

EXPRESSION OF INTEREST (EOI)

Hiring of Developer/Investor for Extraction and Supply of 3–5 MGD Water and Rehabilitation, Operation and Maintenance of Dumlottee Well for Education City under PPP Mode (BOOT Model)

1. Introduction

The Project Implementation Unit (PIU) of Education City, Government of Sindh, invites **Expressions of Interest (EOI)** from qualified and experienced **developers/investors** for the **rehabilitation, operation, and maintenance** of Dumlottee Well infrastructure to enable **extraction and supply of 3 to 5 Million Gallons per Day (MGD)** of water for Education City, under a **Public-Private Partnership (PPP)** arrangement, based on a **Build-Own-Operate-Transfer (BOOT)** model for a period of **three (3) years**.

This initiative is part of PIU's strategy to ensure sustainable and dedicated water supply for institutional and developmental operations within Education City by leveraging untapped groundwater resources. The average TDS of water in Dumlottee wells is 2,000 mg/L.

2. Project Scope

The scope of work shall include, but is not limited to, the following:

a. Rehabilitation and Infrastructure Revamping

- Comprehensive technical audit and rehabilitation of Dumlottee Well systems.
- Upgrade and repair of all civil, mechanical, and electrical components including boreholes, pumping systems, storage tanks, and pipelines.
- Installation of high-efficiency motors, purification systems, and flow control devices as per project requirements.
- Adaptive Reuse-Revitalization of heritage structure of dumlottee wells, ancillary building and surrounding areas.

b. Water Extraction and Supply

- Sustainable extraction and supply of **minimum 3 MGD to a maximum of 5 MGD** of potable water, in accordance with environmental, geological, and hydrological constraints.

- Distribution of water to designated points within Education City through pipelines (as per distribution mechanism devised in the Master Plan of Education City as Annexure-A).
- Immediate supply of water before water supply infrastructure laydown shall be discussed with successful bidder.
- Real-time monitoring and reporting of water volume and quality through SCADA and installation meter system.

c. Operation and Maintenance (O&M)

- Round-the-clock operation of wells and auxiliary systems.
- Routine preventive maintenance and emergency response management.
- Periodic water quality testing and compliance with relevant environmental and health regulations.

d. Investment and Execution Arrangement

- Entire capital and operational investment shall be the responsibility of the private partner.
- Developer/investor shall recover investment through a **mutually agreed water tariff (to be proposed by the developer in this proposal document in separate envelope marked as Financial Proposal)** with provisions to ensure affordability and service continuity. The minimum competitive tariff to be quoted by the investor shall be over and above of tariff defined by the KWSB in their Groundwater (Extraction, Consumption and Management), Regulation 2024 of KW&SC Act 2023.
- Project shall follow BOOT model wherein all assets will be transferred to PIU at the end of 3 years or can be extended as per mutual consent of both parties in fully operational condition.
- The developer shall share the profit with PIU (to be part of this proposal document in Financial Proposal)

3 Pre-Qualifying Requirements (PQRs)/ Eligibility Conditions

3.1 GENERAL

The Developer(s)/ Investor(s) shall be a body incorporated in Pakistan under relevant authorities. A copy of certificate of incorporation shall be furnished along with the bid in support of above;

The firm should not be blacklisted by any Federal and/or provincial Govt Bodies or authorities. A certificate/ affidavit in this regard shall be furnished on stamp paper;

Bidders, in case of a Joint Venture, shall submit the Joint Venture agreement clearly indicating the lead firm.

3.2 TECHNICAL

The Bidder having experience in the development of water extraction and supply infrastructure projects with a cumulative capacity equivalent to at least 3 MGD, including at least one individual project of 1 MGD or more, shall be given priority. The bidder having no previous experience of extraction and supply of portable water shall present comprehensive plan (financial, technical and operation).

3.3 FINANCIAL

Bidders must have to submit audited financial statement for last 3 years in which bidders should have positive net worth.

The applications (EOI) of firms should be accompanied by following documentary evidence in support of meeting the above criteria / profile:

Photo-copies of audited balance sheet and profit & loss statements for last three years.

Photo-copies of GST/SRB & Income Tax certificates.

