



Government of Punjab, Pakistan

**Preparatory Works for the
The Ravi Riverfront Urban Development Project**

**Expression of Interest (EOI)/ Prequalification Documents (PQD) for the
Prequalification of
International Consulting Firms / Consortium / Joint Venture**

June 2020



Lahore Development Authority

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1. Introduction

The client: The Lahore Development Authority (LDA), is inviting reputable international firms (consortium/joint ventures) to submit Expressions of Interest (EOI) for the “**Ravi Riverfront Urban Development Project**”. The project site is located in the districts of Lahore and Sheikhpura in Punjab province.

Lahore is Pakistan's second largest city with a population close to eleven million people. As the capital of the province of Punjab (population approximately 110 million people) and a regional urban centre of key commercial, financial, industrial and socio-cultural significance, Lahore is faced with a number of challenges as a growing metropolis – unplanned growth, competing land uses, congestion, pollution etc. Over the years, the lack of appropriate planning initiatives has resulted in the viability of various development projects being compromised in the long run.

The Ravi, which originates in India flows in a northeast - southwest direction and constitutes Lahore city's northern and western boundaries. In view of the city's projected expansion towards the south and the west in the long run, the Government of Punjab plans to carry out riverfront (and urban) development on both sides of the Ravi riverbank along a 33 km long stretch that is contiguous to Lahore district's northern and western boundaries.

The overall scope of the proposed project entails:

1. Update the strategic development plan.
2. Update the feasibility study of proposed strategic development plan, including proposed cities.
3. Preparation of financial models for investment, funding from government and/or others.
4. Detailed engineering design of river training, hydraulic and urban infrastructure.
5. Preparation of procurement documents for international bidding.
6. Assist the client in approval of procurement documents with government & donor agencies, obtaining NOC(s), and other legal proceedings.

2. The Project Area

In north:

Starting 5 Km downstream from Syphon to Pakhiyala Village towards Kala Shah Kaku Interchange and further towards M-2 Interchange

In West:

M-2 Interchange towards Lahore Sheikhpura Faisalabad Road (Near Javaid Nagar) which further extends towards Jaranwala Road (Near Langiyan da Thattha), then after, it travels along Jaranwala Road till Sharqpur City where Upper Chennab Canal falls in Ravi River.

In South:

Upper Chennab Canal falls in Ravi River and connecting with Hudaira Drain at Sukh Chayn Garden Housing Scheme at Multan Road.

In East:

From babu Sabu Toll Plaza Run area runs along left side of Bund Road till Saggia wala bridge at Lahore Ring Road (LRR-20) which further travels along it towards Quaid-e-Azam Interchange LRR and upto BRB.

The map illustrates the Lahore Branch Canal system, divided into Phase 1 (green) and Phase 2 (yellow). The canal flows from the north towards the south, passing through the city. Key roads include Grand Trunk Road, Lahore Ring Road, and Lahore-Jamshad Road. The map also shows the District Boundary and the BRB Canal.

Figure 1: limits of the project area in the regional context

¹ The province of Punjab is administratively divided into 9 *divisions*. Lahore Division comprises the *districts* of Lahore (1,772 sq. km), Sheikhupura (5,960 sq. km), Kasur (3,995 sq. km) and Nankana. Area of the districts (in sq. km) are obtained from the 1998 census report.

3. Key Components of the Consultancy

EOIs are invited for the components outlined below, where sequential work orders will be awarded for each component, subject to the submission and the approval of the relevant documents for each component.

The EOIs broadly pertain to update of baseline data and feasibility studies (including strategic development plan, financial feasibilities, master planning, urban infrastructure design, environmental impact assessment and social impact assessment), further detailed engineering design of river training works and barrages, and preparation of procurements documents. Component of the consultancy also includes to develop various project financing options like Public Private Partnership frameworks, land value capture, land pooling, cost sharing, etc. The findings from the various studies are to inform decision-making with respect to urban socio-economic development and the long-term sustainability of different project components as well as the corresponding design and development of integrated infrastructure distribution networks.

The consultancy services are divided into two phases

- Phase-1: Updation of Strategic Development Plan and Detailed Feasibilities
- Phase-2: Detailed Designing and Procurement Documents

The updation of Strategic Development Plan and Detailed Feasibilities is linked with consultancy work completed by international consultant in 2015. The reports will be made available to the consultant for review, update and further consultancy services pertaining to detailed engineering design.

The Lahore Development Authority will invite technical and financial proposals from the shortlisted firms.

The deadline for the submission of the EOIs to the client's office is the 14th July 2020, 02:00 p.m.PST.

