SPECIAL TECHNOLOGY ZONES AUTHORITY

CABINET DIVISION

ADDENDUM

Request For Proposal

"HIRING OF TRANSACTION ADVISOR FOR DEVELOPMENT OF ISLAMABAD TECHNOPOLIS PROJECT IN PPP MODE."

Reference STZA Request For Proposal for "Hiring of Transaction Advisor for Development of Islamabad Technopolis Project in PPP Mode" having tender number P140484, published in Daily The News and Daily Dunya on 05-10-2026 (PID (I) 3092/26), PPRA & STZA websites and EPADs. All prospective bidders are hereby informed that Special Technology Zones Authority (STZA) has made the following changes/corrections :-

1. Eligibility Criterion 5.2: The reference made to clause 2.26 is removed.
2. Evaluation Criteria item 1.2 : The duplication text is removed.
3. The items in section Evaluation Criteria (pg 21) are revised. The rest of the items remain unchanged.
4. Section 5 of the TORs (page 83). Percentages and timelines are unchanged; only the task mapping and item numbering are corrected. The "General" obligations apply across all phases and are not separately remunerated.

The last date for submission of bids has also been changed from 23 November 2026 to 30 November 2026 (Monday) before 1100 hours and bid shall be opened on the same day at 1130 hours.

All other Terms & Conditions of the bidding documents shall remain intact.

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As identified during the pre-bid meeting held on 16th October 2026, the following changes/corrections are being made to the RFP's Consolidated Technical Qualification Section's scoring bands and implementation timelines and payment milestones section.

1. Eligibility Criterion 5.2: The reference made to clause 2.26 be removed.
2. Evaluation Criteria item 1.2 : The duplication text be please removed.
3. The following items in section Evaluation Criteria (pg 21) are revised. The rest of the items remain unchanged.

S.No in RFP	Existing Bands in RFP	Corrections	Marks	Documentary Evidence (Mandatory)
1.1	**1.1 PPP / Transaction Advisory Experience (Lead Firm)** Number of years the Lead firm has been providing PPP transaction advisory services:2 ≥ 16 years 10 marks 10–15 years 08 marks 5–10 years 05 marks < 5 years 1 mark	**1.1 PPP / Transaction Advisory Experience (Lead Firm)** Number of years the Lead firm has been providing PPP transaction advisory services: >16 years 10 marks 11 to 16 years 08 marks 5 to 10 years 05 marks < 5 years 01 mark	**10**	Completion certificates, contracts, Work orders
2.4	**2.4 Financial Modelling Lead** Years of experience in infrastructure or mixed-use real estate financial modelling for PPPs: Minimum of bachelor's degree (16 Years of education) (HEC recognized) in Accounting, Finance, Economics, Engineering, Business Administration or relevant fields.	**2.4 Financial Modelling Lead** Years of experience in infrastructure or mixed-use real estate financial modelling for PPPs: Minimum of bachelor's degree (16 Years of education) (HEC recognized) in Accounting, Finance, Economics, Engineering, Business	**10**	CV + educational degrees + experience certificates

