

# **CONTRACT AGREEMENT**

**Between**

**National Engineering Services Pakistan (Pvt) Limited,  
Architecture & Planning Division Karachi  
4<sup>th</sup> Floor, N.I.C.L Building, Abbasi Shaheed Road,  
Off Shahrah-e-Faisal, Karachi.**

**And**

**Sindh Building Control Authority, An Public Authority  
which has been constituted under Sindh Building  
Control Ordinance. 1979 (As amended up to date).**

**Regarding**

**PROFESSIONAL CONSULTANCY  
FOR DESIGN & CONSTRUCTION  
SUPERVISION OF ALL BUILDINGS  
WORKS OF SBCA HEAD OFFICE,  
(PUBLIC BUILDING), AT KARACHI.**

**THIS AGREEMENT HAS BEEN EXECUTED ON  
30<sup>th</sup> DECEMBER, 2013 AT KARACHI.**

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OFFICE SUPERINTENDENT  
Station Office, City Court

23 DEC 2013 23-12-13

**AGREEMENT REGARDING PROFESSIONAL CONSULTANCY FOR DESIGN AND CONSTRUCTION SUPERVISION OF ALL BUILDINGS WORKS OF SBCA HEAD OFFICE, AT KARACHI.**

THIS AGREEMENT is made the day of 30 DECEMBER, 2013, at Karachi, between the following parties:

Arch. **MANZOOR QADIR**, Director General & Chief Executive, Sindh Building Control Authority, HQ, Karachi main Civic Centre Building, University Road, Gulshan-e-Iqbal, Karachi. As authorized by the Government of Sindh, under section 4 of the Sindh Building Control Ordinance, 1979, (as amended up to date) vide Notification No SO(L&C)/HTP/1-8/2008 Dated 10<sup>th</sup> July, 2013 (herein referred to as the Client) of the first part;

And

**National Engineering Services Pakistan (Pvt) Limited**, Architecture & Planning Division Karachi 4<sup>th</sup> Floor, N.I.C.L Building, Abbasi Shaheed Road, Off Shahrah-e-Faisal, Karachi, through its Authorization issued by MD. NESPAK dated 22-10-2013, representative named **Muhammad Arif Changazi**, General Manager/Head Architecture & Planning Division Karachi, 4<sup>th</sup> Floor, N.I.C.L Building, Abbasi Shaheed Road, Off Shahrah-e-Faisal, Karachi (here in referred to as Consultant ), of the second part.

WHEREAS THE first part/Client which is an Public Authority namely Sindh Building Control Authority, which has been established by the Government of Sindh under Sindh Building Control Ordinance, 1979, the first part/client is desirous of getting built its own 'Head Office Building', at Karachi strictly in accordance with the law of the land and approved building plan as approved by the concerned authority for the said purpose the authority has invited professional Consultancy for the said purpose.

AND WEREAS The second part or the said Consultants namely M/S National Engineering Services Pakistan (Pvt) Limited (NESPAK) are Pakistan's premier consultancy organization. Its international stature is well established and it enjoys the reputation of being one of the top engineering consultancy organizations in Asia and Africa and is ranked amongst the world's top 200 consulting firms has offered to build the said building according to the law of the land and specifically as per approved building plan on the following terms and conditions.

**NOW, THERE FORE, THIS AGREEMENT WITNESS as follows:**

**1. ARTICLE 1: THE PROJECT**

The Project for which Services are required to be performed under this Agreement is described in the attached Appendix 'A'.

**2. ARTICLE 2: SCOPE OF SERVICES**

The scope of consultancy and other professional services (herein referred to as "Services") as per RFP (TOR) to be performed by the Consultant for the Project under this Agreement are described in the **Appendix A**.

**3. ARTICLE 3: TIME SCHEDULE**

**3.1 Effective Date of Commencement**

Effective Date of Commencement of services shall be as defined in the attach **Appendix B**.

**3.2 Time Schedule of Services;**

The time schedule of services is given in the attached **Appendix B**.

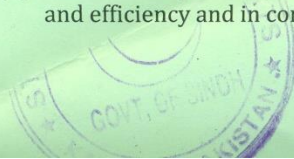
**3.3 Extension of Time;**

Extension of Time for completion of the said professional Services (the details of the said TOR is attached herewith in Technical and Financial proposal submitted by Consultant which may kindly be treated as part and parcel of this Agreement) and the terms and conditions thereof shall be mutually agreed between the Client or first part and the second part or Consultant as and when required **Appendix B**.

