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## TERMS OF REFERENCES (TORS)

**SUBJECT: CHAIRLIFT RESORT AT NARAN - LAKE SAIFUL MALUK**

Naran Valley is one of the most beautiful scenic venues in northern areas of Khyber Pakhtunkhwa, attracting thousands of tourists every year. The valley is located on the bank of river Kunhar at an altitude of about 2,498 meters and surrounded by lush green mountains, waterfalls, glaciers and streams.

Lake Saiful Maluk is the most attracted destination for tourists, which is one of the beautiful and highest lake lying at an altitude of about 3,224 meters above sea level.

Khyber Pakhtunkhwa Board of Investment & Trade (KP-BOIT) in collaboration with Tourism Corporation Khyber Pakhtunkhwa (TCKP) invited the private sector for setting up a modern chairlift resort at Naran - Lake Saiful Maluk 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. Must possess National tax Certificate. (Copy required)
3. The received EOIs shall be evaluated on the following criteria:
  - a) Corporate profile and general experience.
  - b) Project related experience (or 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. Proposals complete in all respect, containing technical information and financial worth of the bidders / firms in a sealed envelope clearly marked EOI / Pre-qualification documents for chairlift resort at Naran - Lake Saiful Maluk and address of the proposal submitting firm / party.
5. The competent authority reserves the right to accept / reject any / or all proposals by assigning reason as per rules.
6. Incomplete and conditional proposals will not be entertained.

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

1. Land approximately 94 Kanals will be provided on long lease initially for a period of thirty (30) years extendable for another fifteen (15) years on mutually agreed terms.
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 two years 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 3<sup>rd</sup> 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 proposal should include installation of International Standard Chairlift with details of recreational / allied facilities and restaurants at base and top station.
8. The technical proposal should include technical details, construction plan, specifications, business plan and environmental assessment.

9. The successful bidder/lessee will carry out entire construction/developmental works and will 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 Chairlift and adjacent allied facilities within a maximum period of 04 months from the award of contract.
- b) Commence construction work on Chairlift and other facilities within a period of 06 months from the date of award of contract.
- c) Use of land will not be permitted for purpose other than the purpose explicitly explained in the TORs and subsequent lease agreement.
- d) Ensure not to damage the flora environment and fauna of the area.

11. Technical proposal:

- I. For chairlift mentioning the make / style and type of chairlift, covered Chairlift with a cabin of two (02) or four (04).
- II. Relevant experience in the field i.e. installation, operations and maintenance.
- III. All allied medical and supporting facilities.
- IV. Backup Power Generation facility.
- V. Sporting and kids playing facilities.
- VI. Mosque and rest areas – Rain shelters.
- VII. Restaurants, Tea / Coffee / Tuck Shops at base and top stations.
- VIII. Public Wash Rooms

12. 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.

13. Qualifying parties on the basis of score obtained in the technical proposals will be called for opening of financial proposals in their presence.

14. The TCKP will prepare a detailed Agreement covering each and every aspect of the project jointly signed with the successful bidder.

15. Bidders are required to enclose the technical and financial proposals separately sealed and further sealed in collective envelope.

16. Provincial Government will facilitate in obtaining relevant NOCs.

17. Incomplete and conditional proposals will not be entertained.

18. The Competent Authority reserves the right to accept / reject any or all proposals by assigning reason as per rules.
19. A relevant international technical body will have to give certification of human safety and ability to use the chairlift for thirty (30) years after installation.
20. 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.