



Gwadar Port Authority



REQUEST FOR PROPOSAL FOR LEASE OF GPA'S IMMOVABLE PROPERTIES

Gwadar Port Authority (GPA), Ministry of Maritime Affairs, Government of Pakistan, intends to Lease out its immovable properties.

GPA offers, above facilities for rent to cater for business and residential needs of public, private national and international individual/firms.

RFP contains details of specification, terms and conditions of GPA, can be purchased at the cost of Rs. 1,000/- (Non-refundable), till 15th May, 2023, at 11:00 AM from the office of the undersigned during office hours, against pay order drawn in favour of Gwadar Port Authority. Bidding Documents can be downloaded from PPRA and GPA website.

Technical and Financial Proposals in separate sealed envelopes (Marked as Technical Proposal and Financial Proposal) will be received upto 15 May, 2023, at 12:00 PM and Technical Proposal will be opened on the same day at 12:30 PM in the office of the undersigned, in the presence of firms or their authorized representatives, who may wish to be present.

An amount of earnest money is Rs. 35,000/- (refundable) in shape of pay order / bank draft of any scheduled bank, drawn in favour of Gwadar Port Authority, must be attached along with the RFP in separate envelope.

Procuring Agency Reserves the Right to accept or Reject any or All Bids without assigning any reason prior to award of Contract as per PPRA Rule.

Deputy Director (Estate)
Gwadar Port Authority,
Pak-China Friendship Avenue, Gwadar 92100
Cell No. 0300-2126538
E-Mail: balochjurist@gmail.com

REQUEST FOR PROPOSAL

Bidding Data Sheet

1	Name of Tender	LEASE OF GPA's IMMOVABLE PROPERTIES
2	Contact Person of GPA and Address for obtaining & submission of bids	Office of Deputy Director (Estate), GPA, Head office Gwadar Port Authority, Pak-China Friendship Avenue, Gwadar Port. Cell No. 0300-2126538 E-Mail: balochjurist@gmail.com
3	No, of copies of bids	01 No. Original
4	Availability of Tender documents RFP	From 17/04/2023 to 15-05-2023 @ 12.00 noon, from the Office of Deputy Director (Estate), GPA, Head office Gwadar Port Authority, Pak-China Friendship Avenue, Gwadar Port, or can be downloaded from: www.ppra.gov.pk and www.gwadarportauthority.gov.pk
5	Bid Submission deadline	12.00. p.m. on 15-05-2023
6	Place of Bid opening	Office of Deputy Director (Estate), GPA, Head office Gwadar Port Authority, Pak-China Friendship Avenue, Gwadar Port
7	Bidding process	Single stage one envelope procedure
8	Bid Security / earnest Money	Lump-sum amount of Rs. 35,000/, in the form of Pay Order / Demand Draft in favour of Gwadar Port Authority
9	Bid validity	90 days
10	Time for availability of premises	At the time of signing of agreement
11	Cost of Bidding Document	Rs. 1000
12	Location	The premises are located at Gwadar Town
13	Survey visit date and time	The bidder can visit premises on any working day during office hours.
14	Participation	Every Pakistani company individual/firm can Participate in the tender proceeding except defaulter/blacklisted of any government Department.

1. INSTRUCTION TO BIDDERS

1.1. CORRESPONDENCE ADDRESS

Office of Deputy Director (Estate), GPA, Head office Gwadar Port Authority, Pak-China Friendship Avenue, Gwadar Port

1.2. ELIGIBLE BIDDERS (Mandatory)

All the bidders duly incorporated and based in Pakistan governed by rule, laws and statutes of Government of Pakistan and registered with BRA, Income Tax, & Sales Tax Department shall be eligible.

PREPARATION OF BIDS

1.3.1. BIDDING PROCESS

1. Notice Inviting Tenders and bidding documents of this method shall contain the following eligibility criteria:
2. Each bid shall comprise one single envelope containing the technical & financial proposal in separate envelopes.
3. All bids received shall be opened and evaluated in the manner prescribed in the Notice Inviting Tenders or bidding document.

1.3.1. COST OF BIDDING

The bidder shall bear all costs associated with the preparation and submission of its bid and the Procuring Agency will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process.

1.3.2. LANGUAGE OF BID

The bid prepared by the bidders as well as all correspondence and documents exchanged by the bidders and the Procuring Agency shall be in English language.

1.3.3. BID CURRENCIES

All prices quoted must be in Pak Rupees.

1.3.4. BID SECURITY

The Bid submitted by the bidder must be accompanied by a Bid Security in lump sum amount Rs. 35,000/-, Pakistani Rupees, which shall remain valid for at least one hundred and twenty (120) days from the Bid Submission Deadline. The Bid Security shall be in the form of Pay Order/ Demand Draft in favor of Procuring Agency Gwadar Port Authority. If the Bid is not accompanied by a Bid Security in accordance with this Request for Proposal, shall be rejected by the Authority as being non-responsive.

- ii. In the case of successful Bidder, if the Bidder fails to: a. sign the contract in accordance with this Request for Proposal; b. abide by the terms of Contract Agreement.

1.3.5. BID VALIDITY

The Bids shall remain valid for a period of ninety (90) days from the date of Bid Submission Deadline, as mentioned in this Request for Proposal.