Photo-copies of orders/contracts (showing values of projects & work-share of Bidder) and performance certificates of previous supplies/ projects executed (In case of projects executed by a foreign firm/partner in a foreign country, if value / other information cannot be given for confidentiality, the Bidder shall submit maximum possible relevant information to satisfy its credentials).

To demonstrate the required turnover and net worth a certificate from the chartered accountant is required.

3.4 EVALUATION CRITERIA

Technical 70 Marks and Financial 30 Marks

Interested bidders are requested to submit two envelopes. Clearly mentioning “Technical Proposal” and Financial Proposal”

Bidder(s) scoring 70% in technical proposal shall be found eligible for the opening of Financial Proposals.

I- TECHNICAL

1. Experience in Installation/Execution of Water Supply Infrastructure Projects (10 Marks)

- Execution of more than 3 water supply or extraction projects with capacity of 1 MGD or more: **10 Marks**
- Execution of 2 water supply or extraction projects with capacity of 1 MGD or more: **5 Marks**
- Execution of 1 water supply or extraction project with capacity of 1 MGD or more: **3 Marks**
- Firm with no previous experience will be judge on their technical plan: **05 Marks**

2. Operation and Maintenance (O&M) Experience (10 Marks)

- O&M of more than 3 water extraction and distribution projects with capacity of 1 MGD or more: **10 Marks**
- O&M of 2 water extraction and distribution projects with capacity of 1 MGD or more: **5 Marks**
- O&M of 1 water extraction and distribution project with capacity of 1 MGD or more: **03 Marks**
- Firm with no previous experience will be judge on their technical plan: **05 Marks**

3. Execution of Projects under PPP/BOOT Mode (05 Marks)

- Execution of more than 3 water supply or extraction projects under PPP/BOOT mode: **05 Marks**
- Execution of 2 or minimum such projects under PPP/BOOT mode: **03 Marks**
- Firm with no previous experience will be judge on their technical plan: **03 Marks**

4. Professional Qualification and Relevant Experience of Key Personnel (05 Marks)

- BE/ME/BSc./MSc. in Water Resources Engineering / Hydraulics / Environmental / Renewable Energy with minimum 10 years' experience: **02 Marks**
- BE/ME/BSc./MSc. in Civil Engineering with minimum 10 years of relevant experience: **01 Marks**
- BE/ME/BSc./MSc. in Electrical Engineering with minimum 10 years of relevant experience: **01 Marks**
- BE/ME/BSc./MSc. in Mechanical Engineering with minimum 10 years of relevant experience: **01 Marks**

5. Project Methodology and Implementation Plan (70 Marks)

Applicants shall submit a comprehensive methodology including construction, equipment specifications, revamping of Dumlottee Wells, supply mechanism to Education City, and preservation of heritage features of the original structure.

II- FINANCIAL PROPOSAL

Financial proposal should consist of overall project cost along with financial modelling of project for next 03 years including tariff/per unit cost to end user and profit-sharing formula with PIU. The average unit cost shall be driven considering the minimum tariff defined by the KWSB in their Groundwater (Extraction, Consumption and Management), Regulation 2024 of KW&SC Act 2023.

4. Submission Requirements

Interested applicants must submit the following:

- Cover letter expressing interest and commitment to the project under BOOT mode.
- Detailed company profile, including past experience, management structure, and key personnel.
- List of similar completed or ongoing projects (with client references).
- Proposed **concept note** outlining the strategy for extraction, supply mechanism for 3 – 5 MGD, operation plan, environmental safeguards, and proposed financial recovery model.
- Financial statements for the past three (3) years.
- Legal documents including registration, NTN, tax compliance certificates, and JV/MoU (if consortium).
- Any additional technical or commercial documentation that strengthens the submission.

5. Deadline and Submission Address

EOIs must be submitted in a sealed envelope clearly marked
“EOI – Dumlottee Well Water Supply Project (3–5 MGD) – PPP/BOOT”
no later than **22 July 2025 at 14:30** to the following address:

Project Director
Project Implementation Unit (PIU)
Education City Project
Government of Sindh

6. General Condition

- This EOI does not constitute a binding commitment by PIU or Government of Sindh.
 - PIU reserves the right to cancel or modify this EOI process without assigning any reason.
 - No financial compensation shall be provided for preparation and submission of EOI.
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