

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. 000.00.00.036.2017- 2616

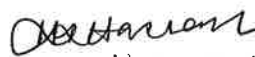
Date: 04/12/2017

**Request for Expression of Interest (REOI)  
International Competitive Tender (ICT)**

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 the Sonadia Eco Tourism Park
6	EOI Ref. No.	03.777. 000.00.00.036.2017- 2616 Date: 04/12/2017
7	REOI Publication Date	08 December 2017
8	Procurement Method	Quality and Cost Based Selection (QCBS)
9	Budget and Sources of Funds	Revenue (Own Fund)
10	EOI Closing Date & Time	07 January 2018 at 3.00 PM ( Bangladesh Local Time)
11	Qualification and Experience of the Firm	At least 10 (Ten) years of specific experience in the preparation of Master Plan of Eco-Tourism Park/Tourism Park/Industrial City/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.  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.
12	The Criteria for Selecting Firms will be:	<u>The Criteria for Selecting Firms will be:</u> <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 / Eco-tourism 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	The objectives of this assignment are to: i) examine the Sonadia Eco tourism park site, ii) document the existing facilities of the area, iii) identify opportunities and constraints of the site for eco-tourism park and iv) prepare a fifty year master plan and development/management plan for Sonadia eco-tourism park. The detailed tasks and activities of this assignment are: <ul style="list-style-type: none"> <li>• Review the policies and plans for the SONADIA ECO TOURISM PARK and meet with relevant stakeholders,</li> <li>• Prepare base maps and base lines for the SONADIA ECO 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> <li>• Prepare/validate the development program for the SONADIA ECO TOURISM PARK</li> </ul>

*[Signature]*

		project; and Undertake a transport & others required assessment, <ul style="list-style-type: none"> <li>• Prepare a detailed Master Plan, Land Use Plan, Zoning Plan, Phasing Plan and Infrastructure/Utility Plans for the SONADIA ECO TOURISM PARK project,</li> <li>• Conduct a stakeholder workshop to share the master plan and infrastructure/utility plan for the SONADIA ECO TOURISM PARK project and update master plan taking from them, feedback,</li> <li>• Prepare a Development Management Plan for the SONADIA ECO TOURISM PARK project,</li> <li>• Prepare two investment promotion videos for the SONADIA ECO TOURISM PARK highlighting the project's value proposition and master plan.</li> <li>• Others as relevant to the assignment.</li> </ul> <b>(Details is described in TOR which is available at <a href="http://www.beza.gov.bd">www.beza.gov.bd</a>)</b>		
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> PS04-BEZA-2017	<b>Location</b> Sonadia at Moheshkhali Upazilla of Cox's bazar District	<b>Indicative Start Date</b> 01 March 2018	<b>Indicative Completion Date</b> 31 December 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	Particular Instruction:	<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>		

  
 04.12.2017  
 Md. Mostaque Hassan, ndc  
 Additional Secretary  
 General Manager (Planning & Development)  
 Bangladesh Economic Zones Authority (BEZA)  
 Prime Minister's Office

Bangladesh Economic Zones Authority (BEZA)

Selection of Consultancy Services Firm to Prepare a Master Plan for the Sonadia Eco Tourism Park

Terms of Reference

A. Background and Objective

1. Project background

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.

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.

One of the biggest Tourism SEZ to be supported by BEZA is the Sonadia Eco Tourism Park project which is 3 km north of Cox's bazar under Moheshkhali Upazila, which 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 Eco-Tourism Park contains different tourism related Facilities.

## B. Objectives of The Assignment

The objectives of this assignment are to: i) examine the Sonadia Eco tourism park site, ii) document it's existing facilities of the area, iii) identify opportunities and constraints of the site for eco-tourism park and iv) prepare a Fifty year master plan and development/management plan for Sonadia eco-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 SONADIA ECO TOURISM PARK and meet with relevant stakeholders,
- Prepare base maps and base lines for the SONADIA ECO 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 SONADIA ECO TOURISM PARK project; and Undertake a transport assessment,
- Prepare a Master Plan, Land Use Plan, Zoning Plan, Phasing Plan and Infrastructure/Utility Plans for the SONADIA ECO TOURISM PARK project,
- Conduct a stakeholder workshop to share the master plan and infrastructure/utility plan for the SONADIA ECO TOURISM PARK project and update master plan taking from Them, feedback,
- Prepare a Development Management Plan for the SONADIA ECO TOURISM PARK project,
- Prepare two investment promotion videos for the SONADIA ECO TOURISM PARK and EZ 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.

