



**REQUEST FOR PROPOSAL (RFP)**

**Design Consultancy for the Development of Masterplan for Kuenselphodrang**

**RFP No:** GNY/NIT/2026/02

**Location:** Thimphu, Bhutan

**GERAB NYED-YON LIMITED (GNY)  
2026**



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## 1. LETTER OF INVITATION

Gerab Nyed-Yon Limited (GNY) invites qualified consulting firms to submit proposals for **Design Consultancy Services for the Development of a Masterplan for Kuenselphodrang, Thimphu, Bhutan.**

The consultancy aims to prepare a comprehensive masterplan that integrates spatial planning, tourism management, environmental conservation, and cultural considerations while preserving the natural landscape and existing greenery. The masterplan will also incorporate the development and integration of a spiritual sanctuary, ensuring that the design respects and enhances the site's religious and cultural significance.

The project site includes the culturally significant landmark Buddha Dordenma, making the area one of the most important spiritual and tourism destinations in Bhutan. Therefore, the planning approach will emphasize sensitive design, visitor management, and spiritual ambiance while maintaining ecological balance.

The consultant will be selected through Technical & Financial evaluation method.

Proposal Submission Deadline: **30<sup>th</sup> March 2026, 2:30 PM**

Proposal Opening Deadline: **30<sup>th</sup> March 2026, 3:00 PM**

Proposals must be submitted to: Gerab Nyed-Yon Limited (GNY), Thimphu, Bhutan

## 2. INSTRUCTIONS TO CONSULTANTS

### 2.1. Eligibility

Eligible applicants with a valid trade license include:

- Design Consultancy Firms; or
- Multidisciplinary planning consultancies;

Consultants must demonstrate experience in urban planning, master planning, landscape planning, or similar assignments.

### 2.2. Selection Method

Evaluation will be based on:

- a. Technical Proposal Evaluation
- b. Financial Proposal Evaluation

Only proposals achieving the minimum technical score will proceed to financial evaluation.

### 2.3. Minimum Technical Score

The minimum qualifying technical score is 70 points out of 100.

## 3. BID PRICE AND BID VALIDITY

- a. All prices must be quoted in Ngultrum and shall be inclusive of all taxes and duties.
- b. Bid validity shall be 60 days from the date of submission.
- c. A bid valid for a shorter period shall be considered non-responsive.
- d. GNY may request extension of bid validity where required.

## 4. BID SECURITY

- a. The bid shall be accompanied by a Bid Security of **Nu.30,000.00 (Ngultrum Thirty Thousand - only)** in the form of a Cash Warrant/ Unconditional Bank Guarantee/ Banker



Cheque/Demand draft drawn in favour of the Gerab Nyed-Yon Limited from the Financial Institution enforceable in any Banks in Bhutan.

- b. The Bid security shall be valid upto 90 days from the submission of the bid.
- c. Any Bid not accompanied by a bid security of adequate value and validity shall be rejected as non-responsive.
- d. If the Bidder(s) opts to Bank Transfer the Bid Security, it may be deposited to the GNY's BOB Account No. 227345788 and submit the transaction details along with other documents during bid submission. The bid security shall be forfeited in the following cases:
  - i. If the Bidder withdraws the bid after Bid opening during the period of Bid validity.
  - ii. If the Bidder does not accept the correction of the Bid price.
  - iii. In the case of a successful bidder, if the bidder fails within the specified time limit to sign the Contract or furnish a Performance Security

## 5. CLARIFICATIONS

Consultants may seek clarification three (03) days prior to the submission deadline from the following official:

*Name: Samten Zangmo*

*Designation: Analyst, Procurement*

*Division: Procurement & Contracts Division*

*Phone: 02-341-578 / 02-341-578*

*Email: [samten.zangmo@gerab.bt](mailto:samten.zangmo@gerab.bt)*

## 6. PROPOSAL SUBMISSION

Consultants shall submit their Technical Proposal and Financial Proposal in two (2) separate sealed envelopes, clearly marked as "Technical Proposal" and "Financial Proposal." Both envelopes shall then be placed within a single outer envelope and submitted to the procuring agency within the specified deadline.