**4. ARTICLE 4: MODE OF OPERATION**

**4.1 Obligation of the (second part or Consultant);**

- (A) The second part or Consultant shall perform the said services as an independent consultant in accordance with recognized international standards, applicable land laws and regulations.
- (B) The second part or Consultant shall appoint a Project Manager named in **Appendix D** who shall represent the Consultant for purpose of this Agreement and shall be responsible for the execution & administration of this Agreement including performance of Services there under. He shall remain in contact with the representative of Client whom fully informed in respect of all matters relating to the provision of said Services of the Consultant.
- (C) The second part or Consultant shall carry out the Services with due diligence and efficiency and in conformity with sound engineering practices.



- (D) The second part or Consultant shall act at all times so as to protect the interests of the Client and shall take all reasonable steps to keep all expense to a minimum consistent with sound economic and engineering practices.
- (E) The second part or Consultant shall furnish the Client such information relating to the Services as the Client may from time to time reasonably request.
- (F) Except with the prior written approval from the Client, the second part or Consultant shall not assign or transfer the said agreement or Professional Services or any part thereof nor engage any other independent Consultant or sub-consultant to perform any part of the said Services for the said project.
- (G) The second part or Consultant agrees that no proprietary and confidential information received by the Consultant from the Client shall be disclosed during the term of this Contract and within Two year after its expiration to a third party unless the Consultant receives a written permission from the Client to do so.

#### **4.2 Obligations of the Client or first part;**

The Client or first part shall provide to the second part or Consultant:

- (A) All necessary data/ document/ reports that may be required by the second part or Consultant for performing the Services within the Time Schedule given in **Appendix B**.
- (B) The Client shall designate a person named in **Appendix D** to act as its representative on all matters pertaining to this agreement and to fully cooperate with the Project Manager of the Consultant
- (C) The Client shall take all necessary measures to make timely payments to the Consultant as stipulated in Article 5 (**Appendix-C**), Consultant.

#### **5. ARTICLE 5: REMUNERATION FOR SERVICES AND SCHEDULE OF PAYMENT.**

The remuneration for services rendered by the second part or Consultant and the mode of payment shall be as described in the attached **Appendix -C**. During project period, No inflation has been allowed to second part or Consultant.

#### **6. ARTICLE 6: ECONOMIC PRICE ADJUSTMENT**

In order to adjust the remuneration for inflation, a price adjustment provision has been included if the contract has duration of more than 18 months. The adjustment will be made every 12 months after the date of the contract for remuneration. Remuneration will be adjusted by using the relevant index as per following provision.

"Payments for remuneration made in accordance with Article - 5 shall be adjusted as follows:

Remuneration pursuant to the rates set forth in Annex- C shall be adjusted every 12 months (and, for the first time, with effect for the remuneration earned in the [13] the calendar month after the date of the Contract) by applying the following formula:

$$R_1 = R_{10} \times I_1 / I_{10}$$

Where  $R_1$  is the adjustment remuneration,  $R_{10}$  is the remuneration payable on the basis of the rates set forth in Annex C for payable remuneration,  $I_1$  is the official rate of inflation for the first month for which the adjustment is to have effect and,  $I_{10}$  is the official rate of inflation for the month of the date of the Contract.”]

## **7. ARTICLE 7: ADDITIONAL SERVICES**

The Client may ask the second part or Consultant to perform additional Services during the currency of this Agreement such Additional Services shall be performed with the prior concurrence of both the parties. The Consultant shall submit an estimate of the additional time (if any) and the, additional remuneration for such additional Services which shall be approved in writing by the Client before the commencement of the additional Services.

## **8. ARTICLE 8: TERMINATION**

### **8.1 End of Services**

This Agreement has been terminated subject to the condition that when the second part or Consultant shall submit their specific certificate in respect of completion of the said SBCA Head Office Building that the said building has been completed satisfactorily, strictly in accordance with the specification, approved building plan and the concern authority will issue a completion certificate, in accordance with law.

### **8.2 Termination by the Client**

The Client may, by a written notice of thirty (30) days to the second part or Consultant, terminate this agreement. All accounts between the Client and the second part or Consultant shall be settled not later sixty (60) days of remunerations have been made.

### **8.3 Termination by the second part or Consultant**

The second part or Consultant may suspend the Agreement by a written notice of Three months only if the second part or Consultant does not receive payments due under this Agreement within ninety (90) days of submission of its invoice. If the payment is still not made to the second part or Consultant after Three months written notice of suspension, the second part or Consultant may terminate this Agreement in whole or in part by giving sixty (60) days advance notice of intent to terminate. If the Agreement is terminated by the second part or Consultant under such circumstances, the Client shall pay, within a period of thirty (30) days of the date of such notice of intent to terminate referred, above, all payments due to the Consultant.

