

## Neighborhoods in Termiz city, Surkhandaryo region, Republic of Uzbekistan

### Technical Assignment for the Development of a Master Plan

1.	Client	The Regional Authority of Surkhandaryo Region (“Unified Client Service” Engineering Company under the Authority of Surkhandaryo Region)
2.	Purposes of the project	<p>The Government of the Republic of Uzbekistan has identified urban development as a driver for economic activity, resilience and improved living standards. Fulfilling the potential of urbanization demands the organized and efficient provision of land, housing, infrastructure and services. This requires adequate territorial and urban planning in line with current international best practices.</p> <p>The Government is introducing ‘Master Plans’ as a new planning instrument. The Master Plan will be used as a flexible document that can be used to identify economic development opportunities, to stimulate efficient land use, to create coherent urban plans, to prioritise government investments and to stimulate the involvement of the private sector.</p> <p>At the local level, Master Plans are expected to support job creation by the private sector, contribute to the social well-being of the area’s residents and improve quality of life, and respect environmental considerations. In this way the government intends to promote sustainable urban development.</p> <p>The government aims to support economic development in Termiz city with the preparation of a (Local) Master Plan for the mahallas of «Uzbekistan, Tuproqqurgan, Dustlik, Shodlik, Bog‘zor, Ma‘rifat” as well as their direct surroundings (together called: Project Area). The Project Area has been identified as having potential for growth because of its central location in Termiz which is the capital city of the Surkhandaryo region. Section 10 has background information and statistics for the Project Area and Termiz city.</p> <p>The exact delineation of the Project Area will be agreed between the Consultant/Company and the Client based on the analysis in Task 1 described below – a maximum area size of 226 hectares is expected. The Consultant is asked to verify the Project Area and suggest whether any changes should be made.</p> <p>In order to support the development of Master Plans, a Project Office is formed, headed by the first deputy governor of the city/district. The Project Office together with the client will assist in conducting surveys, trainings, collecting statistical data and other necessary data</p> <p>The purpose of the development of the (Local) Master Plan is:</p> <ul style="list-style-type: none"> <li>• to identify economic activities that have the best potential to be ‘drivers’ for the development of the Termiz city as well as the Project Area with a focus on the service sector.</li> <li>• to create a shared vision with stakeholders including the local government, private sector and citizen organisations.</li> </ul>

		<ul style="list-style-type: none"> <li>to identify which public and private investments are necessary to achieve this vision.</li> <li>to develop a (spatial) master plan that will ensure that these investments can be implemented in a coordinated way (including feasibility study, implementation steps and etc).</li> <li>to identify land plots that can be developed by the private sector and to clearly indicate which requirements apply on these plots.</li> </ul> <p>It is envisioned that most of the Master Plan will be implemented in the 2022-2026 period.</p>
3.	Main tasks	<p>The project has 6 main tasks:</p> <ol style="list-style-type: none"> <li><b>Analysis:</b> Analyse the current situation (land use, economy, infrastructure and environment) of the Project Area, considering the current situation of Termiz city.</li> <li><b>Economic Development Potential:</b> Assess the potential for various economic activities (services, trade, tourism, workshops, production) in the Project Area and identify opportunities and challenges.</li> <li><b>Vision for neighbourhood development:</b> Agree with local stakeholders on a coherent vision for the future development of the Project Area and elaborate it in a 'Neighbourhood Development Concept'.</li> <li><b>Proposed Investment Projects:</b> Identify necessary government investments in infrastructure and projects with the potential for private sector involvement. Estimate the total public and private costs of these projects as well as the expected socio-economic benefits (new jobs; economic growth).</li> <li><b>Master Plan map with land use:</b> Create a (spatial) land use plan that indicates the locations of the investment projects (both public and private) and create architectural guidelines and detailed designs.</li> <li><b>Plot passports to be used for land sales through auction:</b> Specify which land plots can be sold to the private sector through land sales (auction) and what is allowed on each land plot in term of functions (zoning) and construction volume, and which environmental limitations may apply (if any).</li> </ol> <p>The content of each of the tasks is indicated in more detail below.</p>