4. Purpose of the Consultancy

A key challenge of the proposed riverfront urban development project concerns the environmental sustainability of the Ravi River as a major natural feature in Lahore's landscape. This includes paying attention to the requirements of biodiversity protection and the conservation of sensitive environmental characteristics. Additionally, the facilitation of long-term socio-economic initiatives that addresses the needs of Lahore's growing urban population – both in terms of housing as well as being able to benefit

from economic and income earning opportunities that the metropolis may offer. Of key concern is the provision of high-quality urban services and infrastructure distribution networks aimed at facilitating urban expansion in a meaningful manner, including the appropriate technological interventions concerning sewage treatment so as not to compromise on the Ravi River's sustainability.

The proposed project is intended to be a first of its kind in Punjab emphasizing the much-needed transformation of freshwater reserves such as the Ravi River, and the incorporation of such natural features into the broader framework of urban development. The purpose of the present consultancy constitutes a pro-active development strategy in order to take into account the existing constraints and opportunities posed by the project area and to propose holistic and integrated approaches to environmental issues through master planning, urban design and the provision of utility infrastructure networks to attain the desired goals. A major feature of the project would also concern the introduction of renewable sources of energy. To this end, several project preparatory measures are proposed to be undertaken in order to contextualize the project with respect to varying scales of impact – at the regional, divisional, metropolitan and local levels.

The consultants are expected to:

1. Review the outcomes of Phase (ii): Strategic Development Plan & Detailed Feasibilities, which are already concluded in 2015 and update of the same, this phase includes the following:
 - a. Strategic Development Plan
 - Urban Design / Planning (Strategic Plan)
 - Sector Wise Guidelines
 - Building Control Guidelines
 - Financing Options
 - Marketing Analysis
 - Legal Framework
 - Strategic Impact Assessment
 - Environment Impact Assessment (EIA)
 - Social Impact Assessment (SIA)
 - Resettlement Action Plan (RAP)
 - Urban Economics
 - Any other component identified by the consultant
 - b. River Training Works & Channelization
 - c. Public Infrastructure
 - d. Land Development
2. *Detailed Designing & Procurement Documents* which includes:
 - a. River Training Works & Channelization
 - b. Transaction Advisor for PPP projects

All previous reports will be made available to shortlisted firms.

5. Data Availability

The client will provide the requisite baseline data concerning the different studies.

6. Prequalification Criteria

Applicants shall be evaluated on the following eligibility criteria set out below regarding financial soundness, experience and technical strength (as demonstrated by the Applicant's responses).

	Max score	Positive score mandatory
Financial Soundness (20 points)		
F1. Average annual turnover in any three of the <i>following financial years</i> (FYs 2015-16, 2016-17, 2017-18, 2018-19) <=PKR 3,000m = 0 points, >=PKR 5,000m = 15 points, <= PKR 3000 million > PKR 3000 million and <= PKR 3500 million > 3500 million and <= 4000 million > 4000 million and <= 4500 million > 4500 million and <= 5000 million > 5000 million	10	5
F2. Average net profit in any three of the <i>following financial years</i> (FYs 2015-16, 2016-17, 2017-18, 2018-19) <=0% = 0 points, >=10% = 10 points, values in-between shall be prorated.	10	5
Qualification and Experience (30 points)		
E1. Time since commencing operations <=10 years = 0 points, >=15 years = 5 points, values in-between shall be prorated.	2	--
E2. Planning and detailed design of River training or channelization works along populous city Above 10 marks are distributed as below: Hydrological Analysis	10 2	--

	Flood analysis and modelling	3	
	Planning of river training works	2	
	Detailed design of training works	3	
E3	Master planning of large metropolitan area along large water body	3	
E4	Planning of infrastructure on downstream reach of transboundary river.	3	
E5	Barrage design of more than 500 m length and training works of more than 10Km length.	3	
E6	Design of concrete hydraulic structure in earthquake zone.	2	
E7	Completed Financial feasibility for urban master planning of more than 180 Sq.Km.	2	--
E8	Transaction advisory for PPP/ JV/ BOT for infrastructure projects.	2	
E9.	International experience of Urban/Master Planning (other than country of origin of firm)	3	
	No foreign city = 0 points, 5 cities in different countries = 5 points, values in-between shall be prorated.		