### 6.1. Technical Proposal

The Technical Proposal must include:

- Consultant/Company profile
- Methodology and work plan: Consultants must describe the understanding of the assignment, propose & submit a methodology along with work plan and timelines
- Relevant project experience
- Team composition
- CVs of key personnel
- Valid Trade License
- Tax Clearance Certificate

### 6.2. Financial Proposal

The Financial Proposal must include:

- Total consultancy fee in **Ngultrum**
- Clearly indicate the taxes if applicable



## 7. PROJECT DATA SHEET

Parameter	Details
Project Name	Kuenselphodrang Masterplan
Location	Kuenselphodrang, Thimphu
Total Area	141.63 Acres
Plot 1	120.282 Acres
Plot 2	21.348 Acres
Thram / Plot	984 / CHG-1716 and 1804 / CZ1-697
Project Duration	2.5 Months from Contract Signing
Proposal Submission Deadline	30 <sup>th</sup> March 2026

## 8. TERMS OF REFERENCE (TOR)

### 8.1. Background

Kuenselphodrang, Thimphu is home to the iconic Buddha Dordenma, one of Bhutan's most important cultural and spiritual landmarks.

The site has the potential to develop into a well-planned cultural and tourism destination while preserving its natural and spiritual environment.

This masterplan will guide long-term sustainable development of the area.

### 8.2. Objectives

The consultancy aims to:

- Develop a comprehensive masterplan for the entire site
- Preserve existing trees and natural landscape
- Integrate existing structures into the planning framework
- Recommend modifications only when necessary
- Ensure compliance with Dzongkhag Administration and NLCS regulations
- Promote environmentally sustainable development

## 9. SCOPE OF SERVICES

The Consultant shall provide professional planning and design services for the preparation of a comprehensive masterplan for the Kuenselphodrang area, with particular consideration to the cultural and spiritual significance of the Buddha Dordenma. The assignment shall include the following task:

### 9.1. Site Assessment

- Conduct site visits.
- Prepare detailed topography survey including elevation and slopes.
- Identify environmentally sensitive areas and potential hazards.
- Mapping of Existing Structures and Infrastructure.
- Assess vegetation and landscape characteristics



## **9.2. Conceptual Master Planning**

The consultant shall develop a comprehensive conceptual masterplan for the project area. The masterplan shall integrate spatial, environmental, cultural, tourism, and infrastructure considerations while preserving the spiritual significance of the site. The conceptual masterplan shall include, but not be limited to, the following components:

### **a. Land Use and Spatial Planning**

- Land use zoning
- Spatial planning framework
- Infrastructure layout
- Public space and landscape integration

### **b. Tourism and Visitor Planning**

Considering the importance of Buddha Dordenma, the consultant shall prepare a visitor management strategy including:

- Visitor flow planning
- Entry and exit circulation
- Crowd management strategies
- Visitor facilities planning such as, but not limited to: Viewing decks, resting areas, information centers, cultural interpretation spaces
- Tourism development must preserve the spiritual atmosphere of the site.

### **c. Transportation and Parking Planning**

The consultant shall analyze and propose:

- Access road improvements
- Internal circulation systems
- Pedestrian pathways
- Shuttle / public transport routes
- Parking areas for: Private vehicles, tourist buses, service vehicles
- Parking areas should minimize environmental impact.

### **d. Landscape and Environmental Planning**

The consultant shall:

- Map and preserve existing vegetation
- Design green zones and open spaces
- Integrate sustainable landscape design
- Propose drainage and erosion control strategies

### **e. Cultural and Visual Integration**

The masterplan must respect the cultural and spiritual importance of Buddha Dordenma. Designs should:

- Maintain visual prominence of the statue
- Protect key viewpoints
- Integrate Bhutanese architectural elements where appropriate



#### **f. 3D Visualization and Presentation**

The consultant shall prepare:

- 3D visualizations
- Perspective views
- Aerial masterplan renders
- Conceptual sketches
- Walk-through renders

#### **9.3. Implementation Strategy**

The consultant shall prepare a phased development strategy, including:

- priority development areas
- development phases
- indicative cost estimates
- implementation timelines

### **10. DELIVERABLES AND PAYMENT SCHEDULE**

#### **10.1. Site Assessment Deliverables**

The Consultant shall submit a Site Assessment Report supported by relevant maps and drawings, including:

- i. Findings from site visits, photographic documentation, and observational notes.
- ii. CAD or GIS-based topographic maps showing contour lines, spot elevations, slope analysis, and drainage patterns.
- iii. Mapping of environmentally sensitive areas including erosion-prone areas, forest cover, flood zones, and other potential hazards.
- iv. Scaled maps showing existing structures, roads, and infrastructure within the project area.
- v. Vegetation and landscape assessment identifying existing vegetation types, tree cover, and key landscape characteristics.

