

FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
(FGEHA)

REQUEST FOR PROPOSALS
ESTABLISHMENT AND OPERATIONS OF MULTIPURPOSE SPORT COMPLEXES IN
SECTOR G-13/3, ISLAMABAD
ON MONTHLY RENT BASIS

Bid Security	Rs. 1,000,000/-
Performance Bank Guarantee	Rs. 1,000,000/-
Bid Validity	120 Days

REVENUE DIRECTORATE
Federal Government Employees Housing Authority (FGEHA)
G-10/4, Islamabad | Tel: 051-9106069

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REQUEST FOR PROPOSALS

**"ESTABLISHMENT AND OPERATIONS OF MULTIPURPOSE SPORTS COMPLEX
IN FGEHA SECTORS, ISLAMABAD" – BOT MODEL**

The Revenue Directorate of Federal Government Employees Housing Authority (FGEHA) invites bids from companies or consortiums that are duly registered with FBR for Income & Sales Tax, and all relevant regulators and who are on the active taxpayer list, to participate through sealed bids under Single Stage – Two Envelope Procedure for **ESTABLISHMENT & OPERATIONS OF Multipurpose Sports Complexes in Sector G-13/3, Islamabad** on Monthly Rent Basis.

2. The companies meeting the following criteria are eligible for participation in the bidding process:

- Companies & Consortiums have experience of construction and running of sports facility (any sport is eligible), where preference will be given to companies having prior local or international experience in any sports work. It is also required that companies and consortiums are registered with the Federal Board of Revenue and have not been blacklisted by any public authority in Pakistan.

3. The bidders registered with PPRA on E-PADS will be eligible to submit the RFP document. The Most Advantageous Bid offering the highest Rent per month to the Employer will be accepted.

4. The RFP document is available on the PPRA E-PADS portal and can be downloaded from FGEHA's website free of cost.

5. The proposed locations for **Establishment and Operations of Multipurpose Sports Complexes in sector G-13/3, Islamabad** are as under:

Sr. No.	Location	Area of Ground	Bid Security	Minimum Base Rent / Month
1	Multipurpose Ground, G13/3	300' x 360'	1 Million	400,000/-

5. The basic eligibility criterion is available in the RFP documents. The technical evaluation criterion is listed in relevant sections and the financial criterion is attached. The Bid should be quoted at the financial bid form available at Annexure-F.

6. RFP Document should be accompanied by **Bid Security of Rs. 1.00 million (refundable to unsuccessful bidders)** in the form of Pay Order/CDRs in favor of D.D.O, FGEHA. The prospective bidders shall upload a scanned copy of Bid Security on E-PADS and the original will be submitted to the office of Director Revenue, FGEHA, G-10/4, Islamabad along with the Bids.

7. The prospective bidders are required to submit their Bids online through E-PADS at <http://www.eprocure.gov.pk> before the opening date. Original Bids in accordance with the provisions of Section-36(b) of Public Procurement Rules-2004 and terms & conditions defined in the RFP documents must be submitted in the office of Director Revenue, FGEHA, G-10/4, Islamabad on or before the stipulated date and time.

8. The submitted Technical Bid of RFP will be opened publicly on the same day in the presence of the Committee & Bidder's authorized representatives who choose to attend the opening session, to be held at the Committee Room, FGEHA. However, the date and time of opening of the financial bid will be intimated to the successful bidders through E-PADS and telephonically.
9. Notification of the GRC constituted under Public Procurement Rules, 2004 is provided on EPADS at www.eprocure.gov.pk and www.ppra.org.pk. Incomplete, unsealed, and late submitted bids shall be rejected and returned.
10. The Authority reserves the right to reject all bids as per provision of Section-33 of PPRA Rules-2004.

Bid Validity

11. The Bid shall remain valid and open for acceptance for a period as stated in the RFP Bidding Data from the Bid Submission Date. In exceptional circumstances, prior to expiry of the original bid validity period, the Employer may request Bidders to grant a specified extension in the period of validity. However, the period of extension should not exceed the original period of bid validity. The request and the responses thereto shall be made in writing or by cable, electronic mail or facsimile. A Bidder may refuse the request without forfeiting its Bid Security. A Bidder agreeing to the request will not be required nor permitted to modify its bid but will be required to extend the validity of its Bid Security correspondingly.

Revenue Directorate
Federal Government Employees Housing Authority (FGEHA)
G-10/4, Islamabad
Tel: 051-9106069

1. Introduction

1.1 The Federal Government Employees Housing Authority (hereinafter called the "FGEHA") is a statutory body established under the Federal Government Employees Housing Authority Act, 2020. FGEHA has been entrusted to promote good governance, effective delivery of services, and transparent decision making, and to deal with ancillary matters within the housing schemes managed by FGEHA in Islamabad.

1.2 FGEHA has also been conferred the responsibility to manage and provide different types of sports and recreational facilities within its housing schemes. Accordingly, the Request for Proposals for Establishment & Operations of Multipurpose Sports Complex at different locations within FGEHA Housing Schemes, Islamabad is being invited under PPRA Rules, 2004 to ensure transparency.

2. Aim

2.1 To facilitate the residents of FGEHA housing schemes by providing the best sports and recreational facilities at their doorsteps without compromising the environment, physical character, and visual appearance of the community.

3. Mode of Advertisement(s)

3.1 The bid document has been uploaded on www.eprocure.gov.pk and is also placed at PPRA's website www.ppra.org.pk as well as published in one English and one Urdu Newspaper EPADS mention.

4. Important Note

4.1 The Bidder must participate through the EPADS System. Only those manual bids shall be considered which have already been quoted through EPADS. After submission through EPADS, the following documents are required physically:

- Bid Security
- Copy of the Technical and Financial Bid (Sealed)

5. Site Development and Facility Requirements

- i. The Bidder shall submit, as part of its Technical Proposal, a **Conceptual Layout Plan** clearly indicating the proposed sports facilities, recreational amenities, commercial components, parking, landscaping, utilities, circulation, and other supporting infrastructure.
- ii. The Bidder shall have full flexibility to determine the type, number, size, combination, and arrangement of sports facilities and ancillary amenities that it considers commercially viable, technically feasible, and appropriate for the site. The proposed facilities may include, but shall not be limited to, futsal courts, tennis courts, padel courts, badminton courts, basketball courts, volleyball courts, cricket facilities, pickleball courts, skating areas, fitness facilities, children's play areas, jogging tracks, indoor sports, gym, sauna, steam, cold plunge, or recreational facilities, and other compatible sports or leisure activities.
- iii. The proposed development shall include all associated infrastructure, utilities, safety systems, spectator facilities, circulation areas, landscaping, parking, lighting, drainage, security arrangements, signage, and other ancillary works necessary for the safe, efficient, and successful operation of the Multipurpose Sports Complex.
- iv. All proposed facilities, equipment, materials, and installations shall be new, of commercial grade, and shall comply with the latest applicable Pakistan Standards, international standards, manufacturers' specifications, and all applicable safety, environmental, and accessibility requirements.

