

GOVERNMENT OF PAKISTAN
ESTATE OFFICE MANAGEMENT

FINAL e-BIDDING DOCUMENT
Single Stage – Two Envelope Procedure
through EPADS v2.0

**LEASE, RENOVATION, REFURBISHMENT, MODERNIZATION,
OPERATION, MANAGEMENT & MAINTENANCE OF
FEDERAL LODGE NO. II, GARDEN ROAD, KARACHI
AS AN EDUCATIONAL / INSTITUTIONAL CAMPUS**

Tender Submission Deadline:	28 October 2026 at 9:30AM
Technical Proposal Opening:	28 October 2026 at 11:30 AM

(Exact time as published in EPADS v2.0)

Reserve Base Rent:	Rs. 1,000,000 per month
Reserve Annual Lease Rent:	Rs. 12,000,000 per annum
Bid Security:	Rs. 240,000

Document Version: Revised – for EPADS v2.0 Publication (subject to final procurement/legal vetting)

PART I – INVITATION TO e-BID

Government of Pakistan, Estate Office Management, invites electronic proposals from eligible educational institutions, universities, companies, firms, trusts, foundations, individual investors, consortia and joint ventures for the 20 years lease, renovation, refurbishment, modernization, operation, management and maintenance of Federal Lodge No. II, Garden Road, Karachi, for development and operation as a modern educational / institutional campus etc.

Item	Details
Procuring Agency	Estate Office Management, Government of Pakistan
Project	Lease, Renovation, Refurbishment, Modernization, Operation, Management & Maintenance of Federal Lodge No. II, Garden Road, Karachi
Location	Garden Road, Karachi, opposite Karachi Zoo Gate No. 2
Procurement Method	Single Stage – Two Envelope Procedure
Platform	EPADS v2.0 / PPRA
Lease Period	20 years, extendable subject to satisfactory performance, applicable law and Government approval
Reserve Base Rent	Rs. 1,000,000 per month
Reserve Annual Lease Rent	Rs. 12,000,000 per annum
Bid Security	Rs. 240,000 (2% of Reserve Annual Lease Rent)
Bid Validity	180 days from the submission deadline
Submission Deadline	28 October 2026 – 09:30 AM
Technical Proposal Opening	28 October 2026 – 11:30 AM
Manual Submission	Not permitted; bids shall be submitted electronically through EPADS v2.0

The bidding documents shall be made available electronically through the applicable PPRA/EPADS channels. Bidders must be registered on EPADS v2.0 and must submit the Technical and Financial Proposals in the separate electronic envelopes/sections prescribed by the system.

The Procuring Agency reserves the right to reject any or all bids or annul the procurement process in accordance with applicable procurement law, the published bidding documents and the powers of the Competent Authority.

PART II – BID DATA SHEET (BDS)

BDS Item	Requirement
Procuring Agency	Estate Office Management, Government of Pakistan
Address	Block No. 5-B, Pakistan Secretariat, Saddar, Karachi
Contact	Deputy Director, Estate Office Management
Telephone	021-99206242 / 021-99204975
Project Site	Federal Lodge No. II, Garden Road, Karachi, opposite Karachi Zoo Gate No. 2
Land Area	Approx. 1.730 Acres (13.84 Kanals / 8,373 Sq. Yards)
Built-up Area	Approx. 0.692 Acres
Open Area	Approx. 1.038 Acres
Existing Facilities	Family suites, single rooms, servant quarters, office block, canteen, mosque, internal roads, parking, boundary wall and open spaces
Permitted Use	Educational / institutional campus and ancillary uses directly supporting the approved educational purpose, including university/college/school, medical/nursing/allied health, technical/vocational/professional training, research/innovation, examination/testing, student hostel, library, auditorium, sports, cafeteria, student services and other uses approved in writing by Government.
Lease Term	20 years, extendable subject to satisfactory performance, applicable law and Government approval
Ownership	Land remains vested in the Government of Pakistan
Reserve Monthly Rent	Rs. 1,000,000
Reserve Annual Rent	Rs. 12,000,000
Minimum Rent Offer	Not less than the Reserve Monthly Lease Rent
Rent Payment	Payable in advance as prescribed in the Lease Agreement
Rent Escalation	10% annually, unless revised by competent approval and expressly stated in the final Lease Agreement
Bid Security	Rs. 240,000
Performance Security	10% of the offered Annual Lease Rent, prior to execution of the Lease Agreement

Proposal Validity	180 days
Technical Qualifying Score	35/50
Combined Weightage	Technical 80%; Financial & Public Value 20%
Clarification Deadline	14 days before the submission deadline, unless EPADS specifies a different statutory/approved period
Pre-Bid Conference	If notified by the Procuring Agency; details to be posted through EPADS
Site Visit	Mandatory where stated in the Tender Notice/EPADS; otherwise strongly recommended. Certificate shall be submitted where prescribed.

