

Government of the People's Republic of Bangladesh  
Prime Minister's Office  
Bangladesh Economic Zones Authority  
Monem Business District (Level-12)  
111, Bir Uttam C.R.Dutta Road, Dhaka-1205  
[www.beza.gov.bd](http://www.beza.gov.bd)

Memo No: 03.777. 000.00.00.037.2017- 2672

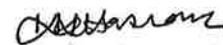
Date: 11/12/2017

**Request for Expression of Interest (REOI)  
National Competitive Bidding (NCB)**

1	Ministry/Division	Prime Minister's Office.
2	Agency	Bangladesh Economic Zones Authority.
3	Procuring Entity	General Manager (Planning & Development) Bangladesh Economic Zones Authority (BEZA)
4	Procuring Entity District	Dhaka
5	Expression of Interest	Selection of Consultant to prepare detailed Master Plan for Sabrang and Naf Tourism Park
6	EOI Ref. No.	03.777. 000.00.00.07.2017- 2672 Date: 11/12/2017
7	REOI Publication Date	15 December 2017 or before
8	Procurement Method	Quality and Cost Based Selection (QCBS)
9	Budget and Sources of Funds	Revenue (Own Fund)
10	EOI Closing Date & Time	14 January 2018 at 3.00 PM
11	Qualification and Experience of the Firm	<p>The firm should have specific experience in the preparation of Master Plan of Tourism Park /Industrial Park of Major Cities/urban area in developed/developing countries including Bangladesh with verifiable success in the delivery of high-quality outputs within time and budget constraints. The response should include descriptions of similar assignments conducted, experience in similar conditions, and availability of appropriate staff. All key experts should hold, at minimum a Bachelor degree from an accredited university and have, at minimum, 15 years of work experience.</p> <p>Consultants may associate to enhance their qualifications, but should mention whether the association is in the form of a "joint-venture" or of "sub-consultancy". All members of such association should have real and well-defined inputs to the assignment and it is preferable to limit the total number of firms/institutes in the association to three.</p>
12	The Criteria for Selecting Firms will be:	<p><u>The Criteria for Selecting Firms will be:</u></p> <ul style="list-style-type: none"> <li>• Firm history, specifically age of the firm / year of registration/incorporation;</li> <li>• Must have Experience of development of Tourism Park / Industrial Park /Economic Zone etc.</li> <li>• Must have Experience on Master Planning for Tourism Park/ Eco-tourism park/Economic Zone etc.</li> <li>• Experience of undertaking large scale, complex urban projects</li> <li>• Work experience in Bangladesh, South Asia, Middle East and South/East Central Asian countries</li> <li>• Quality and experience of team leader and key experts; and</li> <li>• Financial health of the firm</li> </ul>
13	Major elements of the Assignment	<p>The objectives of this assignment are to: i) examine the Sabrang and Naf tourism park site, ii) document the existing facilities of the area, iii) identify opportunities and constraints of the site for tourism park and iv) prepare a thirty year master plan and development/management plan for Sabrang and Naf tourism park. The detailed tasks and activities of this assignment are:</p> <ul style="list-style-type: none"> <li>• Review the policies and plans for the SABRANG &amp; NAF TOURISM PARK and meet with relevant stakeholders,</li> <li>• Prepare base maps and base lines for the SABRANG &amp; NAF TOURISM PARK project in order to document the existing physical conditions and features of the land, community, infrastructure and utilities, land uses and moveable and non-moveable property etc.,</li> </ul>

*D. Hossain*

		<ul style="list-style-type: none"><li>• Prepare/validate the development program for the SABRANG &amp; NAF TOURISM PARK project; and Undertake a transport &amp; others required assessment,</li><li>• Prepare a detailed Master Plan with 3D View Animation, Land Use Plan, Zoning Plan, Phasing Plan and Infrastructure/Utility Plans for the SABRANG &amp; NAF TOURISM PARK projects,</li><li>• Conduct a stakeholder workshop to share the master plan and infrastructure/utility plan for the SABRANG &amp; NAF TOURISM PARK projects and update master plan taking from them, feedback,</li><li>• Prepare a Development Management Plan for the SABRANG &amp; NAF TOURISM PARK projects,</li><li>• Prepare two investment promotion videos for the SABRANG &amp; NAF TOURISM PARK highlighting the projects' value proposition and master plan.</li><li>• Others as relevant to the assignment.</li></ul> <p>(Details is described in TOR which is available at <a href="http://www.beza.gov.bd">www.beza.gov.bd</a>)</p>		
14	Expected team composition	Team Leader , Eco-tourism expert, Tourism Facility Planner, Transport Planner, Infrastructure Experts (civil, mechanical, electrical, structural engineer), Social Expert, Environmental Expert etc.		
15	<b>Package No.</b> PS05-BEZA-2017	<b>Location</b> Sabrang (Teknaf) and Naf/Jaliardip (Teknaf) of Cox's bazar District	<b>Indicative Start Date</b> 01 April 2018	<b>Indicative Completion Date</b> 30 September 2018
<b>PROCURING ENTITY DETAILS</b>				
16	Name of Official Inviting Expressions of Interest	Md. Mostaque Hassan, ndc Additional Secretary General Manager (Planning & Development) Bangladesh Economic Zones Authority.		
17	Address of Official Inviting Expressions of Interest & Contact details	Prime Minister's Office Bangladesh Economic Zones Authority Monem Business District (Level-12) 111, Bir Uttam C.R.Dutta Road, Dhaka-1205 Phone: (+8802) 9632470 E-mail: <a href="mailto:mostaque.hassan@gmail.com">mostaque.hassan@gmail.com</a>		
18	Contact Details of Official	Doyananda Debnath Manager (Planning) Bangladesh Economic Zones Authority Monem Business District (Level-12) 111, Bir Uttam C.R.Dutta Road, Dhaka-1205 Phone: (+8802) 9632463 E-mail: <a href="mailto:doyananda@yahoo.com">doyananda@yahoo.com</a>		
19	<b>Particular Instruction:</b> <ul style="list-style-type: none"><li>• Procuring entity reserves the right to accept or reject any or all EOIs for any reason whatsoever;</li><li>• Consultant will be selected in accordance with the procedure set out in Public Procurement Act, 2006 and Public Procurement Regulations, 2008</li><li>• Details of Terms of Reference are available in the website : <a href="http://www.beza.gov.bd">www.beza.gov.bd</a></li></ul>			