4.	Timeline	<p>The project is expected to have a <b>duration of 3,5 months</b> and <b>start at 15-11-2022 and finish at 01-03-2023, with the following project schedule:</b></p> <ul style="list-style-type: none"> <li>Task 1: to be finished within 2 months after project starts.</li> <li>Task 2: to be finished within 2 months after project starts.</li> <li>Task 3: to be finished within 3 months after project starts.</li> <li>Task 4: to be finished within 3 months after project starts.</li> <li>Task 5: to be finished within 3 months after project starts.</li> <li>Task 6: to be finished within 3.5 months after project starts.</li> </ul>
5.	<b>Detailed scope of work, report materials and results</b>	
5.1	<b>Task 1:</b>	<b>The following activities are expected from the Consultant/Company:</b>

	<p><b>Analysis of the project area and opportunities / threats.</b></p> <ul style="list-style-type: none"> <li>• identification of existing economic activities in the Project Area (agriculture, construction, services, trade&amp;logistics) and number of jobs. In case no precise data can be obtained, or data appear inaccurate, estimates should be provided. While the focus will be on the two mahalla, the analysis should also consider their immediate surroundings that might have essential infrastructure or economic activities.</li> <li>• urban planning analysis: location of the Project Area in the city, main infrastructure, green structure and landscape, important public spaces, economic functions, etc.</li> <li>• availability of government services and their quality (medical, education).</li> <li>• socio-economic indicators for the Project Area in terms of average incomes, cost of housing, average education levels, poverty levels. In case no accurate data can be obtained, estimates should be provided based on stakeholder interviews.</li> <li>• assessment of whether the Project Area (and its economic activities) are provided with sufficient and efficient infrastructure and utilities.</li> <li>• 20-25 stakeholder interviews with local government administration, business owners in the Project Area / City and the local community (neighborhood committee).</li> </ul> <p><b>Result of Task 1:</b> Report 1: “Analysis” of the current situation with conclusions (in Word, Pdf formats) including:</p> <ul style="list-style-type: none"> <li>• maps and infographics of the urban planning analysis (urban structure, infrastructure, utilities, green and water) and data tables / explanations of the socio-economic status of the Project Area.</li> <li>• the characteristics of the land use in the Project Area (and its immediate surroundings) and any (environmental) restrictions on the use of the territory, map(s) of the existing situation.</li> <li>• main issues, conclusions and concerns from the interviewed stakeholders (local hokimyat, mahalla committee, entrepreneurs) on the current situation and the future development of the Project Area.</li> <li>• any other analytical materials necessary to reach conclusions about constraints and opportunities for the development of the Project Area.</li> <li>• a conclusion of the analysis indicating Strengths, Weaknesses, Opportunities and Threats (SWOT) of the Project Area.</li> </ul>
5.2	<p><b>Task 2: Economic Development Potential</b></p> <p><b>The following activities are expected from the Consultant/Company:</b> Task 2 aims to identify the economic development potential of the Project Area. This is done by identifying the economic drivers that could be instrumental for promoting growth in the area, creating jobs and improving the quality of life of residents.</p> <p>We are asking the Consultant/Company to use their experience in identifying promising economic drivers that have the highest potential for generating investment and development in the Project Area, and thereby contribute to the economic tranformation of the cities they are located in.</p>