PART III – INSTRUCTIONS TO BIDDERS

3.1 General

These Instructions to Bidders govern preparation, electronic submission, evaluation and award of proposals for the lease and development of Federal Lodge No. II as an educational / institutional campus etc.

3.2 Procurement Procedure

The procurement shall be conducted under the Single Stage – Two Envelope Procedure. The Bidder shall submit two distinct electronic components through EPADS v2.0: (i) Technical Proposal; and (ii) Financial Proposal. The Financial Proposal shall remain unopened until completion of the Technical Evaluation and qualification of the Bidder.

3.3 Electronic Submission

- All bids shall be submitted electronically through EPADS v2.0 within the prescribed deadline.
- Manual / physical submission of the bid shall not be accepted, except for any original bid-security instrument specifically required by the Procuring Agency or EPADS instructions.
- The bidder is responsible for timely uploading, encryption/sealing, submission and confirmation of the bid on EPADS.
- Files shall be legible, virus-free, properly named and uploaded in the formats accepted by EPADS.
- The bidder shall retain the electronic submission acknowledgement / receipt generated by EPADS.
- Any technical difficulty on the bidder's side shall not extend the submission deadline unless the Procuring Agency/PPRA formally issues an extension.

3.4 Language and Currency

The Proposal shall be prepared in English. All financial figures shall be quoted in Pakistani Rupees (PKR).

3.5 Proposal Validity

The Proposal shall remain valid for 180 days from the submission deadline. Any extension shall be requested in accordance with applicable procurement rules and the bidding documents.

3.6 Site Inspection and Due Diligence

Bidders are strongly encouraged to inspect the site and satisfy themselves regarding access, existing structures, utilities, condition, parking, drainage, security, surrounding environment and any ongoing Government renovation works. Failure to inspect shall not, by itself, create a right to additional rent relief or compensation for conditions that a reasonable site inspection would have disclosed, subject always to the express risk allocation in the final Lease Agreement.

3.7 Clarifications and Addenda

Requests for clarification shall be submitted through the channel specified by the Procuring Agency/EPADS within the stated period. Responses and addenda issued by the Procuring Agency shall form part of the bidding documents and shall be made available on an equal basis.

3.8 Late Bids

Bids received after the EPADS closing time shall not be accepted.

3.9 Conflict of Interest

A bidder shall disclose any actual or potential conflict of interest. A bidder that participated in preparing the bidding documents, seeks to improperly influence evaluation, or submits multiple competing proposals except as expressly permitted for a consortium/JV may be disqualified.

3.10 Fraud and Corrupt Practices

- Fraud
- Corruption
- Collusion
- Coercion
- Obstruction
- Misrepresentation

The Procuring Agency may take action under the applicable blacklisting/debarment framework and other applicable laws.

3.11 Bid Security

Each bid shall be accompanied by Bid Security of Rs. 240,000, being 2% of the Reserve Annual Lease Rent of Rs. 12,000,000. Acceptable forms shall be Bank Guarantee, Pay Order, Demand Draft or Call Deposit Receipt issued by a scheduled bank operating in Pakistan, unless the final EPADS/BDS specifies another permitted form. A scanned copy shall be uploaded with the bid. Where the Procuring Agency requires the original instrument, it shall be delivered to the designated office before the submission deadline in the manner notified in the bidding documents.

3.12 Performance Security

The successful bidder shall furnish Performance Security equal to 10% of the offered Annual Lease Rent before execution of the Lease Agreement. Failure to furnish the Performance Security within the prescribed period may result in cancellation of award and action under the bidding documents.

3.13 Award and Lease Execution

The successful bidder shall execute the Lease Agreement within 28 days of the Letter of Acceptance, unless a different period is approved or specified. No bidder shall acquire a right to award until approval by the Competent Authority and issuance of the Letter of Acceptance.