- v. The proposed Conceptual Layout Plan and Business Plan shall demonstrate the technical feasibility, operational sustainability, financial viability, and long-term commercial success of the project and shall be subject to the review and approval of FGEHA. FGEHA reserves the right to require modifications to the proposed layout or facilities where considered necessary in the public interest or to meet project objectives.
- vi. One (01) Coffee Shop / Refreshment area / including all civil works, electrical, plumbing, HVAC (where applicable), furniture, fixtures and utility connections. Separate sitting area is not permitted.
- vii. One (01) Professional Sports Shop fully equipped with shelving, display units, storage facilities and utility services.
- viii. The area of Refreshment/Coffee Shop and Sports shop will not be more than 300 sq. ft. combined.
- ix. One (01) Reception and Ticketing Office including waiting area, ticketing counter, office furniture and IT/network infrastructure.
- x. Children's Playing Area equipped with certified, weather-resistant play equipment, impact-absorbing safety flooring, seating and landscaping.
- xi. Washrooms and Changing Rooms for players and visitors, including lockers, showers, disabled-accessible facilities and proper ventilation.
- xii. Parking Facility for approximately thirty-five (35) to forty (40) vehicles with paved surface, directional signage, lighting and storm-water drainage.
- xiii. Landscaped Green Areas including trees, shrubs, grass, irrigation system, benches, litter bins and other street furniture at least 20% of total area of ground.
- xiv. Internal Pedestrian Walkways with paved circulation areas, ramps and accessibility features for persons with disabilities.
- xv. Boundary Fencing, Entrance Gates and Security Barriers to ensure controlled access and site security.
- xvi. LED Flood Lighting System for all sports facilities with a minimum average illumination level of:
 - 300 lux for recreational use; and
 - 500 lux for tournament or competitive play (where applicable),
 - Using energy-efficient LED luminaires with a minimum IP65 protection rating, suitable for outdoor sports applications.
- xvii. CCTV Surveillance System covering the entire premises with HD/IP cameras, digital video recording, night vision capability and a minimum 30-day recording storage.
- xviii. Utility Services including water supply, sewerage, storm-water drainage, electrical distribution, communication network, internet connectivity and fire detection and firefighting systems in accordance with applicable codes.
- xix. Sports Turf Standards: All artificial turf installed for futsal, paddle and cricket facilities shall be sports-grade, UV-resistant, weather-resistant and suitable for intensive outdoor use, with a minimum pile height of 10–15 mm for paddle, 20–25 mm for cricket practice surfaces (where applicable), and shall comply with the relevant standards at par with the facilities available in Islamabad.
- xx. Materials and Finishes: All construction materials, sports equipment, furniture and fixtures shall be new, durable, corrosion-resistant and suitable for outdoor use, with a minimum manufacturer's warranty of one (01) year, unless otherwise specified.
- xxi. Accessibility and Safety: The entire facility shall comply with applicable building codes, fire safety requirements and accessibility standards, including emergency exits, first-aid facilities, safety signage and adequate lighting throughout the premises.

5.1 RESPONSIBILITIES OF BIDDERS

The Bidder shall comply with the following throughout the bidding process and the concession period:

- i. The Bidder shall not use the site for any purpose other than the development, operation and maintenance of the approved Multipurpose Sports Complex and associated ancillary facilities.
- ii. Permanent structures shall not be constructed unless specifically approved in writing by FGEHA.
- iii. The Bidder shall not sublet, assign, transfer or otherwise dispose of the Agreement or any part thereof without the prior written approval of FGEHA.
- iv. The Bidder shall not change the approved layout plan, facility mix, architectural design or land use without prior written approval of FGEHA.
- v. The Bidder shall not undertake or permit any activity that causes environmental pollution, excessive noise, public nuisance, or violates any applicable law of Pakistan.
- vi. The Bidder shall not organize, host, or permit any commercial event, concert, exhibition, festival, public gathering, private function, political, religious, or social event, or any other non-sports commercial activity on the Site without the prior written approval of FGEHA.
- vii. The Site shall be used solely for the development, operation, and maintenance of the approved Multipurpose Sports Complex and such ancillary facilities as approved by FGEHA.
- viii. No commercial activity other than those specifically approved under the Concession Agreement (such as the Coffee Shop, Sports Shop and sports-related ancillary services) shall be permitted.
- ix. The Bidder shall not display unauthorized advertisements, billboards, signboards or promotional material without the prior written approval of FGEHA.
- x. The Bidder shall not remove or damage trees or public assets without prior approval from the relevant authorities and FGEHA.
- xi. The Bidder shall comply with all applicable laws, building regulations, environmental regulations, labor laws, safety standards and directions issued by FGEHA from time to time.
- xii. The Bidder shall maintain the facility in a safe, clean and operational condition throughout the concession period and shall not permit any activity that may adversely affect public safety or the reputation of FGEHA.
- xiii. The Bidder shall not mortgage, pledge or create any lien or encumbrance over the land or any rights granted under the Concession Agreement without the prior written approval of FGEHA.
- xiv. No commercial activity shall be permitted outside the facilities and areas approved in the layout plan by FGEHA.
- xv. The bidder shall not undertake, establish, or permit any commercial activity beyond the facilities and uses specified in the approved layout plan without the prior written approval of FGEHA.
- xvi. The bidder shall ensure that all commercial activities remain within the boundaries and facilities defined in the approved layout plan. No additional commercial use shall be allowed without the prior written consent of FGEHA.
- xvii. Commercial activities shall be strictly limited to those approved by FGEHA and identified in the approved layout plan. Any unauthorized commercial activity is strictly prohibited.
- xviii. Upon expiry or termination of the Agreement, the Bidder shall peacefully hand over the site and all approved assets to FGEHA in good operating condition, subject to normal wear and tear, without claiming any compensation.
- xix. In the event of termination of the Agreement by FGEHA prior to expiry of the contractual term, for reasons not attributable to any default, breach or fault of the Bidder, the Bidder shall be entitled to remove and take back its movable equipment, materials and other removable assets brought to

or installed at the Site, subject to the prior approval of FGEHA and provided that such removal does not cause damage to the Site or any permanent works. Such termination shall not give rise to any right or claim by the Bidder against FGEHA for compensation, damages, loss of profit, loss of business, recovery of investment, development expenditure or any other cost, loss or liability arising from or in connection with such early termination.

