GOVERNMENT OF PAKISTAN
MINISTRY OF HOUSING & WORKS
FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
ISLAMABAD

REQUEST FOR PROPOSALS

ESTABLISHMENT AND OPERATION OF A STATE-OF-THE-ART ENGLISH-MEDIUM COLLEGE ON A GROSS REVENUE-SHARING PARTNERSHIP BASIS SECTOR G-14/2, ISLAMABAD (DESIGN, FINANCE, BUILD, OPERATE, MAINTAIN AND TRANSFER MODE)

August 2026
Procurement Method: Single Stage - Two Envelope Procedure
through EPADS v1.0 *https://eprocure.gov.pk/*

IMPORTANT NOTICE

A bidder shall participate solely as a single legal entity in its own name and for its own account. Consortiums, joint ventures and associations of entities are not eligible to participate.

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BIDDING DATA SHEET

Item	Requirement
RFP title	Establishment and Operation of a State-of-the-Art English-Medium College on a Gross Revenue-Sharing Partnership Basis in Sector G-14/2, Islamabad.
RFP number	RFP/C/ISB/HA/9486
Procuring agency	Federal Government Employees Housing Authority (FGEHA)
Project mode	Design, Finance, Build, Operate, Maintain and Transfer on gross revenue-sharing basis
Project site	Approximately 9,486 square yards(1.96 Acres) in Sector G-14/2, Islamabad
Procurement procedure	Single Stage - Two Envelope Procedure under Rule 36(b) of the Public Procurement Rules, 2004, as amended
Pre-bid meeting	31st August, 2026 at 1:00 PM
Clarification deadline	31st August, 2026 at 12:00 PM
Proposal submission deadline	16th September 2026 at 12:00 PM
Technical proposal opening	16th September 2026 at 12:30 PM
Bid validity	120 days from the proposal submission deadline
Bid Security	PKR 2,000,000; (2 Million) for at least 180 days from the proposal submission deadline.
Technical threshold	80 marks out of 100
Minimum Gross Revenue Share	10% of Gross Revenue, exclusive of taxes payable by the Concessionaire
Concession Period	20 years from the Effective Date; extendable once for up to 10 years at FGEHA's sole discretion
Construction Period	Maximum 18 months from the Site Handover date.
Performance Security	PKR 10,000,000, due within 15 days of the Letter of Acceptance
Proposal currency / language	Pakistani Rupees / English
Contact office	Director (JVP), FGEHA, 10-Mauve Area, G-10/4, Islamabad
Physical submission office	R&I Section, FGEHA Head Office, 10-Mauve Area, G-10/4, Islamabad.

PART I - INSTRUCTIONS TO BIDDERS

1. INTRODUCTION

The Federal Government Employees Housing Authority (FGEHA), an autonomous body under the Ministry of Housing & Works, Government of Pakistan, invites sealed proposals through the Public Procurement Regulatory Authority's e-Pak Acquisition and Disposal System (EPADS) from eligible and capable educational operators for the establishment and operation of a state-of-the-art English-medium college level institution in Sector G-14/2, Islamabad.

The Project shall be implemented on a gross revenue-sharing basis under a Design, Finance, Build, Operate, Maintain and Transfer arrangement. The selected bidder shall finance, design, construct, equip, affiliate, operate and maintain the college at its own cost and risk, subject to FGEHA's oversight.

2. PROJECT BACKGROUND AND OBJECTIVES

The principal objectives of the Project are to:

- Provide accessible, high-quality education up to college level to residents of FGEHA sectors and surrounding areas;
- Develop a modern educational facility with appropriate academic, laboratory, library, sports, safety and digital infrastructure;
- Introduce a sustainable operational model based on private-sector expertise;
- Ensure transparent enrolment, fee collection, financial reporting and revenue sharing through an integrated digital management system;
- Deliver education aligned with applicable national and, where proposed, international standards.

3. SCOPE OF THE PROJECT

The successful bidder shall be responsible for, at minimum:

- Preparing architectural, structural, electrical, mechanical, plumbing, landscape, fire-safety and other designs through well reputed and qualified consultants;
- Financing the development of college building and associated infrastructure;
- Constructing the college building and associated infrastructure (with covering maximum FAR) through well reputed and qualified contractor/constructor registered with Pakistan Engineering Council (PEC) ;
- Procuring and installing furniture, laboratories, IT systems, security systems, library resources and other equipment;
- Recruiting and managing qualified academic, administrative, technical and support staff;
- Operating and maintaining the college throughout the Concession Period under its own name;
- Collecting approved fees and sharing the offered percentage of Gross Revenue with FGEHA;
- Maintaining an online portal accessible to FGEHA for monitoring enrolment, fees, attendance, results and financial transactions for verifying revenue;
- Handing over the complete, functional and properly maintained facility to FGEHA upon expiry or earlier termination of the Concession Agreement.

4. PROCUREMENT METHOD

The procurement shall be conducted under the Single Stage - Two Envelope Procedure in accordance with the Public Procurement Rules, 2004, as amended from time to time. The Technical Proposal and Financial Proposal shall be submitted separately in the manner prescribed in this RFP and through EPADS v1.0.

5. ELIGIBLE BIDDERS AND SINGLE-ENTITY REQUIREMENT

5.1 A proposal may be submitted only by:

- a single legal entity bidding in its own name and for its own account.
- No consortium, joint venture, partnership of bidders or other association of entities shall be eligible.

5.2 The following single-entity conditions shall apply:

- The bidder shall independently meet every mandatory eligibility requirement unless a requirement expressly permits reliance on a disclosed contractor for construction-only experience.
- The bidder shall be solely responsible and liable for its Proposal and for all obligations under the Concession Agreement.
- The identity, ownership and control of the bidder shall not be changed during procurement or the Concession Period without FGEHA's prior written approval.
- A legal entity may participate in only one proposal and shall not support, control or beneficially participate in another proposal.
- The bidder must independently satisfy the mandatory educational experience, institutional network and academic-management requirements.
- The bidder must independently satisfy all financial-capacity requirements. Construction may be undertaken through a qualified PEC-registered contractor, but the contractor's capacity shall not substitute for the bidder's mandatory financial or educational qualifications.
- The Technical Proposal shall include a board resolution or other valid corporate authorization empowering the signatory to bind the bidder.
- Experience of a parent company, sister concern, affiliate, franchisee, contractor or subcontractor shall not be counted as the bidder's experience.