3.14 Right to Reject / Annul

The Procuring Agency may reject any or all bids or annul the procurement process at any stage before award, subject to applicable law, documented reasons, published criteria and the rights of bidders under the applicable grievance mechanism.

PART IV – ELIGIBILITY & QUALIFICATION REQUIREMENTS

4.1 Mandatory Eligibility

- Legally eligible to enter into contracts under the laws of Pakistan.
- Legally eligible to enter into contracts under the laws of Pakistan and, where applicable, duly registered/incorporated with the relevant authority.
- Valid NTN and Active Taxpayer List (ATL) status.
- Not blacklisted, suspended or debarred by a Government Department, regulatory authority or public sector organization.
- Not in bankruptcy, insolvency, liquidation or receivership proceedings, where applicable.
- No material conviction for fraud, corruption, bribery, money laundering or other financial crimes that legally affects eligibility.
- Ability to undertake the proposed educational/institutional operations and approved campus works.
- Disclosure of material litigation/arbitration during the preceding five years.

4.2 Eligible Forms of Applicant

- Individual investors
- Sole proprietorships
- Partnership firms
- Private/public limited companies

- Universities and educational institutions
- Trusts and foundations
- Consortia / Joint Ventures (maximum three members unless otherwise approved)

4.3 Consortium / JV

- One member shall be designated as Lead Member.
- Lead Member shall hold at least 51% participation throughout the Lease Period unless otherwise approved.
- Members shall be jointly and severally responsible for obligations arising from the bid and resulting Lease Agreement.
- A signed Consortium Agreement / MoU and Power of Attorney shall be submitted.
- Each member shall satisfy the applicable mandatory eligibility requirements unless the bidding documents expressly allocate a specific requirement.

4.4 Financial Qualification

- Audited Financial Statements for the last three financial years, where applicable.
- Latest Income Tax Return, where applicable.
- Banker's Certificate / evidence of financial standing.
- Documentary evidence of ownership of immovable property or other financial-capacity evidence as required.
- Proposed sources of financing and evidence of access to financing, where applicable.

4.5 Technical / Educational Experience

The bidder shall demonstrate relevant experience during the last ten years in owning, operating or managing educational institutions/campuses or comparable institutional educational operations. For this purpose, comparable operations include universities, colleges, schools, professional institutions, technical/vocational institutions, training campuses or similar educational facilities. Evidence shall include project name, client, location, nature of operations, student capacity, operating status, accreditation/affiliation where applicable, dates, and client/completion references.

PART V – TECHNICAL PROPOSAL REQUIREMENTS

The Technical Proposal shall contain no pricing, rent, financial offer or other information that belongs exclusively to the Financial Proposal.

Section	Title
A	Letter of Technical Proposal
B	Applicant Information
C	Legal Status and Registration
D	Organizational Profile
E	Financial Capability (non-price evidence only)
F	Relevant Educational / Institutional Experience
G	Proposed Educational and Campus Plan
H	Concept Campus Plan and Phasing
I	Institutional Governance and Campus Mobilization
J	Academic and Campus Operations Plan
K	Sustainability and ESG Plan
L	Regulatory Compliance, Safeguarding and Business Continuity Plan
M	Health, Safety and Security Plan
N	Proposed Project Team
O	Implementation Schedule
P	Supporting Documents

PART VIII – EVALUATION CRITERIA & SELECTION METHODOLOGY

8.1 Evaluation Stages

Stage	Description
1	Preliminary examination / completeness
2	Eligibility and qualification review
3	Technical evaluation out of 50
4	Opening of Financial Proposals of technically qualified bidders
5	Financial and Public Value evaluation out of 50
6	Combined evaluation: Technical 80% + Financial/Public Value 20%
7	Due diligence / verification

8	Evaluation Report and recommendation for approval by Competent Authority
---	--

8.2 Technical Evaluation – 50 Marks

The minimum technical qualifying score shall remain 35/50. Financial & Public Value Proposals of bidders scoring below 35 shall not be opened.

Scoring scale: Excellent / substantially exceeds requirement = 100% of allocated marks; Very Good = 80%; Meets requirement = 70%; Partially meets requirement = 60%; Poor = 40%; Very Poor = 20%; Not provided / non-responsive = 0%. The Procuring Agency may adopt a different documented scale before publication if required by applicable rules.

