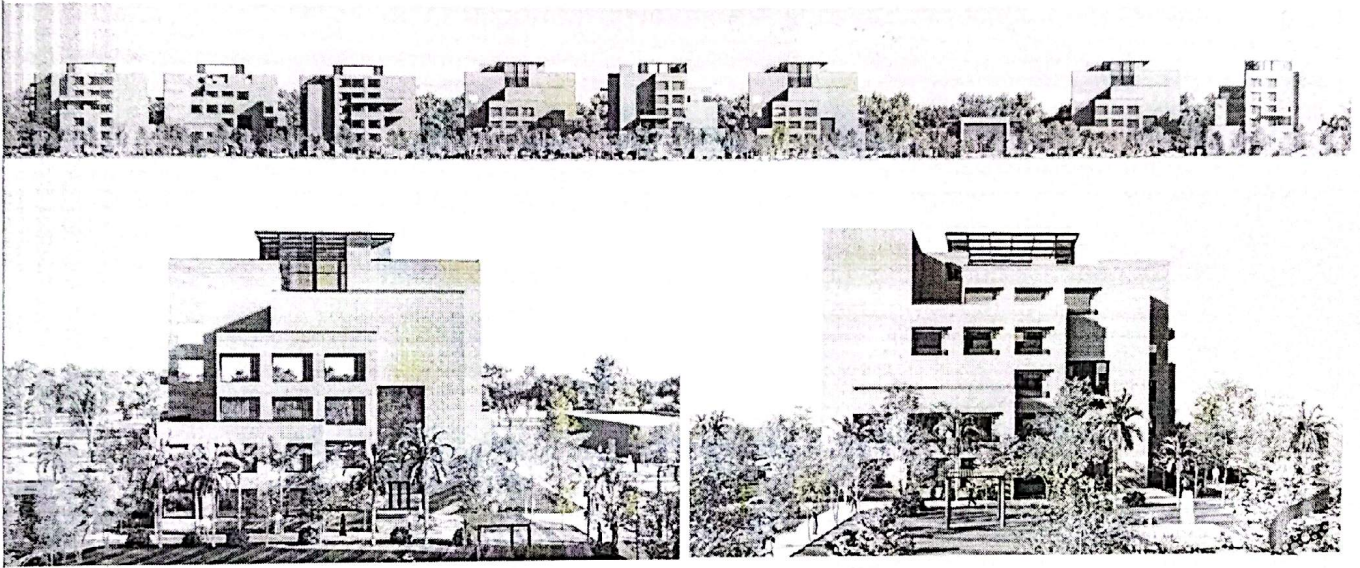




Sindh Education City
Government of Sindh

Request for Expression of Interest (REOI)

Bidder to Design, Finance, Develop, Operate & Maintain Hostels at Education City, Karachi



Project Implementation Unit, Education City

Block A, First Floor, FTC Building, Karachi

Tel: 021-99207512

Email: engr.m.ali1721@gmail.com


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LETTER OF INVITATION

Dear Sir/Madam,

The Government of Sindh, through the Education City Project Implementation Unit (PIU), invites Expressions of Interest (EOI) from reputable real estate developers, student-housing developers/operators, for the Design, Finance, Development, Operation and Maintenance of Hostels in Education City, Karachi.

Education City has been identified as a strategic, priority project for Sindh, encompassing 8,939 acres and hosting numerous present and upcoming universities, medical institutions, technology hubs, and research centers. With rapid expansion of academic activity, purpose-built hostel accommodation has been designated as a very important development under the Education City Master Plan.

This EOI aims to target interested and capable parties who will later be invited to participate in a competitive bidding process for the development of state-of-the-art student & faculty hostel facilities within Education City.

Interested parties are requested to provide information and documentation in the forms attached with this Request for Expression of Interest (REOI) to confirm their interest and capability. This EOI is not a prequalification process, and no scoring or evaluation marks will be applied. All parties who submit their interest will be issued the Request for Proposal (RFP) document for submission of their Technical and Financial Bids for the project.

Forms duly signed and sealed on each page should reach the office of the undersigned at the latest by 3 pm on or before 21st April 2026.