  
 11.12.2017  
 Md. Mostaque Hassan, ndc  
 Additional Secretary  
 General Manager (Planning & Development)  
 Bangladesh Economic Zones Authority (BEZA)  
 Prime Minister's Office

## Terms of Reference

### Selection of Consultancy Services Firm to Prepare a Detailed Master Plan for SABRANG & NAF TOURISM PARK EZ

#### A. Background and Objective

##### 1. Project background

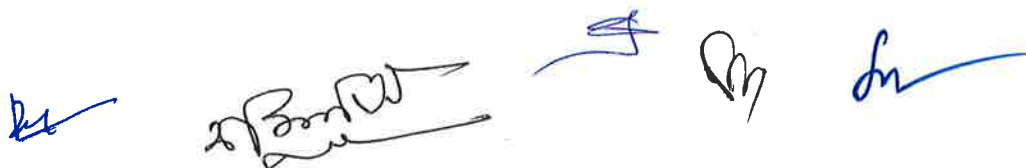
Tourism is one of the fastest growing industries in the world. The business volume of the industry is known to be equal or higher than oil exports, foods or automobiles. Indeed, the tourism receipts in the world reached approximately US \$1.4 trillion in 2014 while international tourist arrivals were more than 1.1 billion in 2014. The number of international arrivals exceeded 1 billion in 2011 and growth has continued in 2012, 2013 and 2014. In the period 1996-2014, international tourist arrivals world-wide grew on an average of 4.16% while tourism receipts on an average 6.04%.

Bangladesh is a country of natural beauty, hilly mountains, longest beach, favorable climate, six seasons which are the key factors to develop eco-tourism, sustainable tourism and rural tourism. Bangladesh has many archeological and historical sites too. And the hospitality of people and local culture, life style is a unique selling point. Tourism is a growing industry in Bangladesh. It generated 1, 25,000 international tourists in 2014 and international tourism generated US\$ 1.5 trillion in export earnings and international tourist arrivals grew by 4.3% in 2014 to 1.133 billion. According to WTTC direct employment support by travel and tourism is forecast to rise by 2.9 percent per annum to 1,785,000 jobs or 1.9 percent of total employment in 2023.

The GoB's objective is therefore to maximize the potential direct and indirect impacts through a more modern regime of Economic Zones (EZs) including Tourism SEZ. As such, the Government has developed a new EZ paradigm in Bangladesh, drawing from numerous successful examples from around the world, as well as, borrowing from Bangladesh's own positive experience with the EPZ model. In addition, the GoB is expecting additional spillover effects to local firms stemming from new foreign direct investment and from more investment within value chains. This will in turn stimulate the procurement of more local products and produce better linkages between firms and educational institutions. A faster adaption to international environmental and social practices would also be encouraged through this new EZ policy regime.

In addition, the new EZ regime provides for a new approach both in management and investment. The policy allows the Government to develop and pilot an approach that is less reliant on Government and fiscal subsidies, while leveraging comparative advantages and private sector capability, where possible.

In August 2010, the Economic Zone Act was passed in Parliament providing the overall framework for establishing EZs throughout Bangladesh. Under this Act, the Economic Zone Authority (BEZA) was established under the Prime Minister's Office (PMO) and governed by a Board chaired by the Prime Minister. The law provides the legal coverage for attracting and leveraging private investment in the development of economic zones as zone developers or operators, and in the provision of providing infrastructure services, such as connecting roads, power, water supply, wastewater treatment etc. The law also allows for development of SEZs and support infrastructure through a Public-Private Partnership (PPP) mechanism.



Naf and Sabrang Tourism Park will be the first exclusive tourism park in the Cox's Bazar including Hotel Complex, Eco-tourism, Business tourism, Sports and Extreme Tourism, water tourism & education and healthy Tourism etc. Sabrang & Naf Tourism Park will be the first multi-sectoral tourism park in Bangladesh and the specialty of Tourism Park are (Not limited to):

- Theme Cruise for st.martin coral reef island
- 5 star Hotel, Restaurant, honeymoon park, Family Resort, Condominium
- Multi-formatted food court, Themed Pavilions, Amphi Theatres
- Jogging Tracks, Night camps, Eco Friendly Resorts, Cycling, Traditional Cultural experience
- Mini Golf Course ,Light and sound show
- Entertainment zone
- Infant Swimming pool, Cable car
- Sky bridge, Touch Pool , Surfing, Hang gliding, Scuba Driving, Parasailing etc
- Water Sports Complex
- Aquarium
- Game parlors, Birds watching and view towers etc
- Special facilities-Hospital, Outdoor theatre, Helipad, Prayer's room
- Others

## 2. Objectives of the Project

The core objective of the project is to: i) facilitate private investment, ii) promote Tourism in Bangladesh, and iii) align tourism facilities with regard to best practices, international compliance, quality standards, building codes, and good social and environmental practices.

Two Tourism SEZ to be supported by BEZA are the SABRANG & NAF TOURISM PARK will be a large-scale tourism development containing both public and private investment. This project is to be developed over the long-term, into a Tourism Park contains different tourism related Facilities.

## B. Objectives of The Assignment

The objectives of this assignment are to: i) examine the Sabrang and NAF tourism park site, ii) document it's existing facilities of the area, iii) identify opportunities and constraints of the site for tourism park and iv) prepare a Thirty year detailed master plan and development/management plan for Sabrang and NAF tourism park. It is expected that the consulting firm will conduct the following detailed tasks and activities listed in Section D:

- Review the policies and plans already prepared for the SABRANG & NAF TOURISM PARK and meet with relevant stakeholders,
- Prepare base maps and base lines for the SABRANG & NAF TOURISM PARK project in order to document the existing physical conditions and features of the land, community, infrastructure and utilities, land uses and moveable and non-moveable property etc.,
- Prepare/validate the development program for the SABRANG & NAF TOURISM PARK project; and Undertake a transport assessment,
- Prepare a Detailed Master Plan with 3D View Animation, Land Use Plan, Zoning Plan, Phasing Plan and Infrastructure/Utility Plans, Transport Plan, Drainage Plan etc for the SABRANG & NAF TOURISM PARK project.
- Conduct stakeholder workshop to share the master plan and infrastructure/utility plan for the SABRANG & NAF TOURISM PARK project and update master plan taking from Them, feedback,
- Prepare a Development Management Plan for the SABRANG & NAF TOURISM PARK



- project,
- Prepare separate investment promotion video for the SABRANG and NAF TOURISM PARK projects highlighting the project's value proposition and master plan.