Each sub-criterion shall be scored only against documentary evidence submitted by the bidder. The Evaluation Committee shall record the evidence reference and reasons for the marks awarded. No marks shall be awarded for unsupported assertions.

8.2A Technical Scoring Methodology

Criteria	Marks
A. Organizational Profile & Institutional Capacity	5
B. Educational Experience, Academic Standing & Campus Track Record	8
C. Financial Strength & Capacity	5
D. Proposed Educational Plan, Student Capacity & Community Impact	10
E. Campus Adaptation, Phasing & Compliance Approach	5
F. Institutional Governance, Quality Assurance & Implementation	5
G. Academic & Campus Operations Plan	5
H. Sustainability & Environmental Management	3
I. Regulatory Compliance, Safeguarding & Business Continuity	2
J. Innovation & Value Addition	2
TOTAL	50

Minimum Technical Qualifying Score: 35/50. Financial Proposals of bidders scoring below 35 shall not be opened.

Technical Score Bifurcation

Sr.	Criterion	Sub-component	Marks
A	Organizational Profile & Institutional Capacity	Legal status, ownership & organizational structure	1
		Institutional profile, management capacity & track record	1
		Human resources / institutional capacity	1
		Organizational systems, governance structure & resources	2
		Subtotal A	5
B	Educational Experience, Academic Standing & Campus Track Record	Relevant educational/institutional experience	2
		Number, scale & duration of comparable projects	1
		Academic standing/accreditation/affiliation	1
		Campus operation & student-management experience	1
		Client/completion/operational references	3
		Subtotal B	8
C	Financial Strength & Capacity	Audited financial performance	1
		Financial capacity/net worth	1
		Liquidity/banking & access to finance	1
		Capacity to finance proposed development	1
		Financial sustainability of proposed operation	1
		Subtotal C	5

D	Proposed Educational Plan, Student Capacity & Community Impact	Quality and feasibility of educational concept	3
		Proposed student capacity and utilization	1
		Academic programmes / institutional offering	1
		Community/public benefit	2
		Accessibility/inclusiveness and student services	1
		Alignment with Government's intended use of property	2
		Subtotal D	10
E	Campus Adaptation, Phasing & Compliance Approach	Existing building adaptation/reuse strategy	1
		Renovation/refurbishment methodology	1
		Site/campus planning and space utilization	1
		Construction/implementation risk management	1
		Statutory/technical compliance approach	1
		Subtotal E	5
F	Institutional Governance, Quality Assurance & Implementation	Governance and management structure	2
		Institutional policies/SOPs	1
		Implementation management	1
		Monitoring, reporting & performance management	1
		Subtotal F	5
G	Academic & Campus Operations Plan	Academic operations	1
		Campus administration	1
		Student, faculty & visitor management	1
		Security, housekeeping & support services	1
		Emergency/operational continuity arrangements	1
		Subtotal G	5
H	Sustainability & Environmental Management	Energy efficiency/solar	2
		Water conservation & management Waste management/recycling, Green landscaping / climate resilience	1
		Subtotal H	3
I	Regulatory Compliance, Safeguarding & Business Continuity	Regulatory/statutory compliance	1
		Health & safety, Student safeguarding/protection Risk management & emergency response	1
		Subtotal I	2
J	Innovation & Value Addition	Innovative educational model, Smart campus / technology, Scalability/future development	1
		Innovative use of existing Government asset Additional institutional/public value	1
		Subtotal J	2
		TOTAL TECHNICAL SCORE	50

8.3 Financial & Public Value Score – 50 Marks

Sub-Criterion	Marks	Basis
Annual Lease Rent	18	Proportionate score against the highest responsive offer
Credible approved capital improvements	10	Proportionate score against the highest responsive commitment, subject to credibility/feasibility
Committed student capacity	7	Proportionate score against the highest responsive commitment
Direct employment generation	5	Proportionate score against the highest responsive commitment
Academic quality	5	Validated corresponding technical sub-score / documented commitments
Operational sustainability	3	Measurable sustainability and operational commitments
Community benefit	2	Measurable community/public-value commitments
TOTAL	50	

Financial/Public Value Score shall be calculated only for technically qualified bidders. No undisclosed criterion shall be introduced.