6. PRE-BID MEETING

A pre-bid meeting shall be held 31 August at 1:00 PM at First Floor Committee Room, FGEHA office, Mauve Area G10/4. Written questions shall reach FGEHA no later than 31st August 2026, 12:00pm. Minutes, clarifications and amendments issued by FGEHA shall form an integral part of this RFP.

7. CLARIFICATIONS AND AMENDMENTS

FGEHA may, at any time before the proposal submission deadline, amend this RFP through an addendum published through EPADS and other applicable platforms. FGEHA may extend the submission deadline where necessary. Bidders shall be responsible for monitoring EPADS for all clarifications and addenda.

8. BID SECURITY

a) Each proposal shall be accompanied by Bid Security amounting to PKR 2,000,000/= (2 Million) in the form CDR/Bank Draft/Pay-Order (valid for at least 180 days from the proposal submission deadline.), issued in favor of FGEHA.

The Bid Security may be forfeited where the bidder:

- withdraws or materially modifies its proposal during the bid validity period;
- fails to provide the required Performance Security;
- fails to execute the Concession Agreement within the prescribed period;
- provides false, forged or materially misleading information.

9. BID VALIDITY

Proposals shall remain valid for 120 days from the proposal submission deadline. FGEHA may request an extension in writing. A bidder refusing the extension shall not forfeit its Bid Security, but its proposal shall cease to be considered after expiry of the original validity period.

10. PREPARATION, SUBMISSION AND OPENING OF PROPOSALS

1. The proposal shall comprise a Technical Proposal and a Financial Proposal.
2. Electronic proposals shall be submitted through EPADS before the deadline stated in the advertisement and bidding data.
3. Original Bid Security and hard-copy technical proposal shall be delivered to the designated office before the deadline.
4. The Technical Proposals shall be opened at the time and place stated in the bidding data. Financial Proposals of technically qualified bidders shall be opened on a date notified through EPADS.
5. Late, incomplete, unsigned, conditional or materially non-responsive proposals may be rejected.
6. FGEHA may seek written clarifications, but no change in the substance of the proposal or offered financial share shall be permitted.
7. Where figures and words differ in the Financial Proposal, the percentage stated in words shall prevail.

11. ELIGIBILITY CRITERIA / MANDATORY PRE-REQUISITES

Only bidders satisfying all mandatory requirements in their own legal capacity shall proceed to technical evaluation.

S. No.	Requirement	Minimum Condition	Required Evidence	Responsibility
1	Legal status	The bidder shall be a single legal entity registered in Pakistan and shall bid solely in its own name.	Registration/incorporation certificate, charter, trust deed, society registration or equivalent.	Bidder
2	**Tax status**	Registered with FBR and appearing on the Active Taxpayers List.	NTN certificate and latest ATL evidence.	Bidder
3	Single-entity participation	Consortiums, joint ventures and associations of entities are not permitted. The bidder shall independently meet all mandatory criteria.	Signed declaration and ownership/control particulars.	Bidder
4	**Operational experience**	At least five years' continuous experience in owning and directly operating educational institutions.	Proof of operating educational institutions through Registrations or affiliations or annual reports or audited statements or certificates etc.	Bidder
5	**Institutional network**	At least five functional educational institutions, including at least two colleges offering Intermediate, A-Level, associate degree, bachelor’s or equivalent education.	Certified branch list and its valid affiliation or recognition or registration etc.	Bidder
6	**Relevant affiliation**	Existing institutions affiliated/recognized by FBISE, a BISE, Cambridge International or another competent authority.	Current affiliation/recognition certificates.	Bidder

S. No.	Requirement	Minimum Condition	Required Evidence	Responsibility
7	**Student enrolment**	Minimum combined current enrolment of 1000 students.	Certified enrolment data supported by proofs attached.	Bidder
8	Average annual turnover	Minimum average annual turnover of PKR 300 million during the last three audited financial years.	Audited financial statements and tax returns.	Bidder
9	Net worth	Positive net worth and minimum net worth of PKR 150 million in the latest audited financial year.	Audited balance sheet and auditor certificate.	Bidder
10	**Financial resources**	Access to at least PKR 100 million in liquid funds, credit lines or committed financing.	Bank certificate, statement, sanctioned facility or financing commitment.	Bidder
11	**Academic management system**	Established systems for curriculum, faculty, examinations, quality assurance, safeguarding and student administration.	Policies, manuals, organogram and sample reports.	Bidder
12	Digital management system	Existing LMS system or binding undertaking to deploy an integrated admissions, fee, attendance, examination and reporting portal.	System profile/screenshots/service agreement/undertaking.	Bidder
13	**Health, safety and safeguarding**	Documented fire safety, evacuation, first aid, CCTV, anti-harassment and student-safeguarding arrangements.	Policies, certificates, plans and evidence.	Bidder
14	**No blacklisting**	Not blacklisted, suspended or debarred by any public-sector entity or development organization.	Notarized affidavit on prescribed stamp paper.	Bidder
15	**Litigation disclosure**	Full disclosure of litigation, arbitration, terminated contracts and defaults during the last five years.	Signed disclosure and affidavit.	Bidder
16	**Conflict of interest**	No conflict of interest in relation to the procurement or Project.	Signed declaration.	Bidder
17	Bid Security	Submission of valid Bid Security in the prescribed amount and form in the favor of FGEHA	Original instrument and scanned copy.	Bidder

FGEHA may verify any document or information directly from the issuing authority. A false, forged, altered or materially misleading submission shall result in rejection, forfeiture of Bid Security and any other action available under law.