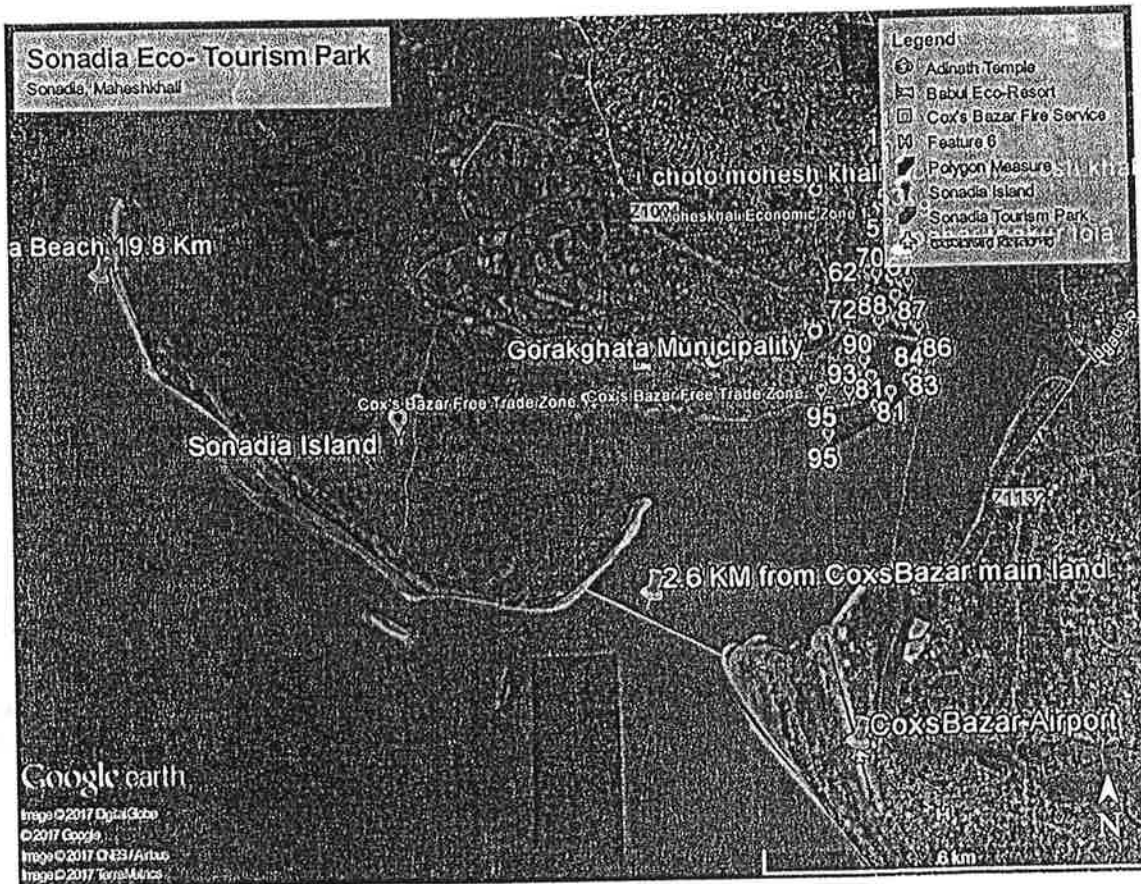
## C. Assign Site Area


The current Sonadia Eco Tourism Park site is about 9497.31 acres in size, but extendable to approximately 12,000 acres, if required. The tentative boundary of the project is marked in the attached map below.

There are four mouzas under the Assignment area of Moheshkhali Upazilla of Cox's bazar District: which are Sonadia, Samudrabilash, Char Vorat, Char Mokbul



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



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## D. Scope of Work

BEZA seeks the services of a consulting firm to prepare a comprehensive 50-year Master Plan and Development Plan with supporting Infrastructure/Utility Planning for the Sonadia Eco Tourism Park project.