8.4 Combined Score

Combined Score = (Technical Score × 80%) + (Financial/Public Value Score × 20%). The bidder obtaining the highest Combined Score shall be ranked first, subject to due diligence, approval by the Competent Authority and compliance with applicable procurement rules.

8.5 Tie-Breaking

- Higher Technical Score shall prevail.
- If Technical Scores are equal, the higher combined sub-score for Educational Experience, Academic Quality and Campus Operations shall prevail.
- If still tied, the Procuring Agency may use the final tie-breaking mechanism permitted by applicable procurement rules.

PART IX – FINANCIAL PROPOSAL REQUIREMENTS

9.1 Mandatory Financial Offer

Financial capability evidence submitted in the Technical Proposal shall not contain the bidder's rent offer, CAPEX price, OPEX, financial projections or other bid-price information. All price and financial offer information shall be confined to the Financial Proposal.

The bidder shall quote one unconditional lease offer. The monthly offer shall not be less than Rs. 1,000,000 and the corresponding annual offer shall not be less than Rs. 12,000,000. Both figures shall reconcile arithmetically.

Financial Item	Bidder to Quote
Monthly Lease Rent (PKR)	
Annual Lease Rent (PKR)	
Annual Rent in Words	
Total Proposed CAPEX (PKR)	
Estimated Annual OPEX (PKR)	
Committed Student Capacity	
Direct Employment Generation	

9.2 Rent Escalation

The bidder shall accept the prescribed rent escalation of 10% annually unless otherwise notified in the final Lease Agreement. No alternative escalation formula shall be offered unless specifically permitted.

9.3 CAPEX and Public Value Commitments

- Civil works
- Structural rehabilitation
- Architectural works
- Mechanical works
- Electrical works
- Plumbing
- Fire safety
- ICT systems
- Furniture and equipment

- External development
- Landscaping
- Parking
- Student/faculty/visitor services
- Contingency

9.4 Sources of Financing

Source	Amount (PKR)	% of Total
Equity		
Internal resources		
Bank / financial institution		
Development finance / grants, where lawful		
Other lawful source		
TOTAL		100%

9.5 Five-Year Financial Projection

Year	Revenue	OPEX	EBITDA	Net Profit	Cash Flow
Year 1					
Year 2					
Year 3					
Year 4					
Year 5					

9.6 Financial Declaration

The bidder shall declare that the financial information is true and correct, that sufficient resources are available to undertake the proposed plan, and that false or misleading information may result in rejection, forfeiture of security, blacklisting/debarment and legal action as applicable.

PART X – EPADS v2.0 SUBMISSION & OPENING PROCEDURE

10.1 Electronic Bid Structure

EPADS Component	Documents to Upload
Technical Proposal	Technical Proposal, eligibility/qualification documents, declarations, experience, plans, schedules and supporting documents
Financial Proposal	Financial Offer, CAPEX, financing, projections, public-value commitments and financial declarations
Bid Security	Scanned copy of prescribed security instrument / permitted declaration, plus original instrument where specifically required

10.2 Bidder Responsibility

- Complete vendor registration on EPADS v2.0 before the closing deadline.
- Ensure the correct procurement/tender reference is selected.
- Upload documents in the correct Technical and Financial sections.
- Do not upload financial information in the Technical Proposal.
- Complete all mandatory EPADS fields and attachments.
- Submit the bid before the closing time and retain the system-generated acknowledgement.

10.3 Technical Opening

Technical Proposals shall be opened electronically through EPADS v2.0 on 28 October 2026 at the time displayed in EPADS. Only the Technical Proposal shall be opened initially.

10.4 Financial Opening

Financial Proposals of only technically qualified bidders shall be opened publicly/electronically on a date and time notified through EPADS. Financial Proposals of technically non-qualified bidders shall remain unopened/return as permitted by the platform and applicable rules.

10.5 Evaluation Report / Grievance

The Procuring Agency shall process evaluation reports and bidder communications in accordance with the applicable PPRA framework. The notified Grievance Redressal Committee and applicable appeal mechanism shall govern procurement-related grievances.

PART XII – SPECIMEN DRAFT LEASE AGREEMENT

IMPORTANT: This specimen is derived from the supplied RFP and final tender notice and is included to satisfy the requirement for a contract framework in the bidding package. It is subject to approval and legal vetting by the competent Government authorities before issue as the final contract.

12.1 Parties

This Lease Agreement is made between the Government of Pakistan through Estate Office Management (the “Lessor”) and _____ (the “Lessee”).