The proposals submitted for this TOR should illustrate a clear understanding of the project and tasks to be undertaken. In addition, the proposal should include: i) a methodology and approach for undertaking this project, ii) identify how the project will be managed, staffed and outline the separate responsibilities of each team member, and iii) how the team will relate and interact with BEZA officials.

### **C. Assign Site Area**

**[Final Report of Pre-feasibility Study (Jaliardip Economic Zone)**

**Final Report of Feasibility Study for Sabrang Tourism Park are available in BEZA]**

Cox's Bazar has known for a popular tourist destination in Bangladesh for decades. A long and pristine beach is the main tourist attraction of the Cox's Bazar area. Upscale accommodation and other amenities for tourists are available in the town. In the regions adjacent to Cox's Bazar, such tourist attractions as the Sahangu-Matamuhuri Wildlife Sanctuary, Himachari National Park, Teknaf Game Reserve as well as St.Matin's Island are located in accessible distance. As BEZA is presently undertaking the development of the Jaliardip EZ in conjunction with the development of the Sabrang Tourism Park, it will ultimately form an excellent tourism corridor as it introduces an integrated route of various tourist attractions-wildlife, beach trekking, eco-tour, etc.

#### **Descriptions of Projects Site (Jaliardip Tourism Park EZ):**

The site of the proposed tourism economic zone on Jalirdip Island is located in the south east of Cox's Bazar District in the area of Teknaf Upazila. Forming the most southern part of the Teknaf peninsula, teknafe Upazila covers an area of 388.66 km<sup>2</sup> and has a population of approximately 264389 heads. Teknaf center is located towards the south-west of the island at a direct distance of approximately 6 km. Respective air-line distance to Cox's Bazar, Chittagong and Dhaka are approximately 62 km, 167 km and 372 km respectively.

The proposed EZ is situated on Jaliardip Island, very close to the eastern coast of Teknaf peninsula in the very south-east of Bangladesh. With total length of approximately 2.78 km and a maximal width of about 0.6 km, Jaliardip covers approximately 271 acres (1.35 km<sup>2</sup>). Though the shortest direct distance to the mainland is just about 200 m, there is currently no fixed link to the Island. The estuary of the Naf River constitutes the border between Bangladesh and Myanmar with the actual border line running mid-river, approximately .85 km off the eastern shore of Jaliardip.

#### **Descriptions of Projects Site (Sabrang Tourism Park EZ):**

Sabrang Tourism Park Economic Zone is located in Sabrang Mouza of Upazila Teknef in Cox's Bazar district of Bangladesh, approximately 90 kms from the Cox's Bazar. The Project site is located approximately 8 km from the center of Teknaf Upazila. The proposed EZ will be connected with the Marine Drive at the northern periphery which will be used for access to the EZ. The Marine drive connects the National highway N1. The site is abutted by Bay of Bengal on the southern side and Western side, private owned land on its north and khas land on its east. The total land area demarcated by Bangladesh Space Research and Remote Sensing Organization (SPARRSO) for the proposed economic zone is 967 acres.

Ownership (Land)	Quantity (acres)
Government Khas land	855.68
Khals and Embankment	57.62
BWDB	53.62
Total	966.92

*[Handwritten signatures and initials in blue ink are present below the table.]*

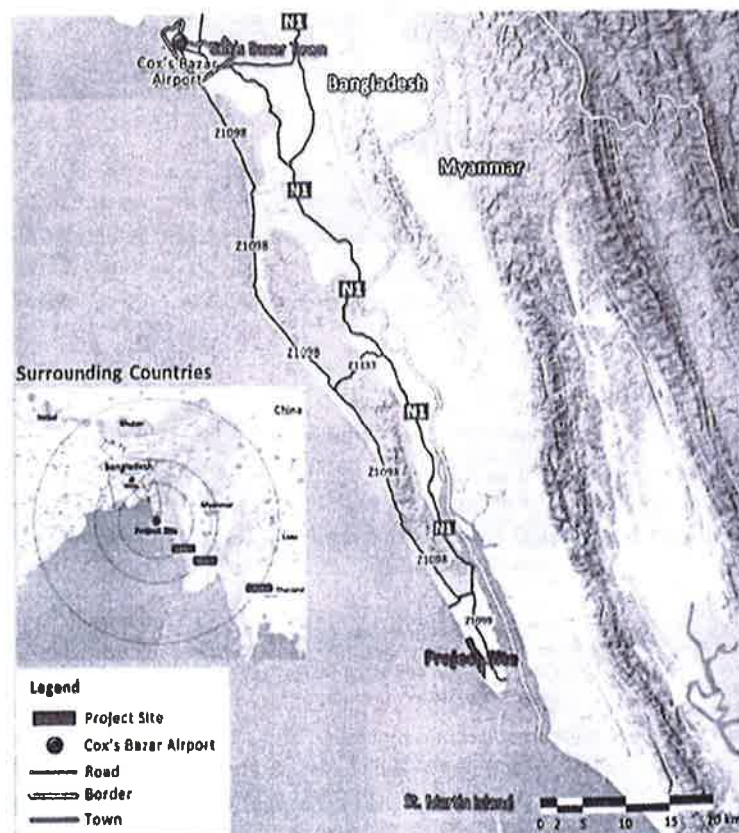


The proposed site area does not have any railway connectivity. The nearest existing railway station is Chittagong Railway station which is 210 km from the site. The proposal has already received approval from the railway ministry for construction. The proposed Sabrang EZ is located about 90 km from the Cox's Bazar domestic airport. It takes around 2.5 hrs travel time by road to reach the Cox's Bazar airport.