12. TECHNICAL EVALUATION CRITERIA

Technically responsive proposals shall be scored out of 100 marks. A bidder must obtain at least 80 marks overall. Only the documentary evidence submitted shall be scored; clarifications can be sought by the Authority:

S. No.	Criterion	Measurable Basis	Marks
1	Educational network and scale	Verified operational institutions under direct ownership/management.	12
2	College-level experience and affiliations	Years of continuous college/higher-secondary operation and valid affiliations.	12
3	Verified enrolment and capacity	Current verified enrolment and capacity utilization across eligible institutions.	8
4	Academic performance and quality systems	Board/university results, retention and documented quality assurance.	10
5	Financial strength and financing readiness	Turnover, net worth, liquidity and committed project financing.	15
6	Average present student-teacher ratio	Verified ratio calculated from current enrolment and full-time teaching faculty.	10
7	Concept design and utilization of development potential	Utilization of permissible FAR, number of regular classrooms and provision of indoor/outdoor sports facilities.	5
8	Qualifications and experience of existing faculty	Percentage of appropriately qualified faculty and their average teaching experience	12
9	Existing infrastructure, digital systems and safety	Availability of libraries, laboratories, sports facilities, safety arrangements and institutional MIS/LMS in existing institutions	16
	TOTAL		100

Detailed Quantified Technical Scorecard

Note 1 — Scoring is evidence-based. Where the stated evidence is absent, expired, unverifiable or not legally attributable to the bidder itself, the relevant subcriterion shall score zero. No interpolation shall be applied between bands.

Ref.	Subcriterion	Max	Scoring Rule	Mandatory Evidence
1.1	Operational institutions	6	5 institutions = 2; 6–7 = 4; more than 7 = 6	Certified branch list; registrations/affiliations; proof of direct ownership in the name of bidder
1.2	Geographic reach	3	1 city = 1; 2–3 cities = 2; 4 or more cities = 3	Branch addresses and current registrations
1.3	Continuity of institutional network	3	5–7 years = 1; >7–10 years = 2; >10 years = 3	Oldest continuous registration/affiliation and annual records
2.1	College/higher-secondary Level institutions	5	2 institutions = 2; 3–4 = 3; 5 or more = 5	Current affiliation/recognition certificates
2.2	College-level operating experience	4	5–7 years = 2; >7–10 years = 3; >10 years = 4	Continuous affiliation and examination records
2.3	Breadth of affiliations	3	Domestic board/university = 1; domestic plus Cambridge/IB or equivalent = 3	Valid current certificates; expired approvals score zero
3.1	Combined current enrolment	5	1,000–1,499 = 2; 1,500–2,499 = 3; 2,500–3,499 = 4; 3,500 or more = 5	Certified & attested institution-wise enrolment reconciled to fee/MIS records
3.2	Average capacity utilization	3	Below 60% = 0; 60–74% = 1; 75–89% = 2; 90% or more = 3	Approved capacity and current enrolment for each institution (attested & Certified)
4.1	Latest three-year pass rate	6	Below 70% = 0; 70–79.99% = 2; 80–89.99% = 3; 90–94.99% = 4; 95% or more = 6	Board/university result gazettes or verifiable regulator data (attested & Certified)
4.2	Retention/completion rate	2	Below 80% = 0; 80–89.99% = 1; 90% or more = 2	Cohort-wise certified & attested records for last three completed years
4.3	High-achievement rate	2	Below 10% of students securing A grade/equivalent = 0; 10%–19.99% students securing A grade/equivalent = 1; 20% or	Official results and certified & attested grade analysis

Ref.	Subcriterion	Max	Scoring Rule	Mandatory Evidence
			more students securing A grade/equivalent = 2	
5.1	Average annual turnover	5	PKR 300–449m = 2; 450–599m = 3; 600–899m = 4; 900m or more = 5	Last three audited financial statements and tax returns
5.2	Net worth	4	PKR 150–224m = 2; 225–299m = 3; 300m or more = 4	Latest audited balance sheet and auditor certificate
5.3	Liquid funds/credit lines	3	PKR 100–149m = 1; 150–199m = 2; 200m or more = 3	Bank statement/certificate or unconditional sanctioned facility
5.4	Project financing commitment	3	General funding narrative = 1; board-approved financing plan = 2; committed facility/equity evidence = 3	Board resolution, facility letter or sponsor commitment (attested & certified)
6.1	Average present student-teacher ratio	10	More than 15:1 = 2; 15:1 = 5; less than 15:1 = 10	Institution-wise enrolment, faculty list, appointment letters and payroll records (attested & certified)
7.1	Utilization of permissible Floor Area Ratio (FAR)	2	100 % utilization of Floor Area Ratio= 2 Less than 100% Utilization of FAR = 0	Concept plans; floor-wise covered-area statement; permissible and proposed FAR calculations
7.2	Regular teaching classrooms in proposed concept	2	Fewer than 20 classrooms = 0; 20 or more than 20 classrooms = 2. Laboratories, library, offices and activity rooms shall not be counted as classrooms.	Labelled floor plans and floor-wise accommodation schedule,
7.3	Sports facilities in proposed concept	1	No dedicated sports facility = 0; either a dedicated indoor or outdoor sports facility = 0.5; both dedicated indoor and outdoor sports facilities = 1	Labelled concept plans, facility area/dimensions and floor-wise/site accommodation schedule,
8.1	Appropriately qualified existing faculty Qualification of Faculty in Existing institution (average of three institutions)	8	Below 60% of faculty holds master level or above degree = 0; 60%-74.99% of faculty holds master level or above degree = 5; 75% or more % of faculty holds master level or above degree = 8;	Faculty list, relevant degrees, appointment letters and payroll records
8.2	Average teaching experience of full-time faculty	4	Below 3 years = 0; 3-5 years = 2; more than 5 years = 4	Faculty CVs and verified experience certificates (Attested and Certified)