9. **ARTICLE 9: FORCE MAJEURE**

- (A) The term "**Force Majeure**" as employed herein shall mean acts of God, strikes, lock-out or other industrial disturbance, acts of public enemy, wars, blockades, insurrection, riots, epidemics, landslides, earthquakes, storms, lightning, floods, washouts, civil disturbances, explosions and any other similar events, not within the control of either party and which by the exercise of due diligence neither party is able to overcome.
- (B) If either party is temporarily unable by reason of force Majeure or the laws or regulations of Pakistan to meet any of its obligations under the Agreement, and
- (C) if such party gives to the other Party written notices, of the event within fifteen (15) days after its occurrence, such obligations of the party, as it is unable to perform by reason of the event, shall be suspended for as long as the inability Continues. Neither party shall be liable to the other party for loss or damage sustained by such other party arising from any event referred to as Force Majeure or delays arising from such event. Force Majeure shall not include insufficiency of funds or failure to make any payment required under the Agreement.

10. **ARTICLE 10: RESOLUTION OF DISPUTES**

Any dispute or difference arising out of the Agreement which cannot be amicably settled between the parties, shall be finally settled under the provisions of the Arbitration Act, 1940(Act no. 1940) and Rules made there under as amended from time to time. The venue of arbitration shall be in Pakistan as given in **Appendix D**, Special condition.

11. **ARTICLE 11: APPLICABLE LAWS**

This Agreement shall, in all respects, be read and constructed shall operate in conformity with the laws of Pakistan and the courts at the location indicated in **Appendix D**, Special Conditions shall have exclusive jurisdiction for adjudicating and interpreting the Agreement.

12. **ARTICLE 12: CONTRACT AMENDMENT**

No variation or changes to the terms of the Agreement shall be made, except by a written amendment signed by parties hereto.

13. **ARTICLE 13: OWNERSHIP OF MATERIAL**

Any studies, reports or other material, graphic, software or otherwise, prepared by the second part or Consultant for the Client under the Contract shall belong to and remain the property of the Client. The second part or Consultant may retain a copy of such documents and software.

**14. ARTICLE 14: INSURANCE**

The second part or Consultant shall be responsible for comprehensive insurance coverage to his all employees, labours, sub-contractors, for their personnel and other equipment's etc regarding the said project. The said insurance shall remain intact till its completion.

**15. ARTICLE 15: NOTICES**

Any notice given by any of the Parties shall be sufficient only if in writing and delivered in person or through registered mail as follows:

To: The Client **Mr. ALI GHUFRAN,**  
Project Director  
SBCA Head Office Building,  
Room No. 207, Second Floor, Civic Centre Annexe,  
University Road, Gulshan-e-Iqbal, Karachi.

To: The Consultant **Mr. Imran Ahmed Khan,**  
Project Manager, NESPAK  
Architecture & Planning Division Karachi  
4<sup>th</sup> Floor, N.I.C.L Building, Abbasi Shaheed Road,  
Off Shahrah-e-Faisal, Karachi.

Or to such other address as either of these parties shall designate by notice given as required herein. Notices shall be effective when delivered.

IN WITNESS WHEREOF, the Parties have executed this agreement, in Two (2) identical counterparts, each of which shall be deemed as original, as of the day and first above written.

**FOR AND BEHALF OF (The  
First Part or Client)**

Signed by: \_\_\_\_\_

Designation: \_\_\_\_\_

Seal: \_\_\_\_\_

Witness: \_\_\_\_\_

Signed by: \_\_\_\_\_

**GHASAN KAR HUSSAIN**

**FOR AND ON BEHALF OF (The  
Second Part or Consultant)**

Signed by: \_\_\_\_\_

Designation: \_\_\_\_\_

Seal: \_\_\_\_\_

Witness: \_\_\_\_\_

Signed by: \_\_\_\_\_



**APPENDIX A**  
**THE PROJECT**  
**&**  
**SCOPE OF SERVICES**

**A-1 The PROJECT:-**

Design and Construction Supervision of SBCA Head Office Building in Karachi as per RFP issued to consultants and there terms and conditions be considered as part and parcel of this Agreement

**A-2 SCOPE OF SERVICES:-**

- The Consultants is required to provide design, procurement assistance, construction supervision and Project Management.
- Feasibility Report
- Detail Topographic Survey
- Soil Investigation
- Architectural Planning, Structure Design, Electrical Design, Plumbing Design, HAVC System, Lift/Escalators, Furniture Layout, Infrastructure /External Development etc.
- Preparation of Bill of Quantities & Technical specification including Engineer Estimate.
- Preparation of Tender/Bidding Documents.
- Verification of Contractor (s) Bills
- Detail Supervision of Construction Works.

## **APPENDIX B**

### **TIME SCHEDULE**

#### **B-1 EFFECTIVE DATE OF COMMENCEMENT OF SERVICES:-**

The date on which Agreement shall come into effect is the date when the Agreement is signed by both parties. The Design Phase of the project is to be completed in Six Months time whereas Construction Supervision Phase of the project is to be completed in Eighteen Months time as per Term of Reference (RFP).

