



Tender # GIKI/PD/FCD-1115/26

**EOI DOCUMENTS
FOR
CONSTRUCTION AND OPERATION OF A STATE-OF-
THE-ART CAFETERIA / TUC AREA / RESTAURANTS /
SHOPS AT GIK INSTITUTE TOPI-SWABI**

April 2026

Deputy Director Procurement
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**EXPRESSION OF INTEREST (EOI) FOR THE CONSTRUCTION AND OPERATION OF A
STATE-OF-THE-ART CAFETERIA / TUC AREA / RESTAURANTS /
SHOPS AT GIK INSTITUTE TOPI-SWABI**

1. Introduction

The Ghulam Ishaq Khan Institute of Engineering Sciences and Technology (GIK Institute), a leading private-sector higher education institution in Pakistan and the country's first fully residential campus, serves approximately 3,000 to 4,000 students and over 3,000 faculty and staff members, including their families. In addition, the Institute welcomes a significant number of local and international visitors each week.

In line with its commitment to student development and continuous enhancement of campus facilities, the Institute intends to establish a well-structured, state-of-the-art Cafeteria/Tuc Area. This facility will not only provide quality dining services for students and staff but will also serve as a meeting and networking space for visitors, conferences, and other academic and corporate events.

The Institute hereby invites sealed Expressions of Interest (EOI) from reputed individuals and firms for the planning, design, construction, and operation of a state-of-the-art Cafeteria/Tuc Area/ Restaurants / Shops at the GIK Institute campus in Topi, Swabi. The project will be executed on a **Built-Operate Transfer (BOT)** basis, with a contract period of 10-15 years.

2. Project Overview & Scope of Work

Restaurant / Cafeteria / Tuc Area / Shops (Build & Operate Model)

The scope of work includes, but is not limited to, the following:

2.1 Service Capacity

The Cafeteria / Tuc Area / Restaurants / Shops shall cater to approximately 3,000 to 4,000 students and over 3,000 faculty, staff members, and their families.

2.2 Built-Operate-Transfer (BOT) Framework

- Operator shall finance, design, construct, operate and maintain the facility at its own cost.
- Ownership of land remains with GIK.

- After 10-15 years, the facility shall be transferred to GIK in good operational condition **(The contract period will be finalized through mutual agreement before awarding the contract).**

2.3 Financial Obligations

The successful bidder/operator shall pay a monthly rental along with all applicable utility charges to the Institute, as per agreed terms and conditions.

2.4 Food Services Standards

The operator shall provide a hygienic, diverse, and affordable food menu, meeting the dietary needs of students, faculty, staff, and visitors. Food quality and safety standards must strictly comply with relevant health regulations.

2.5 Master Planning & Design

The operator shall be responsible for master planning and architectural design of the building/infrastructure, subject to approval by the GIK Institute.

2.6 Construction Works

Construction of the building and associated infrastructure shall be carried out in accordance with applicable national and international building codes and standards.

2.7 Smart & Sustainable Facilities

Implementation of modern, smart, and sustainable solutions, including energy-efficient systems and environmentally friendly practices.

2.8 Utilities & Infrastructure

Provision and installation of all essential utilities, including, but not limited to:

- HVAC systems
- Electrical systems
- Plumbing and drainage
- IT infrastructure
- Fire safety systems
- Backup generator and/or solar system

2.9 Project Coordination & Timeline

The operator shall ensure the timely completion of the project and maintain close coordination with the Institute and relevant regulatory authorities.

2.10 Land Allocation & Built-up Area

Approximately 8 to 10 Kanal of land will be provided by the Institute.

The proposed covered area shall be approximately 43,000 to 50,000 sq. ft. for the following shops, stores, and restaurants, etc...

(Final areas may vary subject to Institute requirements and approved design.)

S. No.	Shop Category	Minimum Requirement
1	Restaurant	2
2	Grocery Super Marts	2
3	Barber / Salon	2
4	Photocopying / Printing Shop	1
5	Laundry Shop with Washing Area	1
6	Coffee Shop	1
7	Bakery	1
8	Stationery / Mobile Accessories	1
9	Gift Items Shop/Souvenirs/Merchandise	1
10	Other Associated Retail Shops	As per requirement

3. Eligibility Criteria & Submission Requirements

Interested individuals/firms must meet the following minimum eligibility requirements and submit the following documents along with their Expression of Interest (EOI):

a) Letter of Interest

A duly signed Letter of Interest on the official letterhead of the firm.

b) Company Profile

Detailed profile includes company history, organizational structure, ownership details, and core competencies relevant to the assignment

c) Registration Requirements

Must be duly registered with the Federal Board of Revenue (FBR) and provincial tax authorities and possess valid NTN and GST registration certificates (Submit relevant documents).

A valid PEC registration certificate in the relevant category is mandatory and must be provided.

d) Relevant Experience

The firm/individual must have at least five (05) years of relevant experience in managing/operating cafeterias, restaurants, TUC shops, or similar facilities in educational institutions, research organizations, or other well-reputed institutions. Preference shall be given to firms/individuals that have successfully completed at least one (01) similar project within the last five (05) years (Work orders and satisfactory performance certificates must be submitted).

The bidder shall submit a list of similar completed and ongoing projects, clearly indicating the project scope, client name, location, and completion status.

e) Financial Capacity

Must demonstrate sound financial health and stability, supported by documentary evidence (e.g., audited financial statements, bank statements, tax returns, etc.).

f) Technical & Managerial Staff

Details of key technical and managerial personnel, including their qualifications and relevant experience. Copies of CVs, valid PEC certificates of engineers, and other relevant supporting documents shall be submitted).

g) Blacklisting Status

Must not have been blacklisted by the Institute or any Government/Semi-Government organization, including the Institute of the Punjab/ KPK. A declaration on judicial stamp paper to this effect may be required.

h) Supporting Documents

Any additional documents that support the firm's technical capacity, financial strength, and overall credibility for undertaking the project.

