



**FAISALABAD INDUSTRIAL ESTATE  
DEVELOPMENT & MANAGEMENT COMPANY  
(FIEDMC)**



**EXPRESSION OF INTEREST (EOI)**

**For Pre-Qualification of Consultant**

**Master Planning, Detailed Designing, Tendering and Construction Supervision for a  
Golf Course and Country Club**

**at**

**M-3 Industrial City Faisalabad  
near Sahianwala Interchange M-3 Motorway, Faisalabad**

Invitation to consultants registered with Pakistan Engineering Council (PEC) to apply for Prequalification (Short-listing) by Faisalabad Industrial Estate Development and Management Company (FIEDMC) which has been entrusted the responsibility for execution of Golf Course and Country Club at M-3 Industrial City. The major project components include Golf Course, Pro Shop, Fully Equipped Gym, Tennis Court, Squash Court, Swimming Pool, 2 Executive Board Rooms, Residential Block with 25 Rooms, Restaurant with Catering Facilities, Event Lawn, Parking Area over 200 Vehicles, Marques and other facilities for the subject Golf Course and Country Club for Stage I (Year 2018-2020) and Event Hall with 500 persons capacity, Cineplex, Club House, Bowling Alley, Snooker Room and car parking extendable to 500 cars for Stage II (2020-2022)

EOI/Applications, in duplicate, based on the documents, which can be downloaded from the website [www.fiedmc.com.pk](http://www.fiedmc.com.pk), should reach the office of the undersigned not later than 15 days after publication of this notice for EOI. Only the firms with demonstrated experience in similar assignments will be considered and notified for further participation in the selection process. EOI/Applications received after the deadline date shall not be entertained.

Chief Executive Officer

FAISALABAD INDUSTRIAL ESTATE DEVELOPMENT & MANAGEMENT COMPANY

1st Floor, FCCI Complex, East Canal Road, Canal Park, Faisalabad,

Tel: 041-9230231-4, Fax: 041-9230235, e-mail: [fiedmc@fiedmc.com.pk](mailto:fiedmc@fiedmc.com.pk),

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**Terms of Reference**  
**Description of Services**

**Planning and Designing of Golf Course and Country Club:**

- Requirement of land for golf course together with facilities stated in the EOI.
- Master Planning of Golf Course and Country Club on a piece of land available with FIEDMC.
- Cost Estimates.
- Development of preliminary tender/bidding level design.
- Preparation of Cost Estimates, Bill of Quantities and final tender/bidding documents along with specifications and tender/bidding level design drawings; approvals and confirmations thereof from the relevant authorities.
- If required, necessary approval(s)/co-ordination from the relevant authorities.

**Pre-Qualification of Constructors, Construction Supervision,  
Contract Management etc:**

- Assistance in pre-qualification & bidding processes as per the requirements of PEC/P&D. Carrying out Evaluation of Bids and preparing bid evaluation report(s).
- Recommendation for approval by the Client/Employer of Sub-Contractors associated with the Contractor for execution of the project.
- Establishment of schedules for engineering, procurement and construction activities
- Review of construction plans of the Contractor to implement the construction programme
- Supervision of Sub-Soil investigation to be carried out by the Contractor and

evaluation results.

- Inspection and witnessing of quality conformance and routine tests for all plants and equipments to be procured for the project at manufacturers' premises, within and outside Pakistan, pursuant to the provisions of the Contract.
- Verification of Contractor's bills and preparation of variation order(s) in accordance with the Conditions of Contract(s).
- Monitor overall construction and delivery schedules
- All the works related to the Engineer and his representative(s) as stated in the Construction Contract(s).
- Supervision of construction works to ensure that the project(s) execution satisfactorily and in accordance with the approved drawings and specifications and within the scheduled contractual time.
- Preparation and submission of monthly progress reports
- Keep close co-ordination and liaison with FIEDMC Relevant Authorities during the execution of project(s).
- Supervision of satisfactory operation of substation during defects liability period(s) as and when required.
- Preparation of Final Completion Report(s) and As Built Drawings
- Issue Final Completion/Acceptance Certificate(s).

