



Bangladesh Small & Cottage Industries Corporation (BSCIC)

398, Mayor Anisul Haque Road, Tejgaon I/A, Dhaka-1208

www.bscic.gov.bd

Request for Expression of Interest for Selection of firms for i) Feasibility Study for BSCIC Agrabad Multipurpose Complex, Chattogram, ii) Feasibility Study for BSCIC Multipurpose Complex/ ICT Bhaban Nolgola, Dhaka.

1	Ministry/Division	Ministry of Industries
2	Agency	Bangladesh Small and Cottage Industries Corporation (BSCIC)
3	Procuring Entity Name	Director (Planning & Research), BSCIC, Tejgaon I/A, Dhaka-1208
4	Procuring Entity District	Dhaka
5	Invitation for	L-01 Feasibility Study for BSCIC Agrabad Multipurpose Complex, Chattogram; L-02 Feasibility Study for BSCIC Multipurpose Complex/ ICT Bhaban, Nolgola, Dhaka.
6	Invitation Ref No	36.02.0000.034.14.003.23
7	Publication Date	31-10-23
KEY INFORMATION		
8	Procurement Method	Quality and Cost Based Selection (QCBS)
FUNDING INFORMATION		
09	Budget and Source of Funds	GOB
PARTICULAR INFORMATION		
10	Project/ Programme Name	L-01 Feasibility Study for BSCIC Agrabad Multipurpose Complex, Chattogram; L-02 Feasibility Study for BSCIC Multipurpose Complex/ ICT Bhaban, Nolgola, Dhaka.
11	Eoi Closing Date and Time	Expression of interest shall be submitted by 15/11/2023 at 12:30 pm (BST) in a sealed envelope to be delivered to Director (Planning & Research) and be clearly marked on the top of the envelope "Expression of Interest for Selection of Firm for L-01 Feasibility Study for BSCIC Agrabad Multipurpose Complex, Chattogram; and L-02 Feasibility Study for BSCIC Multipurpose Complex/ ICT Bhaban, Nolgola, Dhaka.
12	Eoi opening Date and Time	15/11/2023 at 1.00 pm (BST)
INFORMATION FOR APPLICANT		
13	Experiences, Resources & Delivery Capacity Requirement	<p>The bidder must have solid feasibility studies experience and operational strength to undertake this work forward without any hindrances. Bidder must also have adequate technical ability, resources, human resources and processes. As such, following are defined as minimum eligibility criteria:</p> <ol style="list-style-type: none">1. Minimum 10 years' experience as a registered company/entity.2. Must submit updated Trade license, Income tax and VAT certificate.3. Individual consultants must have 05 years practical experience of feasibility study.4. Vendor needs to have at least one completed feasibility study in Bangladesh within last 01 year. Completion Certificate must be submitted.5. Needs to have full time experienced human resource as per Terms of Reference (ToR).6. The minimum amount of liquid assets i.e. working capital or credit line(s) of the firm shall be Tk. 15 (Fifteen) lakh. Bank Solvency certificate will not be allowed. Bank guarantee Certificate/ Bank Statement of after publication of EOI date must be submitted.7. Audit report of the previous 2 years (FY 2020-21, 2021-22). Yearly turnover of the firm shall be at least Tk.01 (one) Crore.8. Multiple Companies having technical and legal competency for developing such product can bid jointly but they must have legal agreement among them where one company needs to be master. Master company needs to fulfill all conditions mentioned in TOR. Joint-venture agreement needs to have clear identification about each responsibility matrix along with IPR.9. Evaluation will be lot-by-lot basis. Each feasibility study will be considered as one lot. Firm can apply for one/ two lot separately. <p>A shortlist of consultants will be prepared upon evaluation of EOIs of the eligible applicants and "Request for Proposal" document will be issued in their favour. Consultants/Vendors will be selected through the Quality and Cost Based (QCBS) method. Total duration of each contract will be 03 Months.</p> <p>Interested Applicants may obtain further information from the address below.</p>
14	Association with other firms	Allowed
15	Phasing of Services	01 (one)
PROCURING ENTITY DETAILS		
16	Name of Official Inviting EOI	Md. Ahsan Kabir
17	Designation of Official Inviting EOI	Director (Planning & Research)
18	Address of Official Inviting EOI	BSCIC Head Office, 398, Mayor Anisul Haque road, Tejgaon Industrial Area, Dhaka-1208
19	Contact details of Official Inviting EOI	Phone: 01716783954 E-mail: gmplanning@bscic.gov.bd
20	The procuring entity reserves the right to accept or reject all EOI's or even change of Eoi.	