- xx. Upon expiry of the Agreement, the Bidder shall hand over the Site to FGEHA in good, clean and operational condition, subject to normal wear and tear, together with all permanent structures, civil works and fixed installations developed, constructed or installed at the Site, including but not limited to buildings, foundations, flooring, sports courts and pitches, boundary walls/fencing, entrance gates, permanent seating and spectator facilities, permanent lighting poles and fixtures, electrical and utility infrastructure, water supply, sewerage and drainage systems, landscaping and irrigation systems, CCTV and security installations, fire-fighting and safety systems, fixed signage, built-in fixtures and fittings, and all other permanent works and installations forming an integral part of the Sports Complex.
- xxi. The Bidder shall be entitled to remove and take back its movable, portable and non-fixed assets and equipment which are not permanently attached to or integrated with the Site, including but not limited to sports balls and loose sports equipment, coffee/refreshment machines, tables, chairs, movable furniture, portable equipment, loose fixtures and consumable items. Any item that is permanently fixed, embedded, connected or integrated into the Site or its utility systems shall be deemed a permanent installation and shall be handed over to FGEHA, irrespective of whether such item was procured or installed by the Bidder.

6. General Instructions

6.1 As per Rule 36(b), Single Stage – Two Envelope Bidding Procedure shall be followed.

6.2 The sealed proposals, complete in all respects, addressed to the Director General, FGEHA, Islamabad shall be submitted at the given address before the closing of bids time and date mentioned in the Advertisement.

6.3 Bids should be submitted electronically through EPADS. Manual submission of bids without EPADS electronic bid is not acceptable/entertained.

6.4 Technical Bids will be opened on the submission day at the stipulated time through EPADS.

6.5 Original Bid Security submission along with a copy of the Bid Security must be submitted before the online submission validation date of the bid.

6.6 The Technical Bids will be opened by the Head Procurement Committee in the presence of bidders or their authorized representatives who may wish to witness the bid opening proceedings.

6.7 The Technical Bid shall be accompanied by **Rs. 1.00 million (Rupees One million only) Bid Security** in the shape of Bank Draft/Call Deposit in favor of D.D.O, FGEHA. The bid security of un-successful bidder will be refunded. For successful bidder, the bid security will be returned after submission of performance security and signing of contract.

6.8. A bidder may submit a separate bid for one or more sites. A separate Technical Proposal, Financial Proposal and Bid Security shall be submitted for each site.

6.9. A bidder may submit bids for one, two, or all three sites. The bidder shall clearly indicate the maximum number of sites it is willing and capable of undertaking and shall also provide its priority of sites in the Technical bid.

6.10. Where a bidder is the most advantageous bidder for more sites than its declared/assessed capacity, FGEHA may award sites to the bidder according to its stated priority and consider the remaining site(s) for award to the next most advantageous responsive bidder.

6.11 The RFP will include, among other things mentioned in the RFP Document, an Organization Profile/Vendor Profile with necessary details/documents including Name/Registration Certificate/Certificate of Incorporation, Registration Number, Registered and Mailing Addresses, Contact Information, Name of Authorized Person, Income and Sales Tax Registration Certificates, Proof of being on the Active Taxpayer List, last three years' annual financial statements, Proof of 03 years' relevant experience in establishment/construction/operations of Multipurpose Ground /any other sports work, and list of skilled manpower with their experience to undertake the assignment. The RFP will not be considered for evaluation if it does not contain the prerequisite documents mentioned above.

6.12 An Affidavit (as placed at Annexure-B, to the effect that the bidder has not been blacklisted by any Provincial or Federal Government Department, Agency, Organization, or Autonomous Body or Private Sector Organization anywhere in Pakistan and other provisions defined in the said Annex) will be submitted along with the RFP.

6.13 In case where RFP is being submitted by a consortium/JV, the copy of the agreement between the two entities will also be attached. Further, in such cases, at least one of the companies should have the prerequisite demonstrable relevant experience in establishment, operations, and marketing, with skilled manpower to undertake the assignment.

6.14 FGEHA reserves the right to verify the documents submitted by the bidders independently. FGEHA will also have the right to terminate the agreement/contract at any time in future if it is established that the bidder submitted fake/forged documents at the time of bid opening. In this case, the assets deployed by the bidder will also be confiscated.

6.15 FGEHA will reject a proposal for award if it determines that the Bidder has engaged in corrupt or fraudulent practices in competing for the contract in question. FGEHA will declare the firm blacklisted or ineligible, either indefinitely or for a stated period of time, to be awarded a contract by FGEHA if it at any time determines that the firm has engaged in corrupt or fraudulent practices in competing for or during execution of the contract.

6.16 The bidder shall bear all costs/expenses associated with the preparation and submission of the RFP, and FGEHA shall in no case be responsible for those expenses.

6.17 FGEHA reserves the right to accept or reject any RFP in line with PPRA Rules; reasons will be communicated on request.

6.18 Bids, as well as all correspondence and documents relating to the Bid exchanged by the Bidder and FGEHA, shall be written in English language only.

6.19 All prices quoted in the Bid and all amounts payable shall be in Pak Rupees (PKR) only.

6.20 Only RFP complete in all respects will be considered.

6.21 FGEHA at its exclusive discretion may amend the RFP Bid Document to extend the deadline for submission as per Rule-27 of PPRA Rules.

6.22 FGEHA reserves the right to invite a separate Tender/RFP for installation of Multipurpose Sports Complex on other locations/sites within its housing schemes.

6.23 The Bidder will provide detailed drawings/designs and specifications of the Multipurpose Sports Complex indicating their make, model, quality, etc., along with a complete expected Business Plan. The Multipurpose Sports Complex must comply with minimum standards at par with other facilities in Islamabad. The bidder will submit concept design and business model at bid stage. However, the successful bidder will submit detailed design.

6.24 The Bidder shall appoint a representative for the project and furnish his postal address and contact details. Any notice to be served or document to be signed by the Bidder shall be delivered personally, by registered post, by email, or through WhatsApp to the representative.

6.25 The Bidder will establish the Multipurpose Sports Complex in conformity with FGEHA policies/instructions for the time being in force. FGEHA will have the right to revise such instructions if deemed expedient.

6.26 Period of contract will be **ten (10) years** from the date of signing of agreement, on Monthly Rent (with 10% annual increment) for a period of ten (10) years which is extendable for another **ten years** on existing or renegotiated terms and conditions on sole discretion of FGEHA, subject to satisfactory performance.

6.27 The successful bidder will sign an agreement with the Directorate of Revenue, FGEHA on stamp paper, as per the Stamp Act 1899, for acceptance of the above terms and conditions, within 10 working days after the issuance of Letter of Intent.

6.28 The successful bidder/ shall complete the development, construction, installation, and commissioning of the project, in accordance with the approved layout plan and agreed specifications, within one hundred and eighty (180) days from the date of signing of contract agreement.

