



Lahore Knowledge Park Company

Through
Higher Education Department
Government of the Punjab, Pakistan

EXPRESSION OF INTEREST

CONSULTANCY SERVICES

FOR

'LAHORE KNOWLEDGE PARK'

*"Preparation of Detailed Master Plan, Designing Connectivity,
Developing Contract Documents & Preparation of PC-1"*

April 27th, 2015

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1. BACKGROUND INFORMATION

1.1 Client

The Higher Education Department, Government of the Punjab (HED) is responsible for the education, learning and related services for students, as well as Faculty and non-teaching staff, serving in the Public sector Institutions in the province of the Punjab. Its aim is to achieve a highly educated society; where educational opportunities are equally available for all young people of the province of the Punjab.

The HED's priorities include the establishment of state of the art knowledge parks in the Punjab and for this purpose the **Lahore Knowledge Park Company** (hereinafter termed as **LKPC and or Company**) stands established as a Public Sector Large Scale Company duly registered with the SECP u/s Section-42 (not-for-profit) of the Companies Ordinance 1984.

1.2 Objectives of the LKPC

The objective of the Company is to create linkages and synergy between academia and the corporate world in areas that feed into the knowledge industry by developing 4th generation knowledge parks. The Parks are envisioned as holistic developments that are fully integrated into the community. The Lahore Knowledge Park (our first project), comprises the vision of the Chief Minister Punjab to make the Punjab in particular and Pakistan in general, as South Asia's future nodal point for the global Knowledge Economy.

1.3 Concept

The Client has selected M/s Frost & Sullivan for the task of carrying out concept planning for setting up knowledge parks in Punjab and to prepare a concept master plan and business viability study of the Lahore Knowledge Park. The concept is to create clusters of related academic and business activity along with research & development (R&D) organizations that will create the necessary linkage between these three segments for fast paced growth in select sectors. Moreover the park is to exist as a stand-alone entity whilst keeping the traditional international parks standards of 'a space for collaboration between academia, R&D and businesses'.

1.4 Development

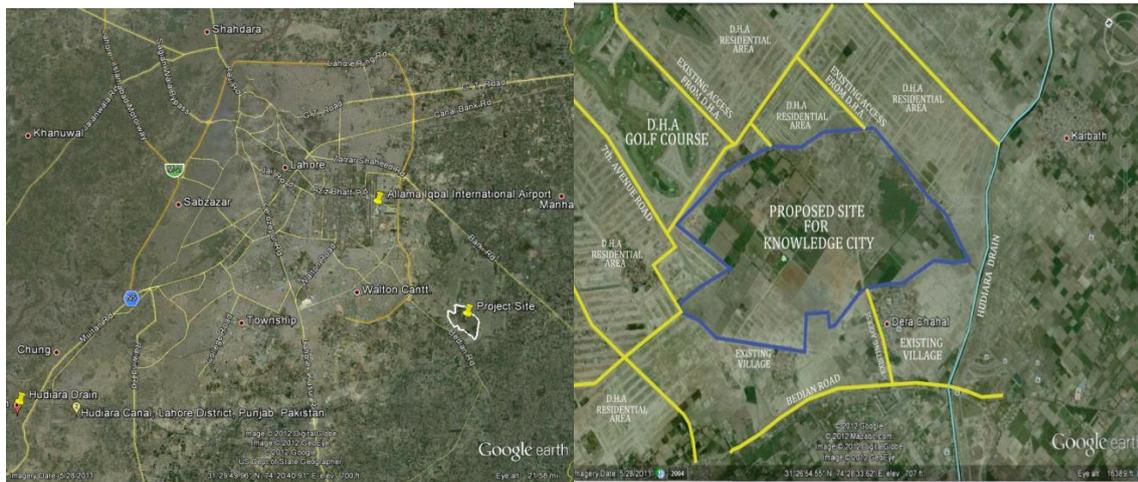
Upon evaluating the viability of the Project and approval of the concept master plan based on the study of Frost & Sullivan, LKPC envisages, among others, the followings:-

- A state of the art development to cater to a complete lifestyle of academic and business excellence by collaborating with the best local and global educational and corporate entities,
- All necessary infrastructure and facilities required for a safe and serene environment are to be part of the Lahore Knowledge Park,
- The most well-known local and international entities are to be taken on board as partners in order to develop the Lahore Knowledge Park as a location where top local and global educational and corporate brands will be located, and
- The Lahore Knowledge Park is therefore a vital and primary step for transforming knowledge into productivity for the socio-economic development of the province and the country.