According to the Bangladesh Bureau of Statistics, 2011 census of Sabrang union, the total population of Sabrang is 58358 of which 29126 are males and 29232 are females. Total households are 9970 and area 16486 m2.

**Map 1: Tentative Site of the Proposed Town with Sites for EZs**

### LOCATION MAP OF SABRANG TOURISM PARK



*[Handwritten signatures and marks]*



#### **D. Scope of Work**

BEZA seeks the services of a consulting firm to prepare a comprehensive 30-year Detailed Master Plan and Development Plan with supporting Infrastructure/Utility Planning for the SABRANG & NAF TOURISM PARK EZ project.

#### **PART I: Due Diligence for SABRANG & NAF TOURISM PARK EZ**

##### **Task 1: Review background materials and meet relevant stakeholders**

The consulting team is required to gather, review, and assess all the background material available for this assignment, including but not be limited to existing studies, reports, documents, regional and local plans, maps, statistics and relevant policies related to the development of the proposed SABRANG & NAF TOURISM PARK site. Key documents are: i) the feasibility study for Naf and Sabrang Tourism Park ii) the Upazilla Master Plans for Moheshkhali iii) Policy, Law and Administration for Protected Area Management In Bangladesh iv) the Railway Master Plan by the Bangladesh Railway, v) the Water way Master Plan by BIWTA, and vi) any plans prepared by other government agencies such as Urban Development Directorate (UDD) etc. vii) Ecologically Critical Area Rules- 2016 viii) Identify and evaluate the key issues, opportunities, constraints and threats for the new SABRANG & NAF TOURISM PARK project and highlight areas of additional work. Once the consulting team has completed their assessment, they will meet with BEZA to review their work, obtain feedback and get agreement/approval from BEZA for this assignment.

The team will then meet, on an individual basis, with relevant stakeholders (list to be agreed upon with BEZA) and discuss/validate their project assessment and the key issues. After meeting all relevant stakeholders, the consulting team has to prepare an inception report that synthesizes their assessment of the project and stakeholder findings and provide BEZA with a report that includes the following: i) a detailed methodology on how the team is going to undertake this project, ii) an updated approach, project schedule, and staffing of the project, iii) a vision and value proposition for the SABRANG & NAF TOURISM PARK project, iv) an overview of the physical, economic, social, environmental, and programmatic etc. opportunities, constraints and burning issues for the SABRANG & NAF TOURISM PARK project, and v) identify how the strengths of the project will be highlighted in the master plan and land use plan and the weaknesses will be mitigated. This inception report is to be submitted to BEZA for their review and approval before Task 2 begins.

In addition, two key study report: a) Final Report of Pre-feasibility Study (Jaliardip Economic Zone) and b) Final Report of Feasibility study for Sabrang Tourism Park shall be considered pivotal documents for this assignment.

##### **Task 1 Deliverables.**

- *An inception report as outlined in the above task with soft copy.*

#### **PART II: Mapping Existing Conditions for SABRANG & NAF TOURISM PARK EZ**

##### **Task 2: Existing conditions – Land boundaries and Topography**

The team will meet with BEZA to discuss base map requirements. The team will prepare a series of base maps of the existing physical conditions of the SABRANG & NAF TOURISM PARK site. This will include, but not be limited to, the preparation of the following maps: i) a map illustrating the existing boundaries of the government owned lands, ii) a map of lands that need to be acquired to make the SABRANG & NAF TOURISM PARK viable and sustainable in the long-term, iii) a map of the topography of the site with contour lines and elevations identified as well as any lakes, rivers, ponds, or water bodies etc., iv) a map that identifies the boundaries of khas lands, as well as the mouzas, unions, upazillas and district boundaries, and v) any other base maps (such as soil and/or vegetation/ Forest maps etc.) that will be helpful in preparing and supporting the detailed master plan and land use plan for the site. The team will survey the lands and use RTK GPS and total station to ensure accuracy of these maps. All



maps for this project must be kept in ArcGIS or ArcGIS and Auto CAD compatible files, while engineering survey data should be kept in standard data format. It is critically important that all maps prepared for this project are aligned and at the same scale and projection system so they can be overlaid, if required. It is required that all survey data have to be superimposing on latest Mouza map showing individual plots no, landmarks GCP (with x, Y, Z value)

**Task 2 Deliverables.**

- *A series of detailed base maps in ArcGIS/Compatible files including Auto CAD format as identified above, that will be necessary to for preparing an accurate master plan, land use plan and detailed infrastructure and utilities plans for the SABRANG & NAF TOURISM PARK project.*
- *All existing data and information have to be provided in shape file/format along with standard database*

**Task 3: Existing conditions- Land use, moveable and Im-moveable property and infrastructure and utilities**

The team will prepare three maps under this task: i) a land use plan showing the existing land use designations i.e. different types of land uses such as residential, commercial, retail, institutional (health and educational facilities), tourism, open space, etc.), ii) a map denoting the existing location of endangered species or critical areas if any iii) a map identifying all existing on and off-site infrastructure and utility (national highways, village/local roads, power, gas, water, sewerage, drainage, waste management facilities, telecommunications etc.) networks, railway corridors/lines, and stations, boat landings, bus stops, truck terminals, etc. The connection points of both on and off-site infrastructure and utilities should also be identified. A modern survey technique using Total station RTK GPS survey should be used to ensure accuracy of the information. The purpose of these maps is to ensure that the existing on and off-site conditions of the site and the area of influence are properly mapped in preparation for the master plan and land use plan exercise for SABRANG & NAF TOURISM PARK.

In an accompanying document, the team should assess/validate the quality, condition, and capacity of the existing on and off-site infrastructure and utilities and identify what would be required to make the SABRANG & NAF TOURISM PARK project sustainable in the long-term. I.e. check with the roads agency and utility providers regarding the existing amounts of power and water available to support the SABRANG & NAF TOURISM PARK development and determine if new road projects are proposed in the surrounding areas/areas of influence.