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	10+ years 10 marks > 8 and up to 10 years 08 marks 6 to 8 years 04 marks < 5 years 01 mark	Administration or relevant fields. > 10 years 10 marks > 8 and up to 10 years 08 marks 5 to 8 years 04 marks < 5 years 01 mark		
2.5	**2.5 Legal / Contract Structuring Expert** Years of experience in PPP contracts, JV agreements, concession frameworks. Familiarity with local PPP frameworks, regulatory approvals, and institutional processes: Minimum of 16 years of education; master's in law (LL.M.) or a Juris Doctor (J.D.) from an HEC-recognized (or equivalent) university. 10 years 05 marks > 8 and up to 10 years 3 marks 5 to 8 years 2 marks < 5 years 1 mark	**2.5 Legal / Contract Structuring Expert** Years of experience in PPP contracts, JV agreements, concession frameworks. Familiarity with local PPP frameworks, regulatory approvals, and institutional processes: Minimum of 16 years of education; master's in law (LL.M.) or a Juris Doctor (J.D.) from an HEC-recognized (or equivalent) university. > 10 years 05 marks > 8 and up to 10 years 03 marks 5 to 8 years 02 marks < 5 years 01 mark	**05**	CV + educational degrees + experience certificates
2.6	**2.6 Infrastructure Development Expert** Years of experience in integrated developments, technology parks, innovation hubs, incubation centers, knowledge-based innovation hubs, science parks, IT Parks, EPZs, STZs, SEZs, smart cities projects involving private sector participation: Minimum of bachelor's degree (16 years of education) (HEC recognized) in Civil Engineering, town planning, architecture	**2.6 Infrastructure Development Expert** Years of experience in integrated developments, technology parks, innovation hubs, incubation centers, knowledge-based innovation hubs, science parks, IT Parks, EPZs, STZs, SEZs, smart cities projects involving private sector participation: Minimum of bachelor's degree (16 years of education) (HEC recognized) in Civil	**05**	CV + educational degrees + experience certificates

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	engineering, or any other relevant fields. ≥10 years 5 marks 5 to 10 years 3 marks <5 years 01 marks	Engineering, town planning, architecture engineering, or any other relevant fields. > 10 years 05 marks 5 to 10 years 03 marks < 5 years 01 marks		

4. Section 5 of the TORs (page 83) is read as follows. Percentages and timelines are unchanged; only the task mapping and item numbering are corrected. The "General" obligations apply across all phases and are not separately remunerated.

Item	Activity	TOR Task	Timeline	Deliverable	Payment Milestone	Payment
Phase 1: Transaction Advisory – Project Due Diligence, Optimization and Structuring (Tasks 0 to 5)						
1.1	Engagement planning	Task 0	1 month	Inception Report	Approval of Inception Report	**10%**
1.2 – 1.5	Need assessment, demand analysis and market validation (Task 1); master plan & technical studies optimization, HBU and land use strategy, concept design and engineering estimates (Task 2); trunk infrastructure delivery & funding options (Task 3); tenant attraction & anchoring strategy (Task 4)	Tasks 1–4	3 months	Technical Feasibility Report	Approval of Project Technical Feasibility Report	**20%**
1.6	Financial model, PPP options analysis, market sounding, commercial/transaction structuring	Task 5	1 month	Financial Model; Commercial/Transaction Structuring Report, including marketing materials	Approval of Transaction Structure	**15%**

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Item	Activity	TOR Task	Timeline	Deliverable	Payment Milestone	Payment
Phase 2: Transaction Advisory – Procurement Support (Task 6)						
2.1 (was 2.2)	Procurement and bid process support (including legal support)	Task 6	1 month	Bidding documentation package: prequalification documents, RFP, draft Concession/JV agreement and other supplementary project agreements	Approval of bidding documentation package	**15%**
2.2 (was 2.3)	Support in execution of the procurement process and selection of the successful bidder (through Letter of Award/Acceptance)	Task 6	4 months	Bid Evaluation Report; Letter of Award	Acceptance of Letter of Award	**20%**
Phase 3: Transaction Advisory – Negotiations and Commercial/Financial Close (Task 7)						
3.1	Signed PPP/JV Agreements (Commercial Close) along with execution of ancillary agreements and other required documents	Task 7	1 month	Executed PPP Agreement	Execution of PPP/JV Agreement	**10%**
3.2	Financial Close	Task 7	6 months	Achievement of financial close	Achievement of Financial Close	**10%**
	Total		**17 months**			**100%**

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5. The deadline for submission in RFP may be extended with reference to the following clause in RFP :

BDS Clause Number 14

ITB Number 14.1

Proposal shall be submitted online on EPADS v2.0 whereas hard copy of the bid security should be submitted to the following; 16th Floor, New State Life Tower, Jinnah Avenue, Islamabad Capital Territory Bids that are not submitted on EPADS v2.0 shall be disqualified. The deadline for Bids submission is: **Monday, November 30, 2026 11:00 AM**

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