7. 29.10.2023
Md. Ahsan Kabir
Director (Planning & Research)
BSCIC, Dhaka

Terms of Reference (ToR)

For

FEASIBILITY STUDY of BSCIC ICT BHABAN/ Multipurpose Complex,
Nolgola



Prepared By
Bangladesh Small and Cottage Industries Corporation (BSCIC)
398, Mayor Anisul Haque Road, Tejgaon I/A, Dhaka-1208

1. Background

Bangladesh Small and Cottage Industries Corporation (BSCIC) is the leading government organization in Bangladesh to support industrialization process through creation of an entrepreneurial society. BSCIC intended to set up 50 industrial parks on 20,000 acres of land and 05 high-rise multipurpose building in the next 10 years in important areas across the country to create new jobs and tap the potential of technology transfer by attracting foreign investment. Right now, a total of 946 export-oriented industrial units are currently operating in 82 industrial estate all over the country along with 01 training institute, 15 Skill Development Center (SDC), 01 electronics complex building. Establishment of high-rise multipurpose building must be based on the size of office work space, display center, training center, skill development center, better communications, availability of raw materials, better market, official dormitory, promotion of cottage, micro, small and medium enterprises etc. To establish productive, efficient & effective high-rise multipurpose building, a detailed feasibility study is mandatory. A productive feasibility study is an important key for sustainable development. BSCIC therefore, ager to identify a consultancy firm to provide services for carrying out a detailed feasibility study, EIA study, drawing, design and cost estimation for the establishment of 'BSCIC ICT Bhaban/ Multipurpose Complex, Nolgola, Dhaka' in the identified site.

2. Review of Existing Service

2.1 About the Organization

Bangladesh Small and Cottage Industries Corporation (BSCIC) was established through the East Pakistan Small and Cottage Industries Corporation Act. 1957. After the Independence of Bangladesh, it was made into BSCIC through Bangladesh Small Industries Corporation (Amendment) Act, 1975. (Act XXIII of 1975) (with effect from the 1st January, 1973). Bangladesh Small and Cottage Industries Corporation (BSCIC) bill, 2023 was passed in National Parliament and a gazette on Bangladesh Small and Cottage Industries Corporation (BSCIC) Act 2023 has been published on September 18, 2023. Vision of this corporation is to accelerate the industrial growth through promotion and extension of medium, small and cottage industries. Its development activities are motioned, catalyzed and supported by promotion and extension services to the Medium, small and cottage industries. Besides, as government organization, BSCIC always committed to put its effort for implementing government decisions and agenda for the interest of the country through its capacity under the guidance of Ministry of Industries. It's Headquarter is at Dhaka and it has 4 Regional offices, 64 District offices (Industries Service Centre), 82 Industrial Estates, 1 Training Institute, 1 Design centre, 1 electronics Complex, 1 computer Lab and 15 Skill Development Centers at different places of the country.

Vision: Vision of this corporation is to build up industrially enriched and development of Bangladesh.

Mission: Developing potential industries in the competitive world, building skilled manpower, creating employment opportunities and eradicating poverty.

Strategies:

- Establishing eco-friendly Industrial parks/estates.
- Promote Cottage, Micro, Small and Medium Enterprises (CMSME).
- Increase industrial production and productivity in the Small and Cottage Industry (SCI) sector.
- Creation of employment opportunities.
- Poverty alleviation.
- Ensure optimum utilization of economic and human resources.
- Accelerate overall economic growth of the country through SCI.

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2.2 Existing Services

Before formulation of Development Project Proposal (DPP), BSCIC normally forms a committee with local government administration representatives and BSCIC officials to conduct a preliminary feasibility study. After visiting the proposed project area, committee submit the feasibility study report considering some viable factors (availability of land & land price, communication, demand of local entrepreneur, availability of raw materials, environmental viability etc.) of proposed project.

3. Proposed Feasibility (To-Be)

3.1 Objectives of the Feasibility Study

The prime objective of the feasibility study is to explore the opportunities and barriers of establishing a environment-friendly and compliant multipurpose building. The specific objectives are as follows:

- i) To carry out a feasibility study on the proposed multipurpose building;
- ii) To develop a Master Plan having detailed plans and realistic budgets for the provision of basic infrastructures to establish this building;
- iii) To conduct an Initial Environmental Examination (IEE) study for the proposed project, approve this from DoE and collect Environment Clearance Certificate (ECC) along with all other related certificates from concerned institutions like RAJUK, CAAB etc including all relevant works;
- iv) To develop marketing and promotion plans for attracting potential investors to the proposed building;
- v) To develop financing models and funds mobilization strategies;
- vi) To develop an appropriate management model that will ensure success; and
- vii) To carry out a cost-benefit analysis for this building.

3.2 Scope of the Feasibility Study

The consultant will, in this assignment engage the client and involve the client's various staffs and other stakeholders in the study so that there is ownership and understanding established, undertake a detailed feasibility study on the establishment of the proposed multipurpose building at BSCIC's own place at Nolgola, old Dhaka of 1.62 acre (i.e BSCIC Multipurpose Complex/ ICT BHABAN, Nolgola), to establish the economic and financial viability, identify risks and challenges and their mitigation, selection of best options to develop the multipurpose building with all this information, incorporate a phasing plan, private sector participation plan and local community involvement. The multipurpose building will also have social amenities that are necessary to provide a conducive environment to the persons employed within it. Specifically, the feasibility study will: -

- i) Review all relevant laws, regulations, treaties, policies, programs, initiatives and institutional arrangements related to establishment of multipurpose building, industrial investment, including review of relevant past studies. It will recommend applicable changes to the regulatory and institutional arrangements necessary to successfully establish multipurpose building.