6.29 The agreed rent shall become payable upon completion of the construction period, which is one hundred and eighty (180) days from the date of signing of the Contract Agreement. However, to facilitate the successful to attain max occupancy, the rent for the first 6 months will be 50% of the quoted rent. Following Schedule will be followed;

Description	Timeline	Rent
Contract Signing	Date of signing of Contract	-
Construction Period	0-6 Month	No rent
Initial operations	7 th -12 th Month	50 % of quoted rent
Full operations (2 nd year)	13 th -24 th Month	Quoted rent
3 rd year, onwards	-	10% increment from the rent of preceding year.

6.30 The Bidder may develop a website to monitor the operations, as well as a web portal for booking and its approval. The cost of development/configuration/deployment of the website and web portal will be borne by the Bidder.

6.31 The Bidder will ensure that the website/web-portal has the capability to control the running/operations of the Multipurpose Sports Complex.

6.32 The format of the bid security shall be in accordance with the Sample Bid Security included in this RFP Documents at Annexure-E. No other formats shall be accepted.

6.32 FGEHA will conduct monthly inspections for quality and safety compliance. The Bidder has no right to raise any objection on the FGEHA inspection team.

6.33 Within ten (10) working days of the issuance of the Letter of Intent (LOI) / Contract Award, the successful Bidder shall furnish a Performance Guarantee in the amount of Rs. 1,000,000/- (Rupees One Million only) in the form of an irrevocable Bank Guarantee from a Scheduled Bank in Pakistan.

6.34 The Performance Guarantee shall remain valid and held by FGEHA until the successful completion and commissioning of the project.

6.35 FGEHA employees will get 50% discount on sports activities.

6.36 If the successful Bidder fails to complete, construct, install, or commission the project within the stipulated 180-day timeline in accordance with the approved layout plan and specifications, the Performance Guarantee shall be forfeited in full by FGEHA without prejudice to any other remedies available under law or contract.

6.37 Upon satisfactory completion of the contract period and handing over of assets, the Performance Guarantee shall be released to the Bidder.

6.38 Both parties will be responsible for payment of applicable taxes as per law.

7. Evaluation Criteria

The evaluation of bids shall be carried out in accordance with the Single Stage – Two Envelope Bidding Procedure. The Technical Proposal shall be evaluated first against the Mandatory Eligibility Criteria and the Technical Evaluation Criteria specified below. Only bidders meeting all following mandatory eligibility requirements and obtaining the minimum qualifying technical score shall proceed to financial evaluation.

7.1 Mandatory Eligibility Criteria – Pass/Fail

The following requirements are mandatory. Failure to satisfy any mandatory requirement, or failure to submit the required documentary evidence where such evidence is essential for establishing compliance, may render the bid non-responsive.

Ref.	Requirement	Requirement / Compliance
7.1.1	Legal Registration	The bidder shall be a citizen of Pakistan, or a consortium/JV comprising legally registered entities, as permitted under this RFP.
7.1.2	Tax Registration	The bidder shall possess a valid NTN and, where applicable, STRN, and shall be on the Active Taxpayer List (ATL) of FBR.
7.1.3	Debarment / Blacklisting	The bidder shall not be debarred or blacklisted by any Federal or Provincial Government Department, Agency, Organization, Autonomous Body or other competent public authority in Pakistan, as applicable. The required affidavit shall be submitted.
7.1.4	Minimum Relevant Operating Experience	The bidder shall demonstrate at least one (01) qualifying multipurpose sports/recreational facility that has been operational for at least one continuous year, either directly by the bidder or through a permitted consortium/JV/operator arrangement. The facility must offer at least two distinct sports or recreational activities.
7.1.5	Minimum Annual Turnover	The bidder shall have a gross annual turnover of not less than Rs. 5 million during the latest completed financial year.
7.1.6	Minimum Liquid Funds	The bidder shall demonstrate liquid and unencumbered funds of not less than Rs. 5 million as of the Bid Submission Deadline.
7.1.7	Conceptual Layout Plan	The bidder shall submit a site-specific Conceptual Layout Plan showing the proposed sports facilities, ancillary facilities, circulation, parking, landscaping, utilities, safety and other relevant components.

7.1.8	Site-Specific Market and Business Plan	The bidder shall submit a site-specific market and business plan demonstrating understanding of the G-13/G-14 market, proposed sports/facility mix, target users, pricing, operations and marketing strategy.
7.1.9	Financial Plan	The bidder shall submit a financial plan for development and operation of the proposed Multipurpose Sports Complex, including development cost, sources of funds, operating costs, revenue projections and financial sustainability.
7.1.10	Acceptance of RFP Terms	The bidder shall submit the required undertaking/confirmation accepting the material terms and conditions of the RFP and Contract Agreement.

7.2 Technical Evaluation Criteria

Bidders meeting the Mandatory Eligibility Criteria shall be evaluated on the following technical criteria. The total technical score is 80 marks. A bidder must obtain at least 48 marks (60%) to qualify for opening/evaluation of its Financial Proposal, in addition to satisfying all mandatory eligibility and responsiveness requirements.

Sr. No.	Evaluation Criterion	Maximum Marks
1	Experience in Operation of Multipurpose Sports / Recreational Facilities	25
2	Development / Construction Experience	10
3	Financial Capacity – Annual Turnover	10
4	Availability of Liquid and Unencumbered Funds	10
5	Site-Specific Market and Business Plan	5
6	Digital Facility Management	5
7	Online Booking System	5
8	Financial Plan for Development and Operation	10
	TOTAL	80

7.3 Experience in Operation of Multipurpose Sports / Recreational Facilities – 25 Marks

Marks shall be awarded on the basis of the bidder's demonstrated experience in operating sports and recreational facilities during the last ten (10) years.

Qualifying Facility:

- The facility shall have been operated by the bidder or under the bidder's direct management.
- The facility shall have remained continuously operational for a minimum period of three months.
- The facility shall have been available to customers, members, users or the general public on a commercial, membership or comparable operating basis.
- A facility offering only one sport shall be treated as a Single-Sport Facility.
- A facility offering two (02) or more distinct sports/recreational activities shall be treated as a Multipurpose Facility.
- Multiple courts, pitches, grounds or playing areas for the same sport at one location shall count as one sport for determining whether a facility is multipurpose.

Scoring:

- Single-Sport Facility: 3 marks per qualifying facility.
- Multipurpose Facility offering two (02) or more distinct sports/recreational activities: 5 marks per qualifying facility.

- Maximum marks under this criterion: 25 marks.
- Where the bidder's demonstrated experience consists only of Single-Sport Facilities, the maximum score obtainable under this criterion shall be 15 marks.

Documentary Evidence: The bidder shall provide verifiable evidence such as ownership documents, lease/concession/management agreements, operating agreements, certificates, facility profiles, dates of operation, photographs, website references or other documents acceptable to FGEHA.

