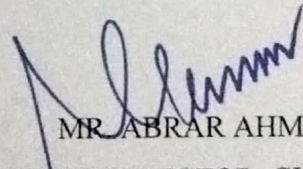
- (c) In the "Data Sheet", at serial No. 14 under heading of mandatory requirements following amendment has been made:

"The Technical Consultant must have on-going or completed assignment of development work (as a consultant) on an area of 3000 acres all over the Pakistan"

5. The meeting ended with vote of thanks to and from the Chair.


MR. ZOHAIB ASGHAR
RESIDENT ENGINEER, MEMBER


MR. ADNAN ALI
PROJECT COORDINATOR, MEMBER


MR. ABRAR AHMED
PROJECT DIRECTOR, CHAIRMAN

First Floor, Block A, Finance & Trade Centre, Shahrah-e-Faisal, Karachi
Tel: 021-99225156, Fax: 021-99207515