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- ii) Review the study of similar high-rise multipurpose building in various parts of the world and evaluate the critical success factors, risks and adduce lessons which will inform the study.
- iii) Estimate market demand for the establishment of this high-rise multipurpose building by assessing requirements indicating the most suitable industrial clusters. Develop projections for better occupancy of land, building and amenities for the operating life of the project.
- iv) Conduct Stakeholder mapping and develop a stakeholder engagement strategy for the project
- v) Conduct an Environmental Impact Assessment (EIA) along with Initial Environmental Examination (IEE) for the project and submitting the report to the Department of Environment (DoE) and also maintain procedures for getting final approval of ECC.
- vi) Using the master plan's output, develop a financial model for the development and operation of the high-rise multipurpose building, including capital costs, operating expenses including any taxation, revenues, profits and resulting cash flows, and various financial indicators including Net Present Value (NPV), payback period, Internal Rate of Return (IRR).
- vii) Estimate the economic benefits of the projects (BCR) and also calculate the economic rate of return of the project (ERR) including
 - a) Identify significant risks and propose measures to mitigate them
 - b) Recommend the institutional framework for development and operation of the multipurpose building.
 - c) Develop eligibility criteria for the clients, as are consistent with the economic objectives of the project.
- viii) Develop a master plan which will include the land use plan, utility services plan, infrastructure plan and designs, and project implementation phasing plan. The Master Plan should provide cost estimates for the phase development of basic infrastructure, buildings and service amenities including drainage, sewerage system, fire fighting equipments suited for the needs of the targeted users.
- ix) The cost- estimate will include the economic and financial analysis. The master-plan will include 2 (two) architectural prototype models of the proposed multipurpose building with computer generated renderings of various aspects.
- x) The consultant will also develop a project road map and a fund mobilization plan.
- xi) Develop a project implementation roadmap, institutional framework and financing model develop a marketing/business plan for the proposed multipurpose building.

3.3 Consultancy Outputs (Deliverables)

The Scope of the Services to be provided by the Consultant or Consortium will include delivery of the following:

- i) Inception report to be submitted within 7 days of signing contract, detail of the consultant's approach to the feasibility study and master-plan, providing a detailed work-

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- plan and requirements as well as a mapping of stakeholders
- ii) Periodic progress reports and documenting progress will be provided in every month.
 - iii) Final feasibility study report both in softcopy and hardcopy (5 copies) must be in Planning Commission recommended format. Mentioned that **executive summary and recommendation parts** of the feasibility report should be provided both in **Bangla and English** separately.
 - iv) Getting final approval of ECC and provide this to the BSCIC.
 - v) Excel sheet of the detail Financial and economic calculation with instruction for further change.
 - vi) Layout of the eco-friendly high rise multipurpose building.
 - vii) Design, Drawing & Estimate of all equipments of high rise multipurpose building according to the latest PWD Schedule of Rates.
 - viii) A master plan which will include land use plan, utility services plan, infrastructure and cost estimates of infrastructure development.
 - ix) A project implementation roadmap, institutional framework and financing model for each site.
 - x) Marketing / Business Plan.
 - xi) Final report summarizing progress of the project up to the end of the assignment.

3.4 Demand Projection of the proposed Building

- i) Verify the necessity of the high rise building in the proposed area.
- ii) Access the demand of the work space, Industrial service space, Car parking space, residential quarters for BSCIC officials etc.
- iii) Project the demand of entrepreneurs for Product Display and sales center.
- iv) Project the demand for other offices like bank, insurance company etc

4. Manpower Requirement

Sl no	Consultant criteria	Required Persons	Educational qualification (minimum)	Experience (Minimum)
1	Team Leader (Sr. Architect/ Sr. Civil Engineer/ Sr. Urban Planner)	1	BSc in relevant subject/field.	10 years
2	Social consultant/ specialist	1	MSc in relevant subject/field	7 years
3	Economist	1	MSc in relevant subject/field	7 years
4	Architect	1	BArch	7 years
5	Assistant Engineer (Civil)	1	BSc Eng. in relevant subject/ field	5 years
6	Assistant Engineer (Electrical and Mechanical)	2	BSc Eng. in relevant subject/ field	5 years
7	River Morphologist	1	BSc/ MSC in WRE or relevant subject/ field	5 years
8	Sub-Assistant Architect	1	Diploma in relevant subject/field	3 years
9	Junior Environmental specialist	1	BSc in relevant subject/field	3 years

N.B- Higher degree and experiences will add value in evaluation.