**Task 3 Deliverables.**

- *Three maps highlighting: i) existing land use designations, ii) existing locations of endangered species or protected areas if any, and iii) existing on and off-site infrastructure and utility networks and connection points.*
- *An engineering report identifying the quality, condition and capacity of existing on and off-site infrastructure and utilities on and surrounding of the site, to be used in Task 5-7.*
- *Soft copy of all data, information in shape file( including point, line and polygon feature) format with standard database incorporating related information standard unit*

**Task 4: A social and socio-economic survey and an assessment/validation of the existing environmental conditions on the SABRANG & NAF TOURISM PARK site and area of influence**

The team will conduct an extensive social and socio-economic assessment of the site and its area of influence. The survey will be used as the base line for the SABRANG & NAF TOURISM PARK project identifying the social and socio-economic conditions and socio-cultural characteristics of the existing population and area of influence of the project as well as setting out the social implications for the project. It is expected that team will conduct both a quantitative (in survey format) and qualitative analysis of the project site and area of influence, with the base data and key finding presented in a report. It is expected that survey data will also be mapped and tagged with household numbers and residential locations identified.

In addition, the team will undertake a rapid review/validation (prevailing environmental documents of DoE and DoF) of the existing environmental conditions on the site and area of influence. This review will identify all the existing key environmental conditions, issues, and concerns with regard to the site and area of influence to be used during the master planning task. The environmental review of the SABRANG & NAF TOURISM PARK and area of influence should contain maps, data, and an analysis of the existing conditions and should identify key findings and potential mitigation measures that must be taken into consideration when undertakes the master plans and land use planning exercise. The above activities in Task 4 should utilize the World Bank social and environmental standards and safeguards.

**Task 4 Deliverables.**

- *A social assessment and environmental review (base line) report that provides both:*
- *A base line social and socio-economic survey, analysis and write up/findings of the SABRANG & NAF TOURISM PARK site and area of influence with accompanying maps, and*
- *An environment review/validation of the SABRANG & NAF TOURISM PARK project with accompanying maps.*

**PART III: Preparation for the Detailed Master Plan and Land Use Plan of the SABRANG & NAF TOURISM PARK EZ Project**

**Task 5: Review, validation or adjustment of the development program for the SABRANG & NAF TOURISM PARK**

The team will review and validate the existing development program for the SABRANG & NAF TOURISM PARK site. If necessary, the development program should be updated/adjusted to take into account the vision and value proposition proposed for the SABRANG & NAF TOURISM PARK project and the proposed population (work and residential) of the area. A critical assessment of the proposed Tourism Park should be undertaken to ensure the demand and proposed Tourism Facilities uses are still valid and appropriate, and if additional or supporting residential, commercial, retail, amenities, and open space etc. is required. The purpose of this task should, but not be limited to, identifying: i) the total domestic and foreign Tourist expected for the SABRANG & NAF TOURISM PARK project over a 50-yr period, ii) a breakdown of the predicted population, workforce, residential, commercial, retail and institutional requirements in 5-year increments, iii) a detailed overview of the types and number of Tourism Facilities proposed for the EZ broken down into 5-year increments, and iv) a detailed list of infrastructure and utilities requirements such as power, water, gas, and telecommunication etc. for this project. Any and all assumptions for the development program should be set out and explained in the plan.

This task should include inputs and modeling from the project economist. The new development program should be used as inputs into the transport assessment, the master plan, the land use plan and the infrastructure and utilities plan. The new development program should be reviewed by BEZA and their sign off is required before any further plan is undertaken.

**Task 5 Deliverables.**

- *A revised/validated development program for the SABRANG & NAF TOURISM PARK project, which is to be part of the master plan and infrastructure plan. All assumptions for the 30-year plan must be identified and explained/analyzed elaborately in the report.*

**Task 6: A Tourist and transport assessment for SABRANG & NAF TOURISM PARK EZ**

The team will undertake a transport assessment for the SABRANG & NAF TOURISM PARK site and area of influence. The revised development program in Task 5 will be the basis for this transport assessment. The team is expected to identify, estimate and analyze: i) the traffic and modal split for the SABRANG & NAF TOURISM PARK project and for the EZs within, ii) the traffic generated within and nearby tourist areas such as the Sonadia Cox's bazar Sea beach and the waterfalls in the Cox's bazar, Teknaf Upazila etc. and determine their impacts on the off-site transport networks, iii) expected increased demand of traffic along the Dhaka-Chittagong-Coxbazar Highway and Airport corridor, and iv) the Tourist traffic within the area of influence not covered by the above. Based on the analysis, the team will prepare a viable, sustainable, and comprehensive transport plan identifying all the multi-modal facilities required for the SABRANG & NAF

TOURISM PARK project and area of influence. The plan should include, but not be limited to, a new transport plan, but necessary improvements/upgrades to existing transport networks, the sizing/widths and hierarchy of roads necessary to handle traffic volumes and truck/vehicle weights within the SABRANG & NAF TOURISM PARK project, and a transport management plan. Because the Dhaka-Chittagong- Cox's bazar Highway and railway tracks run around two kilometers east of the project area, it is also expected that there would be new roads connecting the project to the Dhaka-Chittagong- Cox's bazar highway. As part of Task 6, it will be the team's task to propose a new rail alignment for the SABRANG & NAF TOURISM PARK project. When considering the new alignment, the team must consider the following:

- To analyze transport traffic to be happened considering the restricted area on the view point of environment
- To align the project in a parallel manner to the existing road/ river/ streams/ forests so not to act as a barrier to the natural scenic beauty and environmental conservation point.
- To allow easy access to the Eco-tourism park with variants made of transport without degradation of environment.

**Task 6 Deliverables.**

- *A comprehensive tourism and transport assessment for the SABRANG & NAF TOURISM PARK site and area of influence taking into account the requirements listed above. This will be included in the master plan and infrastructure plan report.*

## **PART IV: Detailed Master Plan and Infrastructure Plan for SABRANG & NAF TOURISM PARK EZ**

### **Task 7: Detailed Master plan**

The team will utilize all the studies, maps, statistics and findings produced in Tasks 1-6 to prepare the Master Plan, Land Use Plan, Zoning Plan, and Phasing Plan for the SABRANG & NAF TOURISM PARK project. Specific attention must be given to the outcomes in Tasks 4-6, as they will identify the development program and transport networks to design while taking into consideration the existing social and environmental implications of the site.

