

**Terms of Reference (TOR)**

**for**

**Consultanting Firm**

**Pre-Feasibility Study and PPP Project Proposal  
for a Modern Multipurpose Sports Complex**

**National Sports Council (NSC)**

**Ministry of Youth and Sports**

## I. Background

The National Sports Council (NSC), under the Ministry of Youth and Sports, Government of Bangladesh, intends to explore the potential of developing a modern **Multipurpose Sports Complex** on a 4-acre land located in Dhaka through the **Public-Private Partnership (PPP)** model. In line with the Government's vision to promote private sector participation in infrastructure development, NSC aims to assess the feasibility, market appetite, financial viability, and implementation modalities of this initiative. This will be a technology-integrated smart facility, aimed at promoting international standard sports infrastructure and boosting Bangladesh's capability to host global sports and sports tourism activities.

This technology-driven project requires the expertise of a consulting firm to conduct a comprehensive pre-feasibility study, infrastructure assessment, smart facility design, and urban layout planning. The study should also explore the viability of hosting international events and the development of tourism-focused sports infrastructure.

To this end, NSC plans to engage a **Consulting firm Consultant** to conduct a **Pre-Feasibility Study** and assist in preparing a detailed **PPP Project Proposal** for submission to the **PPP Authority** for screening.

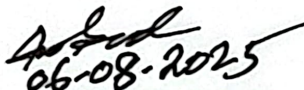
## II. Objective of the Assignment

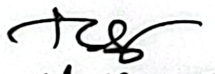
The objective of this consultancy is to support NSC in assessing the feasibility of developing the proposed sports complex through a PPP arrangement by conducting a comprehensive pre-feasibility study and preparing the necessary documentation and presentation required for submission to the PPP Authority's Project Screening Committee.

## III. Scope of Work

The Consultant will be responsible for delivering the following tasks:

1. **Conduct Pre-Feasibility Study**, including:
  - Site assessment and existing condition analysis
  - Preliminary survey of Project Area
  - Master Plan including 2D & 3D Drawing Preparation
  - Financial Economic, Environmental & Technical Feasibility Appraisal
  - Digital Topographical, Physical, Land use and other related survey Report
  - Social, & Environmental impact Analysis of Project Area
  - Traffic impact Assessment Report (TIA)
  - Inception Report, rough & Final Prefeasibility Report Preparation & Submission
  - Stakeholder consultations (e.g., sports federations, players, potential users, investors)
  - Market assessment and demand estimation for sports and ancillary services
  - Identification of potential PPP modalities
  - High-level financial and economic viability analysis
  - Preliminary risk assessment and mitigation strategies
  - Legal and regulatory framework review relevant to sports PPPs

  
06-08-2025  
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উপ-পরিচালক  
জাতীয় ক্রীড়া পরিষদ, ঢাকা।

  
06.08.25  
মোহাম্মদ হুমায়ুন কবির  
(উপসচিব)  
পরিচালক (পরিদর্শন ও প্রশাসন)  
জাতীয় ক্রীড়া পরিষদ  
যুব ও ক্রীড়া মন্ত্রণালয়



2. **Prepare PPP Project Proposal** aligned with the PPP Authority's guidelines, including:

- Justification and strategic rationale for PPP
- Project objectives, scope, and components
- Investment needs and potential financing structures
- Expected value-for-money and social benefits
- Implementation roadmap and next steps

3. **Prepare PowerPoint Presentation** to be presented to the PPP Project Screening Committee summarizing the key aspects of the proposed project.

#### **Iv. Eligibility Criteria**


Interested firms must meet all of the following minimum eligibility conditions:

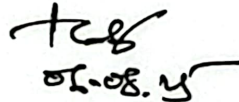
##### **A. Legal and Regulatory Requirements**

1. A registered Joint Stock Company in Bangladesh
2. Updated Trade License
3. Updated VAT Registration Certificate
4. Updated TIN Certificate
5. Minimum of 3 (three) years of operational experience since registration
6. Company profile demonstrating relevant experience in Public-Private Partnership (PPP) projects, infrastructure development, and/or similar feasibility studies.

##### **B. Financial Requirements**

1. A Bank Solvency Certificate or bank statement confirming access to adequate liquid assets

  
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## V. Deliverables

The Consultant will be responsible for the following deliverables:

1. **Pre-Feasibility Study Report**, inclusive of technical, financial, legal, and institutional analysis.

2. **Draft and Final PPP Project Proposal** for submission to the PPP Authority.

3. **Presentation Deck** for the PPP Project Screening Committee.

All deliverables should be submitted in both **hard copy and editable electronic formats**.

## VI. Duration and Payment Modality

- **Consulting Duration:** 2 months from the date of contract signing.
- **Total Budget:** BDT 18,00,000.00 (Taka Eighteen lakh only), inclusive of all applicable taxes, VAT, and duties. All applicable taxes, VAT, and other government charges shall be borne by the Consultant as per the prevailing laws of Bangladesh.

### Payment Schedule:

- 25% upon signing of the Agreement
- 50% upon submission of the Pre-Feasibility Study
- 25% upon submission of the Presentation Deck for Screening Committee

## VII. Reporting and Supervision

The Consultant will work under the overall supervision of **Secretary, NSC**, and coordinate closely with the PPP Focal Point within NSC. Regular progress updates and consultation meetings may be required. NSC will facilitate access to relevant data, stakeholders, and premises as needed.

## VIII. Selection Criteria

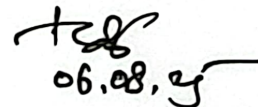
The position requires the following minimum qualifications of Key personnel

### 1. Educational Qualification:

- Master's Degree in Business/ Finance/Accounting/Economics/Bachelor of Architect/B.Sc Engineering Overseas qualifications will be preferred.



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## 2. Experience:

- At least 10 years specific experience in any project/ govt. organization/ govt. agency/ autonomous body/ Private Sectors those who are dealing with infrastructure/ infrastructure financing/ PPPs/ PPP Capacity Building etc.
- At least 5 years of practical experience in dealing with PPP project development and PPP transactions.
- Accreditation as a **Certified PPP Professional (CP3P)** or equivalent will be an added advantage.
- Experience with development partners/multilaterals will be preferred.

## 3. Skills:

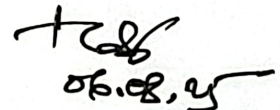
- Proven experience in preparing PPP project proposals for PPP Authority or similar bodies.
- Strong analytical, communication, and presentation skills.
- Ability to coordinate with stakeholders and manage a small team if necessary.
- Excellent report-writing skills in English.

## IX. Other Terms

- The Consultant may engage supporting personnel or experts as needed, at his/her own cost, but will remain solely responsible for the quality and timeliness of the deliverables.
- All reports and materials developed under this assignment shall remain the property of NSC.
- Confidentiality of information shared during the assignment must be maintained,



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