Technical Strength (50 points)														
T1.	Offices in foreign countries (other than place of origin) No foreign office = 0 points, >=3 offices in different countries = 5 points, values in-between shall be prorated. (Office shall be considered having staff more than technical persons)	5												
T2.	Departmental structure in line with international standards of master planning exercise. (ISO etc)	5												
T3	Availability of following professional staff	40												
	<table border="1"> <thead> <tr> <th>Sr. No.</th><th>Personnel</th><th>Qualification and Experience</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Team Leader (Strategic Development Expert in Urban Strategic Development Planning) (International)</td><td>M.Sc with 25 years experience</td></tr> <tr> <td>2.</td><td>Urban Planning Expert (International)</td><td>M.Sc with 15 years' experience</td></tr> <tr> <td>3.</td><td>Urban Economist (International)</td><td>M.Sc. with 15 years' experience</td></tr> </tbody> </table>	Sr. No.	Personnel	Qualification and Experience	1.	Team Leader (Strategic Development Expert in Urban Strategic Development Planning) (International)	M.Sc with 25 years experience	2.	Urban Planning Expert (International)	M.Sc with 15 years' experience	3.	Urban Economist (International)	M.Sc. with 15 years' experience	
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4.	Hydraulic Engineer (International)	M.Sc. with 15 years' experience
5.	Transportation Expert (Local)	M.Sc. with 15 years' experience
6.	Urban Planner (Local)	M.Sc. with 15 years' experience
7.	Landscape Architect (Local)	M.Sc. with 15 years' experience
8.	GIS Specialist (Local)	M.Sc. with 15 years' experience
9.	Procurement Specialist (Local)	M.Sc. with 15 years' experience
10.	Environment Specialist (Local)	M.Sc. with 15 years' experience
11.	Barrage Design Expert (Local)	M.Sc. with 15 years' experience
12.	Electrical and Mechanical Expert for barrage Design (Local)	M.Sc. with 15 years' experience
13.	Financial Specialist (Local)	M.Sc. with 15 years' experience
14.	Legal & Institutional Framework Specialist (Local)	M.Sc. with 15 years' experience

- A short-list of seven (7) highest ranked Applicants or less, and scoring more than a minimum of 65 points (in addition to meeting the minimum criteria) shall be established. The shortlisted firms will be invited to submit technical and financial documents.

B. The following documents must 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) 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.
8. Applicants shall also be required to submit an affidavit affirming and declaring on oath that the Applicant:
 - a. has not been declared bankrupt or defaulter;
 - b. is not making any misrepresentations or concealing any material detail;
 - c. has not been convicted of, fraud, corruption, collusion or money laundering;
 - d. is not aware of any conflict of interest or potential conflict of interest arising from prior or existing contracts or relationships which could materially affect its capability to comply with its obligations;
 - e. does not fall within any of the circumstances for ineligibility or disqualifications; and
 - f. is not blacklisted by any public body of Pakistan.

7. Application Forms

Application Form A-1

Letter of Application

[Letterhead paper of the Applicant (or lead partner of a joint venture), including full postal address, telephone no., fax no. and e-mail address]

Date:.....

To:

Chief Metropolitan Planner
Lahore Development Authority, Lahore

Dear Sir,

1. Being duly authorized to represent and act on behalf of (hereinafter “the Applicant”), and having reviewed and fully understood all the prequalification information provided, the undersigned hereby applies to be prequalified as a bidder for the following contract(s) under the **preparatory works for Ravi Riverfront Urban Development Project**.
2. LDA or its authorized representatives are hereby authorized to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this application, and to seek clarification from our bankers and clients regarding any financial and technical aspects. This Letter of Application will also serve as authorization to any individual or authorized representative of any institution referred to in the supporting information, to provide such information deemed necessary and requested by yourselves or the authorized representative to verify statements and information provided in this application, or with regard to the resources, experience, and competence of the Applicant.
3. LDA or its authorized representatives may contact the following persons for further information¹, if needed.

¹ Application by joint ventures should provide information for each party to the application on a separate sheet.

General, Financial and Managerial Inquiries	
Contact 1	Telephone 1
Contact 2	Telephone 2

Technical Inquiries	
Contact 1	Telephone 1
Contact 2	Telephone 2

4. This application is made with the full understanding that:
 - (a) Bids by Prequalified Bidders will be subject to verification of all information submitted for prequalification at the time of bidding;
 - (b) LDA reserves the right to reject or accept any application, cancel the prequalification process, and reject applications; and
 - (c) LDA shall not be liable for any such actions or consequence of, and shall be under no obligation to inform us of the grounds for actions at 5(b) here above.