The team will prepare a detailed master plan/land use plan for the SABRANG & NAF TOURISM PARK site, which will include but not be limited to: i) the street and block network throughout the site, ii) main connection points (water ways , highways, roads and rail) with the neighboring areas/areas of influence, iii) a hierarchy of road, transport and logistics networks within/ and outside the SABRANG & NAF TOURISM PARK project, including the rail network and water ways as per the transport study, iv) land uses such as Tourism facilities, industrial, residential, retail, environmental, commercial, institutional, supporting amenities, open space etc., v) key administrative and institutional (schools, universities, hospitals, clinics or others etc.) and recreational facilities, vi) detailed plans for the tourism park areas minimizing any adjacency issues, and vii) detail design of main features with sections such as lakes, reservoirs etc. viii) Detailed drainage plan considering tidal fluctuation with section. This detailed master plan/land use plan should be planned in an eco-friendly manner, paying attention to ecologically critical area, climate and weather changes throughout the year.

A detailed zoning plan is also required for the SABRANG & NAF TOURISM PARK project. This plan will set out the SABRANG & NAF TOURISM PARK project's: i) densities, ii) height limits, iii) setbacks (side yard, rear yard, and property line), and iv) open space requirements. Once the master plan/land use plan and zoning plans are completed, the site should be phased according to the demand, which was identified in Task 5. It is critically important that the phasing of the project has to match with the demand.

Lastly, Tourism design guidelines are required for the entire SABRANG & NAF TOURISM PARK project. These guidelines will be a development manual for the design of the site, providing Tourism design standards. The Tourism design guidelines will include, but not be limited to: i) access to plots, ii) Tourism Facilities, iii) servicing and loading, iv) parking, v) landscaping, vi) signage, vii) lighting, viii) street furniture, ix) road and sidewalks, and x) views to water and do on The consulting team will discuss the full

list of Tourism design guidelines with BEZA to obtain their approval before developing the urban design guidelines.

**Task 7 Deliverables.**

*A master plan and infrastructure/utilities report that takes into account findings from Tasks 1-6 and includes, with a write up with the following:*

- *A detailed master plan with 3D animation and land use plan for the SABRANG & NAF TOURISM PARK project.*
- *A detailed zoning plan for the project that identifies permitted densities, height limits, and setbacks.*
- *A detailed phasing plan for the area in accordance with proposed market demand over a 30-year period.*
- *Tourism Park design guidelines for the SABRANG & NAF TOURISM PARK project.*
- *Soft copy & hard copy of all maps with standard scale and format.*

Once Task 7 has been completed, it will be presented to BEZA for their review and approvals before the consulting team moves on to the infrastructure planning of this project.

**Task 8: On and off-site infrastructure**

The team will prepare a set of infrastructure and utility line drawings (not construction drawings) to match the detailed master plan and land use plan, zoning plan and phasing plan and proposed activities within the SABRANG & NAF TOURISM PARK project as set out in Task 5. The team will meet with local infrastructure and utility agencies/providers to confirm/guarantee utilities to support the SABRANG & NAF TOURISM PARK project. The infrastructure and utilities required for this project include, but are not limited to: i) all onsite earthworks (the raising of land, shoring up the water's edge, Disaster/flooding/drainage mitigation techniques/plans etc.) in plan format, as well as, ii) plans for all roads, power, gas, water, drainage, sewerage, storm water, coastal flooding (for a 100 year surge), Sewage water/effluent treatment, fire, lighting, fencing, and telecom networks etc. The on-site infrastructure drawings must be undertaken at a consistent scale and to be pre-approved by BEZA. All on-site infrastructure and utilities should be designed to utilize green technology, minimize waste, and promote water/power saving measures, and utilize recycling mechanisms, where possible. Off-site infrastructure improvement/upgrade plans are required to support this project. The team is tasked to also provide a detailed outline of the necessary off-site infrastructure projects/requirements, costs and timing of these infrastructure projects, in order to not delay the SABRANG & NAF TOURISM PARK project.

In addition, a waste management plan for both solids and liquids must be prepared for the SABRANG & NAF TOURISM PARK project. Special attention should be paid to the Tourism Park components of the project as there may be hazardous waste generated by potential infrastructure, which must be safely disposed of. The purpose of the waste management plan is to guide BEZA in reducing and disposing of waste for the entire project from environmental sustainable perspective.

The infrastructure and utility drawings must be considered to determine the total cost of development of the SABRANG & NAF TOURISM PARK project. The cost estimates must be within 15% accuracy and should include a 10% contingency. Cost estimates should include land, resettlement, site preparation, and on-site and off-site infrastructure. Project costs should be identified as a total cost but also broken down into phase costs, so BEZA can understand the cost of the project as per phase.

The findings of Tasks 7 and 8 are to be presented in a report and engineering drawing format. The draft report, entitled Master Plan and Infrastructure/Utility Plan for the SABRANG & NAF TOURISM PARK Project will be given to BEZA for their initial review.

**Task 8 Deliverables.**

- *A chapter in the master planning and infrastructure/utilities report that includes a write up with the following:*
- *On-site infrastructure and utility plans and cost estimates for the SABRANG & NAF TOURISM PARK project, as outlined above.*



- *Off-site infrastructure and utility plans, costs, timeframes for the SABRANG & NAF TOURISM PARK project, as outlined above.*
- *A waste management plan for the SABRANG & NAF TOURISM PARK project as outlined above.*
- *Total project costs/phased project cost calculations for the same project as outlined above.*
- *A set of large scale infrastructure and utility plans for presentations/discussions.*

#### **Task 9: Consultation with relevant stakeholders**

Once the draft master plan and infrastructure plan, drawings, maps, reports etc completed and have to be submitted to BEZA, the team will hold a workshop to present their results to BEZA with relevant stakeholders (public, private and civil society). The purpose of this workshop is to explain the project to a wider audience and to obtain critical inputs to complete the work. The team is expected to organize the workshop and incorporate stakeholder's comments into their final report. The team has to also hold a series of public meetings with the greater community at the union and upazila levels, to understand the public/civil societies concerns.