12.2 Premises

Federal Lodge No. II, Garden Road, Karachi, opposite Karachi Zoo Gate No. 2, approximately 1.730 acres (13.84 Kanals / 8,373 square yards), together with the existing buildings, open areas, access, utilities and facilities identified in the bidding documents and the final handover record.

12.3 Term

Twenty (20) years commencing from the Effective Date / handover date specified in the Lease Agreement, extendable subject to satisfactory performance, compliance, applicable law and approval of the Competent Authority.

12.4 Rent

Monthly Rent: Rs. _____. Annual Rent: Rs. _____. The rent shall not be below the reserve amount notified in the bidding documents. Rent shall be payable in advance.

12.5 Escalation

Rent shall increase by 10% annually unless the final approved Lease Agreement specifies another lawful mechanism.

12.6 Security

Performance Security shall be 10% of the Annual Lease Rent offered by the successful bidder and shall be maintained in the form approved by the Lessor.

12.7 Permitted Use

The Premises shall be used only for the approved educational/institutional purpose and directly supporting ancillary functions. Any material change of use requires prior written approval.

12.8 Lessee’s Obligations

- Finance approved renovation/refurbishment/capital works.
- Obtain operational and works-related approvals within the Lessee’s control.
- Operate and maintain the campus.
- Pay rent, utilities, taxes and charges allocated to the Lessee.
- Maintain insurance, safety, security and fire compliance.
- Maintain records, asset registers and maintenance documentation.
- Permit lawful inspections by Government.
- Prevent unauthorized transfer, subletting or change of use except as expressly permitted.

12.9 Lessor’s Obligations

- Confirm Government ownership/title and lawful possession to the extent within its control.
- Provide available property records reasonably required for approved planning.
- Provide reasonable cooperation for Government-controlled approvals, NOCs and signatures.
- Provide vacant possession in accordance with the agreed handover record, subject to identified exceptions.

12.10 Development and Approvals

The Lessee shall submit the Concept Campus Plan within 120 days after vacant possession and execution of lease agreement. Material structural alteration or new construction shall require prior written approval.

12.11 Performance & KPIs

KPI	Minimum Target
Development schedule compliance	100%
Building availability	≥98%
Utility availability	≥99%
Fire safety compliance	100%
Preventive maintenance compliance	≥95%
Security response	Within approved response times
Housekeeping	Fully compliant
Landscape maintenance	Fully compliant
Statutory compliance	100%

12.12 Termination

Termination events, notice, cure periods, Government convenience/default, Lessee default, force majeure, change in law, treatment of unamortized approved capital improvements and handback shall be detailed in the final approved Lease Agreement.

12.13 Handover / Handback

At expiry or termination, the Lessee shall hand back the Premises in the contractual condition, free of Lessee-created encumbrances, with required manuals, records and asset registers transferred to the Lessor.

12.14 Governing Law

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

For Government of Pakistan / Lessor: _____

For Successful Bidder / Lessee: _____

Witness 1: _____

Witness 2: _____

Date: _____

PART XIII – FORMS AND SCHEDULES

FORM T-1 – LETTER OF TECHNICAL PROPOSAL

To: Estate Office Management, Government of Pakistan

We, the undersigned, having examined the complete e-Bidding Documents for Federal Lodge No. II, submit our Technical Proposal. We confirm that the Technical Proposal contains no financial offer or rent information, that the Proposal is valid for 180 days, and that we undertake to execute the Lease Agreement if selected.

Authorized Signatory: _____
Name: _____
Designation: _____
Organization: _____
Date: _____

FORM T-2 – APPLICANT INFORMATION

Field	Bidder's Response
Legal Name	
Legal Status	
Registered Address	
Postal Address	
NTN	
ATL Status	
Sales Tax Registration, if applicable	
Authorized Representative	
Telephone	
Email	
Website	

FORM T-3 – RELEVANT EXPERIENCE

Project	Client	Location	Scope / Educational Operation	Student Capacity	Start	Current Status	Evidence

FORM T-4 – PROPOSED PROJECT TEAM

Position	Name	Qualification	Experience	Proposed Role
Institutional Lead				
Campus Mobilization Lead				
Facility Manager				
Finance Manager				
Health & Safety Officer				
Architect / Engineer (if required)				

