



TERMS OF REFERENCE

FOR CONSULTANCY SERVICES FIRMS FOR THE PROJECT “KING’S MALL AND HOTEL” HAYATABAD PESHAWAR KHYBER PAKHTUNKHWA.

1. PROJECT BACKGROUND:

King’s Mall and Hotel building site situated at Civic Centre Phase-II Hayatabad Peshawar Khyber Pakhtunkhwa, being constructed, will be centrally Air Conditioned, having lifts and all other state of the art facilities. Building is planned to be constructed in 05 years over plot of land size 18 Kanals. It’s comprising of 03 basements having covered area 270,834Sq Ft and GF+9Floors having 640,581Sq Ft. Excavation for basement and lean concrete has been completed.

The King’s Mall is hiring the services of Consulting Firms for the project in the disciplines of Electrical, HVAC, Lifts, W.S., Sewerage, Firefighting and Smoke Detection, of good repute having experience of designing similar high rise buildings of 14 Floors.

Consultant’s services will include preparation of the Design, BOQ and Tender Documents and to facilitate in hiring of Constructor for execution of those works. Consultant will also supervise execution of those works and all those facilities should be compatible in the system as a whole.

2. OBJECTIVES:

The Consultant shall be required to study the Architectural Plans, Structure Design and is free to visit the Site before submission of his proposal and bid.

3. GENERAL TERMS CONDITIONS

1. The firm shall be registered with Income Tax and Sales Tax Departments (Registration Numbers should be clearly mentioned and valid documentary evidence be attached). All Govt. taxes (in vogue for the time being) are applicable.
2. **Deleted / Not Applicable**
3. Bids, which are not accompanied by the documents at serial No. 1 above, shall be declared non-responsive and their financial proposal will be returned unopened.
4. Sealed Bids are required to be delivered to the office of the undersigned on date and time as per NIT.
5. The bid shall be on “open tendering post-qualification bases” to determine whether the bidder whose bid has been determined to offer the best evaluated

bid has the capability and resources to effectively carryout the contract offered in the bid. The necessary documents shall be provided for technical evaluation including Profile of the firm, list of technical and other staff, plant or equipment, Registration Certificate of Pakistan Engineering Council, Similar Works Executed and Value of Works, Jobs in hand and financial capacity of the firm.

6. The Bid Opening Committee of King's Mall and Hotel will open the bids, on the date and time according to NIT in the presence of the bidders or their authorized representatives, who may choose to be present.
7. The bidder shall ensure that adequate qualified staff for supervision of the works shall be provided on site at all time during the progress of the execution of works.
8. The bidders shall provide Experience Letters, Work Orders and Client List to prove their experience.
9. The proposals shall not have any over-writing or cutting. Bids with any of the aforementioned defects may not be considered.
10. The Bidder is required to completely understand the site conditions, job requirements, building design in terms of elements of his discipline.
11. The Bidder shall prepare the detail engineering design such that it is in line with international codes and standards and provides complete ability to deliver a fully functional System.
12. The Consultants shall present the design in a manner that it is easily comprehensible and can be readily applied by the contractor. The Consultant shall use state of the art techniques, methods and standards to produce an efficient robust and workable design which can comply fully with the ambient conditions and requirements of the building.
13. The Consultant is required to carry out the necessary investigation and resolve all design related issues arising during execution and to resolve conflicts if any with other facilities without charging additional cost.
14. The Consultant shall prepare illustrative design, design and construction specifications and shall state the underlying assumptions of the design.
15. The Consultant shall prepare design as per scope of work. The Consultant is also required to examine the defined scope of work in detail, so as to identify and remove deficiencies, if any which may prohibit the delivery of a fully functional system and shall workout deliverable accordingly.
16. The undersigned / Procuring Entity King's Mall and Hotel reserves the right to accept or to reject any or all (prior to acceptance) without assigning any reason.

4. **SCOPE OF WORK FOR CONSULTANT:**

- 1) Visit site, study architectural drawings and structure design of the building to understand the building requirements and may submit inspection report along with recommendations.

- 2) Development of specification of the equipment, machinery and material so that it can be integrated into the Building design.
- 3) Development of tender documents as per standards for procurement of equipment, machinery and material as per rules.
- 4) Detailed technical & commercial evaluation of the tender bids for the purchase of the equipment, machinery and material up to the satisfaction of Client.
- 5) Provide recommendation for the purchase of equipment, machinery and material based on facts, market survey and technical reputation of various brands.
- 6) Top Intermittent Supervision of the work required till completion of the Building and functioning.
- 7) Provide guidance to Client for improving the quality, cost effectiveness and timely completion of the Building.

5. DELIVERABLES:

The Consultant shall submit the following deliverable in line to the mentioned scope of works including all adjustment made to accomplish the objective of the assignment successfully:

- a) Detail technical specifications for the Procurement and Installation
- b) Design and it's calculations
- c) Detailed drawings for procurement and installation
- d) Performance specifications.
- e) Bill of Quantities (BOQ) for procurement and installation.
- f) Tender Documents and hiring of Constructors for execution of those works.
- g) Provide qualified staff for supervision of execution of works.

6. TIME FRAME:

Time Frame for the above assignment is 6 months (intermittent) from the date of assigning the contract spread over life of the project.

7. INFORMATION & DATA REQUIRED:

Should further information / clarifications be necessary, the bidder shall feel free to visit site and Client shall provide further details/ information required by the Consultant regarding the Project.

Head Office Address: King's Mall and Hotel is at Civic Centre Phase-II Hayatabad Peshawar Khyber Pakhtunkhwa.