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TERMS OF REFERENCES (TORS)

Subject: Theme / Adventure Park at Nathiagali

Galliat is one of the most attractive tourist destination located at North East of Islamabad, the capital city of Pakistan. It has not only high mountains of Meranjani and Mushkpuri but also has combination of mesmerizing valleys, natural forests of pine trees and grassy grounds.

To explore the beauty and to create new avenues of entertainment for tourist, the Khyber Pakhtunkhwa Board of Investment & Trade (KP-BOIT) in collaboration with Tourism Corporation Khyber Pakhtunkhwa (TCKP) invited the private sector for establishing a state of the art Theme / Adventure Park in the Valley at Threda Lissan Road, Nathiagali as per following terms of references:

A. Requirement for Pre-qualification:

1. The firm / party should be a registered entity / firm as per law.(Supporting by documentary evidence)
2. Possesses National tax Certificate. (Copy required)
3. The received EOIs shall be evaluated on the following criteria:
 - a) Corporate profile and general experience.
 - b) Experience in related and in the field of tourism.
 - c) Management Experience / HR Skills.
 - d) Financial standing (Present net worth and financial turnover of the Firm / Company) with details of assets / properties of the company and / or its Directors (should be backed by documentary evidence /

financial statements).

4. Complete proposals in all respect containing technical information and financial worth of the bidders / firms in a sealed envelope clearly marked EOI / Pre-qualification documents for Theme / Adventure park and address of the proposal submitting firm / party should reach KP-BOIT before 30th April, 2015.
5. Shortlisted parties will be asked to submit detailed technical and financial proposals of the project.
6. The competent authority reserves the right to accept / reject any / or all proposals by assigning reasons as per rules.
7. Incomplete and conditional proposals will not be entertained.
8. For Pre-qualification apply before 30th April, 2015.

B. Details of the project for shortlisted bidders / firms:

1. After a detailed survey of the area by the team of foreign consultants the site identified / selected for the project is approximately 240 Kanals at Trehda Lissan Road near Nathiagali which will be provided to investor on long lease for a period of thirty (30) years for eco-friendly tourism project.
2. Annual lease / rent for the land will be fixed on the basis of highest offers by the bidder and will be enhanced at 10% yearly during the initial lease period of thirty (30) years however maximum 15% increase may be expected with mutual consent for further extension of fifteen (15) years for which preference will be given to the existing lessee.
3. First one (01) year i.e. construction / installation (project completion period) phase will be treated as grace period with no lease amount to be charged.
4. One (01) year lease amount (to be commenced on 2nd year) will be paid in advance by successful bidder / investor at the time of signing of lease agreement and can be forfeited if commencement / start of the project does not take place as per schedule.
5. Penalty of 1% of the yearly lease amount shall be levied for non-payment of lease amount in time on daily basis.
6. The interested party/parties should be technically and financially sound with supporting credential of capital input for the development of project.

7. The state of the art Theme / Adventure Park should include (but not limited to) the following facilities / activities:
 - a) High Rope Courses (Tree Hoping)
 - b) Zip Liner
 - c) Low Rope Courses
 - d) Tree Top Walk Way
 - e) Twin Drop
 - f) Climbing Tower
 - g) Segway
 - h) The Luge
 - i) Bungee Jumping
 - j) Riding / Cycling / Walking Tracks
 - k) The Lodge
 - l) Restaurants
 - m) Parking Area
 - n) Emergency Medical Aid
 - o) Back up Power Generation Facility
 - p) Any other Adventure / Sport activity which the investor may like to add (with the prior approval of lesser).
8. The technical proposal should include technical details, construction/installation plan, specifications, business plan and environmental assessment.
9. The successful bidder/lessee will carry out entire construction/developmental/ installation works and install machinery and equipment at his own cost without any financial claim what so ever to the lesser.
10. The successful bidder will required to
 - a) Fulfill all requirements (Bye laws) of the Building Control Authority and other local laws including approval of site plans for the project within a maximum period of 03 months of the award of contract.
 - b) Commence construction/installation work within a period of 04 months from the date of award of contract.
11. Use of land will not be permitted for purpose other than the purpose explained in the TOR and subsequent lease agreement.
12. Ensure not to damage the flora environment and fauna of the area.
13. Technical proposal:
 - I. Layout of the project including but not limited to the activities / facilities as per clause 7.
 - II. Environmental impact of the project.

- III. Type of construction / machinery / equipment and time of completion.
- IV. Cost of project and financial arrangements.
- V. Management Capabilities.

14. The Lease Bid;

The lease bid i.e. lease amount with minimum increase of 10% yearly for initial thirty (30) years to be submitted in a separate sealed envelope marked as (Lease Bid). The lease bid envelope will be opened for only qualifying parties.

- 15. Qualifying parties on the basis of score obtained in the technical proposals will be called for opening of financial proposals in their presence.
- 16. The TCKP will prepare a detailed Agreement covering each and every aspect of the project jointly signed with the successful bidder.
- 17. Bidders are required to enclose the technical and financial proposals separately sealed and further sealed in collective envelope.
- 18. Provincial Government will facilitate in obtaining relevant NOCs.
- 19. Incomplete and conditional proposals will not be entertained.
- 20. The Competent Authority reserves the right to accept / reject any or all proposals by assigning reasons as per rules.
- 21. The Competent Authority reserves the right to amend the ToR's for shortlisted parties at the time of issuance of Request for Proposal (RFP) to pre-qualified parties / firms as per requirement.