#### **B-2 EXTENSION OF TIME:-**

(With reference of Article 3.3, extension of time as mutually agreed between Client and Consultant as and when required).

## APPENDIX C

### REMUNERATION FOR SERVICES & SCHEDULE OF PAYMENT (Design/Supervision Phase)

(With reference to Article 5)

#### C-1 TOTAL REMUNERATION:-

Design/Document Stage -	1.75% of the Construction Cost of the project
Construction Supervision Stage -	1.75% of the Construction Cost of the project

The construction cost of project defined by Pakistan Engineering Council in its PEC Consulting Bye-law document vide SRO issued by Ministry of Water and Power, Government of Pakistan Dated 24-8-1986 as:-

- The cost to the client of the project, however, incurred, including any payment (before deduction of any liquidated damages or penalties payable by the contractor to the client made by the client to the contractor by way of bonus, escalation or in settlement of claims.
- A fair valuation of any labour materials, manufactured goods, machinery or anther facilities provided by the client and of the full benefit accruing to the contractor from the use of Construction Plan and equipment belonging to the client which the client has acquired to be used in the execution of the project.
- The market value, as if purchased new, of any second hand material, manufactured goods and machinery incorporated in the project.

The Construction Cost does not include:-

- Administration expenses incurred by the client.
- Costs incurred by the client under the Agreement with the consultant.
- Interest on capital during construction, and the cost of raising moneys required for carrying out the construction of the works.
- Cost of Land/ way leaves.

#### C-2 SCHEDULE OF PAYMENTS:-

Based on space requirement provided in TOR, the preliminary conceptual design of SBCA Head Office Building will be around 250,000 sq.ft with prevailing construction markets rates at Rs.2800/- per sq.ft (including Labours & material) therefore the **Tentative Estimated Construction Cost of the Project is estimated as Rs. 700 million by SBCA**. The estimated remuneration for Design Services being 1.75% is Rs. 12.25 Million which will be paid as under:-

##### i) STAGE-I: - DESIGN / DOCUMENT

• On submission / approval of conceptual design	12% (Rs. 1,470,000)
• On submission of Tender Documents for soil investigation	3% (Rs. 367,500)
• On submission of Preliminary Design & Drawings	10% (Rs. 1,225,000)
• On submission of Final Architectural Design	10% (Rs. 1,225,000)
• On submission of Final Structure design	10% (Rs. 1,225,000)
• On submission of Cost Estimates	15% (Rs. 1,837,500)
• On submission of Draft Tender Documents	15% (Rs. 1,837,500)
• On submission of Final Tender Documents	15% (Rs. 1,837,500)
• On submission of Tender Evaluation Report	10% (Rs. 1,225,000)

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**ii) STAGE-II: - CONSTRUCTION SUPERVISION**

- a). The Consultancy fee during construction stage shall be paid in equal monthly installments payable during stipulated period of Construction/ as defined in the construction contract.
- b). For any extension in Supervision Period, the consultants shall be paid monthly installments on the rates for original monthly installment which will be adjusted from final adjustment of remuneration to consultant.
- c). The final bill of the consultants shall be established on completion of works / establishment of Final Contract Price of Construction Contract(s).
- d). 10% security deposit shall be withheld from each payment to consultant which shall be refunded after expiry of maintenance period of Building by the Contractor. The maintenance period shall be one year after completion certificate issued by client to contractor duly verified by consultant.

**INTERIM ADJUSTMENT OF REMUNERATION ON AWARD OF CONSULTENCY:-**

1. Initially the Design Consultancy Fee i.e 1.75% of Project Cost which shall be paid on the basis of Tentative Estimated Cost calculated by SBCA i.e 700 million during entire Design Phase of the project.
2. Second Interim adjustment shall be done on the basis of Cost of Project awarded to Contractor and accordingly Design Fee & Construction Supervision Fee shall be adjusted/paid to Consultant i.e NESPAK as mutually agreed.

**FINAL ADJUSTMENT OF REMUNERATION UPON COMPLETION CONSTRUCTION COST OF THE PROJECT:-**

It is submitted that in case of any Financial difference at the time of completion of the said project, the 2<sup>nd</sup> Part or Consultant would submit their respective differential amount to the 1<sup>st</sup> Part or Client with evidence and receipts, than the 1<sup>st</sup> part or Client shall examine the said claim subject to the verification from the market after that the said representative of both parties may submit the said differential amount to the Competent Authority (SBCA) for its perusal, approval in accordance with law the said amount.