Project Director
Education City Project Implementation Unit (PIU)
Government of Sindh
Tele: + 92-21-99207512
Email: engr.m.ali1721@gmail.com



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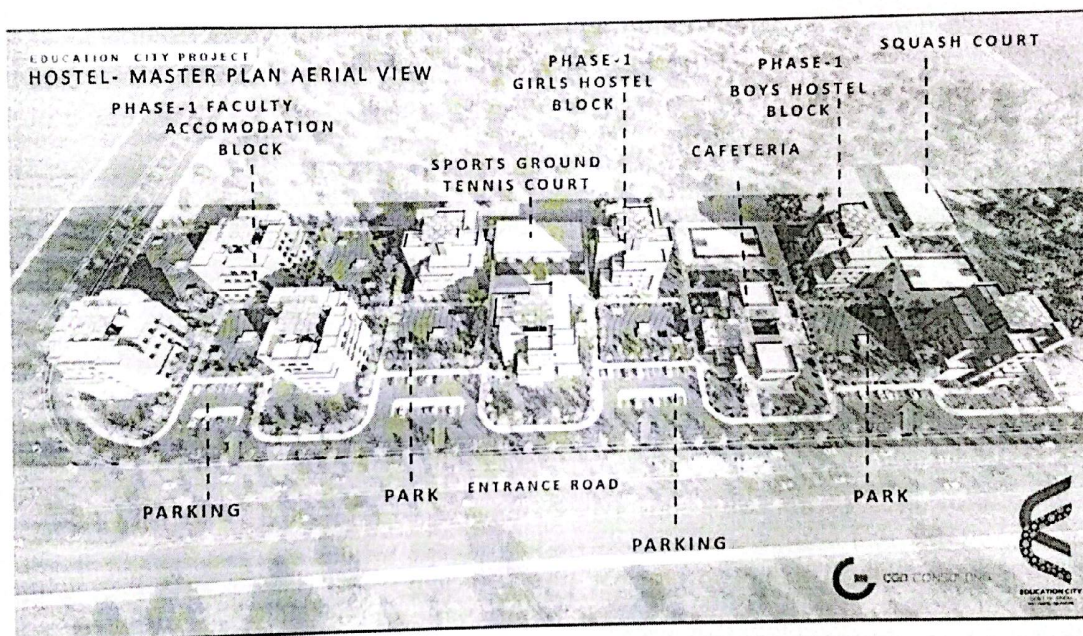
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1. Project Background and Scope

1.1. Background

Education City, located in Deh Chuhar, Gadap Town, spans approximately 8,939 acres and is strategically positioned alongside emerging developments such as DHA City and Bahria Town. Its connectivity through the M-9 Motorway, the Malir Expressway, key link roads, and a robust internal road network strengthens its role as a rapidly developing regional academic hub. Within this expansive area, several prominent institutions including Agha Khan University, Ziauddin University, SZAB Engineering College, Sindh Institute of Urology & Transplantation, and Shaheed Benazir Bhutto Medical Complex, are already operational, while many others are under construction or have approved master plans. As academic activity accelerates and student and faculty populations continue to grow, the demand for organized, secure, and purpose-built hostel accommodation has become increasingly critical.



Recognizing this need, the Education City Master Plan designates hostel development which is driven by multiple factors; the rapid expansion of operational universities, the activation of newly established institutions, and the significant shortage of modern residential facilities capable of supporting students, faculty members, visiting researchers, and medical trainees. Purpose-built hostels are essential not only for meeting immediate accommodation needs but also for

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enabling higher enrolment, supporting academic growth, and improving overall campus life. In Education City, hostel development will also catalyze broader mixed-use activity, enhance the urban and social fabric of the area, and contribute meaningfully to the long-term sustainability and vibrancy of this emerging academic hub.

The Government of Sindh, through the Education City Project Implementation Unit (PIU), intends to facilitate the development of purpose-built hostel facilities within designated areas of Education City. These hostels are envisioned to provide modern, well-planned, and fully managed accommodation for students, faculty members, visiting researchers, and medical trainees associated with the numerous universities, medical colleges, and research institutions operating within Education City. As student populations grow and new institutions become functional, the demand for professionally developed and operated hostel infrastructure has increased significantly. The proposed facility is therefore planned to address both the current accommodation shortages and future needs, with flexibility for phased expansion in line with the Master Plan.

The design and development of the hostel complexes are expected to incorporate the planning requirements, zoning regulations, building control guidelines, and sustainability principles established under the Education City Act and the approved Education City Master Plan. The facilities should integrate harmoniously with the City's academic clusters, green spaces, transportation corridors, pedestrian-friendly networks, and smart-city infrastructure. The scope includes developing residential blocks alongside essential amenities such as dining halls, study lounges, laundry, recreational areas, co-living spaces, security systems, and administrative offices, consistent with global standards of campus living.

Based on PIU's assessment, supported by extensive stakeholder consultations and demand analysis undertaken during the inception and feasibility phases, the space requirements for hostel accommodation have been defined with the expectation of incremental expansion over time. While the overall master plan allocates multiple parcels for residential and hostel use across Education City, the initial phase of development is expected to utilize a smaller footprint aligned with immediate demand. Subsequent expansion areas will be refined at the RFP stage, taking into consideration detailed planning inputs, design proposals, and feedback from EOI respondents.

