

**GOVERNMENT OF PAKISTAN**

**PLANNING COMMISSION**

**PC-II FORM**

**(SOCIAL SECTORS)**

- 1) **Name by which survey/feasibility will be identified** Feasibility study for Establishment of Sub-Campus of MNS University of Agriculture, Multan at Khanewal
- 2) **Authorities responsible for**
- i) **Sponsoring;** Government of the Punjab, Agriculture Department, Lahore
- ii) **Execution;** MNS University of Agriculture, Multan

3) **Details of Survey/Feasibility Study:**

i. **General Description and Justification:**

At present, besides University of Agriculture, Faisalabad and Pir Mehar Ali Shah (PMAS)-Arid Agriculture University Rawalpindi, the MNS University of Agriculture, Multan is the only institution which is imparting higher education in agriculture disciplines in the Punjab Province which located in the comparatively deprived southern Punjab region. The MNS University of Agriculture Multan is providing highly educated and trained scientists to different agricultural organizations/ departments in public as well as private sectors in the province of Punjab and especially in southern region. Since its establishment in 2012, the University has made significant advancement in various spheres of its activities.

The university at present has enrolment of about 5000 students in 47 postgraduate & undergraduate programs, above 117 highly qualified teachers and about 35 administrative staff.

The University obtained 3<sup>rd</sup> position among Pakistani Universities and 243<sup>rd</sup> among World Universities in UI Green Metric ranking for environmental sustainability. The university has signed a total of 87 MOCs/MoUs (32 international and 55 national). The extramural funding for research is more than Rs. 600 million. This funding is being provided by Higher Education Commission (HEC), Punjab Agriculture Research Board (PARB), Pakistan Science Foundation

(PSF), Agricultural Linkages Program (ALP), Australian Centre for International Agricultural Research (ACIAR, International Foundation for Science, Sweden (IFS), USAID, Department for International Development, UK, DFID, DAAD and private sector. Few ready to deliver innovations to industry, unique to this university, to overcome climate changes, food security and malnutrition challenges including wheat hybrids in testing at 22 locations with seed industry, fog capturing wheat for food security saving one irrigation of wheat and this means saving water equal to storage capacity of Terbela Dam.

During the year 2015-16 through ADP project titled “Establishment of Muhammad Nawaz Shareef University of Agriculture, Multan (Phase-II)”, funds amounting to Rs. 1746.258 million were provided. The gestation period of the scheme was 5 years i.e. 2015-16 to 2019-20. Through the said scheme, infrastructure including one Academic Block, one Administrative Block, two Hostels, 15 Staff residences, one Faculty Guest house, one Overhead Reservoir, one Utility Center, sheds for Agri. Implements and Motor Vehicles and Boundary wall with razor cut wire has been completed. Other components of the project which have also been completed include:

- 500 acres of culturable waste land provided by the Government of Punjab (free of cost) near Jalalpur Pirwala(JPPW) has been developed with the help of bulldozers and laser land levelers.
- 4816 meter long watercourse along with culverts and storage ponds has been constructed at the JPPW farm.
- Lab equipment for undergraduate and postgraduate research labs have been procured,
- ICT equipment for internet connectivity of the computer labs to meet the requirements of courses related to agriculture and allied disciplines have been procured,
- Furniture & Fixtures for classrooms, offices and labs have also been procured,
- Farm and Agricultural Implements for use at research and experimentation farms at MNS-UAM and JPPW has been procured,
- Transport for the faculty and students and stand by generators have been procured.

- **Aim and Objectives:**

The main and specific objective of the feasibility study for the project i.e. establishing the proposed sub-campus at Khanewal is to determine whether the proposed project is feasible or not. In case it is feasible what are the justifications and in case it is not feasible, what are the reasons and alternative solutions? In addition to that, the feasibility study shall also address the operational, technical, economic and financial aspects of the proposed project. The specific aims and objectives of conducting the feasibility study include;

- a) Assessment of the benefits for the intended users, students and farmers etc.,
- b) Developing a “Case for Support” at the Government level for allocation of land and funding for building the multi-purpose facility,
- c) Holding stakeholder meetings, Focus Group Discussions (FGDs) and Key Informant Interviews (KIIs) in the area to prepare guidelines for strategic planning for the sub-campus
- d) Conducting SWOT analysis with strengths and weaknesses and identification of internal and external factors which can impact the success of the project,
- e) Developing a “Chart of Standards” and identify potential support at each of the levels in the chart,
- f) Determining appropriate timeline for the activities and provide a detailed implementation schedule including structure and resources required,
- g) Identifying the partners involved in implementing of the project and also determine their roles and responsibilities,
- h) Creating awareness in the local community for the benefits the project has for them and
- i) Identifying internal and external resources required to support the project.