		<p>We envision that the identification of such ‘drivers’ is based on the following elements:</p> <ul style="list-style-type: none"> <li>• The current economic profile of the city and region in which the Project Area is situated.</li> <li>• The labour force (local and city) with its qualifications.</li> <li>• Existing economic activities in the Project Area or its surroundings that could be scaled up, or strengthened with related services / activities.</li> <li>• Available local resources that could be used (monuments or heritage sites for tourism, local crafts or food specialties).</li> <li>• The potential derived from the location of the Project Area in the city, and how its development would relate to the wider urban context (for example commercial real estate for locations close to downtown).</li> <li>• International experiences or benchmarks from cities of comparable development levels that indicate certain types of development that would also be suitable in the Uzbek context.</li> </ul> <p>Since the Project Areas are situated in central parts of the city, it is expected that the focus of development will be on the service sector (commercial services, real estate, trade, tourism, possibly work shops or light manufacturing). Uzbekistan has identified the service sector as the main driver of economic development for the coming decades, particularly in urban areas. Industrial manufacturing and agricultural activities are less likely to be suitable drivers in these urban locations.</p> <p>For each identified economic activity, it is required to provide estimated demand (in m2 gross floor space) for the coming years (in two phases: phase 1 until 2026; second phase 2027-2030). The goal is to gain an understanding of the construction volumes that could be realistically developed within the Project Area. It is understood that this will be ‘best estimates’ given the current lack of city-wide data on ongoing construction projects. It is suggested to use stakeholder interviews (banks, local developers), international examples (benchmarks) as well as possibly economic modelling to provide such estimates.</p> <p>In case the analysis in Task 1 indicates that the Project Area has a potential for tourism as a driver, the following questions should be studied:</p> <ol style="list-style-type: none"> <li>A. What is the tourism potential of the Project Area – what is there to see and do for visitors? What are the interesting sights?</li> <li>B. What kind of visitors can be attracted (Target Groups) and where are they from? International tourists, families with children, older people interested in history and cultural heritage, etc. Do they travel alone or in groups?</li> <li>C. What do these Target Groups expect in terms of their visitor experience and available services? Luxury hotels or local guesthouses? How much do they typically spend, and on what?</li> <li>D. What is already available in the Project Area and what is missing? How can services / activities that are missing be provided? Where should they be located to create an attractive offer?</li> <li>E. Marketing and Communication: how can the identified Target Groups be attracted to the Project Area? How can the communication be part of a wider plan / approach to attract visitors to Termiz / Surkhandaryo?</li> </ol> <p><b>Results of Task 2:</b></p>
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5.3	<b>Task 3: Vision and Neighbourhood Conceptual Design</b>	<p><b>The following activities are expected from the Consultant/Company:</b></p> <ul style="list-style-type: none"> <li>• A Vision for the development of the Project Area will be prepared, in part based on the interviews with citizens, government officials and the private sector (Task 1). The Vision is further specified in a number of goals that should be achieved in the Project Area.</li> <li>• The Vision is visualized in a ‘Neighbourhood Conceptual Design’ which should be a schematic map indicating the main concept for the development of the Project Area: key investments, infrastructure improvements, public space upgrades, environmental measures, etc.</li> <li>• Discussion meeting(s) with the main stakeholders (government, neighborhood committee, private sector) to receive contributions and feedback on the Vision and Neighbourhood Conceptual Designs.</li> </ul> <p><b>Result of Task 3:</b> Concise Report 3 “Vision and Neighbourhood Concept Design” (Word / pdf) which should include:</p> <ul style="list-style-type: none"> <li>• The Vision for the Project Area and the goals for its development. This should reflect the economic development opportunities that exist and the key infrastructure improvements that are required.</li> <li>• A Neighbourhood Concept Design that schematically shows the proposed development of the Project Area in a ‘green’ and ‘sustainable’ way.</li> <li>• This should be accompanied by explanations in text and visuals / infographic that clearly communicate the Vision and the Neighbourhood Concept Design to stakeholders.</li> </ul>