The PIU now seeks Expressions of Interest (EOI) from qualified real-estate developers, student-housing developers/operators, with relevant experience in mixed-use, residential and commercial developments. The selected party, through the competitive bidding process, will be awarded the concession to design, finance, develop, operate, and maintain the hostel facilities under a suitable PPP



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model. The selected concessionaire will be required to undertake the following activities under the concession agreement:

- Prepare architectural, structural, and engineering designs for the hostel complex in accordance with Education City bylaws, planning standards, and sustainability requirements.
- Conduct site analysis, including integration with existing utilities, access roads, pedestrian corridors, transport systems, and adjacent institutional plots.
- Finance, develop, and construct the hostel facilities and related infrastructure within the allocated plot(s).
- Operate and manage the hostel accommodation, including residential services, security, maintenance, facility management, and all ancillary amenities.

Design considerations for the hostel development will include, but not be limited to:

- Optimal layout and capacity planning for hostel blocks
- Accommodation types (single, shared, studio units, faculty units, short-stay units)
- Dining halls/mess facilities, common kitchens, lounges, and study areas
- Recreation zones, green/open areas, indoor activity spaces
- Pedestrian and disability-friendly access pathways
- Safety, surveillance, and access control systems
- Integration with Education City utility networks (water, sewage, power, ICT)
- Alignment with smart city features (energy efficiency, IoT systems, waste management)


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2. Documentation Package

The following documents and information shall be provided by each applicant.

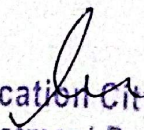
2.1. Basic Information Form

- Profile of the firm/organization (Annexure 1).
- Legal status, organizational structure, and nature of business operations.
- Years of operation and areas of business activity (to understand operational history and scale).
- Design & Engineering Consultants, if design and engineering is not part of the expertise or is being brought in to supplement the consortium.
- Financial standing of the firm/organization - last 3 years of audited financial statements.
- International or regional affiliations, partnerships, recognitions, or memberships, if any.
- Certificate that firm and consortium members and other parties to the consortium are not in litigation with any client and have not been blacklisted by federal or provincial government or donors and multilateral development agencies (e.g. USAID, WB or ADB).

2.2. Firm / Consortium Credentials

Large business groups having experience in managing residential facilities or prospective developers/consortia are expected to demonstrate their experience and capability in the following areas:

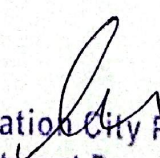
- Development / construction of real estate projects including residential or commercial projects of value of minimum PKR 500 million in the last ten years, including information on project value and project location/country. (Annexure – 2)
- Experience in Operations and Maintenance of real estate projects i.e. residential / commercial, or accommodation facilities if applicable (not mandatory but beneficial). Provide necessary support documentation as applicable.


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2.3. Input on Project components

Applicants shall provide high-level input on the following as these inputs will be used only to enhance the quality of the upcoming RFP:

1. **Design Components** - overall approach to master planning, hostel block typologies, amenities, sustainability standards, proposed features.
2. **Development Plan** - phasing, sequencing, construction methodology, integration with Education City infrastructure.
3. **Operating Model** - approach to operating and maintaining student hostels, service delivery concept, safety, and management standards.
4. **Financing Modes** - overall approach of investing capital and generating revenue through rentals


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3. Annexures

Annexure-1

GENERAL INFORMATION ABOUT THE ORGANIZATION


a)	Name of organization	<i>(indicate complete legal name of the organization)</i>
b)	Operating name of the organization	<i>(if different from legal name)</i>
c)	Country of incorporation	
d)	Ownership of the Organization	Sole Proprietorship/ Partnership/ Private Limited Company/ Public Unlisted/ Public Listed Company/ Other <i>(please specify)</i> <i>(strike out whichever is not applicable)</i>
e)	Date of establishment/ incorporation	
f)	Brief description of the business (indicating countr(y)ies of operation, turnover and transaction volume (e.g. area developed and volume of cargo handled annually).	
g)	Details of main business lines/ services/ products offered	
h)	Communication address along with telephone and fax numbers	
i)	Website	
j)	Key Contact Person	<i>(indicate their name, designation/ title and contact address along with telephone, fax and email address)</i>
k)	Other key management personnel	
l)	International affiliations, if any	

In addition to the above, firms are required to attach their company profiles as an annexure to this form.



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RELEVANT EXPERIENCE SUMMARY

Assignment Name:		Country:
Location within Country:		Value of project:
Name of Client:		No. of Staff:
Address:		No. of Staff – Months
Start Date (Month/Year):	Completion Date (Month/Year):	Approx. Value of Services
Name of Associated Consultants, if any:		No. of Months of professional Staff Provided by Associated Consultants:
Name of Senior Staff (Project Director/Coordinator, Team Leader) involved and functions performed:		
Narrative Description of Project:		
Description of Actual Services Provided by your staff:		


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INPUT ON PROJECT COMPONENTS


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