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Discipline	Qualification and Tasks
Team Leader (Sr. Architect/ Sr. Civil Engineer/ Sr. Urban Planner)	<p>Minimum BSc. Degree in Architecture/ Civil Engineering/ Urban Planning and other relevant field, post graduate degree and other higher degree in relevant field added extra value. He/she should have minimum 10 years experience in state-of-the-art Survey Techniques. He/She will have the overall responsibility for consultancy services including the conduct of the consultants/local personnel. He/She shall maintain all external and internal contacts requisite in the interest of the service required during the study. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Formulate a Land Acquisition Plan (LAP) for project components. • Guide and supervise the study team in carrying out the programs. • Formulate realistic field data collection plan & schedule; • Lead role to analyze the previous bottlenecks in the Project, present situation and advise all necessary way-outs from such problems; • Carry out overall co-ordination and top supervision of the different Study activities and maintain close liaison with the Team; • Attend meeting as and when required. • Review and study the existing project and identify problems; • Quality control of different Study activities; • Responsible to prepare the Inception, Draft Final and Final Report, attend meeting with client and stakeholders as and when required.
Social consultant/ specialist	<p>Minimum Masters in Sociology / Social Welfare / Statistics and in any relevant field. He/She should have at least 07 years' experience in sociological activities & field survey, i.e. interaction with the stakeholders, holding Focus Group Discussion (FGD), Target Group Discussion (TGD) and work- shops/seminars at field level to find out the desired goal of the study and to disseminate the results of the study. Preference may be given to the deserving candidates who completed study of similar nature tasks. Some other tasks are as follows:</p> <ul style="list-style-type: none"> • Holding interaction meeting with the stakeholders at field level holding Focus Group Discussion (FGD), Target Group Discussion (TGD) and work- shops/seminars at field level to find out the desired goal of the study and to disseminate the results. • Carryout questionnaire survey • To find-out the conflicting issues, conduct motivational works among the stakeholders against any negative issue and to suggest mitigation measures. • To assist the study team in holding seminars, workshops;
Economist	<p>Minimum of Bachelor degree in Economics or relevant field. He/She should have at least 07 years of experience in relevant field. His/her major responsibilities shall include but not necessarily be limited to</p>

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	<p>the following:</p> <ul style="list-style-type: none"> • He/ She will be responsible for economic and financial analysis of various options of drainage system improvement. • Cost estimates, contingency amounts, detailed price escalation estimates for land acquisition; • Assist the Team Leader in preparation of Final Report containing all the requirements of BSCIC for the DPP
Architect	<p>Minimum B. Sc. Degree in Architecture or relevant field. He/she should have 07 years' experience. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Preparing and presenting design proposals to clients; • Advising clients; • Producing detailed drawings; • Negotiating with other professionals; • Attending regular meetings with clients, and other specialists; • Making site visits to check on progress; • Dealing with problems that might come up during the establishment of the building; • Preparation of landscape plans including concept, design, cost analysis, bidding, award and installation; • Preparation of graphic representations of proposed plans using computer- aided design and drafting (CADD) software.
Assistant Engineer (Civil)	<p>Minimum B. Sc. Degree in Civil Engineering or relevant field. He/she should have 05 years' experience. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Preparing and presenting design proposals to clients; • Advising clients; • Producing detailed drawings; • Negotiating with other professionals; • Attending regular meetings with clients, and other specialists; • Making site visits to check on progress; • Preparation of landscape plans including concept, design, cost analysis, bidding, award and installation; • Preparation of Arc View based contour maps of project area, difference maps of bed topography; • Preparation of graphic representations of proposed plans using computer- aided design and drafting (CADD) software.
Assistant Engineer (Electrical and Mechanical)	<p>Minimum B. Sc. Degree in Electrical/Mechanical Engineering or relevant field. He/she should have 05 years' experience. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Preparing and presenting Electrical/mechanical proposals to clients; • Producing electrical drawings, electrical requirements; • Negotiating with other professionals;

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	<ul style="list-style-type: none"> • Making site visits to check on progress; • Dealing with problems that might come up during the establishment of the building;
River Morphologist	<p>Minimum Bachelor degree in Water Resource Engineering or Relevant field. He/ She should have at least 05 years' experience in river morphology through interpretation of satellite images. Experience of work in the arena of morphological study with understanding of GIS and RS producing GIS coverage, contour map, Digital Elevation Model. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Coordinating and reviewing landscaping site plans and designs to ensure compliance with zoning ordinance and site regulations, design specifications and standards; • translate the morphological changes in baseline, FWOP and FWIP conditions for getting ECC. • Assist the study team in report writing;
Sub-Assistant Architect	<p>Minimum Diploma Degree in Architecture having 03 years of experience in planning implementing, operating and Producing detailed drawings. Experience of working in multi-disciplinary team will be proffered. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Preparing and presenting design proposals to clients; • Making site visits to check on progress; • Dealing with problems that might come up during the establishment of the building; • Preparation of landscape plans including concept design, cost; • Preparation of graphic representations of proposed plans using computer- aided design and drafting (CADD) software. <p>Assist the study team in inventory preparation and other tasks what and when assigned.</p>
Junior Environmental specialist	<p>Minimum Bachelor degree in Environmental Study or in any relevant field. Candidate should have formal training in carrying out IEE, etc. Should have professional experience of 03 years preferably in Environmental Risk Management Projects and in the field of EIA. His/Her tasks are:</p> <ul style="list-style-type: none"> • Make inventory of present environmental situation; • Carry out Environmental Impact Assessment; • Preparation of Environmental Monitoring & Management Plan; • Co-ordinate relevant activities and assist the Team leader. • Attend meeting as and when required. • Assist in preparation of Final Report with EIA.

