

# RAWALPINDI DEVELOPMENT AUTHORITY (RDA)

## TERMS OF REFERENCE (TOR)

### “REVIEW AND UPDATING DESIGN AND COST ESTIMATE FOR CONSTRUCTION OF ADDITIONAL THREE FLOORS IN RDA CAR PARKING PLAZA AT FAWARA CHOWK, RAWALPINDI (PHASE-II)”

#### 1. BACK GROUND

Rawalpindi is Pakistan's 4<sup>th</sup> largest Metropolitan City with the population of over 2.00 Million (Census 2017). Rawalpindi City contributes significantly to the national economic output. Subject project is located in the heart of economic hub of Rawalpindi City comprising of 10 major whole sale markets/ bazaars. These marketplaces serve the entire Potohar Plateau. Consequently, it attracts a large number of commercial and domestic traffic. However, parking spaces is scarce leading to frequent traffic jams and hampering of economic activity. A parking plaza having 03 Nos, stories (Basement + Ground & 1<sup>st</sup> Floor) was constructed by RDA at this location, however, it was unable to cop up with the existing traffic demand. RDA through Government of Punjab intends to construct additional three floors to enhance the parking capacity and the scheme has been reflected in ADP 2022-23 at G.Sr. No.4326. The design of these additional floors has already been carried out by RDA through consultants. Consultancy services are required for the review and updation of the design and Detailed cost estimate.

#### 2. OBJECTIVES:

- i) Review and update the Design work (Architectural, Structural, Electrical, Plumbing, Fire Fighting, Elevators) already carried out through consultant.
- ii) Review and Update Cost Estimates based on the updated design & Current MRS Bi annual, and preparation of PC-I.

#### 3. SCOPE OF WORK:

- 1) Review of the existing reports including feasibility study and Design reports prepared by the consultant.

- 2) Assessment of the existing structural stability of the building by using destructive and non destructive testing techniques.
- 3) Review and update the already existing layout plan in order to increase the possible parking space.
- 4) Review and update Environmental Impact Assessment report prepared by the consultant.
- 5) The Consultant will review the existing geotechnical investigation report & foundation to ascertain the soil & foundation strength for additional stories.
- 6) The consultant shall review the existing design features of the three stories & proposed floors (Architectural, Structural, Electrical, Plumbing, Firefighting, Elevators) and suggest if any improvements are required & incorporate it in the design accordingly.
- 7) The consultant shall prepare the updated PC-I for the approval of the competent forum and assist the RDA to clear/reply all observations.
- 8) The consultant shall prepare Financial and Economic analysis of the project.
- 9) The Consultant shall also review/ update the Detailed Cost estimates of the Additional stories for the preparation of TS and prepare Bidding document/tender drawings for the contractor.
- 10) The consultant shall prepare and submit all the drawings and design work including Architectural / Structural preliminary design, detailed design, working drawings, tender documents, engineering cost estimate and detail BOQs.
- 11) Consultant will review the architectural and drawings keeping in view the RDA Building Bye Law and get the approval of Final Building Plan from RDA Building branch.



4. **CORE TEAM:**

Sr. No	Description	No. of professionals	Duration (Months)	Education & Experience (mandatory requirement)
1	Team Leader/ Structural Engineer	01	01	M.Sc Structure Engineer with minimum 10 years of relevant experience or B.Sc. civil engineer with min. 15 years of relevant experience.

2	Senior Architecture	01	0.5	M. Arch with minimum 08 years of relevant experience or B. Arch with min. 10 years of relevant experience.
3	Geotechnical Engineer/ Foundation Engineer	01	0.5	M.Sc Geotechnical Engineering with minimum 07 years of relevant experience or B.Sc. civil engineer with min. 10 years of relevant experience
4	Environmental Expert	01	0.5	M.Sc/BSc. Environmental Engineer with minimum 7 years or 10 years of relevant experience respectively
5	Financial Expert	01	0.5	MBA with 10 Year Experience
6	Junior Engineer (Electrical)	01	0.5	B.Sc. Electrical Engineer with min. 05 years of relevant experience.
7	Quantity Surveyor	01	01	DAE Civil with min. 10 years of relevant experience.

5. Indicative Time Frame

Sr.No.	Deliverables	No. of Copies
1	Existing Structure Assessment Report	05
2	Updated IEE/EIA report	05
3	Geotechnical Assessment Report	05
4	Updated Design Report ((Architectural, Structural, Electrical, Plumbing, Firefighting, Elevators)	05
5	PC-I	05
6	Detailed Cost Estimates	05
7	Structural Drawings/ Working Drawings	05
8	Financial & Economic analysis	05
9	Tender Documents	05

6. Ownership:

All data, models, software's, soft & hard files of all design, supporting data and documents etc. which were used for this study will be handed over to RDA.

7. **MISCELLANEOUS.**

- i. No boarding, lodging, transportation and other facilities will be provided by the client.
- ii. The consultant shall actively participate, cooperate and assist the facilitation efforts of the client and shall also render the design solution to achieve cost effective and aesthetic solution.
- iii. All the documents, reports, design research work and all the other deliverables prepared by the consultants shall become and remain property of client. The same cannot be used without the permission of the client in any other project.
- iv. Consultant selected and awarded the work shall be liable for the consequences of errors and omissions on the part of consultant.
- v. The client will be liberty to enhance or squeeze the quantum of the work without assigning any reason.
- vi. The consultant shall adjust the deputed staff as per pace of the work during execution.
- vii. To prepare order, if required to uncover the completed work for removal of defective work and substitute the same with proper work.
- viii. The consultant may to protect themselves, insure themselves against their liabilities.

8. **Time Period**

Time period is 30 days.