[Applicants who are not joint ventures should delete paras 5&6]
5. Appended to this application, we give details of the participation of each party, including capital contribution and profit/loss agreements, to the joint venture or association. We also specify the financial commitment in terms of the percentage of the value of the contract, and the responsibilities for execution of the contract.
6. We confirm that in the event that we bid, that bid as well as any resulting contract will be
 - (a) Signed so as to legally bind all partners, jointly and severally; and
 - (b) submitted with a Joint Venture agreement providing the joint and several liability of all partners in the event the contract is awarded to us.
7. Appended to this application are the documents indicated by the checklist below. We accept that missing documents may result in our disqualification from the prequalification process.

Documents Checklist	
Certificate of Incorporation ²	
Memorandum and Articles of Association (if applicable)	
Audited financial statements of last three financial years	
Nation Tax Number certificate (if Pakistan-based)	
Income tax returns of last three financial years	
Sales Tax Registration certificate (if Pakistan-based)	
Certificate of Registration with the Pakistan Engineering Council (if Pakistan-based)	
Reference letters from <i>two clients</i>	

8. The undersigned declare that the statements made and the information provided in the duly completed application are complete, true, and correct in every detail.

Signed	Signed
Name	Name
For and on behalf of (name of Applicant or lead partner of a joint venture)	For and on behalf of (name and signature of other partners of the joint venture)

²For applications by joint ventures, all the information requested in the prequalification documents is to be provided for the joint venture, if it already exists, and for each party to the joint venture separately. The lead partner should be clearly identified. Each partner in the joint venture shall sign the letter.

General Information

[Applicant or each partner of a joint venture applying for prequalification is required to complete the information in this form.]

1.	Name of Firm																									
2.	Head Office Address																									
3.	Telephone	Contact Person: Name: Title:																								
4.	Fax	Telex																								
5.	Place of Incorporation/registration	Year of incorporation/registration																								
6.	No. of permanent employees	No. of permanent professional staff																								
7.	<table border="0"> <thead> <tr> <th>Other offices</th> <th>City</th> <th>Country</th> <th>Employees</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5.</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Other offices	City	Country	Employees	1.				2.				3.				4.				5.			
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1.																										
2.																										
3.																										
4.																										
5.																										

Joint Venture/Consortium Summary

Names of all Partners of a Joint Venture/Consortium
1. Lead Partner
2. Partner
3. Partner
4. Partner
5. Partner
6. Partner

Financial Information

Name of Applicant or partner of a joint venture

[The information supplied should be supported with audited financial statements of the Applicant or lead partner of a joint venture]

Year	Annual Turnover	Currency	Reference
FY 2016-17			
FY 2017-18			
FY 2018-19			

Year	Net Profit	Currency	Reference
FY 2016-17			
FY 2017-18			
FY 2018-19			

Application Form A-5
Relevant Experience

	Location	Population	Area (km²)	Total Cost	River (if any)	Salient features
1.						
2.						
3.						
4.						
5.						
6.						

Details of Contracts

Name of Applicant or partner of a joint venture

[Use a separate sheet for each contract]

1.	Name of Contract Location
2.	Name of Employer
3.	Employer Address
4.	Nature of work and similarity to this project
5.	Contract Role (Tick One)
	(a) Sole Contractor (b) Sub- Contractor (c) Partner in a Joint Venture
6.	Value of the total contract (in PKR) at completion, or at date of award for current contract
8.	Date of Award
9.	Date of Completion
10.	Contract Duration (Years and Months)
	_____ Years _____ Months
11.	Contract Requirements
12.	Reference ³

³Each copy of form A-6 must be accompanied by a reference letter from respective employer

8. Disclaimer

- The Client reserves the right to modify, expand, restrict, discontinue with the project or reject any EOI without stating reasons.
- The Employer reserves the right to waive minor deviations, if these do not materially affect the capability of the Applicant to perform the contract. In such case, similar relaxation shall be provided to all Applicants so affected. Sub-contractor's experience and resources shall not be taken into account in determining the Applicant's compliance with the qualifying criteria.
- The Employer reserves the right to seek additional information, missing information, and/or clarification of submitted information, from any applicant at pre-qualification stage only. In such case, similar opportunity shall be provided to all Applicants so affected.
- The Employer may verify information provided in prequalification documents through any means necessary, and reserves the right to disqualify a bid at any stage of the bidding process if the Applicant is found to have wilfully misrepresented information.

9. Firm Contact Information

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

General Information:

Name of Company:	
Form of organization:	
Postal address:	
Country:	
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:	

10. Client Contact Details

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

Postal Address:

The Client's representative is:

Chief Metropolitan Planner
Lahore Development Authority, Lahore.
467 D-2, M.A. Johar Town, Lahore.
E-mail: rrudplda@gmail.com
Phone: +92 42 99262311

The envelopes must be sealed and clearly marked.

The client must send two copies of all documents.