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Scheme for Evaluation of Technical Proposals: Pass Mark 70%

Item	Description	Maximum Points (pts)	Marking Scheme
1	Specific experience of the consulting firm related to the assignment	20	<p>A) Firm's years of relevant experience (Max 10 points) Above 10 years (10 pts) 8-10 years (8 pts) 6-7 years (6 pts) 4-5 years (4 pts) 2-3 years (2 pts) Below 2 years (0 pts)</p> <p>B) Number of cited and referenced project done by consultant in feasibility and master- planning related assignments in past 5 years (Max 10 points) Above 10 projects (10 points) 8-10 projects (8 points) 5-7 projects (6 points) 3-4 projects (4 points) Less than 3 projects (0 point)</p>
2	Adequacy of proposed works and methodology in responding to the terms of reference	40	<p>A) Fully responsive to TOR, shows originality and competence in methodology (40 pts)</p> <p>B) Fully responsive to TOR, but shows only limited originality and competence in methodology (25 pts)</p> <p>C) Partially responsive to TOR but shows originality and competence in methodology (20 pts)</p> <p>D) Partially responsive to TOR and shows only limited originality and competence in methodology (15 pts)</p> <p>E) Not responsive to TOR nor showing originality or Competence (0 pts)</p>

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Item	Description	Maximum Points	Marking Scheme
3	Qualifications and competence of key staff for the assignment. Detailed CV showing experience in relevant project and copies of relevant academic certificates will suffice as evidenced for education/ experience. Where a professional practicing licence is required to engage in an occupation, a current, licence from registration body for that profession is to be provided	40	<p>Experiences: Years relevant to feasibility study and master Planning consulting experience (Max. 20 points)</p> <p>A) <u>Team Leader:</u> Above 10 years (6 points) 09-10 years (5 points) 06-08 years (4 points)</p> <p>B) <u>Social consultant/ Economist/ Architect:</u> Above 07 years (5 points) 06-07 years (4 points) 03-05 years (3 points)</p> <p>C) <u>Assistant Engineer (Civil/ Electrical/ Mechanical)/ Urban Planner</u> Above 05 years (5 points) 05 years (4 points) 03-04 years (3 points)</p> <p>D) <u>Sub-Assistant Architect/ Junior Environmental consultant:</u> Above 03 years (4 points) 03 years (3 points) 02 year (2 points)</p> <p>Education/Academic Qualifications from recognized institution (Max.20 points)</p> <p>A) <u>Team Leader:</u> PhD degree (6 points) Master's Degree (5 points) Bachelor's Degree (4 points)</p> <p>B) <u>Social consultant/ Economist/ Architect:</u> PhD degree (5 points) Master's Degree (4 points) Bachelor's Degree (3 points)</p> <p>C) <u>Assistant Engineer (Civil/ Electrical/ Mechanical)/ Urban Planner:</u> PhD degree (5 points) Master's Degree (4 points) Bachelor's Degree (3 points)</p> <p>D) <u>Sub-Assistant Architect / Junior Environmental consultant:</u> Master's Degree (4 points) Bachelor's Degree (3 points) Diploma Degree (2 points)</p>

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মুহাম্মদ হোসাইনুর রহমান
পরিচালনা কর্মকর্তা
পরিচালনা ও ব্যবস্থাপনা বিভাগ
বিসিক, ঢাকা।

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১৭/১০/২৬

মোঃ সামিউল ইসলাম
ব্যবস্থাপক (পরিচালনা ও ব্যবস্থাপনা)
বিসিক, ঢাকা।

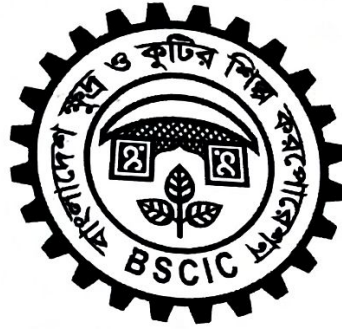
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ড. মোঃ ফরহাদ আহমেদ
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বিসিক, ঢাকা।

Terms of Reference (ToR) For

FEASIBILITY STUDY of BSCIC Agrabad Multipurpose Complex, Chattogram



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- vii) To carry out a cost-benefit analysis for this multipurpose building.