5.4	<b>Task 4: Proposed Investment Projects</b>	<p><b>The following activities are expected from the Consultant/Company:</b> Task 4 will identify which investments projects and actions are necessary to achieve the Vision from Task 3. This could, for example, include projects for:</p> <ul style="list-style-type: none"> <li>• Infrastructure investments in accessibility (roads; public transport; bridges; railway crossings).</li> </ul>

		<ul style="list-style-type: none"> <li>• Necessary measures for environmental management such as cleanup of waste lands, empty plots, garbage collection.</li> <li>• Required investments in government services (schools, medical services).</li> <li>• Redesign of important public spaces including walking routes, signage, lighting, parking areas, bus stops, etc.</li> <li>• Renovation or maintenance of historical sights or historic buildings.</li> <li>• Investment projects for new real estate like offices, commercial buildings, trade facilities, hotels, shops or restaurants.</li> </ul> <p>High level cost / investment estimates (at the level of concept design) have to be provided for each of the identified investment projects and actions, and included in a table with:</p> <ul style="list-style-type: none"> <li>• Type of investment (commercial buildings; basic infrastructure; government services).</li> <li>• Estimated size of investment (capital expenses).</li> </ul> <p>Then it should be clarified which of the investments are expected to be done by the private sector, which by the government, and which could be done jointly e.g. in Public Private Partnerships. This should include a table with proposed / expected funding sources (including local / national governments authorities).</p> <p>A summary table for the entire Neighbourhood Development Concept – including all proposed projects – has to be included, indicating:</p> <ul style="list-style-type: none"> <li>• Total estimated government investment.</li> <li>• Total expected private sector investment.</li> <li>• Expected socio-economic benefits in terms of job creation and, if possible, increased economic output (for example expected annual turnover for new businesses within the Project Area, based on key figures).</li> </ul> <p><b>Result of Task 4:</b> Report “Proposed Investment Projects” (word / pdf) indicating:</p> <ul style="list-style-type: none"> <li>• Overview of proposed investment projects with brief description, based on the identified economic drivers (Task 2) and elaborating on the Neighbourhood Development Concept (Task 3).</li> <li>• Cost estimates for each project and identification whether investments are by the public sector, private sector, or shared.</li> <li>• Summary table of estimated public and private sector investment, as well as expected socio-economic benefits in terms of job creation.</li> </ul>
5.5	<b>Task 5: Master Plan</b>	<p><b>The following activities are expected from the Consultant/Company:</b></p> <p>In parallel to Task 4 – the proposed investments – a (local) Master Plan should be developed. The Master Plan is based on the Neighbourhood Design Concept (Task 3), but with more detailed maps, and it indicates the locations of the recommended Investment Projects (Task 4).</p>