#### **10.2. Conceptual Masterplan Deliverables**

The Consultant shall submit a Conceptual Masterplan Report with supporting drawings, diagrams, and visual materials, including:

- i. Land Use Zoning Plan and Spatial Planning Framework indicating allocation of religious, cultural, commercial, recreational, and public spaces.
- ii. Infrastructure and circulation plans showing access roads, internal vehicular routes, pedestrian pathways, shuttle/public transport routes, and service areas.
- iii. Visitor management plan including visitor flow diagrams, entry and exit circulation, crowd management strategies, and layout of visitor facilities such as viewing decks, resting areas, information centers, and cultural interpretation spaces.
- iv. Parking plan indicating designated areas for private vehicles, tourist buses, and service vehicles with environmental considerations.
- v. Landscape and environmental planning drawings showing vegetation preservation areas, green zones, open spaces, gardens, terraces, and sustainable landscape strategies including drainage and erosion control.



- vi. Cultural and visual integration analysis identifying key viewpoints, visual corridors, and design guidelines ensuring the visual prominence of the Buddha Dordenma and integration of Bhutanese architectural elements.
- vii. 3D visualizations and presentation materials including aerial masterplan renders, perspective views, conceptual sketches, and walk-through visualizations illustrating the overall development concept and visitor experience.

### 10.3. Implementation Strategy Deliverables

The Consultant shall submit an Implementation Strategy Report including:

- i. Phased development plan identifying priority development areas and recommended sequence of implementation.
- ii. Indicative cost estimates providing rough order of magnitude costs for each development phase.
- iii. Implementation timeline indicating development phases, milestones, and dependencies.
- iv. Supporting narrative explaining the proposed phasing strategy, implementation approach, and key considerations.

### 10.4. Payment Schedule

Milestone	Deliverable	Description	Payment
Week 1	Submit Site Assessment Report	Present the Site Assessment Report to the Management and discuss on the Conceptual Masterplan	20%
Week 7	Draft Conceptual Masterplan & Presentation	Draft conceptual masterplan including zoning, visitor management strategy, transportation planning, landscape concepts, infrastructure planning, and 3D visualizations.	50%
Week 10	Final Masterplan Report & Drawings	Final masterplan report incorporating feedback from GNY including final drawings, 3D renders, implementation strategy, and indicative cost estimates	30%

Payments will be made within 7 working days after approval by GNY.

## 11. CONSULTANT TEAM STRUCTURE REQUIREMENTS

Position	Qualification	No.
Project Manager	Min. Degree in Urban Planning / Architecture	1
Architect	Degree in Architecture / Landscape Architecture	2
Civil Engineer	Degree Civil Engineering /Transport Engineering	2

The Project Manager will be the primary contact person for GNY.



## 12. EVALUATION CRITERIA

### 12.1. Technical Evaluation

The Technical Proposal will be evaluated out of 100 points.

Minimum qualifying score: 70 points

SL	Criteria	Weight
1	Consultant Experience	40
2	Methodology & Work Plan	10
3	Key Personnel Qualifications	40
5	Innovation & Value Addition	10
	<b>Total</b>	<b>100</b>

#### 12.1.1. Consultant Experience (40 Points)

Experience of the firm in urban planning, tourism planning, landscape master planning or similar assignments.