Ref.	Subcriterion	Max	Scoring Rule	Mandatory Evidence
9.1	Functional library in existing institution	2	Available and verified = 2; unavailable or unverified = 0	Inventory, photographs and inspection or affiliation record
9.2	Functional science laboratories in existing institution	2	Available and verified = 2; unavailable or unverified = 0	Laboratory inventory, photographs and inspection record
9.3	Functional computer/IT laboratory in existing institution	2	Available and verified = 2; unavailable or unverified = 0	Equipment inventory, photographs and inspection record
9.4	Sports facilities in existing institution	2	Available and verified = 2; unavailable or unverified = 0	Site documents, facility inventory and photographs
9.5	Fire and life-safety arrangements in existing institution	2	Firefighting equipment = 1; documented evacuation plan and drills = 1	Fire-safety certificates, equipment records, evacuation plan and drill reports
9.6	Security and emergency arrangements in existing institution	2	CCTV coverage = 1; first-aid and documented emergency-response arrangements = 1	CCTV records, first-aid inventory, emergency plan and photographs
9.7	Integrated institutional MIS/LMS	4	Admissions/enrolment module = 1; attendance/results module = 1; fee collection with audit trail = 1; demonstrated reporting access = 1	Live demonstration, screenshots, system-generated reports or service agreement

13. FINANCIAL PROPOSAL AND EVALUATION

The Financial Proposal shall state the percentage of Gross Revenue offered to FGEHA. The minimum acceptable offer shall be 10% of Gross Revenue, exclusive of all applicable taxes payable by the bidder.

Subject to technical qualification, the bidder offering the highest responsive percentage of Gross Revenue shall be ranked first. FGEHA may require the bidder to substantiate the commercial sustainability of its offer through its Business Plan and financial model.

The Financial Proposal shall include:

- offered percentage of Gross Revenue, in figures and words;
- proposed fee structure for the first academic year;
- capital expenditure plan and source of financing;
- operating expenditure projections;
- student enrolment assumptions and revenue projections;
- cash-flow forecast for the Concession Period;
- sensitivity analysis and key risks;
- proposed implementation and break-even timeline.

14. AWARD OF CONCESSION

FGEHA intends to award the Concession to the most advantageous bidder determined in accordance with the evaluation method stated in this RFP. FGEHA reserves all rights available under the Public Procurement Rules, 2004, including the right to reject all proposals before acceptance.

15. PERFORMANCE SECURITY

Within 15 days of issuance of the Letter of Acceptance, the successful bidder shall provide an unconditional and irrevocable Performance Security of PKR 10,000,000/= (10 Million) in the form of Bank Guarantee/ Insurance Guarantee by insurance company acceptable to FGEHA. It shall remain valid throughout the construction and commissioning period and for any additional period specified in the Concession Agreement. FGEHA may encash it for failure to proceed, construction default, unpaid damages, material non-performance or other grounds stated in the security and this Agreement, without prejudice to other remedies.

16. GENERAL CONDITIONS

- All proposal preparation and submission costs shall be borne by the bidder.
- All documents shall be in English. Supporting documents in another language shall be accompanied by a certified English translation.
- All monetary amounts shall be stated in Pakistani Rupees unless otherwise permitted.
- FGEHA may conduct due diligence, inspect existing institutions, contact regulators, banks, auditors and clients, and verify enrolment and financial information.
- The successful bidder shall not assign the Concession or change control without prior written approval of FGEHA.
- Academic operations shall not be sublet. Specialized non-academic services may be subcontracted only as permitted by the Concession Agreement.
- Complaints concerning the RFP, evaluation or procurement process shall be submitted to FGEHA’s Grievance Redressal Committee within the applicable periods under Rule 48 of the Public Procurement Rules, 2004, and the governing PPRA regulations.
- The successful bidder shall comply with all applicable laws, regulations, building codes, environmental requirements, labour laws and educational standards.

PART II - PROJECT REQUIREMENTS

17. CONCESSION STRUCTURE

Item	Proposed Provision
Project Site	College site in Sector G-14/2, Islamabad, measuring approximately as shown in the location plan
Concession Period	Twenty (20) years from the Effective Date, subject to the final approved terms, Extendable once for a period of up to 10 years at FGEHA's sole discretion, subject to satisfactory performance and competent approval.
Land Ownership	The land shall remain vested in FGEHA. The selected bidder shall receive only the contractual right to use the site for the Project during concession period.
Revenue Share	Monthly payment to FGEHA of the offered percentage of Gross Revenue.
Revenue Share Start Date	From the commencement of operations after handover of the site, subject to the final agreement.
Transfer	At expiry or termination, all permanent structures, installed systems and Project assets specified in the Agreement shall be transferred to FGEHA in operational condition, free of encumbrances and without any financial liability.

18. DESIGN AND CONSTRUCTION REQUIREMENTS

- The bidder shall submit concept designs with its Technical Proposal and detailed designs within 45 days of the Effective Date.
- All designs shall comply with FGEHA planning controls, applicable building codes, fire-safety requirements, accessibility standards and environmental regulations.
- Construction shall be undertaken through a contractor registered with the Pakistan Engineering Council in the appropriate category. The profile of said contractor shall be approved by Authority before commencing any construction activity.
- The bidder shall provide quality-control, health-and-safety and environmental-management plans.
- The maximum period for design, approvals, construction, equipping and commencement of academic operations shall be 18 months from site handover, unless otherwise approved.
- Delay beyond the approved period may attract liquidated damages of PKR 25,000/= (twenty-five thousand) per day for up to six months, after which FGEHA may terminate the Agreement and resume possession.
- The bidder shall provide structural-stability, fire-safety, electrical-safety and completion certificates before commissioning.