### **Justification**

Historically, Khanewal had been an agriculture hub of the region having a total area of 4349 km<sup>2</sup> and population of 2.941 million. In the past, several organizations were established for agriculture development in District Khanewal which included establishment of “Allahdad Cattle Farm” in 1917, British Cotton Growers’ Association (ABCGA) farm in 1921, West Pakistan Agricultural Development Corporation (WPADC) in 1961 and Punjab Seed Corporation (PSC) in 1976. Beside these, agricultural implement and machinery manufacturing industry in MianChannu was the pioneer in this field.

According to several studies, it has been established that agricultural education, research and service delivery have direct relation with the agricultural productivity. For example, a study conducted in Ghana indicated a positive and significant correlation among education levels and agricultural productivity. The modern growth theories also emphasize on the development of human capital as one of the key input in the production process which holds true for agriculture sector also. Formal education also provides opportunities to the educated farmers to open up for adoption of new technology and receptive to hands-on training and better methods of farming and keeps them abreast with changing innovations and ideas.

Recent stagnation/reduction in the agricultural productivity especially after the year 2015-16 has put the agenda of revamping agriculture sector in the top policy slots. Government has identified

agriculture as a priority area for addressing problems of unemployment, poverty alleviation and for fostering economic development. The overall agriculture policy focus is to raise productivity and profitability of the farming community enabling the country to raise living standard of rural masses. For this purpose, policy thrust is on the following areas;

- Increased Productivity of Crops and Livestock,
- Reduced cost of production and postharvest losses,
- Sustainable Food Security
- Promotion of Horticulture and High Value Crops (export led growth)
- Import Substitution
- Crops Diversification
- Water Management
- Land Use Planning
- Agriculture led rural development
- Agricultural Research

Over the period of last few years, the farmers and the public representatives has been the proposing the government as well as the university, to establish a Sub-Campus of the MNSUAM at Khanewal. The proposed project besides paving the path for implementing the government policy for sustainable agricultural growth and food security will also provide an opportunity for the local students of District Khanewal and adjoining areas to higher education and skill development leading towards undergraduate and post-graduate degrees in agriculture and related disciplines.

At present there is no public or private sector agricultural college or university within 100 km radius of Khanewal except Muhammad Nawaz Shareef University of Agriculture, Multan and Islamia University, Bahawalpur. Anyhow, there are dozens of public and private educational institutions functioning in Khanewal and its immediate vicinity, which can provide candidates to seek admission in the proposed sub-campus of the MNS University of Agriculture, Multan.

Keeping in view the demand of the public representatives and the farmers, the then CM Punjab during May 2018 approved a summary moved by the Agriculture Department for establishment of a sub-campus of MNSUA at Khanewal and also approved allocation of 200 acres of land at Chak No. 83/10-R, Khanewal for the said purpose. Due to change of BOR policy, possession of allocated land could not mature. The new policy of the BOR requires that state land can only be provided free of cost to the public sector institutions provided funds for the project have been

allocated by the P&D Board. Accordingly, the Agriculture Department moved a summary for allocation of funds, but the Chairman P&D Board desired to have a feasibility study conducted before required funds could be allocated. . In compliance of the decision of the Chairman P&D Board, the MNS University has prepared the PC-II. It is further stated that no previous study has been taken in the past.

**ii. Implementation Period:** 10 months (2021-22).

The study is expected to start after approval, release of funds, invitation of RFP, evaluation of bids and award of contract. The study is expected to be completed by the end of June, 2022.

The period of contract will be 6 months which shall commence after award of contract.

The duration of the feasibility study has been divided in to 4 tasks. The tasks to be carried out during the feasibility study and the associated deliverables are described below;

**Task-1: Draft Inception Report**

Within one week of the award of the Assignment, the consultant will convene a kick off meeting with the team of experts nominated by the University and other stakeholders to discuss and finalize the detailed plan of activities as proposed by the consultant. The kick off meeting will cover the followings:

- a) Review of proposed methodology and requirements to complete the Assignment.
- b) Review of timeline of the activities / milestones.
- c) Review of team organization and detailed functions of team members.
- d) Discuss and finalize a communication strategy.
- e) Any specific issue requiring immediate attention of Client.