3.2 Scope of the Feasibility Study

The consultant will, in this assignment engage the client and involve the client's various staffs and other stakeholders in the study so that there is ownership and understanding established, undertake a detailed feasibility study on the establishment of the proposed multipurpose building at BSCIC's own place at Agrabad, Chattogram of 0.2694 acre (i.e BSCIC Agrabad Multipurpose Complex, Chattogram), to establish the economic and financial viability, identify risks and challenges and their mitigation, selection of best options to develop the multipurpose building with all this information, incorporate a phasing plan, private sector participation plan and local community involvement. The multipurpose building will also have social amenities that are necessary to provide a conducive environment to the persons employed within it. Specifically, the feasibility study will: -

- i) Review all relevant laws, regulations, treaties, policies, programs, initiatives and institutional arrangements related to establishment of multipurpose building, industrial investment, including review of relevant past studies. It will recommend applicable changes to the regulatory and institutional arrangements necessary to successfully establish multipurpose building.

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- ii) Review the study of similar high-rise multipurpose building in various parts of the world and evaluate the critical success factors, risks and adduce lessons which will inform the study.
- iii) Estimate market demand for the establishment of this high-rise multipurpose building by assessing requirements indicating the most suitable industrial clusters. Develop projections for better occupancy of land, building and amenities for the operating life of the project.
- iv) Conduct Stakeholder mapping and develop a stakeholder engagement strategy for the project
- v) Conduct an Environmental Impact Assessment (EIA) along with Initial Environmental Examination (IEE) for the project and submitting the report to the Department of Environment (DoE) and also maintain procedures for getting final approval of ECC.
- vi) Using the master plan's output, develop a financial model for the development and operation of the high-rise multipurpose building, including capital costs, operating expenses including any taxation, revenues, profits and resulting cash flows, and various financial indicators including Net Present Value (NPV), payback period, Internal Rate of Return (IRR).
- vii) Estimate the economic benefits of the projects (BCR) and also calculate the economic rate of return of the project (ERR) including
 - a) Identify significant risks and propose measures to mitigate them
 - b) Recommend the institutional framework for development and operation of the multipurpose building.
 - c) Develop eligibility criteria for the clients, as are consistent with the economic objectives of the project.
- viii) Develop a master plan which will include the land use plan, utility services plan, infrastructure plan and designs, and project implementation phasing plan. The Master Plan should provide cost estimates for the phase development of basic infrastructure, buildings and service amenities including drainage, sewerage system, fire fighting equipments suited for the needs of the targeted users.
- ix) The cost- estimate will include the economic and financial analysis. The master-plan will include 2 (two) architectural prototype models of the proposed multipurpose building with computer generated renderings of various aspects.
- x) The consultant will also develop a project road map and a fund mobilization plan.
- xi) Develop a project implementation roadmap, institutional framework and financing model develop a marketing/business plan for the proposed multipurpose building.

3.3 Consultancy Outputs (Deliverables)

The Scope of the Services to be provided by the Consultant or Consortium will include delivery of the following:

- i) Inception report to be submitted within 7 days of signing contract, detail of the consultant's approach to the feasibility study and master-plan, providing a detailed work-

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- plan and requirements as well as a mapping of stakeholders
- ii) Periodic progress reports and documenting progress will be provided in every month.
 - iii) Final feasibility study report both in softcopy and hardcopy (5 copies) must be provided in the Planning Commission recommended format. Mentioned that **executive summary and recommendation parts** of the feasibility report should be provided both in **Bangla and English** separately.
 - iv) Getting final approval of ECC and provide this to the BSCIC.
 - v) Excel sheet of the detail Financial and economic calculation with instruction for further change.
 - vi) Layout of the eco-friendly high rise multipurpose building.
 - vii) Design, Drawing & Estimate of all equipments of high rise multipurpose building according to the latest PWD Schedule of Rates.
 - viii) A master plan which will include land use plan, utility services plan, infrastructure and cost estimates of infrastructure development.
 - ix) A project implementation roadmap, institutional framework and financing model for each site.
 - x) Marketing / Business Plan.
 - xi) Final report summarizing progress of the project up to the end of the assignment.

3.4 Demand Projection of The Proposed Building

- i) Verify the necessity of the high rise building in the proposed area.
- ii) Access the demand for the work space, training space, Industrial service space, Car parking space etc.
- iii) Project the demand of entrepreneurs for Product Display and sales center.
- iv) Project the demand for other offices like bank, insurance company etc.

4. Manpower Requirement

Sl no	Consultant criteria	Required Persons	Educational qualification (minimum)	Experience (Minimum)
1	Team Leader (Sr. Architect/ Sr. Civil Engineer/ Sr. Urban Planner)	1	BSc in relevant subject/field.	10 years
2	Social consultant/ specialist	1	MSc in relevant subject/field	7 years
3	Economist	1	MSc in relevant subject/field	7 years
4	Architect	1	BArch	7 years
5	Assistant Engineer (Civil)	1	BSc in relevant subject/ field	5 years
6	Assistant Engineer (Electrical and Mechanical)	2	BSc in relevant subject/ field	5 years
7	Urban Planner	1	BURP or equivalent	5 years
8	Sub-Assistant Architect	1	Diploma in relevant subject/field	3 years
9	Junior Environmental specialist	1	BSc in relevant subject/field	3 years

N.B- Higher degree and experiences will add value in evaluation.