##### A. Years of Firm Experience (20 Points)

Experience	Score
Less than 5 years	3
5 - 10 years	5
11 - 15 years	10
More than 15 years	20

##### B. Number of Similar Projects (20 Points)

Similar Master planning Projects Completed	Score
1 - 2 projects	5
3 - 5 projects	10
More than 5 projects	20

Projects considered relevant include:

- Urban master planning
- Tourism development planning
- Cultural heritage planning
- Landscape planning
- Destination planning



### 12.1.2. Methodology and Work Plan (10 Points)

Criteria	Description	Score
Planning Methodology	Clarity and appropriateness of proposed planning approach	5
Work Plan & Timeline	Realistic schedule aligned with 2.5 month project duration	5

### 12.1.3. Key Personnel Qualifications (40 Points)

#### Project Manager / Team Leader (20 Points)

Experience	Score
Less than 5 years experience in similar projects	5
6-10 years experience in similar projects	10
11-15 years experience in similar projects	15
More than 15 years experience in similar projects	20

#### Architect (10 Points)

Experience	Score
Less than 5 years experience in similar project	2.5
5 - 10 years experience in similar projects	5
More than 10 years experience in similar projects	10

#### Civil Engineer (10 Points)

Experience	Score
Less than 5 years experience in similar project	2.5
5 - 10 years experience in similar projects	5
More than 10 years experience in similar projects	10

*The evaluation of the Architects and Civil Engineers shall be conducted separately. The final score for each category shall be calculated based on the average score of the two Architects and the two Civil Engineers submitted in the proposal.*

### 12.1.4. Innovation and Value Addition (10 Points)

Evaluation of additional ideas that enhance the project.

Examples may include:

- Smart tourism planning
- Sustainable landscape strategies
- Visitor experience enhancement
- Environmental protection measures
- Innovative design concepts



Quality of Proposal	Score
Limited innovation	0
Moderate value addition	5
Highly innovative proposal	10

## 12.2. Financial Evaluation

Only consultants scoring 70 points or above in the Technical Evaluation will have their Financial Proposals opened.

The financial evaluation will follow as follows:

Component	Weight
Technical Score	80%
Financial Score	20%

### Financial Scoring Formula

Financial Score =  $(\text{Lowest Financial Proposal} / \text{Consultant's Financial Proposal}) \times 100$

Final Score =  $(\text{Technical Score} \times 0.80) + (\text{Financial Score} \times 0.20)$

The consultant with the highest combined score will be recommended for contract award.

## 13. CONTRACT AGREEMENT

A consultancy contract will be signed between:

**Gerab Nyed-Yon Limited (GNY) and Selected Consultant**

The contract will define:

- scope of services
- deliverables
- payment schedule
- reporting requirements
- intellectual property rights

## 14. INTELLECTUAL PROPERTY

All drawings, reports, maps, data, and documents prepared under this consultancy shall become the **property of Gerab Nyed-Yon Limited (GNY)**.

The consultant shall not use or reproduce the materials without written approval from GNY.

## 15. CONFIDENTIALITY

The consultant shall maintain confidentiality of all project-related information and documents.

This obligation shall remain valid even after completion of the consultancy. A Non-Disclosure Agreement shall be signed between GNY and the selected consultant at the time of signing contract agreement.



## **16. GNY'S RIGHT**

GNY is not bound to accept the lowest bid and reserves the right to accept or reject any or all the bids without assigning any reason whatsoever.

## **17. PERFORMANCE SECURITY**

The Successful consultant shall be required to furnish 10% of the contract amount as Performance Security in the form of bank transfer (Mbob, Mpay, TPay...), cash warrant, demand draft or unconditional Bank Guarantee in the name drawn in favour of the Gerab Nyed-Yon Limited issued by a financial institution enforceable in any Banks in Bhutan. This Performance security shall be furnished upon issuance of notification of the award and it shall be valid 30 days beyond the end of contract period.

## **18. LIQUIDATED DAMAGE**

If the Consultant fails to deliver any or all of the works by the date(s) or fails to perform the Related Services within the period specified in the Contractor, GNY shall deduct Liquidated Damages at the rate of 0.1% of the contract value per day for each day of delay to a maximum of 10% of the quoted price.

## **19. TERMINATION**

GNY reserves the right to terminate the contract in the event of:

- a. Non-compliance with agreed terms and conditions.
- b. Failure to deliver within the stipulated timeline.
- c. Submission of substandard or inaccurate deliverables.

## **20. GOVERNING LAW**

The Contract shall be governed by and interpreted in accordance with the Laws of Bhutan.

## **21. DISPUTE RESOLUTION**

Any dispute arising out of the Contract, which cannot be amicably settled between the parties, shall be referred to adjudication/arbitration in accordance with the laws of Bhutan.