19. ACADEMIC AND OPERATIONAL REQUIREMENTS

- The college shall operate under the bidder's own approved brand and academic system, subject to FGEHA approval and applicable affiliation requirements.
- The bidder shall obtain and maintain all affiliations, registrations, NOCs and licences at its own cost.
- The bidder shall commence all approved college-level classes, grades, streams and programs simultaneously from the first academic session. Commencement with lower classes followed by phased or annual class-wise upgradation shall not be permitted.

- The bidder shall maintain qualified faculty, transparent recruitment, professional development, performance appraisal and safeguarding procedures.
- Class size, student-teacher ratios, laboratories, library resources, sports facilities and student support services shall comply with applicable standards.
- The bidder shall maintain policies for admissions, scholarships, fee refunds, examinations, discipline, complaints, anti-harassment, child protection, disability inclusion and emergency response.
- No enrolment or marketing campaign shall commence before FGEHA's written approval and the required regulatory approvals.

20. MONITORING, REPORTING AND DIGITAL SYSTEMS

- The bidder shall deploy an integrated, auditable online management system within 45 days of the Effective Date.
- FGEHA shall receive access to enrolment, attendance, fee billing, collections, discounts, scholarships, examinations, payroll summaries and revenue-share calculations for verification of gross revenue.
- The bidder shall submit annual operational and financial reports, annual audited statements and any additional report reasonably as required by FGEHA.
- All fee receipts shall be generated through the approved system and deposited in designated banking channels.
- FGEHA may inspect the premises, records and systems with or without prior notice.
- The bidder shall retain records for the period prescribed by law and the Concession Agreement.

21. FGEHA CONCESSIONS

Children of FGEHA employees shall receive a sixty percent (60%) concession in admission fee and gross monthly tuition fee, subject to a maximum allocation equal to twenty-five percent (25%) of the total enrolled student strength.

PART III - PROPOSAL FORMS

FORM 1 - LETTER OF TECHNICAL PROPOSAL

Date: ____________
RFP No.: ____________

To:
Director JVP
Federal Government Employees Housing Authority
Islamabad

Subject: Technical Proposal for Establishment and Operation of a State-of-the-Art English-Medium College in Sector G-14/2, Islamabad

We, the undersigned, having examined the RFP and all addenda, hereby submit our Technical Proposal and undertake to design, finance, build, equip, operate, maintain and transfer the Project in accordance with the RFP and our Proposal.

b) We confirm that all information and documents submitted are true, complete and verifiable.
c) We accept that FGEHA may conduct independent due diligence and reject our Proposal if any material information is false or misleading.
d) We agree that our Proposal shall remain valid for 120 days from the proposal submission deadline. It shall remain binding upon us and may be accepted at any time before the expiration of that period or any extended period as per Bidding Documents.
e) As security for due performance of the undertakings and obligations of this Bid, we submit herewith a Bid Security in the amount of Rupees 2,000,000/= (2 Million) in favour of FGEHA in the shape of Bank draft / CDR / Pay Order and is valid for at least 180 days from the proposal submission deadline.
f) We do hereby declare that the Technical Proposal is made without any collusion, comparison of figures or arrangement with any other bidder for the project.
g) We understand that you are not bound to accept the Technical Proposals you may receive.

Authorized Signatory: ____________________
Name and Designation: ____________________
Bidder: ____________________
Seal: ____________________

FORM 2 - BIDDER INFORMATION

Information	Response
Legal name	
Legal form	
Registration number/date	
NTN	
Registered address	
Mailing address	
Authorized representative	
Telephone / Email	
Website	
Nature of educational operations	
Total Number of branches on bidder’s own name	
Current total enrolment	
Years of experience	

FORM 3 - AUTHORIZED REPRESENTATIVE INFORMATION

The bidder shall provide the following information for its duly authorized representative.

Item	Response
Authorized representative name	
CNIC / Passport No.	
Designation	
Office address	
Telephone / Mobile	
Official email	
Basis of authority	Board Resolution / Power of Attorney / Other
Corporate authorization attached	Yes / No
Specimen signature	

TECHNICAL EVALUATION FORMS AND EVIDENCE SCHEDULES

The bidder shall complete Forms T-1 to T-8 and provide exact document/page references. A blank entry, unsupported claim or evidence not attributable to the bidder shall receive zero marks under the relevant subcriterion. Claimed marks are indicative and shall remain subject to verification and determination by the Evaluation Committee.

All figures shall relate to the periods specified in the Detailed Quantified Technical Scorecard. Where averages are claimed, the bidder shall attach the underlying institution-wise and year-wise calculations.

FORM T-1 - TECHNICAL SCORE EVIDENCE INDEX

Ref.	Subcriterion	Max	Evidence / Page Ref.
1.1	Operational institutions	6	
1.2	Geographic reach	3	
1.3	Continuity of institutional network	3	
2.1	College/higher-secondary Level institutions	5	
2.2	College-level operating experience	4	
2.3	Breadth of affiliations	3	
3.1	Combined current enrolment	5	
3.2	Average capacity utilization	3	
4.1	Latest three-year pass rate	6	
4.2	Retention/completion rate	2	
4.3	High-achievement rate	2	
5.1	Average annual turnover	5	
5.2	Net worth	4	
5.3	Liquid funds/credit lines	3	
5.4	Project financing commitment	3	
6.1	Average present student-teacher ratio	10	
7.1	Utilization of permissible building height and FAR	2	
7.2	Regular teaching classrooms in proposed concept	2	
7.3	Sports facilities in proposed concept	1	
8.1	Appropriately qualified existing faculty Qualification of Faculty in Existing institution (average of three institutions)	8	
8.2	Average teaching experience of full-time faculty	4	
9.1	Functional library in existing institution	2	
9.2	Functional science laboratories in existing institution	2	
9.3	Functional computer/IT laboratory in existing institution	2	
9.4	Sports facilities in existing institution	2	
9.5	Fire and life-safety arrangements in existing institution	2	
9.6	Security and emergency arrangements in existing institution	2	
9.7	Integrated institutional MIS/LMS	4	

FORM T-2 - INSTITUTIONAL NETWORK, COLLEGE EXPERIENCE AND AFFILIATIONS

S. No.	Institution / Campus and Address	City	Operational Since	Level / Programmes (Mention School Level or College Level)	Affiliation and Validity	Ownership / Control Evidence Ref.