1.5 Location

An area of more than 800 Acres of land situated at Mauza Rakh Dera Chahl, Bedian Road (beside DHA Phases VI and VII and the Raya Golf Course) in Lahore is earmarked for the development of the Lahore Knowledge Park. The title of Land is transferred to the Client and boundary demarcation is complete. Out of total available land a parcel equivalent to 20% is meant for a commercial corridor to support the

development and operation of the Project and the remaining land is dedicated for core Project activity. The location and sketch scaling is given hereunder for reference only.



1.6 Rationale

Pakistan is a rapidly developing market with a large urban youth population and an ever growing middle class who are increasingly looking for the types of goods and services that international organizations offer. Pakistan is a highly lucrative market to do business in and there is often an immediate recognition of many international entities, products and brands due to the country's many international links.

In view of the current resource constraints in Pakistan there is a need to utilize its existing assets, particularly through productivity enhancement, reorganizing the research and development infrastructure, and moving towards a knowledge-based economy. The Lahore Knowledge Park is a vital and primary step for transforming knowledge into productivity for the socio-economic development of the country.

2. PURPOSES OF THE CONSULTANCY

2.1 Conceptual Master Plan

M/s Frost & Sullivan are in the process of developing a conceptual master plan catering to clusters of related academic/R&D/business activities in order to create an optimal model of synergistic development among the prime stakeholders (academia, research & development, industry/business and government). The Consultant will identify the most feasible options for developing the Lahore Knowledge Park to cater to a complete lifestyle of academic and business excellence by collaborating with the best local and global educational and business/corporate entities.

2.2 Proposal

The Client is issuing this Expression of Interest (EOI) inviting reputable firms (consortium/joint ventures) to submit their interest in the development of the Lahore Knowledge Park.

The purpose is to enable the Client to successfully develop the Lahore Knowledge Park in line with the vision of the Chief Minister Punjab. It is proposed to undertake the specified tasks by organizing and sourcing consultancy services required for the project's implementation at a fast and acceptable pace. It will be greatly facilitative to understand and appreciate the spirit of the project and thereafter implement the project, with all its multifarious challenges. The Client looks forward to the consultant to move ahead in conformity with laid down procedures; and to carry out its' planning, organization and resource management in order to bring about the successful completion of the project's goals and objectives.

2.3 Key Objectives

EOIs are invited for the components outlined below, where sequential work orders may be awarded for each component, subject to the submission and the approval of the relevant documents for respective components. The Client understands that all necessary infrastructure and facilities will be required for a safe and serene environment being part of the Lahore Knowledge Park. It is required from the Consultant to prepare a detailed master planning for the Project Area which may include, but not be limited to, the following

- Sustainable Urban design frame works
- Vehicular & pedestrian networks design
- Landscape design for Public Realm
- Infrastructure and Utilities design
- Private and Public Realm Interface design
- Site management and Maintenance frameworks

2.4 Purpose

The location of the proposed project is central to the theme - the Lahore Knowledge Park being an example of strategic location in the city of Lahore. The consultant will be provided a concept for the development of the Lahore Knowledge Park. It must be borne that a state of the art development is planned to cater to a complete lifestyle of academic and business excellence by collaborating with the best local and global educational and corporate entities.

All necessary infrastructure and facilities required for a safe and serene environment are to be part of the Lahore Knowledge Park. The most well-known international entities are being taken on board as partners in order to develop the Lahore Knowledge Park as a location where top local/global educational and corporate brands will be situated.

A key challenge of the proposed project, the Lahore Knowledge Park, shall be landscaping and land usage to benefit the development in the most advanced and optimal manner. This is necessary to demonstrate the sustainability of the operations of the Lahore Knowledge Park for its different revenue streams and to further the plans for a mix-used development on a parcel of land identified for commercial use to support the development of the Project.

The proposed project, the Lahore Knowledge Park, is intended to be a first of its kind in the province of Punjab, emphasizing the much-needed showcasing of academia, R&D and industry in order to enrich the educational environment as well as to create the necessary push factor for industrial/business development through academia-industry linkages.

