



**Gwadar Port Authority**



**(REQUEST FOR PROPOSAL)**  
**LEASE/RENT OF GPA's**  
**IMMOVABLE PROPERTIES**



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# Gwadar Port Authority



## (REQUEST FOR PROPOSAL) FOR LEASE/RENT OF GPA's IMMOVABLE PROPERTIES

1. Gwadar Port Authority (GPA), Ministry of Maritime Affairs, Government of Pakistan, intends to lease/rent out its immovable properties for residential, commercial & business activities.
2. GPA offers, above facilities for rent/lease to cater for business and residential needs of public, private national and international individual/firms.
3. RFP contains details of specification, terms and conditions of GPA can be purchased at the cost of Rs. 5,000/- (Non-refundable), till 22<sup>nd</sup> March 2024, at 11:00 AM from the office of the undersigned during office hours, against pay order drawn in favour of Gwadar Port Authority. RFP documents can be downloaded from GPA official websites [www.gwadarport.gov.pk](http://www.gwadarport.gov.pk)
4. The bid shall comprise a single-stage containing one envelope bidding procedure (Refer PPRA Rule# 36 (a)) (duly sealed and signed) will be received up to 22<sup>nd</sup> March 2024, at GPA Head Office at Gwadar Port or GPA Facilitation Center at GPA Housing Complex at 11:00 AM and will be opened on the same day at 11:30 AM in the office of the undersigned, at GPA Head Office at Gwadar Port in the presence of firms or their authorized representatives, who may wish to be present.
5. An amount of earnest money Rs. 50,000/-, in shape of pay order / bank draft/ cross cheque of any scheduled bank, drawn in favour of Gwadar Port Authority, must be attached along with the RFP in separate envelope.
6. 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 rules.

**Deputy Director (Estate)**  
Gwadar Port Authority,  
Pak-China Friendship Avenue, Gwadar 92100  
Cell No. 0300-2126538





## REQUEST FOR PROPOSAL

### Bidding Data Sheet

1	Name of Tender	<b>LEASE OF GPA's IMMOVABLE PROPERTIES</b>
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
3	No. of copies of bids	01 No. Original
4	Availability of Tender documents RFP	Upto 22 <sup>nd</sup> March 2024, at 11:00 am, from the Office of Deputy Director (Estate), GPA, Head office Gwadar Port Authority, Pak-China Friendship Avenue, Gwadar Port, and Gwadar Port Authority website.
5	Bid Submission deadline	11.30. a.m. on 22 <sup>nd</sup> March 2024
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 Rs. 50,000/- 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. 5,000/-
12	Location	The premises are located at Gwadar Town
13	Survey visit date and time	The bidder can visit premises on any working days 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 FBR 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.

### **1.3.2. 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.

### **1.3.3. 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.

### **1.3.4. BID CURRENCIES**

All prices quoted must be in Pak Rupees.

### **1.3.5. BID SECURITY**

The Bid submitted by the bidder must be accompanied by a Bid Security Rs. 50,000/- as earnest money, 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 favour 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.

## **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 as per PPRA Rules;
- 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	65		Certificate
2.	Provide Undertaking for No. Defaulter, No Blacklisted No litigation in the court of law.	35		On Stamp paper





**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 premise	Daily/ Monthly	Unit	Rates (PKR)	Rates to be quoted by the Bidder
<b>Commercial Properties</b>					
1.	<b><u>ZIRBAR COMMERCIAL COMPLEX</u></b>				
a)	Banks	Monthly	Per Sq.Ft	110/-	
b)	Offices	Monthly	Per Sq.Ft	60/-	
c)	Hall	Monthly	Per Sq.Ft	50/-	
d)	Cafeteria	Monthly	Lump Sum	100,000/-	
2.	<b><u>GURAB COMMERCIAL COMPLEX</u></b>				
a)	Guest Rooms	Daily	Per Sq.Ft	17/-	
b)	Suits	Daily	Per Sq.Ft	25/-	
c)	Banquet Hall	Monthly	Lump Sum	80,000/-	
d)	Mart & Cafeteria	Monthly	Per Sq.Ft	60/-	
e)	Open Area for BBQ	Monthly	Lump Sum	100,000/-	
3.	<b><u>SEAMEN CENTRE</u></b>				
a)	Guest Rooms	Daily	Per Sq.Ft	15/-	
b)	Commercial Area (Shops, Cafeteria, Cineplex & ETC)	Monthly	Per Sq.Ft	60/-	
c)	Swimming Pool	Monthly	Lump Sum	Lump Sum	
4.	<b><u>OTHER PROPERTIES</u></b>				
a)	GPA Civic Center	Monthly	Per Sq.Ft	44/-	
b)	GPA Old office building rooms for offices	Monthly	Per Sq.Ft	44/-	
c)	GPA Cafeteria at Port Area	Monthly	Per Sq.Ft	44/-	
d)	Cargo Shed	Monthly	Per Sq.Ft	35/-	
e)	Trailer Parking Area	Monthly	Lump Sum	440,000/-	
f)	Marine Repair Yard Shed	Monthly	Lump Sum	450,000/-	
g)	Container Repair Yard Shed	Monthly	Lump Sum	450,000/-	
h)	Container Freight Station	Monthly	Per Sq.Ft	35/-	
i)	Container Staking Area	Daily	Per Container	200/-	
j)	Clock Tower with Visitor's Gallery	Monthly	Lump sum	50,000/-	

**Note:**

- Sr. No. 04 (h & i) is mandatory to be rented out both jointly.

