

**Khyber Pakhtunkhwa Board  
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## **TERMS OF REFRENCES (TORS)**

**SUBJECT: JABA (MANSEHRA) SHEEP FARM (FOR WOOL AND MUTTON PRODUCTION)**

Hazara and Malakand divisions of Khyber Pakhtunkhwa Province, Pakistan, are well known for transhumant livestock production, specially the wool and mutton animals. Rambouilett Sheep Farm established in 1954 at Jaba, in District Mansehra of Hazara division, is located on the main Mansehra-Naran highway at the gate way of Naran Valley and adjacent to the Silk Road leading to the Republic of China. Rambouilett sheep flock at Jaba farm is the only one of its kind in the south Asia. Rambouilett sheep are famous for fine wool production. The Ramghani sheep breed developed as a result of crossing the local Kaghani sheep with the exotic Rambouilett is spread all over Hazara and Malakand divisions, and the one million population in the region is producing over 2250 metric ton fine wool. Due to lack of wool processing facilities (grading and scouring), the best quality wool is never profitable to the farmers.

The region also offers large base for small ruminants for organic mutton production, comprising 0.87 million sheep and 4.14 million goats. The natural minerals and trace elements that passes on to the meat of these animals through the foddors and grasses grown in these regions, give it a unique flavor, color, texture and taste, that is not match- able by meats from other parts of the world.

To enhance / increase the production of fine wool and mutton on commercial basis the KP-BOIT in collaboration with Agriculture (Livestock) Department intends to invite private sector for establishment of modern / international standard sheep farm at Jaba (Mansehra) 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 firm should have 10 years experience in the relevant field
4. The received EOIs shall be evaluated on the following criteria:
  - a) Corporate profile and general experience.
  - b) Experience in the field of Livestock and Agriculture.
  - 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).
5. Complete proposals in all respect containing the technical information and financial worth of the bidders / firms in a sealed envelope clearly marked EOI / Pre-qualification documents for Jaba (Mansehra) Sheep Farm (for wool and mutton production) and address of the proposal submitting firm / party.
6. The competent authority reserves the right to accept / reject any / or all proposals by assigning reason as per rules.
7. Incomplete and conditional proposals will not be entertained.

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

1. The site identified / selected for the project is approximately 300 Acres at (already established Jaba Sheep Farm by public sector) Jaba District Mansehra which will be provided to investor on long lease for a period of thirty (30) years.
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 ten (10) years for which preference will be given to the existing lessee.
3. First two years i.e. construction, machinery, equipment leveling and provision of Sheeps (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 third 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 modern / International standard farm should include (but not limited to) the following activities / facilities:
  - a) Establishment of basic wool processing facilities
  - b) Farming of Rambouillet Sheep for fine wool production and to keep intact the nucleus breed for further production of the captioned Sheep.
  - c) Quality Sheep Farming for production and processing of mutton.
  - d) Establishment of mutton processing facilities, with the establishment of export standard slaughter house
  - d) Land development for fodder cultivation
  - f) Provision of all modern farm management facilities
  - g) Wool testing laboratory.
  - h) Premises will not be allowed for any activity other than the mandate of wool and mutton production and processing
  - i) the investor will support the local farmers in marketing of their wool and small ruminants
8. The investor will give preference to the training of local stakeholders
9. The technical proposal should include technical details, construction plan, specifications, business plan and environmental assessment.
10. The successful bidder/lessee will carry out entire construction/developmental works of the project and provision of Sheeps at his own cost without any financial claim what so ever to the lesser.
11. The successful bidder will required to

- a) Fulfill all requirements as per law including approval of site plans for the project within a maximum period of 04 months of the award of contract.
  - b) Commence construction and other work within a period of 06 months from the date of award of contract.
12. Use of land will not be permitted for purpose other than the purpose explained in the TOR and subsequent lease agreement.
13. Ensure not to damage the flora and fauna of the area.
14. 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 equipment and time of completion.
  - IV. Cost of project and financial arrangements.
  - V. Management Capabilities.
15. 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.
16. Qualifying parties on the basis of score obtained in the technical proposals will be called for opening of financial proposals in their presence.
17. The Agriculture Department will prepare a detailed Agreement covering each and every aspect of the project jointly signed with the successful bidder.
18. Bidders are required to enclose the technical and financial proposals separately sealed and further sealed in collective envelope.
19. Provincial Government will facilitate in obtaining relevant NOCs.
20. Incomplete and conditional proposals will not be entertained.
21. The Competent Authority reserves the right to accept / reject any or all proposals by assigning reason as per rules.
22. 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.