GOVT. OF SINDH  
SECRETARY  
GENERAL

## APPENDIX D

### SPECIAL CONDITIONS

- D-1 PROJECT MANAGER **Mr. Imran Ahmed Khan,**  
Project Manager, NESPAK  
Architecture & Planning Division Karachi  
4<sup>th</sup> Floor, N.I.C.L Building, Abbasi Shaheed Road,  
Off Shahrah-e-Faisal, Karachi.  
(Refer Article 4.1)
- D-2 REPRESENTATIVE OF THE CLIENT **Mr. ALI GHUFRAN,**  
Project Director, SBCA Head Office Building,  
Room No. 207, Second Floor, Civic Centre Annexe,  
University Road, Gulshan-e-Iqbal, Karachi.  
(Refer Article 4.2)
- D-3 VENUE OF ARBITRATION (refer Article 10 of Agreement)
- D-4 LOCATION OF THE COURTS HAVING JURISDICTION (refer Article 11 of Agreement)
- D-5 INTERGRITY PACT (refer Clause-89, Part V-General of SPPRA Rule-2010 attached).

It is submitted that the recently the Government of Sindh has re-named the authority from Karachi Building Control Authority to Sindh Building Control Authority and enhanced the jurisdiction of the said authority from Karachi to whole Province of Sindh and Karachi, Hyderabad, Mirpurkhas, Larkana & Sukkur has been declared its regional directorate, due to this reasons the volume of the professional works of the authority simultaneously has increasing day by day and the competent authority of the SBCA has decided in the best interest of the citizens of the province of the Sindh that a 'Public Building', should be constructed with in the all own SBCA financial resources, with a view to facilitate to the General Public in one umbrella so that the object of the promulgation of the said Sindh Building Control Ordinance,1979,Karachi Building & Town Planning Regulations2002, (as amended up to date, and other applicable law be achieved accordingly.



**Integrity Pact**  
**DECLARATION OF FEES, COMMISSION AND BROKERAGE**  
**ETC. PAYABLE BY THE CONSULTANT (NESPAK)**

Contract Value: **Rs. 24,500,000/- (Approx)**

Dated: 30-12-2013

Contract Title: **Design & Construction Supervision of Sindh Building Control Authority Head Office Building at Karachi.**

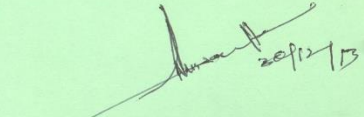
NESPAK (Consultant) hereby declares that it has not obtained or induced the procurement of any contract, right, interest, privilege or other obligation or benefit from Government of Sindh (GoS) or any administrative subdivision or agency thereof or any other entity owned or controlled by it (GoS) through any corrupt business practice.

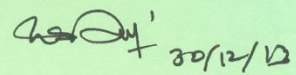
Without limiting the generality of the foregoing, NESPAK (Consultant) represents and warrants that it has fully declared the brokerage, commission, fees etc. paid or payable to anyone and not given or agreed to give and shall not give or agree to give to person, including its affiliate, agent, associate, broker, Consultant, director, promoter, shareholder, sponsor or subsidiary, any commission, gratification, bribe, finder's fee or kickback, whether describe as consultation fee or otherwise, with the object of obtaining or including the procurement of a contract, right, interest, privilege or other obligation or benefit, in whatsoever form, from Procuring Agency (SBCA) except that which has been expressly declared pursuant hereto.

NESPAK (Consultant) certifies that it has made and will make full disclosure of all agreements with all persons in respect of or related to the transaction with Procuring Agency (SBCA) and has not taken any action or will not take any action circumvent the above declaration, representation or warranty.

NESPAK (Consultant) accepts full responsibility and strict liability for making any false declaration, not making full disclosure, misrepresenting facts or taking any action likely to defeat the purpose of this declaration, representation and warranty. It agrees that any contract, right, interest, privilege or other obligation or benefit obtained or procured as aforesaid shall, without prejudice to any other right and remedies available to Procuring Agency (SBCA) under any law, contract or other instrument, be voidable at the option of Procuring Agency (SBCA).

Notwithstanding any rights and remedies exercised by Procuring Agency (SBCA) in this regard, NESPAK (Consultant) agrees to indemnify Procuring Agency (SBCA) for any loss or damage incurred by it on account of its corrupt business practices and further pay compensation to Procuring Agency (SBCA) in an amount equivalent to ten times the sum of any commission, gratification, bribe, finder's fee or kickback given by NESPAK (Consultant) as aforesaid for the purpose of obtaining or inducing the procurement of any contract, right, interest privilege or other obligation or benefit, in whatsoever form, from Procuring Agency (SBCA).

