

**GHULAM ISHAQ KHAN INSTITUTE OF ENGINEERING SCIENCES AND
TECHNOLOGY, TOPI, SWABI**



**INVITATION FOR
EXPRESSION OF INTEREST
(EOI)**

**LEASING OF SPACE FOR INSTALLATION,
OPERATION AND MAINTENANCE OF A 5G
TELECOM BTS TOWER AT GIKI INSTITUTE**

Tender # GIKI/PD/IT-1137/26

Tender Fee Rs. 5,000/- Non-Refundable

**Deputy Director (Procurement)
GIKI Institute, Topi, Swabi (KP)**

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GHULAM ISHAQ KHAN INSTITUTE OF ENGINEERING SCIENCES AND TECHNOLOGY, TOPI, SWABI

EXPRESSION OF INTEREST (EOI)

INVITATION FOR PROPERTY LICENSE: INSTALLATION OF TELECOM BTS TOWER (5G)

GIK Institute of Engineering Sciences and Technology (GIKI) invites sealed Expressions of Interest (EOI) from reputable, licensed Mobile Network Operators (MNOs) and Telecom Infrastructure Companies for the installation, operation, and maintenance of a state-of-the-art Base Transceiver Station (BTS) Tower on its campus at Topi, Khyber Pakhtunkhwa.

1. CORE TERMS & CONDITIONS

- **Location of Site:** Ground plot designated by the administration within the GIK Institute Campus, Topi, Khyber Pakhtunkhwa, Pakistan.
- **Annual Rent:** Only the technically shortlisted firms will be invited to submit their financial proposals. The contract will be awarded to the technically qualified bidder offering the **highest annual rental amount**.
- **Payment Schedule:** 100% advance payment on an annual basis via online bank transfer.
- **Annual Escalation Rate:** Automatic 10% compound increase at the end of each calendar year.
- **Lease Tenure:** Fixed initial lease term of **10 years** from the date of contract signing, or as mutually agreed by both parties.
- **Installation Timeline:** Fast-track mobilization and complete site deployment to achieve “on-air” status within 30 to 45 days from the date of site handover.
- **Utility Responsibilities:** The operator shall independently secure, install, and bear 100% of all utility/electricity connection and consumption expenses.
- **Structural Safety & Maintenance:** Complete structural, legal, operational, and maintenance liability shall remain solely with the operator.
- **Exclusive Tower-Sharing Rights:** Any co-location or sharing with secondary operators shall require prior written approval of GIKI and shall be subject to separate rental/commercial arrangements directly with GIKI.
- **Campus Coverage Commitment:** Operator shall conduct a campus RF signal survey and submit a proposed coverage heatmap demonstrating expected indoor and outdoor coverage across hostels, academic blocks, faculty residences, sports areas, and common facilities.

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- **Performance Commitment:** Operator shall ensure periodic optimization and satisfactory service availability throughout the license term. GIKI reserves the right to seek corrective measures in case of persistent poor coverage complaints.
- **CSR & R&D Integration:** Post-deployment collaboration with GIKI for student internships, industrial exposure, joint research, and technology awareness initiatives.

2. ELIGIBILITY CRITERIA, TECHNICAL EVALUATION SCORING (TOTAL MARKS: 100)

All proposals shall be evaluated through a cumulative scoring system. Preference shall be given to bidders demonstrating superior service quality and technical readiness. Scores shall primarily be based on the latest two (2) PTA Quarterly Cellular Mobile QoS Reports, technical proposal, and commercial offering.

ELIGIBILITY CRITERIA (Mandatory Documentary Requirements):

- Valid and active telecom/infrastructure service license from PTA.
- Supporting data matching official PTA Quarterly Cellular Mobile QoS Reports (last two quarters).
- The firm submitting the EOI must have successfully installed and commissioned Telecom BTS Towers (5G) in Pakistan during the last five (05) years. Documentary evidence shall be provided.
- Registration with relevant federal and provincial tax authorities (NTN, GST & KPRA).
- Signed affidavit affirming unconditional acceptance of all GIKI core terms, including annual escalation, advance payment, and deployment timeline.
- Campus RF signal survey and proposed coverage heatmap.
- Submit an undertaking on judicial stamp paper confirming that the firm is not blacklisted and has no litigation history.

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TECHNICAL EVALUATION SCORING:

S/No.	Evaluation Parameter	Criteria	Marks
1	PTA Time on Network (Coverage Reliability)	$\geq 93\% = 5, \geq 95\% = 8, \geq 97\% = 10$	15
2	PTA Download Speed	$\geq 12 \text{ Mbps} = 5, \geq 20 \text{ Mbps} = 8, \geq 30 \text{ Mbps} = 10$	10
3	PTA Upload Speed	$\geq 3.5 \text{ Mbps} = 4, \geq 5 \text{ Mbps} = 7, \geq 8 \text{ Mbps} = 10$	5
4	PTA Voice Service National Ranking	Top 3 = 5, Top 2 = 8, 1st Position = 10	10
5	PTA Video Experience Score	$\geq 42 = 4, \geq 50 = 7, \geq 60 = 10$	10
6	Campus-Specific Coverage & Deployment Plan	RF survey, heatmap, indoor/outdoor optimization, proposed technology/bands	20
7	Rollout Timeline & Execution Plan	≤ 45 days with engineering methodology and disruption minimization	5
8	Structural Safety & Multi-Operator Readiness	Compliance and future co-location readiness	5
9	CSR / Academic Collaboration	Internships, training, research support, lab funding	10
10	Financial Strength & Regulatory Compliance	PTA License, tax registration, audited standing	10

Minimum Qualification Threshold: Only bidders securing a minimum of **70/100** marks shall qualify for further commercial negotiations/open auction.

3. REGULATORY, SAFETY & COMPLIANCE REQUIREMENTS

- Operator shall comply with all PTA regulations, Pakistan Environmental Protection standards, EMF radiation limits, electrical grounding, lightning protection, and Civil Aviation Authority requirements (if applicable).
- Operator shall provide structural safety certifications and ensure the tower design adheres to applicable engineering and safety standards.
- All safety, security, legal approvals, and insurance liabilities shall remain solely with the operator.

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4. TERMINATION, REMOVAL & SITE RESTORATION

Upon expiry or termination of the agreement, the operator shall remove all installed infrastructure, equipment, cabling, foundations (if required by GIKI), and restore the site to its original condition at its own cost within 60 days.

5. SUBMISSION INSTRUCTIONS

- Submission Format: Proposals must be submitted in a sealed envelope clearly marked "EOI for INSTALLATION, OPERATION AND MAINTENANCE OF A 5G TELECOM BTS TOWER AT GIKI INSTITUTE".
- **Deadline for Submission: On or before 28 July 2026 by 1430 hours.**
- **Opening of EOI Proposals: 28 July 2026 at 1500 hours.**
- Pre-Bid Meeting: July 17, 2026, Time: 11:00 AM
- Focal Person: Mr. Farid Wahid, Deputy Director Procurement.
- Official Contact Email: farid.wahid@giki.edu.pk
- Postal Address: Procurement Department, GIK Institute of Engineering Sciences and Technology, Topi, District Swabi, Khyber Pakhtunkhwa.

GIKI reserves the right to accept or reject any or all proposals as per institutional procurement guidelines.