		<p>The Master Plan has to ensure that the investments are spatially coherent (e.g. development projects are in logical locations, transportation is well organised; the selected infrastructure investments are logical, any heritage sights and monuments are adequately protected). Regular considerations of ‘good urban planning’ have to be incorporated to ensure international best practice (efficient land use, environmental management, sustainable development).</p> <p>The Master Plan has at least the following components:</p> <ul style="list-style-type: none"> <li>• Schematic Maps of for example (a) infrastructure network and public transportation; (b) network of green spaces; (c) economic development; (d) government services and social facilities (scale 1:10,000 or 25,000).</li> <li>• Land Use map indicating (a) zoning; (b) allowed construction volumes using FAR; (c) setbacks, if applicable; (d) environmental limitations, if any (like flood protection zones of rivers). The map scale is 1:5,000 or 1:10,000 at the level of detail of the urban block. Autocad file format. The Land Use Map has to be accompanied by a textual explanation.</li> <li>• Architectural design guidelines that specify the appearance of buildings and the design of the public spaces (with examples of architectural style and explanation).</li> <li>• Poster(s) with visualisations of the proposed improvements (architecture / landscape / public space) with maps and renders that can be used in presentation, for example at the local government office or Mahalla committee building.</li> </ul> <p>Detailed design for Phase 1 area:</p> <p>In addition, a detailed design (scale 1:500 to scale 1:2,000) is required for a Phase 1 area where urban upgrading will be prioritised. The Consultant/Company is asked to identify this area that should be crucial for catalysing economic development in the Project Area. Upon approval by the Client, a detailed design of roads and public spaces will be made, as well as footprints and setbacks of buildings and reference pictures for their suggested design. It will include street furniture, lightning, greenery, walking and cycling infrastructure, parking areas, and all other necessary infrastructure / facilities. It will also indicate which areas become public spaces and which plots are available for privatisation. The design should consider the Uzbek climate (provision of shade; drought resistant plant species). The expected size of the Phase 1 area is in the range of 5-10 hectares.</p> <p><b>Result of Task 5:</b></p> <p>Report 5 “Master Plan” including land use map, schematic drawings and explanations; detailed design for Phase 1 area. Possibly the results of Task 4 and Task 5 can be incorporated in one report.</p>
5.6	<b>Task 6: Support to land auction / privatisation</b>	<p><b>The following activities are expected from the Consultant/Company:</b></p> <p>Task 6 is to support the land privatisation process for the plots that have been identified for development of commercial functions by the private sector.</p>

		<p>This is expected to be done by creating a ‘plot passport’ that clearly indicates to the investor how the plot may be used. The ‘plot passport’ should include:</p> <ul style="list-style-type: none"> <li>• Permitted development on the plot in terms of functions / zoning.</li> <li>• Allowed construction volume (FAR) as well as setbacks (if any).</li> <li>• Architectural guidelines that apply.</li> <li>• Any environmental limitations.</li> <li>• Suggestions for requirements that can be used regarding green construction technologies.</li> </ul> <p>This information will then be used to publish available land plot on MoC’s online auction website.</p> <p><b>Result of Task 6:</b> One ‘plot passport’ for each individual land plot.</p>
6.	Other specifications	<p>The works must be performed in accordance with the current technical regulations, with the appropriate quality and within the specified time. Formalized documents must comply with international standards.</p> <p>The Consultant/Company guarantees that he has all rights to the results of work (documents) and that alienation to the Customer does not violate the rights of third parties.</p>
7.	Deliverables	<p>Reports in pdf and word format. Detailed maps and designs in Autocad format. Schematic and conceptual maps in format to be decided by the Consultant/Company. Drawings, maps and designs will be part of the deliverables in their original file format (.dwg; .ai; .psd)</p>
8.	Budget	Maximum 100.000 USD
9.	Evaluation criteria	<p>Consultant’s/Company’s offers will be evaluated using the following criteria:</p> <ul style="list-style-type: none"> <li>• Quality of the Technical Appraisal (vision + approach): 30%</li> <li>• Quality of the Project Team (staffing): 20%</li> <li>• Portfolio and similar projects (experience): 20%</li> <li>• Work plan (schedule): 10%</li> <li>• Financial proposal (cost): 20%</li> </ul>
10.	Background information	<p>"Uzbekistan, Tuproqkurgan, Dustlik, Shodlik, Bogzor, Ma'rifat" neighborhoods are located in the center of Termiz city, Surkhandarya region, Termiz city. Coordinates - 37°13'37.95"S 67°16'40.92"W</p>