7.4 Development / Construction Experience – 10 Marks

Marks shall be awarded for completed development/construction of sports or recreational facilities during the last ten (10) years.

Qualifying Project:

- A sports/recreational facility directly developed or constructed by the bidder; OR
- A sports/recreational facility developed or constructed for the bidder's own ownership, use or operation through a contractor appointed or engaged by the bidder.
- Development or construction work carried out on behalf of another client, entity or third party shall not qualify under this criterion.

Scoring:

- 1 qualifying project: 2 marks.
- 2 qualifying projects: 4 marks.
- 3 qualifying projects: 6 marks.
- 4 qualifying projects: 8 marks.
- 5 or more qualifying projects: 10 marks.

Documentary Evidence: The bidder shall submit appropriate evidence including completion certificates, development/construction agreements, contractor appointment/engagement documents, ownership or lease documents, project documents, photographs, payment/invoice records or other verifiable evidence.

A project may be counted under both Criterion 7.3 and Criterion 7.4 where the bidder demonstrates that it both developed/constructed and subsequently operated the same facility. The two criteria measure separate capabilities and shall be evaluated independently.

7.5 Financial Capacity – Annual Turnover – 10 Marks

The bidder's gross annual turnover during the latest completed financial year shall be evaluated as follows:

Annual Gross Turnover	Marks
Rs. 25 million or above	10
Rs. 20 million to less than Rs. 25 million	8
Rs. 15 million to less than Rs. 20 million	6
Rs. 10 million to less than Rs. 15 million	4
Rs. 5 million to less than Rs. 10 million	2
Below Rs. 5 million	0

Evidence: Financial statements for the latest completed financial year and/or other verifiable financial/tax records acceptable to FGEHA shall be submitted.

7.6 Availability of Liquid and Unencumbered Funds – 10 Marks

The bidder shall demonstrate liquid and unencumbered funds available as of the Bid Submission Deadline. Funds subject to lien, pledge, charge or other encumbrance shall not be counted.

Liquid / Unencumbered Funds	Marks
Rs. 25 million or above	10

Rs. 20 million to less than Rs. 25 million	8
Rs. 15 million to less than Rs. 20 million	6
Rs. 10 million to less than Rs. 15 million	4
Rs. 5 million to less than Rs. 10 million	2
Below Rs. 5 million	0 / Non-responsive under mandatory eligibility

Evidence: Recent bank statements and/or bank certificate(s) showing available funds and, where applicable, confirmation regarding liens/encumbrances. FGEHA reserves the right to verify the information.

7.7 Site-Specific Market and Business Plan – 5 Marks

The bidder shall submit a business plan specifically prepared for the proposed site in G-13/G-14, Islamabad. Generic business plans not addressing the characteristics and market of the proposed site shall not receive full marks.

- Local market and demand assessment for the proposed site – 1 mark.
- Proposed sports/facility mix and justification based on demand and site suitability – 1 mark.
- Competitive assessment and identification of target customers/users – 1 mark.
- Pricing, membership, revenue and marketing strategy – 1 mark.
- Overall business and operational concept, including operating hours and service model – 1 mark.

7.8 Digital Facility Management – 5 Marks

Marks shall be awarded for previous experience of implementing or operating a digital facility management system for a sports, recreation, fitness or comparable commercial facility.

The system may include facility management, membership management, point-of-sale/payment integration, revenue management, access control, inventory, utilization monitoring, reporting, dashboards and audit trails.

Scoring:

- One or more verifiable comparable digital facility management system implementations/operations: 5 marks.
- No verifiable comparable experience: 0 marks.

Irrespective of the technical score under this criterion, the successful bidder shall implement and maintain a digital facility management and reporting system compliant with the requirements of this RFP before commencement of commercial operations.

7.9 Online Booking System – 5 Marks

Marks shall be awarded for previous experience of implementing or operating an online booking system for a sports, recreation, fitness or comparable commercial facility.

The system should provide, as applicable, real-time availability, electronic booking, booking confirmation, payment integration, cancellation/rescheduling and membership-related functionality.

Scoring:

- One or more verifiable comparable online booking system implementations/operations: 5 marks.
- No verifiable comparable experience: 0 marks.

The successful bidder shall provide an operational online booking facility before commencement of commercial operations and shall integrate it, to the extent practicable, with the digital facility management and revenue monitoring system.

7.10 Financial Plan for Development and Operation – 10 Marks

The bidder shall submit a detailed financial plan demonstrating its ability to finance, establish and sustain the proposed Multipurpose Sports Complex.

The financial plan shall, at minimum, cover:

- Total estimated capital/development cost.
- Civil works and site development.
- Sports courts, playing surfaces and sports equipment.
- Buildings and mandatory ancillary facilities.
- Electrical works, lighting, plumbing, drainage and utility connections.
- Furniture, fixtures and equipment (FF&E).
- Pre-opening, mobilization and commissioning costs.
- Sources of funds, including bidder equity and proposed financing arrangements.
- Operating expenditure, staffing, utilities, maintenance, marketing and other recurring costs.
- Proposed revenue streams, expected utilization, pricing assumptions and membership/booking assumptions.
- Projected cash flows and demonstration of financial sustainability/break-even.

Scoring:

Assessment Element	Marks
Detailed and realistic development/capital cost estimate	2
Credible sources of financing and funding structure	2
Demonstrated equity/liquid-fund contribution and financing arrangements	2
Reasonable projected revenue and operating expenditure	2
Cash-flow projections, financial sustainability and break-even analysis	2

Higher proposed development cost by itself shall not result in higher marks. The financial plan shall be assessed on realism, completeness, internal consistency, financial credibility and alignment with the proposed facility mix and business model.

7.11 Documentary Evidence and Verification

- The bidder shall clearly identify the documents submitted in support of each evaluation criterion.
- FGEHA reserves the right to verify any experience, financial information, facility operation, project completion, system implementation or other claim submitted by the bidder.
- Where a claim cannot be verified or the required documentary evidence is not provided, no marks shall be awarded for that criterion, unless the requirement is mandatory, in which case the bid may be treated as non-responsive.
- Submission of false, forged, materially misleading or fraudulent information may result in rejection of the bid and may attract action in accordance with the RFP, contract and applicable law.
- FGEHA may seek clarification of submitted information only to the extent permitted under the applicable procurement rules and without permitting substantive alteration of the bid.

7.12 Consortium / Joint Venture

- Consortium/JV participation shall be permitted in accordance with the terms of this RFP.

- The consortium/JV agreement shall clearly identify the roles and responsibilities of each member and the entity/entities whose experience, financial capacity or technical capability is being relied upon.
- Where experience or financial capacity of a consortium/JV member is relied upon for qualification, the relevant supporting documents of that member shall be submitted.
- The consortium/JV members shall remain jointly and severally responsible for performance of the Contract, unless otherwise expressly permitted by the RFP and applicable law.
- A specialist sports operator and a development/construction entity may participate as consortium/JV members where this provides the combined capability required for successful implementation and operation.

