

Invitation for Bids (IFB)

Issuing date: 19th of May, 2021

Islamic Republic of Pakistan

Establishment of IT Park Project

Loan Agreement No: PAK-9

1. The Government of the Islamic Republic of Pakistan has received a Loan from the Export-Import Bank of Korea from the resources of the Economic Development Cooperation Fund (EDCF) of the Republic of Korea in the amount of USD 76,283,000 (Seventy Six Million and Two Hundred Eighty Three thousand US Dollars) toward the cost of the establishment of the IT Park Project, Islamabad and intends to apply a portion of the proceeds of this loan to payments under the contract for the establishment of the IT Park Project.
2. The Ministry of Information Technology & Telecom, which is the Project Executing Agency (PEA) now invites sealed bids from eligible bidders for the construction of (IT Park Islamabad) Technology Park, Islamabad with supplying ICT infrastructure & security equipment and commissioning.

The Works and Procurement to be performed in this project are as below:

- Construction of IT park building
 - Ten [10] Stories above ground and Two [2] basements Building with a gross floor area of 66,893.643⁽¹⁾ m²
 - Offices, Share rooms (Conference rooms, Data centers, and etc.), Amenities, Backup Power, and Parking area
- Implementation of ICT infrastructure & security system and commissioning
 - ICT Infrastructure: Building Network, Data Center Tier-III, MIS, WIFI, PA System, Video Conference System, etc.
 - Security System: Fence Security, Human and Vehicle Control System, CCTV, etc.
- Estimated works and Procurement Period: 30 Months

(1) Detail area breakdown given in Building Summary and Space Program in Section VI- Work Requirements

3. Bidding will be conducted through Competitive Bidding (Quality and Cost Based Bidding (QCB), Single Stage Two Envelope Based) procedures specified in the Guideline for Procurement under EDCF Loans, and are open to all eligible bidders that meet the following minimum qualification criteria.

This Invitation for Bids is open to bidders who are the combination of entities in the form of a Joint Venture or Association/Consortium (JVA), which shall include at least one construction company and one equipment supplier, under an existing agreement

or with the intent to enter into such an agreement supported by a letter of intent or agreement.

For all bidders

- i. The Bidder, and all parties constituting the Bidder, shall have the nationality of Republic of Korea;
- ii. All pending litigation shall be treated as resolved against the Bidder and so shall in total not represent more than fifty percent [50%] of the bidder's net worth;
- iii. Bidder's last three/ Three (3) years average and last year net worth calculated as the difference between total assets and total liabilities should be positive, respectively;
- iv. A Bidder in bankruptcy status to Korean Law or Act as of the submission for bid proposal of this invitation for Bids is prohibited from joining this tender;
- v. The credit rating of CP, CB or Credit Rating by a reputable credit rating agency¹⁾ shall be equal to or higher than "class A" grade. In JV or Consortium at least one partner should have Credit Rating of Class A and every other Partner should have credit rating of at least Class C.

* Original copy of the certificate of CP, CB or Corporate Credit Rating which is valid until the proposal submission deadline.

¹⁾ Reputable credit rating agency means: NICE dun & brad street or ECREDIBLE or NICE Information Service or Korea Investors Service or Korea Ratings or SCI Information Service

	Item	Class A	Class B	Class C	Class D
Grade of Credit Rating	Corporate Bond	$X \geq (A-)$	$(BBB-) \leq X < (A-)$	$(BB) \leq X < (BBB-)$	$X < (BB-)$
	Commercial Paper	$X \geq (A2-)$	$(A3-) \leq X < (A2-)$	$(B0) \leq X < (A3-)$	$X < (B0)$
	Corporate Credit Rating	$X \geq (A-)$	$(BBB-) \leq X < (A-)$	$(BB-) \leq X < (BBB-)$	$X < (BB-)$

For construction firms

- i. Minimum average annual construction turnover for the last three [3] years [2017,2018, 2019] shall be more than US\$ 40,000,000 [Forty million US Dollars] calculated as total certified payments received for the contracts in progress or completed. If more than one construction companies are forming the JV, at least one of any partners must meet 60% of the requirement;
- ii. The bidder shall demonstrate access to, or availability of, financial resources such as liquid assets, unencumbered real assets, lines of credit, and other financial means, other than any contractual advance payments to meet the cash-flow requirement of US\$ 15,000,000 [Fifteen million