### PART I: Due Diligence for Sonadia Eco-tourism Park

#### 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 Sonadia Eco 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. vii) Ecologically Critical Area Rules- 2016 viii) Identify and evaluate the key issues, opportunities, constraints and threats for the new Sonadia Eco 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 Sonadia Eco Tourism Park project, iv) an overview of the physical, economic, social, environmental, and programmatic etc. opportunities, constraints and burning issues for the Sonadia Eco 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.

#### Task 1 Deliverables.

- An inception report as outlined in the above task.

### PART II: Mapping Existing Conditions for Sonadia Eco-tourism Park

#### 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 Sonadia Eco 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 Sonadia Eco 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 GPS to ensure accuracy of these maps. All maps for this project must be kept in ArcGIS or ArcGIS compatible files, while engineering survey data should be kept in standard data format of digital theodolite. It is critically important that all maps prepared for this project are aligned and at the same scale so they can be overlaid, if required.

#### **Task 2 Deliverables.**

- A series of base maps in ArcGIS/Compatible files, 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 SONADIA ECO TOURISM PARK project.

#### **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 survey and GPS 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 Sonadia eco-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 Sonadia Eco 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 Sonadia Eco 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.

#### **Task 4: A social and socio-economic survey and an assessment/validation of the existing environmental conditions on the Sonadia Eco 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 Sonadia Eco 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 Sonadia Eco Tourism Park and area of influence should contain maps, data, 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 planning 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 Sonadia Eco Tourism Park site and area of influence with accompanying maps, and
- An environment review/validation of the Sonadia Eco Tourism Park project with accompanying maps.

### **PART III: Preparation for the Master Plan and Land Use Plan of the Sonadia Eco Tourism Park Project**

#### **Task 5: Review, validation or adjustment of the development program for the Sonadia Eco Tourism Park**

The team will review and validate the existing development program for the SONADIA ECO TOURISM PARK site. If necessary, the development program should be updated/adjusted to take into account the vision and value proposition proposed for the Sonadia Eco 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 Sonadia Eco 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 Sonadia Eco Tourism Park project, which is to be part of the master plan and infrastructure report. All assumptions for the 50-year plan must be identified and explained/analyzed elaborately.

#### **Task 6: A Tourist and transport assessment for Sonadia eco-tourism Park.**

The team will undertake a transport assessment for the Sonadia Eco 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 Sonadia Eco 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 Sonadia Eco 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 Sonadia Eco 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 Sonadia Eco 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 Sonadia Eco 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: Master Plan and Infrastructure Plan for Sonadia Eco-tourism park**


#### **Task 7: 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 Sonadia Eco 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 Sonadia Eco 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 Sonadia Eco Tourism Park project, including the rail network 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.) facilities, vi) detailed plans for the Eco-tourism park areas minimizing any adjacency issues, and vii) design of the lakes and/or reservoirs. This 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 Sonadia Eco Tourism Park project. This plan will set out the Sonadia Eco 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, Eco- Tourism design guidelines are required for the entire Sonadia Eco Tourism Park project. These guidelines will be a development manual for the design of the site, providing Eco-Tourism design standards. BEZA will give these guidelines to new developers of the Sonadia Eco Tourism Park project. The Eco-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 master plan/land use plan for the Sonadia Eco Tourism Park project.
- A zoning plan for the project that identifies permitted densities, height limits, and setbacks.
- A phasing plan for the site in accordance with proposed market demand over a 20-year period.
- Eco-Tourism Park design guidelines for the Sonadia Eco Tourism Park project.

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 master plan/land use plan, zoning plan and phasing plan and proposed activities within the Sonadia Eco 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 Sonadia Eco 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 Sonadia Eco Tourism Park project.

In addition, a waste management plan for both solids and liquids must be prepared for the Sonadia Eco 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 Sonadia Eco 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 SONADIA ECO 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 Sonadia Eco Tourism Park project, as outlined above.
- Off-site infrastructure and utility plans, costs, timeframes for the Sonadia Eco Tourism Park project, as outlined above.
- A waste management plan for the Sonadia Eco 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 plans and infrastructure plan report will 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 and include inputs from the workshop and meetings.