  
**(Arch. MANZOOR QADIR)**  
Chief Executive / Director General,  
Sindh Building Control Authority  
[Procuring Agency (SBCA)]

  
**(MUHAMMAD ARIF CHANGEZI)**  
General Manager/Head Architecture Sindh  
& Planning Division, NESPAK  
[Consultant (NESPAK)]

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# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
Gulshan-e-Iqbal, Karachi-5 (Pakistan)  
Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk

No.SBCA/SBCA-TOWER/2013/ 68

Dated 12/12 /2013

To,  
**The Director Enforcement (I)**  
Sindh Public Procurement Regulatory Authority,  
Government of Sindh

**SUBJECT : NECESSARY DOCUMENTS / PROCEEDINGS FOR AWARD OF  
CONSULTANCY SERVICES IN RESPECT OF SBCA , HEAD  
OFFICE BUILDING AT KARACHI.**

With reference to above cited subject, please enclosed herewith necessary Documents/Proceedings (**Original/Photo copy**) for award of Consultancy Services in respect of SBCA Head Office Building at Karachi:-

<u>DESCRIPTION</u>	<u>PAGE</u>
1- Constitution of selection Committee by SBCA under SPPRA rules	1 & 2
2- Nomination from finance Department , GOS for CSC	3
3- Nomination from ( P & D )Department , GOS for CSC	4
4- Nomination from PCATP for CSC	5
5- Nomination from PEC for CSC	6
6- Meeting Notice for Short Listing of Consultant	7
7- Proposed approved Budget for SBCA for year 2013-14	8 & 9
8- Attendance Sheet of 1 <sup>st</sup> Meeting , dated : 06-08-2013	10
9- <b>List of Consultant Whom Evaluation Criteria Issued and Received (ORIGINAL)</b>	11
10- 2 <sup>nd</sup> Meeting Notice for Short Listing of Consultants	12
11- Attendance Sheet of 2 <sup>nd</sup> Meeting , dated : 30 -08-13	13
12- <b>Quantification of short Listing by Committee (ORIGINAL)</b>	14 to 16
13- Minutes of meeting for Short listing, dated : 23- 08-2013	17 & 18
14- Letter sent to Qualified Short Listed Consultants for RFP	19 to 28
15- Payment for hosting EOI on SPPRA site	29

TRA INWARD DIARY

8240  
13/Dec/13

*[Handwritten signature]*  
12/12/13



# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
Gulshan-e-Iqbal, Karachi-5 (Pakistan)  
Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk

16- Meeting Notice Regarding Technical Evaluation of consultants & agenda	30 & 31
17- Attendance sheet of 3 <sup>rd</sup> meeting, Dated: 30-9-13	32
18- List of Issued / Received RFP (ORIGINAL)	33
19- Evaluation/Quantification of Technical proposal (ORIGINAL)	34
20- Meeting Notice for Finalization of Technical Evaluation & agenda	35 & 36
21- Minutes of meeting , dated : 30-09-13	37
22- Meeting notice for finalization of Technical proposal, dated 2-10-2013	38 & 39
23- Attendance Sheet , Dated: 09-10-13	40
24- Consultant Evaluation Report (ORIGINAL)	41
25- Financial Proposal of Qualified Consultant i.e. NESPAK	42 to 45
26- Minutes of Meeting for Finalization of Technical& Financial Proposal , dated : 09-10-13	46
27- Letter for Negotiation to qualified Consultant i.e. NESPAK	47
28- Authorization letter from MD, NESPAK	48
29- Minutes of meeting , Regarding Negotiation b/w SBCA & NESPAK Dated 18-10-2013	49 & 50
30- Draft Contract Agreement to be sign between SBCA & NESPAK	51 TO 64

Submitted Please.

  
(ALMGHUFAN) 12/12/13

Project Director/Secretary/Member  
Consultant Selection Committee

Copy for kind information to:-

1. Chairman, Consultant Selection Committee.
2. Secretary to Director General, SBCA





SINDH BUILDING CONTROL AUTHORITY

Dated: 28.11.2011

No. S. A/DD(Admn-P-I)/2011/188

ORDER

SUBJECT: CONSTITUTION OF CONSULTANT SELECTION COMMITTEE FOR CONSTRUCTION OF SBCA PROJECTS AT HYDERABAD, LARKANA AND SBCA TOWER AT KARACHI

Sindh Building Control Authority has decided to construct its own buildings in Hyderabad, Larkana as Regional Offices and SBCA Tower at Karachi, with approval of the Competent Authority. However, the Director General, SBCA has constituted a Committee of Consultant Selection Committee comprising of the following Members as required under Clause 67 of SPPR Rule-2010:-

- |   |                  |
|---|------------------|
| 1. Engr. Muhammad Shafiq<br>Director Structure (BPS-19)                         | Chairman         |
| 2. Nominee of P&D Department<br>Government of Sindh<br>not less than BPS-18     | Member           |
| 3. Nominee of Finance Department<br>Government of Sindh<br>not less than BPS-18 | Member           |
| * 4. Engr. Ali Ghufraan<br>Project Director for SBCA Tower<br>Karachi           | Member/Secretary |
| 5. Engr. Ali Mehdi Kazmi<br>Director, Vigilance (BPS-19)                        | Member           |
| 6. Representative from PEC  | Co-opted Member  |
| 7. Representative from PCATP  | Co-opted Member  |

