

Terms of Reference

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Capital Development Authority wants to undertake construction of the project. The consultants are required to perform the following minimum services during various phases of the project to ensure timely and successful completion of assigned task: -

1. Design Phase

- a) Finalization of locations of different buildings and other facilities proposed by the Client as part of this bidding document.
- b) Detailed planning of the sites in relation interconnectivity of GOR (G+5), 3 kanal House, 3 Nos 1.5 Kanal & 10 Nos Kanal House. The planning parameters should also include the parking requirements, underground tanks, overhead tanks, roads/walkways, HVAC, CCTV, security surveillance system, fire alarming system, tube well design and any other component required for the project etc.
- c) Consultant will also provide sewerage disposal mechanism for the project.
- d) Detailed Architectural, Structural, pavement, services, electrical, MEP, and mechanical design associated with the proposed Project.
- e) The consultants are expected to plan and design at least Two (02) conceptual designs of project with varying dimensions considering the space and requirements connecting to other buildings.
- f) The consultants are advised to plan and design for 3 Kanal House, 1.5 Kanal House & GOR (G+5) with future planning of 2 Nos 1.5 Kanal House and 10 Nos 1 Kanal Houses.
- g) The architectural design of these facilities shall be approved by the Client prior to start of the structural design.
- h) Entire Geo-Technical investigation of the Project sites shall be conducted by the consultants and is deemed to be included in the bid price of design phase.
- i) The complete interior and furnishing design of the buildings is the integral part of this work scope.
- j) Design of drainage system as per the requirement of the project.
- k) Design of protection works if any as per the requirement of the project. Infrastructure, security lighting system and other E&M works at the Project as per the requirement of the project.
- l) Preparation of detailed design book with load requirement sheets for submission to the IESCO authorities.
- m) Detailed design of ancillary works including but not limited to signage, lane marking and pavement studs.
- n) Any other design services associated with the project not specifically mentioned here-in above.
- o) Submission of PC-I/ revised PC-I for approval of the competent forum along with other submittal requirements, if required.
- p) The design shall be based on survey, geo-technical investigations, topographic survey and laboratory testing information regarding existing services and re-routing thereof etc. The consultant shall engage specialized firms with prior approval of the clients for carrying out these tests at possible required sites and structures. The cost of traffic survey, boring works, topographic survey work, laboratory testing etc shall be borne by the consultant and they must include it in the cost of design phase.

- q) The Consultant shall also prepare detailed specifications for the execution of the projects clearly out-lining the materials to be incorporated which are readily available in Pakistani market whether imported or local and has satisfactory documented performance record.
- r) In order to meet the project timelines, the client may split the work into various construction packages, for which nothing extra shall be paid to the Consultant.
- s) The consultant shall certify that the designs are structurally sound and all incorporated design parameters are as per applicable codal provisions/standards bearing latest supplements. The responsibility for safe, correct, optimal and economical design rests with the consultant and approval accorded by the client shall not relieve the consultant of his responsibilities under the contract.
- t) The consultant shall certify that the designs are economical and in no case the cost is going to exceed beyond the permissible limit of 15% due to variations in the items/quantities etc. taken in the B.O.Q., prepared by the Consultants.
- u) The consultant shall work out the quantities accurately from the construction detailed drawings and certify their correctness and shall prepare BOQ/estimate on the basis of latest MRS Punjab schedule for building works and for infrastructure NHA CSR-2022 (Rawalpindi), and the current market rates of the materials, labor etc for non-scheduled items, duly authenticated with the detailed analysis of the rates.
- v) The consultant shall certify that all works, details etc. described in the specifications, drawings and BOQ correlate to each other absolutely correctly and in no case shall cause complications/variations.
- w) Within seven (07) days from the award of the consultancy work, the consultant shall establish his complete design office in Islamabad. The consultant shall also arrange and maintain his own transport for this project during the design phase. The cost of this aspect is deemed to be included in the bid price.
- x) When approached in his office in the Islamabad either in person or through correspondence, the consultant shall be available to the client or his authorized representatives for explaining any provision of design/documents/specifications etc. during the pre-construction and construction phase of the project at no additional cost to the client.
- y) The consultant shall indemnify the client against all losses, which the client may have to incur due to any incorrect design or from non-availability of prompt decisions on issues raised by the client/contractor(s).
- z) All design, documents etc. provided by the consultant shall be the property of the client and no copy thereof shall be provided by the consultant to any third party or provision thus made in any other project without the prior written permission of the client.
- aa) The consultant is to provide complete set of design calculations/computations design drawings related to the work and required sets of tender documents.
- bb) The consultant is required to design suitable drainage system along with allied structures in accordance with the site requirements.

- cc) The consultant is required to design soft and hard landscaping within the Project in accordance with the design approved by the client.
- dd) Consultant should identify and propose relocation/protection of utility and service lines as per necessary site conditions and after consultation and in coordination with the concerned line agencies. Relocation/protection, wherever required shall be designed by the consultant besides coordination of approval from concerned Agencies.
- ee) The consultant shall maintain close liaison with the client and with services Authorities and other organizations concerned at all stage of the design work.
- ff) The consultant shall be responsible for obtaining all required approvals and exact estimates for relocation of service from concerned line agencies.
- gg) Any map/drawing/Aerial photographs/images, required for the purpose of the design shall be obtain by the consultant from the Authorities concerned at his own cost. However, the client shall provide letter of authorization to obtain the same, if required.

Design Standards.

The detailed engineering design of the project will be prepared by consultant. Design standards and policies shall be adopted keeping in view the prevalent practice in line with the applicable local and international codes and standards.

After the successful delivery of the required design submittals, the Consultants shall prepare detailed specifications, cost estimates and bidding documents for approval of the Client.

The consultants shall evaluate the bids in respect of the above-mentioned works and submit the detailed bid evaluation report to the Client.

Time of Start

The Consultants shall commence the services within Seven (07) days after the issuance of Letter of Acceptance (LOA) or signing of the Contract Agreement, whichever is earlier.