After the said kick off meeting and getting more clarification and insight of the project, the consultant will prepare and submit draft inception report keeping in view the outcome of the said meeting. The draft Inception report will include revised/finalized approach & methodology comprising of a detailed implementation plan (DIP), understanding of the TOR(Annexure-I) including its comments, list of staff detailed for the assignment, timelines/work plan, reporting template, communication strategy etc. The formal approval of the draft inception report by the competent authority will be a pre-requisite before the fieldwork is undertaken by the consultant. The draft inception report shall specifically provide strategy to address the following:

- (a) Challenges in establishing the proposed sub-campus at Khanewal,
- (b) Analysis of stakeholders including educational institutions to serve as feeder for the proposed sub-campus, farmers, public representatives, administration and other stakeholders,

- (c) Environmental safeguards including a rapid environmental assessment, social safeguards due diligence and others as required;
- (d) Conduct need assessment and planning meetings and workshops with the stakeholders,
- (e) Up-dated work plan, delivery schedule and staffing plan/organizational structure;
- (f) Activities to be undertaken during the Inception Phase;
- (g) Findings and recommendations resulting from the review of relevant background information, reports and field visits;
- (h) Defining a detailed plan of work and methodology for the project;

**Deliverables:**

Draft inception report shall contain:

- Detailed methodology and time schedule.
- Completion dates for the Information Memorandum (IM).
- Communication strategy.
- A brief report on key issues.
- Draft Inception Report

**Timeline:** 04 week

**Task-2: Interim report**

During the process of due diligence, the consultant will liaise closely with the university authorities and other relevant stakeholders and will visit the sites to collect relevant information. The consultant will also conduct desktop review of similar facilities in the province in particular and within Pakistan in general and around the world and present the best model for approval.

**Deliverables:**

Interim report shall contain:

- Due Diligence Report (Legal, Technical, Operational & Financial) including assessment for establishment of the proposed sub-campus.

**Timeline:** 08 week

**Task-3: Feasibility study documents**

The consultant will study and propose the size of the sub-campus to be established covering all legal, technical and financial implications. Consultant will also determine the facilities requirement (infrastructure, machinery and equipment, furniture and fixtures etc.), size, capacity and a concept design with complete capital costs keeping in view the existing and future demand. The consultant will also prepare benchmark specifications of all the items proposed to be procured. A comprehensive financial model will also be prepared to determine optimal design

parameters, service level, risks assessment (identification, evaluation, estimation of risk) and cost analysis, cash flow, sensitivity analysis, capacity of the project to meet its obligations.

**Deliverable:**

The feasibility study document shall include;

- Details of the required facilities

**Timeline:** 08 week

**Task 4: Approval of Feasibility Study**

The consultant will assist the client in obtaining the approvals from the competent forums.

**Deliverables:**

- Approved feasibility study report

**Timeline:** 04 week

**iii. Year Wise Estimated Cost& Source of funding:**

(Rs. In million)

Sr. #	Object Code	Description	Year-I (2021-22)	Total
1	A03919	Payments to Other for Services Rendered	9.800	9.800
2	A03907	Advertisement and publicity	0.200	0.200
<b>Total</b>			<b>10.000</b>	<b>10.000</b>

Sr.No	Source	Local	FEC	Total
I	Federal PSDP	Nil	Nil	Nil
II	Provincial ADP	10.000	Nil	10.000
	<b>Total:</b>	10.000	Nil	10.000

The cost estimates were prepared during the period April-June 2021. The estimates were prepared on the basis of prevailing market rates. .

**Schedule and terms and Conditions of Payment:**

Task	Deliverable	Payment as % of contract amount	Terms and condition of payment
1	Draft inception report	10	Within 2 weeks of submission of draft inception report and its approval by the client department
2	Interim report	20	Within 2 weeks of submission of interim report and approval by the client department
3	Feasibility study document	50	Within 2 weeks of submission of feasibility study document and approval by the client department

4	Approved feasibility document	20	Within 2 weeks of submission of feasibility study document and approval by the competent forum
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**iv. Manpower Requirements:**

The management structure and manpower for conduct of the feasibility study will be provided by the consultant. All expenses of site visits including boarding, lodging, meals and transportation including air tickets for the consultant’s personnel from head office will be included in the costing of the consultancy services.