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## **TERMS OF REFERENCE** **FOR CONSULTANCY SERVICES FOR GOLF COURSE** **AND COUNTRY CLUB FIEDMC**

The Consultant will carry-out the complete planning, surveying, designing, engineering, construction supervision and contract agreement.

The prospective bidder are advised to conduct site visit and find out other necessary details to meet the specific needs of the project.

The consultant shall perform the following tasks.

### **Phase I: Detailed Design and Tender Documents**

#### **1. Master Plan**

The consultant will prepare a comprehensive Master Plan, including spatial orientation of the project site and necessary utilities, which will result high-quality recreational golf opportunities that meet the all requirements.

#### **2. Concept Planning**

The Consultant will prepare an Agronomic Planning include but no limited to the Following:

- Completing the vision of Architect and Client
- Turf-grass Selection & Turf grow-in
- Dealing with the issue caused by the irrigation water used
- Dealing with issues caused by soils used
- Using the appropriate grasses for the area
- Using the correct greens-mix for the designed greens
- Using the correct bunker sand

#### **3. Detailed Design of the Project**

The Consultant shall prepare the following documents taking into consideration the Master Plan and the local specification:

- Detailed Architectural Drawings including design / working drawings
- Detailed structural drawings including design / working drawings
- Detailed electrical drawings including design / working drawings
- Detailed mechanical drawings including design / working drawings

#### **4. Tendering and Award of Contract**

- The Consultant shall prepare the notice to invite for competitive bidders to be advertised in newspaper.
- Preparation of Tender Documents including detail technical specifications & Bill of quantities for each work in accordance with the accepted rules for procurement of works.
- Evaluation of the tender's in accordance with the accepted rules for procurement of works and shall prepare a evaluation report with

recommendation for the eligible Contractor(s) from the technical and financial point of view for each works.

- The consultant shall prepare and facilitate the contract agreement to be signed between the competitive bidder and the client as per the specified agreed conditions.

#### **5. Environmental and Ground Conditions**

The Consultant should assess the environmental impact on the project and consider the following during the Design & Supervision Phase:-

- Existing baseline environmental conditions
- Potential environmental impact both direct and indirect
- Including opportunities for environmental enhancement
- Design proposal to Protect the environment
- Design Plan how both ground conditions and operations would be impacted.

#### **6. Preliminary Maintenance Plan**

A Preliminary maintenance shall be developed for all of the and works and other And other special features

#### **7. Program and Progress**

The Consultant shall carry out the Consultancy in accordance with the program agreed between the Client and the Consultant prior to the acceptance of the Consultant's offer.

#### **8. Quality Management**

The Consultant at no additional cost shall rectify any errors and/ omissions in the design, documentation, supervision or management of the project that became apparent during the course of the Consultancy. The Consultant is responsible for the accuracy and adequacy of any data obtained to complete the project.

### **Phase II: Project Supervision**

#### **1. Site Handover and preparation of working drawings**

- The Consultant issue handover notice of the site to the Contractor(s) as per the general conditions of contract in coordination with the Client.
- Preparation of working drawing
- Checking and approval of the Contractor(s)' shop drawings.

#### **2. Review of Contractor(s) Implantation Schedule**

- The Contractor(s)'proposed implementation schedule shall be reviewed thoroughly by the conditions Consultant. Interrelations between the various activities actives shall be carefully reviewed particularly with respect to time allocation, commencement and completion dates.

#### **3. Supervision of Construction Works**

- The Consultant should provide the necessary supervisory staff be employed during the period of implementation in executive and supervisory capacities in respect of the constructions.

- It will be the responsibility of the Consultant to supervise all operations on behalf of the Client and to ensure that the work of the Contractor(s) carried out in a workmanship and expeditious manner and in accordance with the contract documents.
- The Consultant will check, approve, reject and record, as the case may be, inter alia, the following:
  - Contractor(s) construction plant and equipment
  - Materials of construction
  - Concrete testing, procedures and result
  - Construction of site works: concrete structures, steel structures, finishing, mechanical & electrical works and other utilities as required.

