


Government of the People's Republic of Bangladesh
Ministry of Road Transport and Bridges
Bridges Division
Bangladesh Bridge Authority
Setu Bhaban, Banani, Dhaka-1212
www.bba.gov.bd

Re-Invitation for Tender (International)

1	Ministry/Division	<i>Bridges Division, Ministry of Road Transport and Bridges</i>		
2	Agency	Bangladesh Bridge Authority (BBA)		
3	Procuring Entity Name	<i>Director(Admin), BBA, Dhaka</i>		
4	Procuring Entity Code	<i>Not Available</i>		
5	Procuring Entity District	<i>Dhaka</i>		
6	Invitation for	Long-Term Lease for Operation and Maintenance of Service Area Facilities, Developed in Connection with the Construction of Karnaphuli Tunnel at Anwara, Chattogram, Bangladesh.		
7	Invitation Ref No	<i>50.01.0000.000.409.36.0001.25-10</i>		
8	Date	<i>23 April, 2026 (BST)</i>		
KEY INFORMATION				
9	Procurement Method	Open Tendering Method (OTM) (International)- Responsive Highest Net Present Value (NPV) of the financial Bid (NPV will be calculated considering 12% Discount Rate)		
FUNDING INFORMATION				
10	Budget and Source of Funds	<i>Not Applicable</i>		
11	Development Partners	<i>Not Applicable</i>		
PARTICULAR INFORMATION				
12	Project/Program Code (if applicable)	<i>Not Applicable</i>		
13	Project/Program Name (if applicable)	<i>Not Applicable</i>		
14	Tender Package No.	<i>1 (one)</i>		
15	Tender Package Name	<i>Long-Term Lease for Operation and Maintenance of Service Area Facilities, Developed in Connection with the Construction of Karnaphuli Tunnel at Anwara, Chattogram, Bangladesh.</i>		
16	Tender Publication Date	Date: <i>30 April, 2026 (BST)</i>		
17	Tender Last Selling Date	Date: <i>11 June, 2026</i>	Time: <i>During office hours</i>	
18	Last date of receipt of Tender	Date: <i>14 June, 2026</i>	Time: <i>1:00 PM (BST)</i>	
19	Tender Opening Date and Time	Date: <i>14 June, 2026</i>	Time: <i>02:30 PM (BST)</i>	
20	Name & Address of the office(s)			
	<i>Selling Tender Document</i>	<i>Accounts Section, Bangladesh Bridge Authority, Setu Bhaban, New Airport Road, Banani, Dhaka, Bangladesh at the price of BDT 10,000.00 (Ten thousand Taka only) (Non-refundable).</i>		
	<i>Receiving Tender Document</i>	<i>Room No 203, Office of the Director (Admin), Bangladesh Bridge Authority (BBA), Setu Bhaban, New Airport Road, Banani, Dhaka.</i>		
	<i>Opening Tender Document</i>	<i>Conference Room (2nd floor), Bangladesh Bridge Authority, Setu Bhaban, New Airport Road, Banani, Dhaka.</i>		
21	Pre-Bid Meeting	Date: <i>14 May 2026</i> Time: <i>11:00 am (BST)</i>		
	Place of Pre-Bid Meeting	<i>Conference Room (2nd floor), Bangladesh Bridge Authority, Setu Bhaban, Banani, Dhaka.</i>		
INFORMATION FOR TENDERER				
22	Eligibility of Tenderer	i) General Experience: <i>Tenderer must have 05 years experience in Hotel & Resort Management during the last 20 (twenty) years.</i> ii) Specific Experience: <i>Preferably 01(one) contract successfully completed for at least 03 (three) years as Specific Experience in 3-star equivalent hotel/Resort management, operation and Maintenance during the last 20 years.</i> iii) <i>The minimum amount of liquid assets i.e. working capital or credit line(s) of the Tenderer shall be Tk BDT 40Crore/04 million USD.</i> iv) <i>Average Annual Turnover is the minimum average annual turnover of at</i>		

		least 02 million USD / BDT 20 Crore of the best 03 (three) years in the last 5 (five) years from the business. Alternatively, the requirement may be fulfilled by submitting a Fixed Deposit Receipt (FDR) with a minimum value of 01 million USD / BDT 10 Crore.			
		v) Tenderers shall submit their bid as per the detailed instructions provided in Tender Document.			
23	Brief Description of Service Area Facilities / Resort	Bangladesh Bridge Authority ("Lessor" or the "Client") intends to engage an Operator ("Lessee") following a Lease agreement Model on yearly rental basis for the Operation and Maintenance (O&M) of Service Area Facilities, developed in connection with construction of Karnaphuli Tunnel at Anwara, Chattogram. It includes but not limited to: a VIP Bungalow, Bungalows (30 Nos), Motel Mess (48 Units), one Convention Center, A Resort reception Building with Restaurant, Shop, Food court, Gymnasium, office space and conference facilities, Swimming Pool, Playground, Tennis Court, recreational zone, Amphitheatre, Museum, Generator & Substation Building, Mosque, Health Center, Water Treatment plant (02 Nos), walkway, internal roads, landscaping & Grassing, drainage facilities and other related facilities constructed over an area of 72 acres land. More details of the lease are provided in the Tender Document.			
24	Brief Description of the Lease	The Client shall hand over the BBA Service Area facilities on an as-is where-is basis to the selected Lessee. Lessee shall then operate and maintain the property/Resort in accordance with the terms and conditions set forth in the Lease Agreement between the parties and shall pay the Client the Minimum Guaranteed Annual Payment in four equal installments annually throughout the Lease period. More details of the lease are provided in the Tender Document.			
25	Date of opening of Financial Proposal	• To be notified to qualified Tenderers.			
26	Tender Document Price				
	Tender Identification	Location	Price of Tender Document	Tender Security Amount	Lease period (in Years)
	Long-Term Lease for Operation and Maintenance of Service Area Facilities, Developed in Connection with the Construction of Karnaphuli Tunnel at Anwara, Chattogram, Bangladesh.	Chattogram, Bangladesh.	BDT 10,000.00 (Ten Thousand Only) (Non-refundable)	BDT 50,00,000.00 (Tk. Fifty lakhs taka Only) or Equivalent USD/ EURO/GBP/YEN (Refundable)	Long-Term Preferably for 29 (Twenty-Nine) Years
27	Tenderer may associate with other participating Tenderers	• Any Interested Tenderer may associate with other Resort Management Company (Local) to enhance their qualifications. In case of association all members of such "association" should have real and well-defined input of assignment.			
28	Special Instruction	• Tender must remain valid for 180 days from the date of tender opening. • The draft Tender Document will also be available at BBA website: www.bba.gov.bd .			
PROCURING ENTITY DETAILS					
29	Name of Official Inviting Tender	Altaf Hossain Sheikh			
30	Designation of Official Inviting Tender	Director (Admin)			
31	Address of Official Inviting Tender	Bangladesh Bridge Authority, Setu Bhaban, Banani, Dhaka-1212.			
32	Contact details of Official Inviting Tender	Tel/Fax: +880255058003		E-mail: dir-admn@bba.gov.bd	
33	The procuring entity reserves the right to accept or reject all tenders received without assigning any reason whatever.				


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