3. REQUIRED TASKS

The following services are required:-

3.1 Detailed Master Plan

Based on the approved Concept Master Plan of the LKPC, the Consultant shall be required to undertake the following tasks

- a. Undertake necessary **engineering surveys, investigation and assessments**, including
 - (i) topographic & geotechnical surveys,
 - (ii) environment & traffic impact assessments,
 - (iii) land use distribution of the area for the following major areas;
 - Circulation Patterns and exit-entry layouts,
 - working details for ground demarcation of the Master Plan,
 - location & allocation of core areas (academia, Business, Shared Facilities etc.), and commercial corridor (mixed use development),
 - circulation plans including parking layouts,
 - landscaping, geometric designs, and
 - Entry-Exit points, etc.
- b. Prepare **detailed master plan** based on Conceptual Master Plan, duly approved by the Client.

3.2 Detailed Engineering Designs

On approval of master plan of the project the Consultant shall prepare **detailed engineering designs** for the infrastructure development works which include detailed quantum, design and specifications for:

1. **Design for water related connectivity** like (i) water supply, sewerage and drainage system (ii) tube wells, their capacity, chamber design etc., (iii) overhead tanks, capacity, (iv) flood water - channels / drains and (v) sewerage system, manholes & other structures.
2. It will further include **geometric design** of road network and junctions, pavement design, design of appurtenances and structures, road drainage design, road side landscaping & street furniture etc.
3. Draft **Electrification design Report** using underground wiring of the whole project area as per standards & specification of utilities services providers (WAPDA / LESCO) and submit the same to relevant entities for their review & approval. After incorporation of the Comments / observations raised by such entities, the Consultant will submit the Final Design Report including power load.
4. Draft **Utilities Network Design Report** using piping and connectivity of the project area as per standards and specifications of relevant services providers including SNGPL, PTCL, broadband networking (fiber optic or latest advanced technology in use) etc. Submit the same to the services providers for review and approval. Further, to submit final utilities network design report.

3.3 Preparation of PC-1

The Consultant will prepare **detailed PC-1** cost estimates for the Project inclusive of all infrastructures development, designs and utility services. These cost estimates / BOQ's and technical specification will be prepared on the pattern & format as desired by the Client.

3.4 Preparation of Contract Documents

The Consultant will prepare **Contract Documents** for prequalification of contractors and requisite parameters for Bid Evaluation Report to assign the task.

3.5 Project Management

The Consultant may act as **Project Manager** of the Lahore Knowledge Park to successfully implement the Detailed Master Plan in phased manners as desired by the Client.

4. SELECTION CRITERIA

4.1 Shortlisting

Firms will be shortlisted on the basis of the experience & standing of the firm and the credentials of the personnel/experts being employed for the assignment. The presence of the following items shall be checked before firms are evaluated for short-listing:-

- Valid legal entity of the firm i.e. registration with Securities & Exchange Commission or Registrar of Firms, etc. as applicable.
- CVs of key relevant staff permanently employed with the firm.
- List of relevant experience.
- National Tax Number.
- Audited statements of accounts.
- Annual turnover.
- In case of a joint venture or consortium proof of partnership.
- Registration of firm with relevant professional body.
- Undertaking that the firm has not been blacklisted or debarred by any Government/Semi-Government organization.

Once all firms that have not submitted these items, or those that are non-compliant to the terms laid out in the Standard EOI are deleted from the list, the remaining firms will be evaluated according to the following criteria:

Criteria	Maximum Score
Experience & Standing	30
Personnel	70

Note: Any firm that scores less than 65 will not qualify.

Experience & Standing

A firm's ability to undertake any given assignment successfully can be estimated by whether it has successfully executed a similar assignment with the same value in the past. For this, it is sufficient to evaluate only the relevant assignments completed successfully by the firm in the **last 10 years**. After selecting a suitable assignment, a corresponding weight is selected from the table below:

Similarity	Rating	Relative Assignment		
		80% or More	50%-80%	Less than 50%
	Strong	1.00	0.65	0.30
	Medium (65% of Strong)	0.65	0.4225	0.195
	Weak (45% of Medium)	0.30	0.195	0.09

Component Score = Weight from table x 30 (max score)