4. Evaluation & Shortlisting

Evaluation Criteria

The submitted EOIs will be evaluated based on the following key parameters:

- Relevant experience in similar projects
- Technical capability and expertise
- Financial strength and stability

Shortlisting Process

Only those individuals/firms that meet the eligibility requirements and achieve satisfactory evaluation results will be shortlisted.

Detailed Discussions & Site Visit

Shortlisted individuals/firms will be invited for detailed discussions and site inspections to further assess their technical approach, understanding of the project, and proposed development strategy.

Issuance of RFP

Following the discussions, a detailed Request for Proposals (RFP) will be issued to the shortlisted parties for submission of comprehensive financial proposals.

Business Model Proposals

Shortlisted parties may also propose innovative or alternative business models, provided such proposals align with the objectives and requirements of the Institute.

5. Joint Venture

- Firms may submit an EOI Application in a Joint Venture of two or more firms.
- EOI Document shall be signed by all the members in the Joint Venture or by an Authorized Representative.
- Joint Venture Agreement Copy shall be submitted with the EOI Document.

6. Amendment of EOI Document

At any time prior to the deadline for submission of applications, GIK Institute may amend the EOI Document by issuing an addendum on the GIK Institute website/newspapers. Any addendum/ Corrigendum issued shall be part of the EOI Document and shall be communicated/updated on the GIK Institute website/newspapers to all who have obtained the EOI Documents.

7. Pre-Proposal Meeting

A Pre-Proposal meeting is scheduled to be held on **April 22, 2026, at 11:00 AM** at the Conference Room of GIK Institute, Topi-Swabi, to clarify issues and to answer any questions on matters related to the EOI Document. The Bidders are requested to submit questions, if any, through email at least three (03) days before the proposed pre-proposal meeting.

Replies given, including the text of the questions raised, will be transmitted to all the Bidders in the shape of a Response to Queries.

8. Late Submission of EOI Applications:

Late submissions, i.e., EOI applications received after the deadline mentioned in the advertisement, shall be rejected without exception.

9. Lack of Information

Incomplete, inaccurate, or unsubstantiated information, or failure to respond to clarification requests within the specified time, may lead to disqualification of the applicant.

10. Compliance

The Successful Consultant/Joint Venture shall comply with and acquire all consents, approvals, permits and licenses applicable under the laws of Pakistan in relation to the performance of the work & services. Each Prospective Consultant shall indemnify the Employer, its affiliates and their advisors fully in respect of any direct or indirect losses, damages, costs, penalties or expenses of any kind incurred by such person arising from a Prospective Consultant/ Joint Venture's breach of the obligations referred to above.

11. Fraud & Corruption:

The applicant shall observe the highest standards of ethics during this EOI and further processing. The Employer defines for the purposes of this provision the terms set forth below:

- i. "corrupt practice" means the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the action of a public official in the EOI process or in contract execution.
- ii. "Fraudulent practice" means a misrepresentation or omission of facts in order to influence the EOI Process.
- iii. "Collusive practice" means a scheme or arrangement between two or more Applicants, with or without the knowledge of the Employer, designed to establish artificial data/ information.
- iv. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the EOI process.

Any Applicant found to have engaged in corrupt, fraudulent, collusive, or coercive practices shall have its EOI rejected and may be declared ineligible, either temporarily or permanently.

12. GIK Institute’s Right

The GIK Institute reserves the right to take the following actions, and shall not be liable for any such actions:

- i. Amend the scope of the work, if required during the EOI process.
- ii. Cancel the EOI process and reject all applications as per GIK Institute Procurement Rules.

13. Submission of EOI Application

- i. Application in response to EOI shall be submitted only by hand or by dispatch via courier company on or before **April 30, 2026, up to 03:00 PM**.
- ii. In Case, the last date of submission of EOI Application is declared a public holiday then next working day will be considered for EOI Application Submission & Opening as per the time already mentioned in this document. All the documents submitted by hand or via courier shall be Signed and Stamped by the Applicant.

14. Opening of EOI Application

The EOI Applications shall be opened on the same day i.e., **April 30, 2026, 03:30 PM** in presence of Applicant’s representative at
GIK Institute Conference Room ,
Administration Block

15. Address of Employer

GIK Institute of Engineering Sciences & Technology
Topi 23460 |KPK | Pakistan
Ph: 0092-0938-281026 Ext: 2213

16. Employer Representative

Name : Farid Wahid Siddiqui
Designation: Deputy Director Procurement
Mobile: 0321-2428865
Email: farid.wahid@giki.edu.pk

17. Qualification Criteria

The qualifications will be based on the Consultant’s meeting the following criteria regarding their financial soundness, experience record, quality of its personnel capabilities and other relevant information as demonstrated by the Consultant’s response to this EOI.

EOI evaluation criteria as mentioned below are applicable for applicants:

Category	Description	Weightage (Marks)
A	Financial Capacity & Stability	10
B	Relevant Experience & Track Record	40
C	Technical & Human Resource Strength	30
D	Equipment & Operational Resources	20
	TOTAL	100

No compromise shall be made on the minimum requirements of 70% marks in each Category (A,B,C & D) and an overall minimum of 70% marks required to qualify in the aforesaid qualification criteria.

18. Disclaimer

The Institute reserves the right to accept or reject any or all EOIs without assigning any reason thereof. The Institute reserves the right to annul, cancel, or withdraw the EOI process at any stage prior to the award of the contract, without incurring any liability to the participating individuals/firms.

Submission of an EOI shall not constitute a binding agreement or create any contractual obligation on the part of the Institute.