Note: Identify separately each institution claimed as a college/higher-secondary institution.

FORM T-3 - ENROLMENT, CAPACITY AND STUDENT-TEACHER RATIO

S. No.	Institution / Campus	Approved Capacity	Current Enrolment	No. of Full-time Teaching Faculty	Student-Teacher Ratio	Evidence / Page Ref.

Calculation: Capacity utilization (%) = Current Enrolment / Approved Capacity x 100. Student-teacher ratio = Current Enrolment / Full-time Teaching Faculty. Visiting, part-time and administrative staff shall not be counted as full-time teaching faculty.

FORM T-4 - ACADEMIC PERFORMANCE

A. Pass Rate and High Achievement

Institution / Academic Year	Students Appeared	Students Passed	Pass Rate (%)	A Grade / Equivalent (%)	Evidence / Page Ref.

B. Retention / Completion Rate

Institution / Cohort	Opening Cohort	Students Retained / Completed (based on Students Appeared in Exams)	Retention / Completion (%)	Evidence / Page Ref.

FORM T-5 - FINANCIAL CAPACITY AND PROJECT FINANCING

Financial Metric	FY ______	FY ______	FY ______	Figure Applicable for Scoring	Evidence / Page Ref.
Average annual turnover				Three-year average: ______	
Net worth				Latest audited FY: ______	

Calculation: Average annual turnover = (FY-1 turnover + FY-2 turnover + FY-3 turnover) / 3. Net worth shall be reported for all three years, while scoring shall be based on the latest audited financial year.

B. Current Financial Resources and Project Financing

Financial Metric	Current / Committed Amount (PKR Million)	As-of Date / Validity	Basis or Calculation	Evidence / Page Ref.
Current liquid funds			Unrestricted cash and bank balances currently available to the bidder	Recent bank statement or bank certificate
Sanctioned and unutilized credit lines			Only the unutilized amount currently available for the Project	Bank sanction letter stating limit, utilized amount, available balance and validity
Total currently available financial resources			**Liquid funds + unutilized sanctioned credit lines**	**Supporting bank evidence**
Estimated project cost			Construction, equipment, furnishing and commissioning costs	Detailed project cost estimate signed by the bidder and relevant professional

Important: Bank evidence should be issued not earlier than 30 days before the proposal deadline. Only valid and unutilized credit lines shall be counted.

Authorized Signatory: ____________________ **Name/Designation:** ____________________

Date: __________ **Seal:** __________

FORM T-6 - CONCEPT DESIGN, FAR UTILIZATION AND ACCOMMODATION SCHEDULE

For this form, FAR utilization shall be calculated against the permissible total floor area under the applicable planning parameters.

A. Development and FAR Statement

Parameter	Bidder's Figure	Unit / Basis	Drawing / Calculation Ref.
Site area	9,486	Sq. yds	
Permissible FAR	1:	Ratio	
Permissible total floor area		Sq. yds	
Proposed building footprint		Sq. yds	
Ground-floor covered area		Sq. yds	
First-floor covered area		sq. ft.	
Second-floor covered area		Sq. yds	
Total proposed covered area		Sq. yds	
Achieved FAR		Ratio	
FAR utilization		% of permissible floor area	

Formula: Achieved FAR = Total proposed covered area / Site area. FAR utilization (%) = Total proposed covered area / Permissible total floor area x 100.

B. Floor-wise Accommodation Schedule

Facility	Ground Floor	First Floor	Second Floor	Total No. / Area	Drawing Ref.
Regular teaching classrooms					
Science laboratories					
Computer / IT laboratories					
Library / reading areas					
Administration and faculty rooms					
Multipurpose hall / auditorium					
Indoor sports facility					
Outdoor sports facility					
Student common / activity rooms					
Toilets and accessible facilities					
Other major facilities					

Regular teaching classrooms shall exclude laboratories, library, administrative offices, staff rooms, multipurpose halls and activity rooms. Sports facilities shall state their type, dimensions and dedicated area.

C. Concept Design Score Claim

Ref.	Subcriterion	Max	Evidence / Drawing Ref.
7.1	Permissible height/FAR utilization	2	
7.2	Number of regular teaching classrooms	2	
7.3	Indoor/outdoor sports facilities	1	

FORM T-7 - FACULTY QUALIFICATIONS AND EXPERIENCE

S. No.	Institution	Full-time Faculty	Relevant Master's or Above (No. / %)	Average Teaching Experience	Evidence / Page Ref.

The bidder shall attach the faculty-wise calculation showing name, designation, qualification, appointment status and verified teaching experience for each institution included in the average.

FORM T-8 - EXISTING INFRASTRUCTURE, SAFETY AND DIGITAL SYSTEMS

A. Existing Academic and Sports Facilities

Institution	Functional Library	Science Laboratories	Computer / IT Laboratory	Sports Facilities	Evidence / Page Ref.

B. Existing Safety, Security and MIS/LMS

Institution	Firefighting Equipment	Evacuation Plan / Drills	CCTV	First Aid / Emergency	MIS/LMS Modules	Evidence Ref.

Certification: We certify that the information supplied in Forms T-1 to T-8 is true, complete and verifiable, and we authorize FGEHA to verify it from the issuing authorities, institutions, banks, auditors and regulators.