Personnel

The total marks for this section will be divided between proposed experts in equal proportions. The number of experts to be evaluated will be standardized for all firms (i.e. same number for all) and shall be decided by the Competent Authority¹ considering the complexity and magnitude of the assignment. Any experts with level of qualification below Bachelors shall be excluded from the evaluation. Each expert proposed by the firm will be evaluated out of 100 on his/her relevant practical experience in a similar type of consultancy assignment:

Criteria	Maximum Score
Educational Qualifications	20
Number of years working on similar assignments	50
Number of projects on which similar tasks has been undertaken	30

For educational qualifications, 20 points will be awarded for a post-graduate or doctoral degree or equivalent, 18 points for Masters' Degree or equivalent and 16 points for Bachelors' degree or equivalent. **0 points will be given for any degree below Bachelors.**

A maximum of 50 will be awarded for 10 years' experience in the relevant field, i.e. 5 per year². **Firms having experience of less than 50% of the required level shall not be entertained.**

A maximum of 30 will be awarded for working in 5 projects of a similar nature, i.e. 6 marks per project.

The total score for the CV is added up to get T, after which the component score is calculated as follows:

$$\text{Component score} = \frac{T}{100} \times 70$$

Final Rating

The firm shall be finally evaluated based on above two criteria of Standing & Experience and Personnel and **any firm getting Less than 65 scored³ firm will not be short listed.**

¹ Client; in this case Lahore Knowledge Park Company through HED, Government of the Punjab

²Factor: Say 10 required Personnel if have 10 years of experience each (100 Years in total) then they will get 50 Points. Meaning thereby each practical year will earn 0.5 point.

³ Combined rating of 30% for standing & experience of firm and 70% of personnel being engaged for this assignment

The Client will invite technical and financial proposals from the shortlisted firms.

The deadline for the submission of the EOI is 20th May 2015, 04:00 p.m. EOIs must be submitted by post to the client's postal address.

4.2 Eligibility

4.2.1 The candidates must:

- a) Have a minimum annual turnover equal to assignment fees.
- b) Have engineering capabilities to carry out soil surveys, environment and traffic impacts studies, infrastructure designing and advising on building guidelines within the framework of applicable rules and procedures for the area as well as adequate strength of project management of such developments.
- c) Have experience of working on similar projects.

4.2.2 The documents to be submitted:

1. A cover letter.
2. Name, address and company registration details (including the year of incorporation and the number of years of relevant experience). Please also attach copy of registration/ incorporation certificate.
3. A profile of the firm / consortium / joint venture (in case of a consortium, copies of the agreement indicating the nature of the association to be furnished) with an organogram, a summary of qualifications and experiences of designated staff and any other relevant information.
4. Audited Balance Sheet for the previous 3 years of the lead and the associated organizations / consortium members (if any).
5. Details of similar major assignments undertaken (completed or ongoing with beginning and end dates of projects) involving the preparation of comprehensive development plans, indicating regional / metropolitan scales of interventions, contract value and the name of the client. This information should be presented in a tabular format.
6. All documents should be in English. Documents prepared in any other language must be translated into English and certified by a competent authority.
7. Undertaking by the firm that it has not been blacklisted by any Government Agency/Authority.

5. DISCLAIMER

The Client reserves the right to modify, expand, restrict, discontinue with the project or reject any EOI within the meanings of the Punjab Procurement Rules 2014 as amended to date.

6. CONTACT INFORMATION

Please include the following contact details and append with the EOI.

6.1 General Information about Consultant

Name of Company:	
Form of organization:	
Postal address:	
Telephone number (country and city code):	

Fax number, (country and city code):	
URL:	
Contact Person1:	
Telephone number:	
Mobile telephone number:	
Fax number:	
Email:	
Contact Person 2:	
Telephone number:	
Mobile telephone number:	
Fax number:	
Email:	

6.2 Client Contact Details

The EOIs are to be submitted **by post** to the following address:

Postal Address:

Additional Secretary (P&B)
Higher Education Department
Punjab Civil Secretariat, Lower Mall, Lahore, Pakistan
T: ++ 92 42 99210034, ++92 42 99210037
Fax: ++ 92 42 99210038 (Attn: Additional Secretary – Planning)
Website: www.hed.punjab.gov.pk

The envelopes must be sealed and clearly marked.

The client must send two copies of all documents.

For further queries, please write to aspng.hed@punjab.gov.pk

And CC all emails to: sodev2.hed@punjab.gov.pk