2. LATE BIDS

Any Bid received by the Procuring Agency after the Bid Submission Deadline for any reason will be rejected and returned unopened to the Bidder.

3. NUMBER OF COPIES OF BIDS One (01) original.

4. CANCELATION OF BIDDING PROCESS

- i. The Procuring Agency may cancel the bidding process at any time prior to the acceptance of a bid or proposal, in accordance with PPRA Rule;
- ii. The Procuring Agency shall incur no liability towards the bidders, solely by virtue of its invoking 2.4.5.1, in accordance with PPRA Rule;
- iii. Intimation of the cancellation of bidding process shall be given promptly to all bidders and bid security shall be returned along with such intimation, in accordance with PPRA Rule;
- iv. The Procuring Agency shall, upon request by any of the bidders, communicate to such bidder, grounds for the cancellation of bidding process, but is not required to justify such grounds, in accordance with PPRA Rule;

5. OPENING AND EVALUATION OF BIDS

6. OPENING OF BIDS

The Procurement Committee shall open the Bids in presence of Bidders' designated representatives who choose to attend, at the time, date, and location stipulated in the Bid Data Sheet. The Bidders' representatives shall bear identification and authorization documents issued by the Bidder. The Bidders' representatives who are present shall sign a register evidencing their attendance; The Procurement Committee shall open the bid envelopes sign the first page of the submitted bid(s) marked as "ORIGINAL". The Procurement Committee shall then declare the Bid opening proceedings ended and shall dismiss the Bidders' representatives present; At the opening of each bid, the Procurement Committee shall announce the Bidders' names and any other details that it may consider appropriate. The Evaluation Committee shall then proceed to the evaluation of the Bids.

7. AWARD OF CONTRACT

8. AWARD CRITERIA The procuring Agency shall execute Rent Agreement with the Successful Bidder who's bid has been determined to be substantially responsive and has quoted the highest Monthly/Lump-sum Rent.

9. PROCURING AGENCY'S RIGHT TO ACCEPT OR REJECT

The Procuring Agency may, in its sole discretion,

- i. accept any Bid;
- ii. reject any Bid;
- iii. annul the Bidding Process and reject all Bid; or
- iv. annul the Bidding Process and commence a new process.

10. LETTER OF AWARD

Prior to the expiration of the validity period of Bid, the Authority shall notify the Successful Bidder in writing that its Bid has been accepted by the Authority (the Letter of Award).

11. SIGNING OF CONTRACT

The Successful Bidder shall sign the Rent Agreement.

Technical Proposal Evaluation Criteria

Qualification status shall be decided on the basis of Pass/Fail basis. The applicant must secure at least 50 marks score in the overall.

S.No	Attributes	Max Score	Score obtained	Requirements
1.	Registration in FBR & IT	40		certificate
2.	Registration in BRA	35		Certificate
3.	Provide Undertaking for No. Defaulter, No Blacklisted No litigation in the court of law.	25		Bank statement

THE FINANCIAL BID:

- The base rate has been given against each premises in sq.ft and Lump Sum.
- The Bidder shall quote their rates/prices against each premises in the right column.
- The quoted rates by the bidder must be higher than the base price.

- The highest rates quoted by the bidders shall be considered.

Sr. No	Title of premises	Daily/ Monthly	Unit	Rates (PKR)	Rates to be quoted by the Bidder
Commercial Properties					
1.	<u>ZIRBAR COMMERCIAL COMPLEX</u>				
a)	Banks	Monthly	Sq.Ft	110	
b)	Offices	Monthly	Sq.Ft	60	
c)	Hall	Monthly	Sq.Ft	50	
d)	Cafeteria	Monthly	Lump Sum	100,000/-	
2.	<u>GURAB COMMERCIAL COMPLEX</u>				
a)	Guest Rooms	Daily	Sq.Ft	17	
b)	Suits	Daily	Sq.Ft	25	
c)	Banquet Hall	Monthly	Lump Sum	80,000/-	
d)	Mart&Cafeteria	Monthly	Sq.Ft	60	
e)	Open AreaforBBQ	Monthly	Lump Sum	100,000/-	
3.	<u>SEAMENCENTRE</u>				
a)	Guest Rooms	Daily	Sq.Ft	15	
b)	CommercialArea (Shops, Cafeteria,	Monthly	Sq.Ft	60	
4.	Swimming Pool	Monthly	Lump		
<u>OTHER PROPERTIES AT GPA BUSINESS COMPLEX</u>					
5.	Cargo Storage Shed	Monthly	Sq.Ft	33	
6.	Trailer Parking area	Monthly	Lump Sum	440,000/-	
7.	Container	Monthly	Sq.Ft	33	
8.	Container Staking	Daily	Per Container	200	
9.	MarineRepair Shed	Monthly	Lump Sum	450,000/-	
10.	Container Repair	Monthly	Lump Sum	450,000/-	
11.	Clock Tower with	Monthly	Lump sum	20,00	
12.	Open Land Spaces	Monthly	Sq.Ft	125	
<u>OTHER PROPERTIES AT GPA HOUSING COMPLEX</u>					
13.	Marriage hall	Monthly	Sq.Ft	44	
14.	Shops	Monthly	Sq.Ft	44	
15.	Old GPA Office	Monthly	Sq.Ft	44	
16.	Open land Spaces	Monthly	Sq.Ft	110	