Authorized Signatory: ____________________ Name/Designation: ____________________ Date: __________
Seal: __________

FORM 4 - FINANCIAL PROPOSAL

Date: ____________
RFP No.: ____________

To:
Director JVP
Federal Government Employees Housing Authority
Islamabad

Subject: Financial Proposal for Establishment and Operation of a State-of-the-Art English-Medium College in Sector G-14/2, Islamabad

Having examined the RFP, and Technical Proposal for designing, execution and operation/maintenance of the above-named Project, we, the undersigned, offer our Financial Proposal to design, execute, complete and operate/maintain such project in conformity with the terms and conditions mentioned in RFP documents for_________ Percent of gross revenue. (In words: _____percent of total

gross revenue) for the duration of the Concession Period, subject to the terms of the RFP and Concession Agreement. We confirm that the offered share is exclusive of all taxes and shall be calculated on total Gross Revenue without unauthorized deductions.

2. We undertake, if our Bid is accepted, to commence the project and to complete the whole of the project comprised in the Contract within the stipulated time

3. We agree to abide by this Bid for the period of 120 days from the date fixed for receiving the same and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

4. Unless and until a formal Agreement is prepared and executed, this Bid, together with your written acceptance thereof, shall constitute a binding contract between us.

Authorized Signatory: ____________________
Name and Designation: ____________________
Bidder: ____________________
Seal: ____________________

FORM 5 - DECLARATIONS AND AFFIDAVITS

- No blacklisting or debarment declaration
- Conflict of interest declaration
- Litigation and contract-default disclosure
- Authenticity of documents declaration
- Undertaking to obtain all approvals and affiliations
- Undertaking not to change ownership or control without FGEHA approval
- Undertaking to comply with anti-corruption laws and procurement rules

PART IV - DRAFT CONCESSION AGREEMENT

This Concession Agreement is made at Islamabad on ____________ between the Federal Government Employees Housing Authority, through its authorized representative, hereinafter referred to as 'FGEHA' or 'Party A', and ____________________, a single legal entity organized under the laws of Pakistan, through its duly authorized representative, hereinafter referred to as the 'Concessionaire' or 'Party B'.

1. DEFINITIONS AND INTERPRETATION

Key terms including Agreement, Applicable Law, Commencement Date, Concession Period, Gross Revenue, Project, Project Assets, Site, Concessionaire and Financial Year shall have the meanings assigned in this Agreement. Headings are for convenience and shall not affect interpretation.

"Effective Date" means the date on which the Agreement is signed by both Parties. **"Site Handover Date"** means the date on which the Site is formally made available to the Concessionaire through a written site-handover certificate signed by both Parties. **"Commercial Operations Date"** means the date certified by FGEHA on which construction, equipping, approvals and commissioning are complete and academic operations are authorized to commence.

2. CONTRACT DOCUMENTS AND PRECEDENCE

The Letter of Acceptance, RFP, addenda, accepted Technical Proposal, Financial Proposal, Performance Security and approved plans shall form part of the Agreement. In case of conflict, following will be the order of precedence:

i. Concession agreement
ii. Letter of Acceptance/Award
iii. RFP Document along with addenda, if any
iv. Technical Proposal
v. Financial Proposal

3. EFFECTIVE DATE AND CONCESSION PERIOD

The Agreement shall take effect on the date of signing ("Effective Date") and shall remain effective for twenty (20) years, unless earlier terminated. FGEHA may at its own discretion, subject to satisfactory performance, extend the Concession Period once for a period not exceeding ten (10) years on existing or modified terms and conditions. No extension shall arise automatically or by implication.

4. GRANT OF CONCESSION

FGEHA grants the Concessionaire a non-exclusive, non-transferable contractual right to use the Site solely for designing, financing, constructing, equipping, operating and maintaining the Project. Ownership of the land shall remain with FGEHA.

5. STATUS AND CONTINUING ELIGIBILITY OF THE CONCESSIONAIRE

Party B shall remain the sole Concessionaire and solely liable for all obligations under this Agreement. It shall maintain its legal existence, registrations, licences and mandatory eligibility throughout the Concession Period. It shall not introduce any co-concessionaire, consortium member or joint-venture participant, and no direct or indirect change of control shall occur without FGEHA's prior written approval.

6. OBLIGATIONS OF THE CONCESSIONAIRE

Party B shall finance the Project; prepare and obtain approval of designs; appoint qualified consultants and contractors; obtain permits and affiliations; construct and equip the college; recruit staff; operate and maintain the institution; comply with laws and standards; insure the Project; maintain records; share revenue with party-A; and transfer the Project Assets to Party-A at expiry or termination of concession agreement.

7. OBLIGATIONS OF FGEHA

FGEHA shall make the Site available in accordance with the Agreement, review submissions within reasonable time, facilitate coordination with relevant authorities where appropriate, grant free of cost approval of building plans of the project; monitor overall performance. However, Party-A will refrain from interfering in day-to-day academic operations.

8. DESIGN, CONSTRUCTION AND COMMISSIONING

Detailed designs shall be submitted within 45 days of the effective date and shall comply with the applicable bye-laws of FGEHA. Construction and commencement of operations shall be completed within 18 months of site handover, subject to approved extensions. Party B shall bear all costs and risks associated with design, construction and commissioning; and shall obtain all requisite certificates including structure stability, completion and safety certificates etc.

9. PERFORMANCE SECURITY

Party B shall provide and maintain an unconditional, irrevocable and on-demand Performance Security of PKR 10,000,000 during design, construction and commissioning and for ninety (90) days thereafter. In case of non-observance of required performance during construction period, FGEHA reserves the right to en-cash the performance security in its name.

10. FEES, GROSS REVENUE AND REVENUE SHARE

Party B shall maintain a complete auditable records. It shall pay FGEHA the _________ percentage of monthly Gross Revenue on or before the 10th day of the following month during concession period after start of its operation, together with a system-generated statement and bank evidence. Late amounts shall carry markup at the prevailing State Bank of Pakistan policy rate plus two percent per annum, calculated from the due date until payment, without prejudice to other remedies.

Revenue assurance. FGEHA may conduct or commission a revenue audit. Any shortfall shall be paid within seven (7) days of demand together with applicable markup and audit cost. A verified understatement exceeding two percent (2%) for any month, or repeated understatement, shall constitute a material breach and may trigger contractual remedies.