#### Part V: Management Strategy and Promotion for Sonadia Eco-tourism Park

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

Sonadia Eco-tourism park is situated in a marshy Land emerged from the bay of Bengal under Moheshkhali Upazila of Cox's bazar district. As the project site is in the reclaimed area of sea' So it is slightly difficult to undertake development activities of 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 *Sonadia Eco 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 a digital video animation for the proposed Sonadia Eco Tourism Park project**

BEZA would like to promote the *Sonadia Eco 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 *Sonadia Eco Tourism Park* using computer animation of the site at completion. The videos should highlight the value proposition and salient features of the *Sonadia Eco 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 5-10 minutes and 15-20 minutes respectively or as agreed upon with BEZA during negotiations. The longer 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 Sonadia Eco Tourism Park project as per above.

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

All engineering and survey work would be done on 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 complete 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:**

- Team Leader** - Should have a minimum of a Master Degree in Physical Planning, Urban and Regional Planning 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.





- c) **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 urban/city planning, economic zone or export processing zone planning, 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, 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 or 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

- g) **Economist** - Should have a minimum of a Bachelor Degree in Economics with at least 15 years of general experience, including 8 years' experience in regional economic analysis and modeling etc. Experience in working on master planning and economic zone projects would be given preference.
- h) **Videographer**- Should have a film degree or similar, with at least 10 years' experience and is able to create high quality, sophisticated, professional investment promotion videos. Experience in preparing similar videos and content will be prioritized.

And others non-key experts if required.

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

Title	Number of Positions	Total Expected Inputs (person-months)	Minimum General Experience (Years)	Minimum Specific Experience (Years)	Area of Specialization	Special Skills and Knowledge, but not limited to
Team Leader	1	10	20	12	Master Degree in Physical Planning, Urban and Regional Planning or similar	Eco-tourism Parks/Urban/ industrial /city planning/ economic zone / export processing zone planning
Eco-tourism expert	1	6	15	8	Master degree in tourism, development and planning, resource conservation, or a related field.	Eco-tourism or similar
Tourism Facility Planner (Urban Planner)	1	6	15	8	Master Degree in Physical Planning, Urban, Regional Planning or similar	Eco-tourism park/Urban/ industrial /city planning, economic zone/ export processing zone planning
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	8	15	8	Bachelor Degree civil, mechanical, electrical and structural Engineer	Planning, water drainage, power, wastewater, treatment plants
Social Expert	1	4	15	8	Master's Degree in Sociology, Social Science or similar	Social Assessments
Environmental Expert	1	4	15	8	Bachelor Degree in Environmental Studies or similar	Environmental Assessments for economic zone /export processing zone etc.
Total	10 (Ten)	42 (Forty 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.

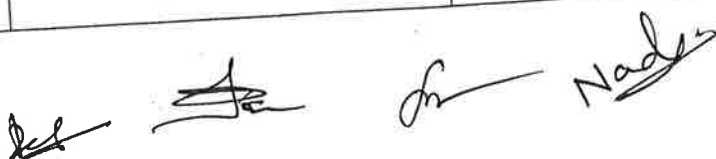
All firms are required to submit full technical and financial proposals, which will be evaluated according to the quality- and cost-based selection (QCBS) method described in the PPA (2006) & PPR (2008). A weighting system of 80 % for quality and 20 % for cost will be applied.

## I. Reporting Requirements

The winning firm will report project progress to the Project Director 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 for Deliverables**

No.	Activity	Terms
1	Submission of <b>Part I: Inception Report</b>	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: Draft Report and Maps</b>	Due 14 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: Draft Report</b>	Due 22 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: Draft Report and Plans</b>	Due 10 months into the project. (10 copies and soft copy) Final report is due 4 weeks after the draft deliverable is submitted.
6	<b>Workshop on Draft Report and Plans</b>	Scheduled the first week after Draft Report and Plans are submitted.
7	Submission of <b>Part V: Draft Development Management Report and Plan and Video</b>	Video is due 11 months after the project start up. Draft report is due 11 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.

##### 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 **January 2018**; and
- Duration of the assignment will be **Ten (10) months**.

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