

EXPRESSION OF INTEREST (EOI)
For Pre-Qualification of Consultant
Feasibility Study, 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

Terms of Reference
Description of Services

The Consultant will carry-out feasibility study and complete planning, surveying, designing, engineering, project supervision and contract agreement etc.

The prospective bidders 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: Feasibility Study, Detailed Design and Tender Documents

- Requirement of land for 18 holes golf course together with facilities stated in the EOI.
- Feasibility Study on EPC and PPP Mode and Financial Model as required.
- 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.

1. Feasibility Study

Feasibility Study on EPC and PPP Mode and Financial Model as required.

2. 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.

3. 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

4. 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

5. 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.

6. 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.

7. Preliminary Maintenance Plan

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

8. 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.

9. 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: Pre-Qualification of Constructors, Project 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 FIEDMCR 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).

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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Standards PGA and/or USGA

The Consultants shall give guidance/recommendation in this regard during/in feasibility study and shall prepare all documents accordingly. Construction/execution of the project shall be as per the approved standards.

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Consulting firms/Consultants/JV as per notice of EOI and its corrigendum (Registered with the with Pakistan Engineering Council (PEC) or Pakistan Council of Architects and Town Planners (PCATP) should register their Expression of Interest by sending the following information in duplicate:

- . 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;
- . JV Agreement in case of joint venture
(if the law permit, a draft JV Agreement may be submitted);

- . List of major (similar) assignments under-taken over the past 10 years and/or
inhand as stated in the attached forms;
- . Names and Short CVs of Principal Staff as stated in the attached forms;

NOTE: INFORMATION MUST BE SUBMITTED AS REQUIRED

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SUMMARY LIST OF PROJECTS HANDLED BY THE FIRM OR IN HAND

Sr. No.	Name of the Project	Location Province/ Country	Client	Cost of the Project	<u>Implementation</u> Start Completion	Handled as: <ul style="list-style-type: none"> • Single Firm/ : S • Lead Firm/ : L • Joint Venture : J Partner 	Total Cost of Services	Cost of Services provided by the Firm	Scope of Services <ul style="list-style-type: none"> • Feasibility Studies : F • Survey & Investigation : S • Quality Control : Q • Project Monitoring & Benefit Evaluation : M • O & M : O • Detailed Engg. Design : D • Procurement Services : P • Construction Supervision : C 	Scope of Project Components /Volume of Work etc.
						Marks will as assigned in Form C-1 as follows: S: 100% L: 80% J: as per share in JV				

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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) :

Following professionals may be needed for the subject assignment for various stages. However, for the purpose of evaluation, CVs of professionals mentioned at Serial Numbers 1, 2, 3, 4, 6, 7, 11, 12, 14 and 21 are required to be submitted:

Stage	Sr. No.	Professional	Remarks
Feasibility & Market Positioning	1.	Market & Financial Feasibility Expert	
	2.	Environmental Planner	
Design	3.	Master Planner	
	4.	Golf Course Architect	
	5.	Landscape Architect	
	6.	Infrastructure Specialist (Water Management & Irrigation)	
	7.	Civil Engineer – Building Designer	
	8.	Agronomist	
	9.	Aboriculturist	
	10.	Electro-mechanical Engineer	
	11.	Legal Advisor	Intermittent – to advise of the club memberships and handling the legal matters involved with operations of the facility.
Construction Supervision	12.	Chief Resident Engineer	
	13.	Resident Engineer - Infrastructure	
	14.	Resident Engineer - Buildings	
	15.	Civil Engineers (02)	
	16.	Electro-mechanical Engineer	
	17.	Surveyor	
	18.	Aboriculturist & Agronomist	Visit basis at various development stages
	19.	Costing Engineer / QS	
	20.	Procurement Expert	
	21.	Contract Management Expert	
	22.	Site Inspectors (04)	

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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	Points	A C T I V I T I E S					Points
		Percentage		Feasibility/Survey/ Investigation/ Planning	Design of Project	Procurement	Construction Supervision	O&M	
				20%	25%	15%	15%	25%	
A.	SPECIFIC (executed) Experience (for 3-5 projects) on Similar Project of matching magnitude/ complexity executed during last 10 years.	40% of 30	12						
	Sub-Total (A):-		12						
B.	SPECIFIC (in hand) (at-least one) Experience on Similar Project (at-least 01) of matching magnitude/ complexity in hand.	40% of 30	12						
	Sub-Total (B):-		12						
C.	GENERAL Experience (for 3-5 projects) on Projects which are not similar but are important to judge capacity of the Firm executed during last 10 years and in hand.	(10%+10%) 20% of 30	6						
	Sub-Total (C):-		9						
	Grand-Total (A+B+C):-	100%	30						
	Total Points Under-I								

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			
A.	ACADEMIC AND GENERAL QUALIFICATION	25%			
	a) B.Sc. Engg. (Specified Discipline)	65%			
	b) M.Sc.Engg. (Specified Specialization)	05%			
	c) Ph.D. Engg	05%			
	iv) Management (Degree/Diploma/Training)	10%			
	v) Professional Papers, Recognition by the Govt/Professional Institutions	15%			
B.	PROFESSIONAL EXPERIENCE RELATED TO ASSIGNMENT	65%			
B-1	Specific	50%			
	a) Experience in Lead Position				
	b) Experience as Senior Professional				
	(i)				
	-				
	-				
	-				
	-				
	(ii)				
	-				

	- - - - c) Experience as Junior Professional (i) - - - - (ii) - - - - - -				
B-2	General Experience	15%			
C.	EXPERIENCE / KNOWLEDGE OF LOCAL LANGUAGES (For a Pakistani Professional)	10%			
	i) National Experience	3.5%			
	ii) International Experience	3.5%			
	iii) Specific Area within the Country				
	- Specific Province Experience	1.5%			
	- Regional Language	1.5%			
C.	EXPERIENCE / KNOWLEDGE OF LOCAL LANGUAGES (For a Foreign Professional) (Max: 04 from the aforesated positions of 10 Professionals whose CVs are required to be provided)	10%			
	i) National Experience	2%			
	ii) International Experience	8%			
	iii) Specific Area within the Country				
	- Specific Province Experience	0%			
	- Regional Language	0%			
	Total (A+B+C):-	100			