FORM T-5 – IMPLEMENTATION SCHEDULE

Milestone	Planned Date	Duration	Dependency / Remarks
Mobilization			
Surveys / investigations			
Concept Campus Plan			
Detailed design, if required			
Approvals			
Phase-I works commencement			
Phase-I completion			
Full operational readiness			

FORM F-1 – LETTER OF FINANCIAL PROPOSAL

We hereby submit our Financial Proposal for the lease of Federal Lodge No. II. Our offered rent is unconditional, is not lower than the Reserve Annual Lease Rent, and shall be governed by the approved rent-escalation mechanism. We accept the commercial basis of the bidding documents and undertake to execute the Lease Agreement if selected.

Authorized Signatory: _____
Name: _____
Designation: _____
Organization: _____
Date: _____

FORM F-2 – FINANCIAL OFFER SUMMARY

Item	Bidder's Offer
Monthly Lease Rent (PKR)	
Annual Lease Rent (PKR)	
Annual Rent in Words	
Total CAPEX (PKR)	
Annual OPEX (PKR)	
Committed Student Capacity	
Direct Employment	

FORM F-3 – CAPITAL INVESTMENT SCHEDULE

Component	Amount (PKR)
Civil Works	
Structural Rehabilitation	
Architectural Works	
Mechanical Works	
Electrical Works	
Plumbing	
Fire Safety	
ICT Systems	
Furniture & Equipment	
External Development	
Landscaping	
Parking	
Student/Faculty/Visitor Services	
Contingency	
TOTAL CAPEX	

FORM F-4 – SOURCES OF FINANCING

Source	Amount (PKR)	Percentage
Equity		
Internal Resources		
Bank / Financial Institution		
Development Finance / Grant		
Other Lawful Source		
TOTAL		100%

FORM F-5 – FIVE-YEAR FINANCIAL PROJECTION

Year	Revenue	OPEX	EBITDA	Net Profit	Cash Flow
Year 1					
Year 2					
Year 3					
Year 4					
Year 5					

FORM F-6 – PUBLIC VALUE COMMITMENTS

Commitment	Bidder's Commitment	Measurement / Milestone
Student Capacity		
Direct Employment		
Academic Quality		
Operational Sustainability		
Community Benefit		

FORM F-7 – FINANCIAL DECLARATION

We declare that all financial information submitted is true, complete and correct; our rent offer is unconditional; adequate financial resources are available for the proposed commitments; and we accept the consequences of false or misleading information under the applicable procurement framework.

Authorized Signatory: _____
Name: _____
Designation: _____
Organization: _____
Date: _____

ANNEXURES**ANNEX A – SITE VISIT CERTIFICATE**

Certified that M/s / Institution _____ represented by _____ visited Federal Lodge No. II, Garden Road, Karachi on _____ and was given reasonable access to inspect the site for purposes of preparing its proposal.

Bidder Representative: _____
Name: _____
Designation: _____
Procuring Agency Representative: _____
Date: _____

ANNEX B – BID SECURITY FORMAT

[To be issued by a scheduled bank in the form and wording approved by the Procuring Agency / applicable PPRA specimen.]

Particular	Details
Beneficiary	Estate Office Management, Government of Pakistan
Bidder	_____
Tender / Reference No.	_____
Amount	Rs. 240,000/-
Validity	At least co-extensive with required bid-security validity under the bidding documents
Purpose	Bid Security for Federal Lodge No. II e-Bidding

ANNEX C – PERFORMANCE SECURITY FORMAT

[To be issued by a scheduled bank / approved institution in the form and wording approved by the Procuring Agency.]

Particular	Details
Beneficiary	Estate Office Management, Government of Pakistan
Successful Bidder / Lessee	_____
Amount	10% of Offered Annual Lease Rent
Purpose	Performance Security for Lease of Federal Lodge No. II

ANNEX D – NON-BLACKLISTING / ELIGIBILITY DECLARATION

We certify that the Applicant is not blacklisted, suspended or debarred by any Government Department, regulatory authority or public sector organization and satisfies all mandatory eligibility requirements stated in the e-Bidding Documents.

Authorized Signatory: _____
Name: _____
Designation: _____
Organization: _____
Date: _____

ANNEX E – NO CONFLICT OF INTEREST DECLARATION

We declare that no actual or potential conflict of interest exists that would improperly affect our participation in this procurement. Any conflict arising subsequently shall be disclosed immediately.