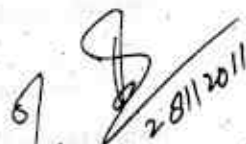
The above Committee shall perform the following functions as required under clause 71 of SPPR Rule-2010:-

- Approval of request for proposal before issue.
- Short listing of Consultants, responding to the request for expression of interest, where applicable, in accordance with the criteria mentioned in the request for expression of interest.
- Evaluation of technical and financial proposals according to the selection method and evaluation criteria mentioned in the request for proposal.
- Finalization of recommendations based on evaluation as mentioned at sub-rule (iii) above.

The Chairman, representative of the Finance Department, Planning & Development Department, Government of Sindh shall perform the quorum for conducting the business of the Consultants Selection Committee.

As directed by the Director General, SBCA, all correspondence in the above matter and projects will be made by the Chairman with approval of the Competent Authority and on his retirement from service the Committee will be chaired by an officer (BPS-19), Engr. Aqil Ahmed Abidi, Director, SBCA.

- \* Regional Director Hyderabad, SBCA will act as Project Director for Hyderabad Buildings.
- \* Regional Director Sukkur, SBCA will act as Project Director for Larkana Buildings.

  
28/11/2011  
(ENGR. S.M.R. ZAIDI-UL-WASTI)  
DIRECTOR (ADMINISTRATION)

ALL CONCERNED

- C.C. to: 1. DD(F&A), Head Quarter, SBCA.  
2. P.S. to Director General, SBCA.

2  
/

**SINDH BUILDING CONTROL AUTHORITY**

No.SBCA/DD(Admin-P-I)/2013/ **664**

Dated: 24-07-2013

**ORDER**

**SUBJECT: CONSTITUTION OF CONSULTANT SELECTION COMMITTEE FOR CONSTRUCTION OF SBCA PROJECTS AT HYDERABAD, LARKANA AND SBCA TOWER AT KARACHI**

In continuation to the order No.SBCA/DD(Admin-P-I)/2011/188 dated 28.11.2011, Mr. Mumtaz Haider, Director, Gulshan Town-II (BPS-19), SBCA is hereby nominated as Chairman of the Committee in place of Mr. Aqil Ahmed Abedi, Director (retired), as approved by the Director General / Chief Executive, SBCA.

All contents of the order dated 28.11.2011 will remain same.

**ORDER**

*23/7/13*  
(SYED MUHAMMAD ALI NAQVI)  
DEPUTY DIRECTOR (ADMN-P-I)  
S.B.C.A.

**Mr. Mumtaz Haider**  
Director (Gulshan Town-II) /  
Chairman, Committee

✓ **Mr. Ali Ghufan**  
Director (TP) /  
Project Director for SBCA Tower

Copy to:

1. All concerned.
2. DD(F&A), Head Quarter, SBCA.
3. Secretary to Director General, SBCA.



2743

20/06/12

130

3

No. FD(E&A)10(221)/2011

D.G.-SBCA OFFICE

GOVERNMENT OF SINDH  
FINANCE DEPARTMENT

Govt. Ref. Dy. No. 130

Dt: 19-6-2012 Karachi, dated the 15<sup>th</sup> June, 2012

To,

The Director General,  
Karachi Control Building Authority,  
Civic Center Annex,  
University Road,  
Gulshan-e-Iqbal,  
Karachi.

20062012  
Dir (Admn)

**SUBJECT: CONSTITUTIONAL OF CONSULTANT SELECTION COMMITTEE FOR CONSTRUCTION OF SBCA PROJECT AT HYDERABAD, LARKANA AND SBCA TOWER AT KARACHI**

I am directed to refer your letter No. SBCA/DD(Admn-P-I)/2012/ 977, dated 08-06-2012 on the subject noted above and to inform that Finance department has nominated Deputy Secretary (Dev-I) to represent this department as a member for the committee constituted for construction of SBCA Project at Hyderabad, Larkana and SBCA Tower at Karachi.

Mr. Ali Ghaffar  
20062012

(NIZAMUDDIN SOLANGI)  
Section Officer (Admn)

NO. FD(E&A)10(221)2011.

Karachi dated the 15<sup>th</sup> June, 2012

A copy is forwarded for information and necessary action to:-

1. The Additional Finance Secretary (SR/ Admn), Finance Department.
2. The Deputy Secretary (SR/ Admn.), Finance Department.
3. The officer concerned.
4. Office order file.

department has nominated Deputy Secretary Section Officer (Admn) as a member for the committee constituted for construction of Hyderabad, Larkana and SBCA Tower at Karachi.