11. DEFINITION OF GROSS REVENUE

Gross Revenue shall include all admission, tuition, examination, laboratory, transport, activity, registration, hostel, ancillary and other amounts received or receivable from Project operations, before deductions, excluding only refundable security deposits.

12. ACCOUNTS, AUDIT AND DIGITAL ACCESS

Party B shall maintain a dedicated Project bank account and separate books of account; route all Project receipts through verifiable banking/digital channels; provide FGEHA role-based read access to the approved MIS/ERP and collection dashboards; submit monthly operational and revenue statements within seven (7) days after month-end and annual audited financial statements within ninety (90) days after each financial year; retain records for at least ten years; and permit inspection, reconciliation, system audit and financial audit by FGEHA, the Auditor-General where applicable, or their nominees.

13. UTILITIES, TAXES AND OPERATING COSTS

Party B shall obtain and pay for utilities, taxes, duties, licences, salaries, affiliations, maintenance, insurance and all other Project costs. FGEHA shall have no financial liability except as expressly stated.

14. ACADEMIC QUALITY AND REGULATORY COMPLIANCE

Party B shall maintain affiliations, qualified faculty, approved curricula, student welfare, safety, safeguarding, anti-harassment, examination integrity, grievance redress and quality-assurance arrangements.

15. FGEHA EMPLOYEE CONCESSIONS

Children of FGEHA employees shall receive a sixty percent (60%) concession in admission fee and gross monthly tuition fee, subject to a maximum allocation equal to twenty-five percent (25%) of the total enrolled student strength.

16. MONITORING AND INSPECTION

FGEHA may inspect the Site, facilities, academic records, financial records and systems with or without prior notice. Party B shall provide unrestricted access and promptly rectify deficiencies. The Director JVP, FGEHA or his nominee, FGEHA shall act as the Contract Administrator for the purposes of implementation, supervision, monitoring and administration of this Concession Agreement. The Assistant Director (JVP Wing) shall serve as the Focal Person for day-to-day coordination and contract management.

17. INSURANCE, LIABILITY AND INDEMNITY

Party B shall maintain adequate and requisite insurances. Party B shall indemnify FGEHA against claims, losses and liabilities arising from Party B's acts, omissions, construction or operations.

18. RESTRICTIONS ON ASSIGNMENT AND SUBCONTRACTING

Party B shall not assign, novate, transfer, mortgage or create any interest in the Concession, nor undergo a direct or indirect change of control, without FGEHA’s prior written approval. Academic management and operation shall not be subcontracted or franchised. Construction and specialized non-academic services may be subcontracted to qualified entities with prior disclosure where required, but Party B shall remain fully responsible for their acts, omissions and performance.

18A. PERFORMANCE STANDARDS AND REMEDIAL ACTION

Party B shall meet the approved construction milestones and annual operating KPIs covering enrolment reporting, academic results, faculty vacancies, safety compliance, system uptime, complaint resolution, maintenance and revenue-share reporting. FGEHA may issue a deficiency notice and require a time-bound corrective-action plan. Repeated or material KPI failure may result in appropriate damages, step-in for urgent safety or continuity reasons, or termination for persistent material default.

19. EVENTS OF DEFAULT

Events of default include material breach; failure to pay revenue share for two consecutive months; abandonment; insolvency; loss of required affiliation; unsafe operation; fraudulent reporting; concealment of revenue; unauthorized transfer; unapproved change of ownership or control; introduction of an ineligible co-concessionaire; bad academic results; failure to respond or implement corrective-action plan(s) to the deficiency notice(s) issued by FGEHA and failure to meet construction milestones.

20. TERMINATION

Following notice and an applicable cure period (to be mentioned in the notice but shall not be less than 15 days), FGEHA may terminate for default. FGEHA may also terminate in circumstances prescribed by law or for prolonged force majeure. Accrued rights, payment obligations, indemnities and transfer obligations shall survive termination.

21. HANDOVER AND TRANSFER

At expiry or termination, Party B shall hand over the Site, permanent structures, Project Assets, warranties, licenses capable of transfer, manuals, as-built drawings, records, data and systems in safe, functional and properly maintained condition, free of financial liabilities, liens and encumbrances. FGEHA may conduct a joint condition survey twenty-four (24) months before scheduled expiry and require a funded rectification plan. Party B shall complete identified rectification before handover and provide transition assistance to avoid interruption of academic operations.

22. FORCE MAJEURE

A Party affected by an event beyond its reasonable control shall promptly notify the other Party, mitigate its effects and resume performance as soon as practicable. Prolonged force majeure shall be addressed in accordance with the final Agreement.

23. DISPUTE RESOLUTION

In a case of every dispute between the Party-A and Party-B in relation to this agreement, the parties shall resolve the dispute in the following manner, namely:–

(a) the parties shall deliberate to achieve a consensus; and

(b) if no consensus is achieved, the parties shall settle the dispute by appointing three arbitrators in accordance with the Arbitration Act, 1940.

24. GOVERNING LAW

The Agreement shall be governed by the laws of the Islamic Republic of Pakistan.

25. NOTICES

Notices shall be in writing and delivered to the addresses and authorized representatives specified in the Agreement through hand delivery, courier, registered post or official email.

Party-A

Director JVP

Address:

Party-B

Nominated Representative

Address

26. MISCELLANEOUS

Provisions shall address amendment, waiver, severability, confidentiality, anti-corruption, entire agreement, counterparts and relationship of the Parties. Nothing shall create a partnership or agency between FGEHA and Party B beyond the contractual Concession.

SIGNATURES

For and on behalf of FGEHA	For and on behalf of the Concessionaire
Name: Designation: Signature: Date:	Name: Designation: Signature: Date:
Witness1 Name: CNIC: Signature:	Witness 2 Name: CNIC: Signature:

Official Seal	Official Seal

Location Plan:

LOCATION PLAN OF COLLEGE, SECTOR G-14/2, ISLAMABAD