7.13 Technical Qualification and Financial Evaluation

- The maximum technical score is 80 marks.
- The minimum qualifying technical score is 48 marks (60% of 80 marks).
- Only bids that satisfy all Mandatory Eligibility Criteria and obtain at least 48 technical marks shall qualify for financial evaluation.
- Financial Proposals of technically non-qualified bidders shall not be opened/evaluated.
- The Financial Proposal shall be evaluated in accordance with the Financial Bid provisions of this RFP. The bidder offering the highest responsive fixed monthly rent, subject to compliance with all applicable requirements, shall be considered the Most Advantageous Bid.
- The evaluation committee shall evaluate bids strictly in accordance with the criteria and methodology stated in this RFP.

7.14 Summary of Technical Evaluation

Sr. No.	Criterion	Marks
1	Experience in Operation of Multipurpose Sports / Recreational Facilities	25
2	Development / Construction Experience	10
3	Financial Capacity – Annual Turnover	10
4	Availability of Liquid and Unencumbered Funds	10
5	Site-Specific Market and Business Plan	5
6	Digital Facility Management	5
7	Online Booking System	5
8	Financial Plan for Development and Operation	10
	TOTAL	80
	Minimum Qualifying Score (60%)	48

8. Financial Bid

FGEHA has fixed a minimum base rent for the facility. The bidder shall offer/quote a rent per month higher than the minimum fixed base rent. (Annex-F). Any financial bid offering a Fixed base rent below the prescribed minimum fixed base rent shall be considered non-responsive and shall be rejected/cancelled.

- The quoted monthly rent shall be subject to an annual escalation of 10% from the preceding year rent.

Contract / Agreement

This Contract ("the Contract") is made at _____ on this _____ day of _____, 2026 ("Signing Date"):

BETWEEN

The, Federal Government Employees Housing Authority (FGEHA), a statutory body established under the Federal Government Employees Housing Authority Act, 2020, through Director Revenue (hereinafter referred to as "FGEHA" which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors, and assigns) of One Part;

AND

_____, a individual/JV/company (whichever is applicable) incorporated having its registered office at _____ (hereinafter referred to as the "Bidder" which expression shall, unless repugnant to the context or meaning thereof, include its successors and permitted assigns and substitutes) of the Second Part through _____.

(FGEHA and the Bidder are hereinafter referred to collectively as the Parties and individually as the Party.)

WHEREAS, FGEHA invited Request for Proposals from companies or consortiums for Establishment & Operations of Multipurpose Sports Complex at different locations within FGEHA Housing Sectors, Islamabad on _____ monthly Rent (with 10% annual increment) for a period of ten (10) years which is extendable for another **ten years** on existing or renegotiated terms and conditions on sole discretion of FGEHA, subject to satisfactory performance.

AND WHEREAS, the Bidder submitted a Request for Proposals and held itself out as possessing the requisite skill, knowledge, experience, and resources, and offered a monthly rent _____/ month with 10% annual increment to FGEHA.

AND WHEREAS, the Bidder, being the most advantageous/highest bidder, was declared successful by FGEHA.

AND WHEREAS, FGEHA thereafter issued a Letter of Intent ("LOI") dated _____ to the Bidder accepting the offer and has agreed to award the contract in accordance with the terms and conditions set forth herein.

NOW THEREFORE, THIS CONTRACT WITNESSETH and the Parties hereby confirm and declare as under:

1. Recitals, Contract Documents and Precedence

1.1 The Recitals hereof shall form an integral part of this Contract.

1.2 This Contract shall be read in consonance with, and not in derogation to, the terms of the Advertisement, the Letter of Intent, the Bidding Document, and clarifications issued by FGEHA on queries raised by the bidders (collectively referred to as "the RFP Bidding Documents"); provided, however, that in the event of any inconsistency or conflict, the terms of this Contract shall prevail.

2. Effectiveness and Term

2.1 This Contract shall come into effect from the effective date of the contract agreement ("Effective Date") and shall remain in full force and effect for a period of ten (10) years unless extended in writing with the consent of both parties for a period of ten (10) years, or terminated earlier in accordance with the terms of this Contract on sole discretion of FGEHA.

3. Bidder's Obligations

3.1 FGEHA hereby grants to the Bidder, and the Bidder accepts, a non-exclusive, non-transferable (except with the prior written consent of FGEHA) right to install, manage, operate and maintain, within the locations/sites detailed in Annexure-C of the Bid Document as per the terms and conditions of this Contract.

3.2 The operations of the contract shall include but are not limited to the following:

- Establishment and maintenance of Multipurpose Sports Complex at designated locations at the Bidder's own cost.
- Installation of equipment in a safe manner. The Bidder will be responsible for payment of damages to FGEHA or the public if damage is caused to any person, property, or material due to the Multipurpose Sports Complex.
- Marketing of designated locations to attract corporate/individual clients as per guidelines, policies, and base rates provided by FGEHA from time to time.
- Operations of Multipurpose Sports Complex including electricity arrangements at the Bidder's own cost.
- Ensuring proper security arrangements and getting the equipment insured.
- Repair & maintenance of equipment and/or replacement in case of damage/theft at the Bidder's own cost. Software/programming problems will be addressed within 24 hours; hardware components will be replaced within 3 days.

3.3 The Bidder will not start any advertisement campaign without prior written approval of FGEHA.

3.4 The Bidder will ensure that the website/web-portal has the capability to control the running/operations of the Multipurpose Ground.

3.5 The Bidder shall hand over all accessories of Multipurpose Sports Complex in good running condition within seven (7) days of termination or expiration of this Contract, or upon FGEHA's written request.

3.6 The Bidder shall be strictly prohibited from any form of encroachment beyond the designated Multipurpose Sports Complex areas. Any encroachment will be considered a breach of this Contract.

4. Payment Terms

4.1 The successful bidder deposited the agreed monthly rent in the FGEHA account before the 5th of every month.

4.2 Both parties will be responsible for payment of applicable taxes as per law.

4.3 FGEHA will conduct monthly inspections for quality and safety compliance. The Bidder has no right to raise any objection on the FGEHA inspection team.

5. Utilities

5.1 The responsibility for electricity arrangements through IESCO and consumption related to the Multipurpose Sports Complex shall lie solely with the Bidder. The Bidder will be required to timely settle all electricity bills and maintain accurate records of such payments for inspection by FGEHA upon request.

6. Covenants

FGEHA reserves the right to deny any approval request at its sole discretion. Such denial shall not constitute a breach of this Contract, and the Bidder shall not be entitled to any compensation or damages as a result of such denial.

