

TERMS OF REFERENCE (TORs)

Short Consultancy Services for Design for Construction of Multistorey Commercial Building on site Adjacent to Tube Well, Sherpao Colony, Committee Chowk Rawalpindi.

Short consultancy services are required for Detailed Design for "Construction of Multistorey Commercial Building on site adjacent to Tube Well, Sherpao Colony, Committee Chowk, Rawalpindi" from renowned, registered with PEC (Code: 1201) and well reputed firms on the basis of qualification & experience.

Background

Rawalpindi Development Authority is constructing a multi storey commercial building with following details:

- Area of plot = 18 Marls (4880 Sft)
- Covered area = 28635 Sft
- No. of Stories = Basement, Ground + 6 Floors

Scope of Work/ Deliverables

The scope of work comprises of but not limited to the provision of following:

1. Structural Design and Drawings
2. Plumbing & Pumping station detailed Drawings
3. Fire Fighting System Drawings
4. Mechanical Drawings including elevator installation complete
5. Electrical Drawings
6. Heating Ventilation and Air conditioning (HVAC) drawings
7. 3D modeling of project (Soft & Hard form)
8. Back up data / calculations of detailed design (Soft & Hard form) including 3rd party validation
9. Planned Construction Schedule of the project on Primavera / MS Project in soft and hard form
10. Complete Bill of Quantities (BOQ) and Detailed Estimate alongwith Tender Drawings and Specifications.

Instructions

1. Architectural drawings and Geotechnical Survey Report will be provided to the consultant by the client.
2. No extra payment will be made in case of revision during execution phase as and when required by the client.

3. All drawings must be duly signed and stamped with remarks "Good for Construction"
4. Consultant will be bound to provide soft copy of all drawings alongwith 05 set of hard copy A3 size.
5. Design stability certificate will be provided by the consultants.

Location

The site is in Sherpao Colony, adjacent to Tube Well site, Committee Chowk Rawalpindi.

Time of Start

The services shall be commenced immediately after the signing of the contract agreement or letter of commencement.

Time of Completion

The project is scheduled to be completed in **01-month** time.

Payment Schedule

Sr. No.	Description	No. of copies / Sets	Payment
1	Structural Design and Drawings	5 Nos. Sets	50% of Contract value
2	Plumbing & Pumping station detailed Drawings		
3	Fire Fighting System Drawings		
4	Mechanical Drawings including elevator installation complete		
5	Electrical Drawings		
6	Heating Ventilation and Air conditioning (HVAC) drawings	5 Nos. Sets	25% of Contract value
7	3D modeling of project (Soft & Hard form)		
8	Back up data / calculations of detailed design (Soft & Hard form) including 3 rd party validation	3 Nos. Sets	25% of Contract value
9	Planned Construction Schedule of the project on Primavera / MS Project in soft and hard form		
10	Complete Bill of Quantities (BOQ) and Detailed Estimate alongwith Tender Drawings and Specifications.		