- **Management Structure:**

- 1) Project manager
- 2) Deputy project manager

- **Manpower Requirements:**

- 1) Agriculture Education Expert
- 2) Socio Economic & Economic Feasibility studies Expert
- 3) Civil Engineering & Architect Expert
- 4) Environmental Impact Assessment Expert

**v. Financial Plan:**

The funds provided through ADP as the project is reflected in the ADP 2021-21 as un-approved project.

**4. Expected Outcomes/Impact**

The outcome of the project will be a set of following documents produced by the consultant;

- Inception Report
- Interim Report including field plan, primary and secondary research methodology based on interviews and focus group discussion, Key Informant Interviews (KIIs) etc.
- Feasibility report

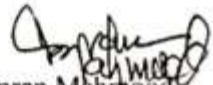
Feasibility Study shall include the following:

- Detailed plan for establishment of proposed sub-campus,
- Risk allocation matrix and proposed mitigation plan
- Role of stakeholders
- Asset and facility management plan
- Monitoring Mechanism
- Key Performance Indicators(KPIs)
- Environment Impact Assessment Report
- Need for Government support (technical/ financial)



- Draft bidding documents for procurement of proposed machinery & equipment,
- The feasibility study for the project will encompass general description of the project, layout plan, expected outcomes, interest of private parties.
- Economic and financial analysis of the project will also be included in the final report

**Prepared by**

  
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**Checked by**

  
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Saqib Ali Ateel  
**Secretary Agriculture South Punjab**

**Approved by**

Asad Rehman Gillani  
**Secretary Agriculture  
Government of the Punjab, Lahore**

**TERMS OF REFERENCE FOR HIRING SERVICES OF CONSULTANT FIRM**

The consultant would undertake comprehensive study and analysis of resource base data (primary as well secondary) for establishment of the proposed sub-campus at Khanewal.

- 1) Analysis of local demands/opportunities available in the area in terms of agricultural, veterinary, industry, health & education, technology, engineering, etc.
- 2) Environmental Impact Assessment including CDM and DRRA:
- 3) Financial Analysis (FIRR, NPV and BCR)
- 4) Economic Analysis (EIRR, NPV and BCR) including sensitivity analysis
- 5) Risk and Sensitivity Analyses and proposed mitigation measures
- 6) Forward backward linkages of the propose study/survey
- 7) Expected output of the proposed feasibility study/survey
- 8) Assessment of the enrollment capacity of existing institutions
- 9) Geographical and environmental analysis of the region
- 10) Particular and specific requirements of the region must be considered during designing of programs for the institution and market driven courses
- 11) Space availability for current and future requirements
- 12) Available and planned resources
- 13) Existence of the university/DAI within a specified radius of the newly proposed institution offering courses within the same discipline
- 14) Site inspection / suitability for construction of academic buildings and future expansion
- 15) Execute the specified tasks to prepare inception report, interim report and feasibility report documents,
- 16) Formulate the feasibility study in accordance with the existing relevant laws, rules, regulations, and policies regarding establishment of sub-campus in public sector.
- 17) Conduct desktop studies to review the available literature and collect essentially required data for design of different components of the proposed study.
- 18) Make projections of student's enrolment and requirements of teaching and non-teaching staff for the proposed sub-campus.
- 19) Evaluate requirements of the farming community, agro-industrial concerns and associated marketing systems and available network.
- 20) Assess market demand of the Agricultural scientist as well as the expected benefits for uplift of agriculture sector including prospects of employment and agri-business opportunities.
- 21) Consider environmental aspects and its impacts (if any).
- 22) Provide the list of all the FGDs, KPIs and stakeholders consulted/interviewed, as well as a bibliography of documents consulted.

- 23) Discuss the draft feasibility study with relevant public and private sector stakeholders.
- 24) Undertake primary data collection through survey and FGDs and KIIs with the stakeholders including public sector representatives.
- 25) Drafting a feasibility report and presentation with key findings for stakeholder consultation and validation.
- 26) Undertaking any further study required following stakeholder feedback to complete the work.
- 27) Carryout risks analysis involved in project implementation and formulate appropriate risk mitigation plan.
- 28) Workout the impact of employment to be generated.
- 29) Execute an approved Quality Assurance mechanism to ensure quality and integrity of data collected.
- 30) Detailed plan for establishment of proposed sub-campus,
- 31) Risk allocation matrix and proposed mitigation plan
- 32) Role of stakeholders
- 33) Asset and facility management plan
- 34) Monitoring Mechanism
- 35) Key Performance Indicators (KPIs)
- 36) Need for Government support (technical/ financial)