6.1 The Bidder covenants to provide a Structure Stability Certificate from a Structural Engineer registered with the Pakistan Engineering Council upon completion of the structure, and annually thereafter.

6.2 The Bidder covenants to install all assets/mediums at their own risk and cost, and to hand over all accessories in good condition upon successful completion of the Contract term, provided all dues and government taxes are cleared.

6.3 FGEHA covenants not to interfere with the Bidder's operations, provided the Bidder is in compliance with all terms and conditions of this Contract.

6.4 FGEHA covenants to maintain transparent and open communication with the Bidder, ensuring that any changes in policies, regulations, or operational guidelines are promptly communicated.

7. Representations and Warranties

7.1 The Bidder represents and warrants that the execution, delivery, and performance of this Contract do not and will not violate any applicable law, regulation, or any agreement to which the Bidder is a party.

7.2 The Bidder represents and warrants that it has the necessary financial resources and capability to fulfill its financial obligations under this Contract.

7.3 The Bidder represents and warrants that it shall comply with all applicable laws, regulations, and guidelines in the performance of its obligations.

7.4 The Bidder represents and warrants that it has obtained and will maintain adequate insurance coverage for employees, equipment, and structure, protecting against risks such as damage, theft, and liability.

8. Monitoring and Inspection

8.1 FGEHA shall reserve the right to monitor and inspect Multipurpose Sports Complex and sites at any time to ensure compliance with the terms and conditions of this Contract. Such inspections may be conducted without prior notice to the Bidder.

8.2 The Bidder shall fully cooperate with FGEHA during inspections, providing unrestricted access to the Multipurpose Sports Complex and any necessary documentation or information.

8.3 The Bidder is required to submit periodic inspection reports to FGEHA as stipulated. These reports shall detail the condition of the Multipurpose Sports Complex, compliance with safety standards, and any maintenance activities undertaken.

9. Liability and Indemnity

9.1 The Bidder agrees to indemnify, defend, and hold harmless FGEHA, its officers, agents, and employees from and against any and all claims, demands, liabilities, damages, losses, costs, and expenses (including attorney's fees) arising out of any negligent acts, errors, or omissions of the Bidder, its agents, employees, or sub-contractors in the performance of this Contract.

9.2 The indemnity obligations shall include, but not be limited to, claims related to bodily injury, death, property damage, or any violation of applicable laws by the Bidder in connection with the installation, maintenance, or operation of the Multipurpose Sports Complex.

9.3 FGEHA shall not be liable for any indirect, incidental, consequential, special, or punitive damages arising out of or in connection with this Contract.

9.4 The Bidder shall obtain and maintain, at its own expense, adequate insurance coverage for public liability, property damage, and any other risks associated with its operations under this Contract. The insurance policy shall name FGEHA as an additional insured entity.

9.5 The Bidder shall provide FGEHA with proof of insurance coverage upon request. Failure to maintain adequate insurance coverage shall constitute a material breach of this Contract.

10. Termination and Default

10.1 The Bidder shall be deemed to be in default under this Contract upon the occurrence of any of the following events ("Events of Default"):

- Breach of any material term, condition, or covenant of this Contract by the Bidder.
- Failure to maintain the Multipurpose Sports Complex in accordance with the maintenance requirements set forth in this Contract.
- Engaging in any illegal/corruption practices or unauthorized activities related to the use of the Multipurpose Sports Complex.
- Insolvency, bankruptcy, or liquidation of the Bidder.

10.2 Upon the occurrence of any Event of Default, FGEHA shall issue a written notice to the Bidder specifying the nature of the default and providing a cure period of fifteen (15) days.

10.3 If the Bidder fails to cure the Event of Default within the specified cure period, FGEHA may terminate this Contract by issuing a written notice of termination. Termination shall be effective immediately upon receipt of the notice.

10.4 In case of Default on the part of the Bidder, FGEHA will have the right to confiscate the equipment/structures installed by the Bidder.

10.5 Either Party may terminate this Contract immediately by providing written notice if: (a) the other Party commits a material breach and fails to remedy it within fifteen (15) days; or (b) a Force Majeure Event subsists for longer than ninety (90) days.

10.6 Upon termination of this Contract, the Bidder shall cease all Multipurpose Sports Complex activities, hand over all courts to FGEHA within seven (7) days of termination, and settle any outstanding payments, penalties, and other amounts due to FGEHA.

10.7 In the event of termination of the Agreement by FGEHA prior to expiry of the contractual term, for reasons not attributable to any default, breach or fault of the Bidder, the Bidder shall be entitled to remove and take back its movable equipment, materials and other removable assets brought to or installed at the Site, subject to the prior approval of FGEHA and provided that such removal does not cause damage to the Site or any permanent works. Such termination shall not give rise to any right or claim by the Bidder against FGEHA for compensation, damages, loss of profit, loss of business, recovery of investment, development expenditure or any other cost, loss or liability arising from or in connection with such early termination.

10.8 Upon expiry of the Agreement, the Bidder shall hand over the Site to FGEHA in good, clean and operational condition, subject to normal wear and tear, together with all permanent structures, civil works and fixed installations developed, constructed or installed at the Site, including but not limited to buildings, foundations, flooring, sports courts and pitches, boundary walls/fencing, entrance gates, permanent seating and spectator facilities, permanent lighting poles and fixtures, electrical and utility infrastructure, water supply, sewerage and drainage systems, landscaping and irrigation systems, CCTV and security installations, fire-fighting and safety systems, fixed signage, built-in fixtures and fittings, and all other permanent works and installations forming an integral part of the Sports Complex.

10.9 The Bidder shall be entitled to remove and take back its movable, portable and non-fixed assets and equipment which are not permanently attached to or integrated with the Site, including but not limited to sports balls and loose sports equipment, coffee/refreshment machines, tables, chairs, movable furniture, portable equipment, loose fixtures and consumable items. Any item that is permanently fixed, embedded, connected or integrated into the Site or its utility systems shall be deemed a permanent installation and shall be handed over to FGEHA, irrespective of whether such item was procured or installed by the Bidder.

11. Force Majeure

11.1 Should either Party be prevented from performing any of its responsibilities by reason of an Act of God or any cause beyond its reasonable control, including but not limited to fires, riots, terrorist strikes, accidents, explosions, floods, cyclones, storms, wars, revolutions, acts of public enemies, blockages, embargos, any laws, orders, proclamations, ordinances, demands or requirements of any government or authority, restrictive trade practices, strikes, shutdowns, labor disputes, or fluctuations in electric power – the time for performance shall be extended until the cause has ceased, provided the affected party gives prompt notice to the other party. If such excusal persists for a continuous period of ninety (90) days, both parties shall mutually decide on further implementation. The bidder shall not be entitled to any payment from FGEHA in case of Force Majeure, including termination of the agreement due to Force Majeure.

