

**REQUEST FOR PROPOSAL (RFP) FOR
LEASE OUT OF GDA FAMILY PARK NEAR CM SECRETARIAT, GILGIT.”**

1. INTRODUCTION

Gilgit Development Authority (GDA) invites sealed proposals from eligible firms, companies, joint ventures, or individuals having relevant experience for the operation, management, maintenance, and commercial development of GDA River View Family Park, located near the CM Secretariat, Gilgit.

The successful bidder shall be responsible for providing quality recreational facilities to the public, ensuring proper maintenance of the park, improving visitor services, safeguarding public assets, and promoting environmentally responsible and commercially sustainable operations. The selected operator shall manage the park in accordance with the terms and conditions of the Lease Agreement and the applicable rules and regulations of the Government of Gilgit-Baltistan.

2. BACKGROUND

GDA River View Family Park is one of the important recreational facilities developed by Gilgit Development Authority to provide a healthy, safe, and family-friendly environment for residents and tourists. Owing to its prime location and scenic river view, the park has significant potential to become a major recreational and tourist destination.

To ensure professional management and sustainable development, GDA intends to lease the park through an open competitive bidding process to a qualified private operator capable of maintaining high standards of service, cleanliness, safety, landscaping, and visitor satisfaction while generating reasonable revenue for the Authority.

3. OBJECTIVES

The objectives of this assignment are to:

- Ensure efficient operation and professional management of the park.
- Maintain all existing infrastructure, green areas, plantations, walkways, lighting systems, washrooms, and recreational facilities.
- Enhance the overall aesthetic appearance of the park through proper landscaping and beautification.
- Provide a safe, secure, clean, and family-friendly recreational environment.
- Improve visitor services through professionally managed recreational and commercial facilities.
- Encourage environmentally sustainable practices and proper waste management.

- Promote tourism and recreational activities within Gilgit City.
- Generate sustainable revenue for Gilgit Development Authority.

4. SCOPE OF SERVICES

The successful bidder shall perform, but not be limited to, the following responsibilities:

a. Operation and Management

- Overall administration and day-to-day management of the park.
- Deployment of qualified managerial, supervisory, operational and maintenance staff.
- Ensuring uninterrupted operation of the park during approved timings.
- Maintaining proper visitor records where required.

b. Maintenance of Infrastructure

- Maintenance of lawns, gardens, flower beds, ornamental plants, trees, irrigation systems, and landscaping.
- Maintenance of boundary walls, gates, pathways, footpaths, gazebos, seating areas, retaining walls, and public infrastructure.
- Maintenance of children's play equipment and recreational installations.
- Maintenance of electrical systems, decorative lighting, street lights, water supply systems, drainage systems, washrooms, and parking facilities.
- Repair of any damages at the operator's own cost.

c. Cleanliness and Environmental Management

- Daily sweeping and cleaning of the entire park.
- Collection and proper disposal of solid waste.
- Installation and maintenance of sufficient dustbins.
- Installation of fire extinguishers.
- Prevention of littering and environmental pollution.
- Maintenance of hygienic conditions in food service areas and public washrooms.

d. Security and Public Safety

- Deployment of trained security personnel during operating hours.
- Protection of visitors and GDA assets.
- Installation and maintenance of safety signboards where required.
- Provision of first-aid arrangements and emergency response measures.

- Coordination with relevant government agencies in case of emergencies.
- Installation of Fire Extinguishers.

e. Commercial Development

- The successful bidder may operate, with prior written approval of GDA:
- Restaurant/Cafeteria
- Tea and Refreshment Corner
- Food Court
- Tuck Shops
- Souvenir Shops
- Children's Play Area
- Adventure and Recreational Activities
- Temporary Seasonal Stalls
- Family Events and Cultural Activities (twice in a year).
- Photography and Tourism-related Services
- No additional commercial activity shall be undertaken without prior written approval of GDA.

f. Visitor Services

- Provide courteous customer services.
- Maintain complaint register and feedback mechanism.
- Display park rules and emergency contact numbers.
- Ensure availability of clean drinking water and hygienic washrooms.
- Facilitate visitors in a professional manner.

5. ELIGIBILITY CRITERIA

Interested bidders must fulfill the following requirements:

- Valid registration certificate (where applicable).
- Valid NTN and Active Taxpayer status.
- Minimum relevant experience in operation and management of parks, tourism projects, hotels, restaurants, recreational facilities, or similar public infrastructure.
- Bidder must have a closing balance amounting to Rs. 5.00 Million.
- Affidavit confirming that the bidder has not been blacklisted by any Government Department, Authority, Autonomous Body, or Public Sector Organization.

6. TECHNICAL EVALUATION

Technical proposals shall be evaluated on the basis of:

- Relevant experience.
- Qualification and experience of key personnel.
- Proposed operational methodology.
- Maintenance and landscaping plan.
- Business and marketing strategy.
- Public safety and security arrangements.
- Environmental management plan.
- Innovation in improving visitor experience.
- Only technically qualified bidders shall be invited for financial evaluation.

7. FINANCIAL PROPOSAL

The Financial Proposal shall clearly indicate:

- Annual lease amount offered to GDA.
- Proposed investment for improvement of the park.
- Estimated operational expenditure.
- Revenue generation strategy.
- Any additional value-added services proposed by the bidder.

8. RESPONSIBILITIES OF GDA

GDA shall:

- Hand over the park to the successful bidder after execution of the Lease Agreement.
- Monitor the performance of the operator.
- Facilitate coordination with relevant government departments where necessary.
- Conduct periodic inspections to ensure compliance with contractual obligations.

9. RESPONSIBILITIES OF THE SUCCESSFUL BIDDER

The successful bidder shall:

- Protect all GDA assets from damage or misuse.
- Maintain high standards of cleanliness and maintenance throughout the lease period.
- Ensure compliance with all applicable laws, labour regulations, environmental standards, and tax laws.
- Obtain all necessary licenses and permissions required for operation of commercial activities.
- Submit periodic operational and financial reports as required by GDA.

10. Contract Period

The contract shall initially be awarded for Three (03) Years, extendable subject to satisfactory performance, mutual agreement, and approval of the Competent Authority.

11. Inspection and Monitoring

GDA shall have the right to inspect the park at any time. The operator shall fully cooperate with inspection teams and promptly rectify any deficiencies identified during inspections.

12. Termination

GDA reserves the right to terminate the agreement in case of serious breach of contract, failure to maintain the park, non-payment of lease dues, violation of applicable laws, or any activity detrimental to public interest or the reputation of GDA.

13. General Conditions

- The operator shall not sublet, assign, or transfer the lease without prior written approval of GDA.
- No permanent construction or alteration shall be carried out without prior written approval of GDA.
- All assets handed over by GDA shall remain the property of GDA.
- The operator shall be responsible for payment of applicable taxes, utility charges, and operational expenses.
- GDA reserves the right to accept or reject any or all proposals in accordance with the applicable procurement rules without assigning any reason.

14. Expected Outcomes

Upon successful implementation of the project, the selected operator shall ensure that GDA River View Family Park is maintained as a clean, secure, attractive, environmentally sustainable, and commercially viable recreational facility that enhances tourism, provides quality services to visitors, and contributes to the revenue generation objectives of Gilgit Development Authority