#### **Task 9 Deliverables.**

- *Undertake a series of workshops with BEZA, relevant stakeholders, and at the union and upazilla levels.*
- *Finalize the draft report include inputs from the workshop and meetings.*

### **Part V: Management Strategy and Promotion for SABRANG & NAF TOURISM PARK EZ**

#### **Task 10: Prepare a development management plan**

SABRANG & NAF TOURISM PARK EZ is situated in a marshy land emerged from the Bay of Bengal under Teknaf in Cox's Bazar district. As the project site is in the reclaimed area of sea' so it is slightly difficult to undertake development activities in the project site. Existing regulative system is also challenging for this assignment. Hence, the team is tasked to identify the best mechanisms/strategy to develop and manage the SABRANG & NAF TOURISM PARK project under the existing institutional and environmental constraints. The team will discuss the institutional development plan with BEZA and relevant stakeholders. After a thorough discussion, the team will create a new Development/Management Plan for review and approval with BEZA. The Development/Management Plan shall be presented to BEZA in a report format.

#### **Task 10 Deliverables.**

- *A stand-alone Development/Management Plan that supports the final report. This management plan is to be presented to BEZA in a report format.*

#### **Task 11: Prepare separate digital video animation for the proposed SABRANG & NAF TOURISM PARK EZ project**

BEZA would like to promote the SABRANG & NAF TOURISM PARK project to national and international investors. As such, the team is required to prepare two, high quality, professional, investment promotion videos (of different lengths) for SABRANG & NAF TOURISM PARK using computer animation of the site at completion. The videos should highlight the value proposition and salient features of the SABRANG & NAF TOURISM PARK investment opportunities. The video should be multi-lingual and the resolution should be at least 3K, with an aspect ratio of 16:9, 30 FPS interlaced, or as agreed upon with BEZA during negotiations. The length of the videos should be 10 minutes or as agreed upon with BEZA during negotiations. The video must provide site condition in different time of the day and different seasons of the year as well as depth of field of major facilities. The video must include, but not be limited to: animation, music, voiceovers, and subtitles. BEZA will review the videos in both draft and final form.



#### **Task 11 Deliverables.**

- *Two high quality investment promotional videos for the SABRANG & NAF TOURISM PARK project as per above.*

#### **E. Technology and Tools to be used**

All engineering and survey work would be done on latest mouza maps by using advanced RTK-GPS, DGPS and total station. GPS should be used for the establishment of permanent Ground Control Point (GCP) in each of the project comprising mouzas. It is desirable that each mouza sheet has at least four GCPs. The engineering, environmental and other physical survey data should be stored in ArcInfo. The social/socio-economic survey data should be stored in spreadsheets or statistical software and should be geo-tagged. Similarly the transport survey data should also be stored in database software, which could be easily integrated to ArcGIS database. The two videos should be prepared in a compatible format to 3D studio max.

#### **F. Required Qualifications and Experience**

BEZA is looking to hire a single international or local engineering, architecture, environmental and planning firm or a joint-venture team who has experience on preparing master, Tourism Park plan and infrastructure engineering work experience and so on. All key experts should hold, at minimum a Bachelor degree from an accredited university and have, at minimum, 15 years of work experience. The firm should specify if the proposed experts are in-house staff or free-lance consultants.

The proposed team should include a set of Key Experts, as listed below. If the firm's believe additional experts are required, they can be part of the team and must have the same background and expertise requirements as the key staff.

The curriculum vitae for the Key Experts and any additional staff should contain information of the assignments. Which includes successfully completed within the last five years, with completes names and addresses of the clients and the name and contact information of their immediate supervisors. The procuring entity may contact these clients of the first ranked firm for verification of the information provided by the consultant, prior to signing the contract.

#### **The key team members should be as follows (SABRANG & NAF TOURISM PARK):**

- Team Leader** - Should have a minimum of a Master Degree in Physical Planning, Urban and Regional Planning, Architecture or similar, with at least 20 years of general experience including 12 years' experience in eco-tourism park/urban/ city planning. Past experience in planning tourism park/Eco-tourism park/ eco-tourism economic zones/export processing zones/industrial parks, or city planning will be given preference.
- Ecotourism expert** - Should have minimum a master Degree in tourism development and planning resource conservation, or related field, with at least 15 years of general experience including 8 years specific experience to develop permissible and ecologically sound ecotourism infrastructure; experience in ecotourism development, the tourism industry; experience working to preserve ecosystem or human culture; diversify the range of eco-tourism activities; secure the involvement of the local communities living in, and dependent on, peripheral and other areas for their livelihoods; In-situ conservation of floral and faunal diversity supplemented; Development of infrastructure & communications for protection & conservation activities; awareness building.
- Tourism Facility Planner (Urban Planner)** - Should have a minimum of a Master Degree in Physical Planning, Urban and/or Regional Planning or similar with at least 15 years of general experience including 8 years' experience in Eco-tourism/Tourism Parks or similar etc. Past experience in planning economic zones, export processing zones, industrial parks, tourism park/Eco-tourism Park or city planning will be given preference.

- d) **Transport Planner** - Should have a minimum of a Master Degree in Transport planning/ engineering with a bachelor degree Urban and Regional Planning or Civil Engineering with at least 15 years of general experience, including 8 years' experience in transport planning/ engineering/ transport assessment and management. Past experience in transport planning for economic zones, export processing zones, industrial parks, tourism park/Eco-tourism Park or city planning will be given preference.
- e) **Infrastructure Experts**- A team of engineers is required for this project that includes at a minimum, a civil, mechanical, electro-mechanical, electrical and structural engineer to provide roads, power, water, gas, sewerage, drainage, waste water/effluent, buildings, site preparation etc.) All engineers should have a minimum of a Bachelor Degree in Civil, Mechanical, Electrical, Structural engineering with at least 15 years of general experience including 8 years' experience in assessing and planning core infrastructure and utilities.
- f) **Social and Environmental Expert** - Should have minimum a Bachelor Degree in Environmental and Social Planning /Management/ Environmental Science or similar with at least 15 years of general experience including 8 years' experience in urban/industrial/city planning, economic zones or export processing zone planning, etc. The expert must be knowledgeable on the World Bank (WB) Environmental and Social safeguards and standards.

#### Non-Key Experts

Others required experts may be included in the Team such as Architect, Economist, Videographer, Electro mechanical engineer, GIS Expert, Draftsman, Surveyors etc if it is deemed required for the performance of the assignment.