12. Notices

12.1 All notices or other communications under this Contract shall be made in writing and shall either be delivered by hand, recognized courier, email, or WhatsApp, and shall be deemed duly given when delivered.

13. Confidentiality

13.1 During the term of this Contract and thereafter, both Parties agree to treat as confidential all information disclosed by one Party to the other that is marked as confidential or that reasonably should be understood to be confidential.

13.2 The Receiving Party shall use the confidential information solely for the purpose of fulfilling its obligations under this Contract and shall not disclose such confidential information to any third party without prior written consent.

13.3 The Receiving Party shall take reasonable measures to protect the confidentiality of the information and to prevent unauthorized use or disclosure.

14. No Assignment

14.1 The Bidder shall not assign the whole or any part of this Contract or any benefit or interest in or under the contract without obtaining the written consent of FGEHA. Sub-contracting/outsourcing will only be allowed to the extent of repair & maintenance services.

15. Governing Law and Jurisdiction

15.1 Governing Law: This Contract and all matters relating thereto shall be governed and construed in accordance with the laws of the Islamic Republic of Pakistan.

15.2 Resolution of Dispute: In the event that a dispute arises between the Parties, representatives of each Party having full authority to settle the dispute shall attempt in good faith to settle such dispute by mutual discussions within a period of thirty (30) days.

15.3 Dispute Resolution: In the event any difference or dispute cannot be amicably resolved, the same shall be referred to arbitration in accordance with the Arbitration Act, 1940. The arbitration shall be conducted by a sole arbitrator appointed by FGEHA. The seat of arbitration shall be Islamabad and the language shall be English.

16. Severability

16.1 If any provision of this Contract is invalid, unenforceable, or prohibited by law, it shall be treated as severed from this Contract to the extent of such invalidity, without affecting the remaining provisions.

17. No Partnership

17.1 Nothing contained in this Contract shall constitute any of the Parties the agent of the others, and none of the Parties shall hold itself out as being an agent of the other.

18. Counterparts

18.1 This Contract may be signed in two counterparts and each counterpart taken together shall form one and the same instrument.

IN WITNESS WHEREOF this Contract has been executed by the Parties hereto and is hereby delivered on the date first above written.

For and on behalf of FGEHA, Name: _____ Designation: _____	For and on behalf of (Bidder): _____ Name: _____ Designation: _____
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Signature: _____ WITNESSES: 1. Name: _____ CNIC: _____ Signature: _____ 2. Name: _____ CNIC: _____ Signature: _____	Signature: _____ WITNESSES: 1. Name: _____ CNIC: _____ Signature: _____ 2. Name: _____ CNIC: _____ Signature: _____
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AFFIDAVIT

We, (Name & address of the firm), do hereby declare on solemn affirmation that:

1. We have not been blacklisted from any Government/Semi-Government department/autonomous body or private company/organization.
2. We have not been involved in any litigation with any client during the last three years.
3. We acknowledge that we have read, understood, and accepted the bid document.
4. We understand that FGEHA shall have the right, at its exclusive discretion, to require in writing further information or clarification of the RFP from any or all Bidders.

(EXECUTIONER)

PROPOSED FACILITIES FOR MULTIPURPOSE SPORTS COMPLEX

Sr No	Sector/Location	Description
1.	Multipurpose Ground, G13/1	
2.	Multipurpose Ground, G13/3	
3.	Multipurpose Ground, G14/4	

Bidders must submit proposal for their selected facility along with Technical Proposal.

ESTABLISHMENT / CONSTRUCTION SCHEDULE

Sr No	Sector/Location	Description	No. of Days after Signing
1	Multipurpose Ground, G13/1		
2	Multipurpose Ground, G13/3		
3	Multipurpose Ground, G14/4		

Bidders must submit proposal for their selected facility along with Technical Proposal

Annexure-E

(Pay-order/bankdraft/CDR) BID SECURITY / Performance Bond

Security Executed on: _____ [Date]

Valid up to: _____ [Date]

Name of Surety (Bank) with Address: _____ [Scheduled Bank in Pakistan]

Name and Address of Principal (Bidder): _____

Penal Sum of Security: Rupees one million only (Rs. 1,000,000/-)

Bid Reference No.: _____

KNOW ALL MEN BY THESE PRESENTS, that in pursuance of the terms of the Bid and at the request of the said Principal (Bidder) we, the Surety above named, are held and firmly bound unto Federal Government Employees Housing Authority (FGEHA) (hereinafter called the 'Employer') in the sum stated above for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Bidder has submitted the accompanying Bid dated _____ for Bid Reference No. _____ for Establishment & Operations of Multipurpose Sports Complex in FGEHA Housing Schemes, Islamabad to the said Employer; and

WHEREAS, the Employer has required as a condition for considering said Bid that the Bidder furnishes a Bid Security in the above said sum from a Scheduled Bank in Pakistan or from a foreign bank duly counter-guaranteed by a Scheduled Bank in Pakistan, to the Employer, conditioned as under:

5. That the Bid Security shall remain in force up to and including the date 28 days after the deadline for validity of bids as stated in the Instructions to Bidders or as it may be extended by the Employer, notice of which extension(s) to the Surety is hereby waived;
6. That the Bid Security of unsuccessful Bidders will be returned by the Employer after expiry of its validity or upon signing of the Contract Agreement by the successful Bidder and providing the Performance Security; and
7. That in the event of failure of the successful Bidder to execute the proposed Contract Agreement and furnish the required Performance Security, the entire said sum be paid immediately to the said Employer.
8. That in the event of a Bidder withdrawing its bid during the period of bid validity, the entire said sum be paid immediately to the said Employer.

NOW THEREFORE, if the successful Bidder shall, within the period specified, enter into a formal Contract with the said Employer in accordance with its Bid as accepted and furnish a Performance Security with good and sufficient surety upon the form prescribed by the said Employer for the faithful performance

and proper fulfilment of the said Contract, then this obligation shall be void and of no effect, but otherwise to remain in full force and effect.

PROVIDED THAT the Surety shall forthwith pay the Employer the said sum upon first written demand of the Employer (without cavil or argument) and without requiring the Employer to prove or to show grounds or reasons for such demand.

SURETY (Bank)

WITNESS:

1. Name: _____ Signature: _____
Title: _____

2. Name: _____
Title & Address: _____

Corporate Secretary (Seal):

Corporate Guarantor (Seal):

FINANCIAL BID FORM

Fixed Base Rent / Month	Rs. _____/- (As mentioned in clause 5)
Offered By Bidder Rent /Month	Rs. _____ /-

Bidder Signature with Stamp: _____

Director
Federal Government Employees Housing Authority (FGEHA)

Note: Rates should be quoted in figures as well as in words.