	<p>"Uzbekistan, Tuproqkurgan, Dostlik, Shodlik, Boghzor, Marifat" MFYs border Alpomish, Mehrobod, A. Avloni, Navroz, Jayhun, Sakhavat neighborhoods.</p> <p>Area: The total area is 226 ha. (calculating with road sections) From this, "Uzbekistan" MFY - 11.85 hectares, "Tuproqkurgan" MFY 13.35, "Dostlik" MFY 18.44, "Shodlik" MFY is 25.15 hectares, "Boghzor" MFY is 12.05 hectares, "Marifat" MFY is 11.4 hectares.</p> <p>The total population of the region is 36,602.</p> <p>Of this;</p> <p>4756 people, 1154 households live in "Uzbekistan" neighborhood. Number of women 2241, the number of men is 2515. 3044 people are able to work, 2157 are economically active, 184 are unemployed.</p> <p>There are 8,002 inhabitants, 1,916 households in the territory of "Tuproqkurgan" neighborhood. Number of women 3853, the number of men is 3979. 5121 people are able to work, 3586 are economically active, 267 are unemployed.</p> <p>7,994 people, 2,031 households live in Dostlik neighborhood. Number of women 3,458, the number of men is 3,657. 5116 people are able to work, 3617 are economically active, 301 are unemployed.</p> <p>There are 4,056 inhabitants, 1,368 households in "Shodlik" neighborhood. Number of women 2,131, the number of men is 1,925. 2,596 people are able to work, 1,845 are economically active, and 163 are unemployed.</p> <p>There are 6478 inhabitants, 1413 households in Boghzor neighborhood. Number of women 2562, the number of men is 3250. 4146 people are able to work, 2917 are economically active, 230 are unemployed.</p> <p>5,316 people, 1,014 households live in the territory of "Marifat" neighborhood. Number of women 2563, the number of men is 2756. 3,404 people are able to work, 2,384 are economically active, and 178 are unemployed.</p> <p>Economic indicators of the service and trade sector</p> <p>In 2017, the growth rate of service provision was 1,748.1 billion soums, in 2018 - 2,378.4 billion soums, in 2019 - 3,183.7 billion soums, in 2020 - in 2018, it was 2,319.5 billion soums, and in 2021 it was 2,741.8 billion soums. The service has grown 5 times in 2.5 years.</p> <p>In 2017, the volume of services per capita was 10,896.7 thousand soums, in 2018 it was 13,187.6 thousand soums, It was 17,726.6 thousand soums in 2019, 12,801.3 thousand soums in 2020, and 14,725.1 thousand soums in 2021.</p> <p>In 2017, the growth rate of trade was 1,409.1 billion soums, in 2018 it was 1,775.9 billion soums. 2,644.7 billion soums in 2019, 2,644.2 thousand soums in 2020, and 3,013.0 billion soums in 2021. Sale within 5 years</p> <p>It increased 10.5 times.</p> <p>In 2017, the volume of trade per capita was 9,860.9 thousand soums, in 2018 it was 12,290.1 thousand soums, in 2019 It was 14,807.7 thousand soums, 14,625.3 thousand soums in 2020, and 16,181.8 thousand soums in 2021.</p> <p>The population growth rate was 143.2 thousand people in 2017, 143.8 thousand people in 2018, 179.6 thousand people in 2019, 182.9 thousand people in 2020, and in 2021 The figure was 189,600 people. In 5 years, the population increased by 1.3 percent.</p> <p>Population density - 22900 people/sq.km</p>
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	<p>The number of active business entities is 2,383 compared to 2017, 2,802 compared to 2018, 3,360 compared to 2019, 4,021 compared to 2020, and 4,579 compared to 2021.</p> <p>Medium- and long-term development strategy of neighborhoods</p> <p>In 2022-2026, the total volume of production will increase by 1.5 times, the volume of industrial production by 3.0 times, the volume of services by 4.3 times, construction works by 1.2 times, the unemployment rate from 8.7 to 6.3 percent. reduction, creation of more than 100,000 new jobs for 5 years, reduction of poverty by 2 times, establishment of about 4,000 small business entities.</p> <p>In 2022, the sales growth rate will be 1,221,564.0 thousand soums, in 2023 - 1,275,124.0 thousand soums, in 2024 1,356,271.0 thousand soums, 1,490,679.0 thousand soums in 2025, and 1,699,862.0 thousand soums in 2026.</p> <p>In 5 years, the forecast of the growth rate of trade will increase by 3.2 times.</p> <p>The growth rate of the service in 2022 is 3,323.3 billion soums, in 2023 it is 4,460.5 billion soums, in 2024 6,637.5 billion soums, 7,453.5 billion soums in 2025, and 8,110.2 billion soums in 2026.</p> <p>In 5 years, the forecast of the growth rate of the service will increase by 3.5 times.</p>
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