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Consulting firms/Consultants (Registered with the Pakistan Engineering Council) should register their Expression of Interest by sending the following information in duplicate and as per attached forms:

- . Name, address, telephone, fax numbers and e-mail address of consultants.
- . Ownership and Organizational Structure of the consultant.
- . Financial Statement Summary for the past three years.
- . List of major (similar) assignments under-taken over the past 10 years.
- . Names and Short CVs of Principal Staff.





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**FORMAT OF SHORT CV OF PRINCIPAL STAFF**

1. Name :
2. Profession/Expertise :
3. Date of Birth :
4. Years with the Firm :
5. Nature of experience in this firm and others :
6. Membership of Professional Societies :
6. Education :
8. Other Training :
9. Knowledge of Languages :
10. Key Qualifications (Maximum  $\frac{3}{4}$  of a page) :

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**EVALUATION OF PREQUALIFICATION APPLICATIONS**

**I. QUALIFICATION/EXPERIENCE OF FIRM:**

**Maximum Points:**  
**30**

Name of the Firm: \_\_\_\_\_

Sr. No.	Project Components	Weightage	A C T I V I T I E S						Points
		Percentage	Points	Survey/ Investigation/ Planning	Design of Project	Procurement	Construction Supervision	O&M	
				10%	30%	20%	30%	10%	
<b>A.</b>	<b>SPECIFIC</b> Experience (for 3-5 projects) on Similar Project of matching magnitude/ complexity i) ii) iii) iv)  <b>Sub-Total (A):-</b>	70% of 30	21	2.5	7	5	7	2.5	
<b>B.</b>	<b>GENERAL</b>  Experience (for 5-7 projects) on Projects which are not similar but are important to judge capacity of the Firm	30% of 30	9						
	<b>Sub-Total (B):-</b>		<b>9</b>						
	<b>Grand-Total (A+B):-</b>	<b>100%</b>	<b>30</b>						
	<b>Total Points Under-I</b>								

EVALUATION OF PREQUALIFICATION APPLICATIONS

**EVALUATION OF NOMINATED EXPERTISE**

Name of the Firm : \_\_\_\_\_

Position/Expertise : \_\_\_\_\_

Maximum Points: 70

Name of Nominated Staff : \_\_\_\_\_

Sr. No.	Description	Maximum Weightage	Points	Status	Points Awarded
		Percentage			
<b>A.</b>	<b>ACADEMIC AND GENERAL QUALIFICATION</b>	<b>25%</b>			
	a) B.Sc. Engg. (Specified Discipline)	80%			
	b) M.Sc.Engg. (Specified Specialization)	05%			
	c) Ph.D. Engg	05%			
	iv) Management (Degree/Diploma/Training)	05%			
	v) Professional Papers, Recognition by the Govt/Professional Institutions	05%			
<b>B.</b>	<b>PROFESSIONAL EXPERIENCE RELATED TO ASSIGNMENT</b>	<b>65%</b>			
<b>B-1</b>	<b>Specific</b>	<b>50%</b>			
	a) <b>Experience in Lead Position</b>				
	b) <b>Experience as Senior Professional</b>				
	(i)				
	-				
	-				
	-				
	-				

	<p>(ii)</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>c) <b>Experience as Junior Professional</b></p> <p>(i)</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>(ii)</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p>				
<b>B-2</b>	<b>General Experience</b>	<b>15%</b>			
<b>C.</b>	<b>EXPERIENCE / KNOWLEDGE OF LOCAL LANGUAGES</b>	<b>10%</b>			
	i) National Experience	5%			
	ii) International Experience	2%			
	iii) Specific Area within the Country				
	- Specific Province Experience	1.5%			
	- Regional Language	1.5%			
	<b>Total (A+B+C):-</b>	<b>100</b>			