- US Dollars] and the overall cash flow requirements for this contract and its current works commitment. If more than one construction companies are forming the JV, at least one of any partners must meet 60% of the requirement;
- iii. Experience under construction contracts in the role of main contractor, or subcontractor for at least the last five [5] years from the issuing date of IFB;
 - iv. The bidder shall have at least one [1] office building² including business supporting facilities successfully completed with a completion value of more than USD 30,000,000 in or outside of bidder's country for the last ten [10] years from the issuing date of IFB;
 - v. The bidder shall have at least one [1] office building including business supporting facilities²⁾ successfully completed with a gross floor area* of more than 45,000 m² in or outside of bidder's country of origin for the last ten [10] years from the issuing date of IFB.

* gross floor area = total ground floor area + total basement floor area

²⁾ Office Use Building: Such as multi stories with at least 08 floors with basements with complete MEP (Mechanical (including HVAC & Firefighting), Electrical & Plumbing) execution as well as external civil works with complete building networks, video conferencing systems, Wi-Fi and security system successfully completed

For ICT implementation firms

- i. The average annual turnover for the last three [3] years [2017, 2018, 2019] shall be more than US\$ 15,000,000 [Fifteen million USD]. If more than one ICT implementation companies are forming the JV, at least one of any partners must meet 60% of the requirement;
- ii. The bidder shall demonstrate access to, or availability of, financial resources such as liquid assets, unencumbered real assets, lines of credit, and other financial means, other than any contractual advance payments to meet the cash-flow requirement of US\$ 5,000,000 [Five million US Dollars] and the overall cash flow requirements for this contract and its current works commitment. If more than one ICT implementation companies are forming the JV, at least one of any partners must meet 60% of the requirement;
- iii. The bidder shall have at least five [5] years' experience in ICT field from the issuing date of IFB;
- iv. The bidder shall have at least one [1] ICT Project³⁾ with an amount of more than Two and half [2.5] million USD successfully completed in or outside of the bidder's country within the last Ten [10] years prior to the issuing date of IFB.

³⁾ ICT projects mean Building Network, Data Center Preferably Tier III, MIS, with one of the Security Systems such as Fence Security, Human and Vehicle Control System, CCTV, etc. ICT business shall not include a single OSP (outside Plant) installation of a single supply of ICT equipment and civil

construction of communication business field.

4. Interested eligible Bidders may obtain further information from the Ministry of Information Technology & Telecom (MoITT), Govt. of Pakistan and inspect the bidding documents at the address below from 09:00 to 15:00 hours PST.
5. A complete set of bidding documents may be purchased by any interested Bidders on the submission of a written application to the address below and upon payment of a nonrefundable fee of US\$ 1,000 [One Thousand US Dollars] or equivalent Pak. Rupees. The document will be sent by hand or courier in the form of CD rom/USB Drive at an additional cost of US\$150 for overseas deliveries. Ministry or Government of Pakistan shall not be responsible for any postal delay. The bidding documents can also be collected from the office of the Consultant in Korea located at Obiz Tower, 126, Beolmal-ro, Dongan-gu, Anyang-si, Gyeonggi-do, Korea in the form of CD Rom/USB Drive upon paying a bank draft of USD 1,000 payable to DDO Technology Park Development Project cashable in Pakistan.
6. Bids must be delivered to the address below at or before **11:00 Hrs PST on July 06, 2021**. All bids must be accompanied by a bid security of US\$ 1,300,000 [one million and three hundred thousand US Dollars]. Late bids shall not be accepted. Bids will be opened in the presence of the Bidder's representatives who choose to attend at the address below at **11:30 Hrs PST the same day**. Pre-bid meeting will be held at **11:00 Hrs PST on June 15, 2021** if any bidder desire to attend the meeting.
7. The Ministry of Information Technology & Telecom, Government of Pakistan shall not be responsible for any costs or expenses incurred by Bidders in connection with the preparation or delivery of Bids.

Ministry of Information Technology & Telecommunication
Amir Ahmad
Project Director
PMU Office, Office No. 205(B), 2nd Floor ,
Evacuee Trust Complex,
Agha Khan Road, F-5/1, Islamabad, Pakistan
Ph #: +92 51 9217445, Email: aahmed@moitt.gov.pk