Authorized Signatory: _____
Name: _____
Designation: _____
Organization: _____
Date: _____

ANNEX F – POWER OF ATTORNEY

The Applicant hereby authorizes _____, CNIC/Passport No. _____, to sign and submit the Technical and Financial Proposals, provide clarifications, receive communications and execute documents in connection with this procurement, subject to the Applicant's constitutional/organizational authority.

Authorized Signatory: _____
Name: _____
Designation: _____
Organization: _____
Date: _____

ANNEX G – CONSORTIUM / JV UNDERTAKING

We confirm the identity of the Lead Member, participation shares, joint and several responsibility and authorization arrangements in accordance with the bidding documents.

Member	Participation %	Role	Authorized Signatory
Lead Member			
Member 2			
Member 3			

ANNEX H – BIDDER SUBMISSION CHECKLIST

No.	Requirement	Uploaded / Complied (Yes/No)
1	EPADS vendor registration completed	
2	Technical Proposal uploaded in Technical Envelope	
3	Financial Proposal uploaded in Financial Envelope	
4	Bid Security uploaded / submitted in prescribed manner	
5	Registration / incorporation documents	
6	NTN and ATL evidence	
7	Non-blacklisting declaration	
8	Conflict of interest declaration	
9	Financial statements / financial capability evidence	
10	Relevant experience evidence	
11	Educational and campus plan	
12	Concept campus plan / site layout proportionate to proposed works	
13	O&M plan	
14	Sustainability / ESG plan	
15	Regulatory / safeguarding / business continuity plan	
16	Health & safety / security plan	
17	Project team and CVs	
18	Implementation schedule	
19	Financial offer and CAPEX schedule	
20	Sources of financing	
21	Five-year financial projection	
22	Public value commitments	
23	Financial declaration	
24	Consortium/JV documents, if applicable	
25	Power of Attorney, where required	
26	Site Visit Certificate, where prescribed	

ANNEX I – EPADS PUBLICATION CONTROL SHEET (PROCURING AGENCY USE ONLY)

EPADS Field	Final Value / Action
Tender / Procurement Reference	[TO BE GENERATED / INSERTED FROM EPADS]
Procurement Category	[TO BE CONFIRMED BY PROCUREMENT CELL]
Tender Type	Request for Proposal / e-Bidding
Procedure	Single Stage – Two Envelope
Technique	Combined Technical 80% + Financial & Public Value 20%
Closing Date	28-10-2026
Closing Time	09:30 AM
Technical Opening	28-10-2026
Technical Opening Time	11:30 AM
Bid Validity	180 days
Bid Security	Rs. 240,000
Reserve Monthly Rent	Rs. 1,000,000
Reserve Annual Rent	Rs. 12,000,000
Lease Period	20 years
Procuring Agency Contact	Deputy Director, Estate Office Management
GRC Notification	[TO BE UPLOADED / LINKED]

ANNEX J – REGULATORY PUBLICATION CHECK

- Publish procurement on PPRA/EPMS as required; EPADS is not a substitute for PPRA publication requirements.
- Upload final e-Bidding Document and all annexures on EPADS.
- Ensure the evaluation methodology, sub-criteria, marks, scoring formulae and EPADS configuration are exactly the same as the published document.
- Ensure the GRC is constituted/notified and the grievance route is stated.
- Ensure the bid-security instrument/original submission requirement is stated consistently.
- Ensure the Lease Agreement has been legally vetted and approved before publication.
- Ensure the 20-year term, Rs.1,000,000 monthly reserve rent and Rs.240,000 bid security are identical in the notice, BDS, EPADS fields and bidding document.
- Ensure the 10% escalation every three years is identical everywhere.
- Ensure no hard-copy submission requirement remains in the e-bidding document unless specifically required for an original security instrument.
- Ensure all EPADS fields, Tender Reference, Procurement Category and GRC notification/link are completed before publication.

END OF REVISED e-BIDDING DOCUMENT

Publication note: Before issue, the Procuring Agency shall complete the Tender/Procurement Reference, Procurement Category, GRC notification/link, minimum financial-capacity thresholds, final site-visit requirement and any legally required bid-security original-submission arrangements.

*Federal Lodge No. II, Garden Road, Karachi
Government of Pakistan – Estate Office Management*