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Discipline	Qualification and Tasks
Team Leader (Sr. Architect/ Sr. Civil Engineer/ Sr. Urban Planner)	<p>Minimum BSc. Degree in Architecture/ Civil Engineering/ Urban Planning and other relevant field, post graduate degree and other higher degree in relevant field added extra value. He/she should have minimum 10 years experience in state-of-the-art Survey Techniques. He/She will have the overall responsibility for consultancy services including the conduct of the consultants/local personnel. He/She shall maintain all external and internal contacts requisite in the interest of the service required during the study. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Formulate a Land Acquisition Plan (LAP) for project components. • Guide and supervise the study team in carrying out the programs. • Formulate realistic field data collection plan & schedule; • Lead role to analyze the previous bottlenecks in the Project, present situation and advise all necessary way-outs from such problems; • Carry out overall co-ordination and top supervision of the different Study activities and maintain close liaison with the Team; • Attend meeting as and when required. • Review and study the existing project and identify problems; • Quality control of different Study activities; • Responsible to prepare the Inception, Draft Final and Final Report, attend meeting with client and stakeholders as and when required.
Social consultant/ specialist	<p>Minimum Masters in Sociology / Social Welfare / Statistics and in any relevant field. He/She should have at least 07 years' experience in sociological activities & field survey, i.e. interaction with the stakeholders, holding Focus Group Discussion (FGD), Target Group Discussion (TGD) and work- shops/seminars at field level to find out the desired goal of the study and to disseminate the results of the study. Preference may be given to the deserving candidates who completed study of similar nature tasks. Some other tasks are as follows:</p> <ul style="list-style-type: none"> • Holding interaction meeting with the stakeholders at field level holding Focus Group Discussion (FGD), Target Group Discussion (TGD) and work- shops/seminars at field level to find out the desired goal of the study and to disseminate the results. • Carryout questionnaire survey • To find-out the conflicting issues, conduct motivational works among the stakeholders against any negative issue and to suggest mitigation measures. • To assist the study team in holding seminars, workshops;

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Economist	<p>Minimum of Bachelor degree in Economics or relevant field. He/She should have at least 07 years of experience in relevant field. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • He/ She will be responsible for economic and financial analysis of various options of drainage system improvement. • Cost estimates, contingency amounts, detailed price escalation estimates for land acquisition; • Assist the Team Leader in preparation of Final Report containing all the requirements of BSCIC for the DPP
Architect	<p>Minimum B. Sc. Degree in Architecture or relevant field. He/she should have 07 years' experience. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Preparing and presenting design proposals to clients; • Advising clients; • Producing detailed drawings; • Negotiating with other professionals; • Attending regular meetings with clients, and other specialists; • Making site visits to check on progress; • Dealing with problems that might come up during the establishment of the building; • Preparation of landscape plans including concept, design, cost analysis, bidding, award and installation; • Preparation of graphic representations of proposed plans using computer- aided design and drafting (CADD) software.
Assistant Engineer (Civil)	<p>Minimum B. Sc. Degree in Civil Engineering or relevant field. He/she should have 5 years' experience. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Preparing and presenting design proposals to clients; • Advising clients; • Responsible for collecting data from both secondary and primary sources and analysis, • Producing detailed drawings; • Negotiating with other professionals; • Attending regular meetings with clients, and other specialists; • Making site visits to check on progress; • Preparation of landscape plans including concept, design, cost analysis, bidding, award and installation; • Preparation of graphic representations of proposed plans using computer- aided design and drafting (CADD) software.
Assistant Engineer (Electrical and Mechanical)	<p>Minimum B. Sc. Degree in Electrical/Mechanical Engineering or relevant field. He/she should have 05 years' experience. His/her major responsibilities shall include but not necessarily be limited to the following:</p>