**Table 2: Summary of Minimum Requirements for the Team**

(SABRANG & NAF TOURISM PARK)

Title	Number of Positions	Total Expected Inputs (person-months)	Minimum General Experience (Years)	Minimum Specific experience (Years)	Area of Specialization/Qualification	Special Skills and Knowledge, but not limited to
Team Leader	1	6	20	12	Master Degree in Physical Planning, Urban and Regional Planning, Architecture Or similar	Eco-tourism/Tourism Park/Urban/ industrial /city planning/ Special economic zone planning or similar
Eco-tourism expert	1	4	15	8	Master degree in tourism, development and planning, resource conservation, or a related field.	Specific experience to develop ecologically sound ecotourism infrastructure; experience in ecotourism development, the tourism industry; experience working to preserve ecosystem or human culture; diversify the range of eco-tourism activities; secure the involvement of the local communities living in, and dependent on, peripheral and other areas for their livelihoods; In-situ conservation of floral and faunal diversity supplemented; Development of infrastructure & communications for protection & conservation activities; awareness building.

Title	Number of Positions	Total Expected Inputs (person-months)	Minimum General Experience (Years)	Minimum Specific experience (Years)	Area of Specialization/Qualification	Special Skills and Knowledge, but not limited to
Tourism Facility Planner (Urban Planner)	1	4	15	8	Master Degree in Physical Planning, Urban, Regional Planning or similar	Eco-tourism Park/Tourism Park or similar
Transport Planner	1	4	15	8	Master Degree in Transport planning/ engineering	Roads, transport/modal splits, assessments
Infrastructure Experts (civil, mechanical, electrical, structural engineer)	4	4x2=8	15	8	Bachelor Degree Civil/mechanical/electrical /structural Engineer	Planning, water drainage, power, wastewater, treatment plants
Social Expert	1	2	15	8	Master's Degree in Sociology, Social Science or similar	Social Assessments
Environmental Expert	1	4	15	8	Master's Degree in Environmental Studies or similar	Environmental Assessments
Total	10 (Ten)	32 (Thirty Two Man/Months)				

## G Final Maps

All the maps should be prepared at mouza level preferably at 1:1980 scales, with administrative boundaries from the union to district level, clearly demarcating the coastline. The team is to recommend additional map types and sizes as they see fit, in their proposal.

## H. Selection Method and Criteria

The Criteria for Selecting Firms will be:

- Firm history, specifically age of the firm / year of registration/incorporation;
- Must have Experience on Tourism Park/ Eco-tourism park development/Economic Zone etc.
- Must have Experience on Master Planning for Tourism Park/ Eco-tourism park development/Economic Zone etc.
- Experience of undertaking large scale, complex urban projects;
- Work experience in Bangladesh, South Asia, Middle East and South/East Central Asian countries
- Quality and experience of team leader and key experts; and
- Financial health of the firm.

All firms are required to submit full technical and financial proposals, which will be evaluated according to the quality- and cost-based selection (QCBS) method described in the PPA (2006) & PPR (2008). A weighting system of 80 % for quality and 20 % for cost will be applied.

## I. Reporting Requirements for preparing Master plan of SABRANG & NAF TOURISM PARK EZ

The winning firm will report project progress to the BEZA through monthly progress reports. The monthly progress reports should include: i) project implementation status, ii) identification of major issues, and iii) proposed corrective actions. The team will prepare the following reports in English and submit in the number of copies as per direction of General Manager (P&D). All reports submitted must have signatures of the author, checker and approver, with seals of the consulting firm. Each report will be accompanied by an electronic version (i.e. soft copy). Electronic copies should be transferable to other devices.

**Table 4: Timelines of Deliverables for SABRANG & NAF TOURISM PARK EZ**

No.	Activity	Terms
1	Submission of <b>Part I</b> : Inception Report	Due 3 weeks after project commencement (10 copies and soft copy required.)
2	Submission of <b>Monthly Progress Reports</b> . (Covering monthly progress since last submission)	Every calendar month. (10 copies and soft copy required.)
3	Submission of <b>Part II</b> : Draft Report and Maps	Due 12 weeks after project commencement. (10 copies of the report and maps and soft copy) Final report is due 4 weeks after the draft deliverable is submitted.
4	Submission of <b>Part III</b> : Draft Report	Due 20 weeks after project commencement. (10 copies and soft copy) Final report is due 4 weeks after the draft deliverable is submitted.
5	Submission of <b>Part IV</b> : Draft Report and Plans	5 months into the project. (10 copies and soft copy) Final report is due 4 weeks after the draft deliverable is submitted.
6	<b>Workshop</b> on Draft Report and Plans	Scheduled the first week after Draft Report and Plans are submitted.
7	Submission of <b>Part V</b> : Draft Development Management Report and Plan and Videos	Videos are due 5 months after the project start up. Draft report is due 6 months after project start up. Final report and video is due last week of the project.



**J. Facilities and Equipment**

**a) To be provided by the Client**

BEZA will provide the consulting firm with available materials and data relating to the project such as maps, plans, geotechnical, resettlement, environmental and design reports and documents.

In particular, Final Report of Pre-feasibility Study (Jaliardip Economic Zone) and Final Report of Feasibility Study for Sabrang Tourism Park is available in BEZA shall be provided.

**b) To be provided by the Consultant**

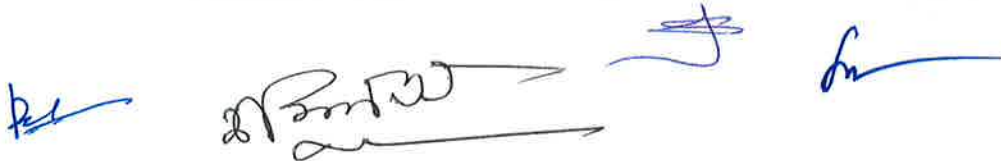
The consulting firm should have at least the following facilities (but not limited to) during the project period:

- Suitable office space with consumables and communication;
- Suitable equipment for all staff to work;
- Vehicles, office equipment including telephones, computers and printers, etc.;
- Required support personnel.

**K. Tentative Duration of the Assignment**

The tentative milestones and duration for the project are the following:

- Tentative date of commencement of assignment is **February 2018**; and
- Duration of the assignment will be **Ten (6) months**.

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