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	<ul style="list-style-type: none"> • Preparing and presenting Electrical/mechanical proposals to clients; • Producing electrical drawings, electrical requirements; • Negotiating with other professionals; • Making site visits to check on progress; • Dealing with problems that might come up during the establishment of the building;
Urban Planner	<p>Minimum of Bachelor degree in Urban and Regional/Rural Planning. He/She should have at least 05 years' experience in producing GIS coverage, contour map, Digital Elevation Model. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Coordinating and reviewing landscaping site plans and designs to ensure compliance with city zoning ordinance and site regulations, design specifications and standards; • Preparation of Arc View based contour maps of project area, difference maps of bed topography; • Preparation of maps for reports; • Assist the study team in report writing;
Sub-Assistant Architect	<p>Minimum Diploma Degree in Architecture having 03 years of experience in planning implementing, operating and Producing detailed drawings. Experience of working in multi-disciplinary team will be proffered. His/her major responsibilities shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Preparing and presenting design proposals to clients; • Making site visits to check on progress; • Dealing with problems that might come up during the establishment of the building; • Preparation of landscape plans including concept design, cost; • Preparation of graphic representations of proposed plans using computer- aided design and drafting (CADD) software. • Assist the study team in inventory preparation and other tasks what and when assigned.
Junior Environmental specialist	<p>Minimum Bachelor degree in Environmental Study or in any relevant field. Candidate should have formal training in carrying out EIA. Should have professional experience of 03 years preferably in Environmental Risk Management Projects and in the field of EIA. His/Her tasks are:</p> <ul style="list-style-type: none"> • Make inventory of present environmental situation; • Carry out Initial Environmental Examination; • Preparation of Environmental Monitoring & Management Plan; • Co-ordinate relevant activities and assist the Team leader. • Assist in preparation of Final Report with EIA.

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Scheme for Evaluation of Technical Proposals: Pass Mark 70%


Item	Description	Maximum Points (pts)	Marking Scheme
1	Specific experience of the consulting firm related to the assignment	20	<p>A) Firm's years of relevant experience (Max 10 points) Above 10 years (10 pts) 8-10 years (8 pts) 6-7 years (6 pts) 4-5 years (4 pts) 2-3 years (2 pts) Below 2 years (0 pts)</p> <p>B) Number of cited and referenced project done by consultant in feasibility and master- planning related assignments in past 5 years (Max 10 points) Above 10 projects (10 points) 8-10 projects (8 points) 5-7 projects (6 points) 3-4 projects (4 points) Less than 3 projects (0 point)</p>
2	Adequacy of proposed works and methodology in responding to the terms of reference	40	<p>A) Fully responsive to TOR, shows originality and competence in methodology (40 pts)</p> <p>B) Fully responsive to TOR, but shows only limited originality and competence in methodology (25 pts)</p> <p>C) Partially responsive to TOR but shows originality and competence in methodology (20 pts)</p> <p>D) Partially responsive to TOR and shows only limited originality and competence in methodology (15 pts)</p> <p>E) Not responsive to TOR nor showing originality or Competence (0 pts)</p>

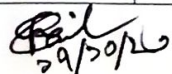
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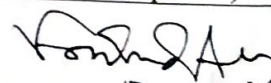
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Item	Description	Maximum Points	Marking Scheme
3	Qualifications and competence of key staff for the assignment. Detailed CV showing experience in relevant project and copies of relevant academic certificates will suffice as evidenced for education/ experience. Where a professional practicing licence is required to engage in an occupation, a current, licence from registration body for that profession is to be provided	40	<p>Experiences: Years relevant to feasibility study and master Planning consulting experience (Max. 20 points)</p> <p>A) <u>Team Leader:</u> Above 10 years (6 points) 09-10 years (5 points) 06-08 years (4 points)</p> <p>B) <u>Social consultant/ Economist/ Architect:</u> Above 07 years (5 points) 06-07 years (4 points) 03-05 years (3 points)</p> <p>C) <u>Assistant Engineer (Civil/ Electrical/ Mechanical)/ River Morphologist:</u> Above 05 years (5 points) 05 years (4 points) 03-04 years (3 points)</p> <p>D) <u>Sub-Assistant Architect/ Junior Environmental consultant:</u> Above 03 years (4 points) 03 years (3 points) 02 year (2 points)</p> <p>Education/Academic Qualifications from recognized institution (Max.20 points)</p> <p>A) <u>Team Leader:</u> PhD degree (6 points) Master's Degree (5 points) Bachelor's Degree (4 points)</p> <p>B) <u>Social consultant/ Economist/ Architect:</u> PhD degree (5 points) Master's Degree (4 points) Bachelor's Degree (3 points)</p> <p>C) <u>Assistant Engineer (Civil/ Electrical/ Mechanical)/ River Morphologist:</u> PhD degree (5 points) Master's Degree (4 points) Bachelor's Degree (3 points)</p> <p>D) <u>Sub-Assistant Architect/ Junior Environmental consultant:</u> Master's Degree (4 points) Bachelor's Degree (3 points) Diploma Degree (2 points)</p>


 ০৭/১০/২৬
 মুহাম্মদ তৌহিদুর রহমান
 পরিচালনা কর্মকর্তা
 পরিচালনা ও গবেষণা বিভাগ
 নসিফ, ঢাকা।


 ০৭/১০/২৬
 মোঃ সামিউল ইসলাম
 ব্যবস্থাপক (পরিচালনা ও গবেষণা)
 নসিফ, ঢাকা।


 ১৭. ১০. ২০২৩
 ড. মোঃ ফরহাদ আকর
 মহাব্যবস্থাপক, পরিচালনা ও গবেষণা
 নসিফ, ঢাকা।