Mr. Ali Ghaffar  
20062012

(NIZAMUDDIN SOLANGI)  
Section Officer

NO. FD(E&A)10(221)2011.

Karachi dated the 15<sup>th</sup> June, 2012

A copy is forwarded for information and necessary action

Director (Admin-P), SBCA

Dy / No. 4697  
Date: 28/12/11

4  
20



No. PD/PP&H/ SA-I/5/2011  
GOVERNMENT OF SINDH  
PLANNING & DEVELOPMENT DEPARTMENT  
(PP&H SECTION)  
Karachi, Dated: 15-12-2011

✓ The Director General,  
Sindh Building Control Authority,  
Civic Centre, Annexe, University Road, Gulishan-e-Iqbal,  
Government of Sindh,  
Karachi.

D.G. SBCA OFFICE  
Govt. No. Dy. No. 1549  
Dt: 26-12-2011

28/12  
Dy (Shah)

SUBJECT:- CONSTITUTION OF CONSULTANT SELECTION COMMITTEE  
FOR CONSTRUCTION OF SBCA PROJECTS AT HYDERABAD,  
LARKANA AND SBCA TOWER AT KARACHI.

I am directed to refer to your department's letter No. SBCA/DD(Admn-P-  
D)/2011/1187, dated 28-11-2011 on the subject noted above and to state that Mr. Adnan Nazir,  
Assistant Chief (BS-18), (PP&H Section), Planning & Development, Department, Government of  
Sindh, is nominated as the member of consultant Selection Committee for the SBCA Project.

For SBCA Tower file  
DDI  
28/12/2011

(Abdul Kaleem Shaikh)  
Planning Officer (PP&H)

- c.c. to:-
- > PS to ACS (Dev),
  - > PS to Special Secretary (Tech)

Planning Officer (PP&H)



25  
 (1983-2008)  
 PAKISTAN COUNCIL OF  
 ARCHITECTS AND TOWN PLANNERS  
 (Ordinance IX of 1983)

Head Office, Suite 111, First Floor, RSM Square, E-1, Shaheed-e-Millat Road, Karachi-75350 Pakistan.  
 Tel: (021) 3452-3129, Fax: (021) 3454-1099, email: mail@pcatp.org.pk, web: www.pcatp.org.pk

No.PCATP/KBCA/SBCA-PRO/01-12  
 Dated: January 16, 2012

TO,  
 ENGR. ALI GHUFRAN  
 PROJECT DIRECTOR / SECRETARY  
 CONSULTANT SELECTION COMMITTEE  
 SINDH BUILDING CONTROL AUTHORITY

SUBJECT: CONSTITUTION OF CONSULTANT SELECTION COMMITTEE FOR CONSTRUCTION OF SBCA PROJECTS AT HYDERABAD, LARKANA & SBCA TOWER AT KARACHI.

REF: No. SBCA/PD (SBCA TOWERS) /2012/03

Dear Sir,

First of all I would apologize for the late response. Secondly, I would like to inform your esteemed office that the Chairman, PCATP has nominated Ar. /PInr. MUSTAALI YUSUF SAFRI (A00512 / P00161) in terms of the mentioned request by Sindh Building Control Authority through your letter no. SBCA/PD (SBCA TOWERS) /2012/03, dated: January 10, 2012 received as reminder. His contact address and numbers are:

Ar. /PInr. MUSTAALI YUSUF SAFRI  
 Y.A. SAFRI ASSOCIATES,  
 RSM SQUARE, SUITE 110 FIRST FLOOR, E-1,  
 SHAHEED-E-MILLAT ROAD,  
 KARACHI, PAKISTAN  
 TEL (W): 9221-4543132 / 4388318  
 MOBILE: 3008224552

Sincerely,

*Lubaina*  
 Ar. Lubaina Adnan  
 Registrar

CC:

1. Ar. /PInr. MUSTAALI YUSUF SAFRI with a request to kindly coordinate with KBCA and attend all the meetings as and when required.
2. Ar. Shama Usman Chairman PCATP

PCATP has nominated Ar. /PInr. MUSTAALI YUSUF SAFRI (A00512 / P00161) in terms of the mentioned request by Sindh Building Control Authority through your letter no. SBCA/PD (SBCA TOWERS) /2012/03, dated: January 10, 2012 received as reminder. His contact address and numbers are:

Ar. /PInr. MUSTAALI YUSUF SAFRI  
 Y.A. SAFRI ASSOCIATES,  
 RSM SQUARE, SUITE 110 FIRST FLOOR, E-1,  
 SHAHEED-E-MILLAT ROAD,  
 KARACHI, PAKISTAN  
 TEL (W): 9221-4543132 / 4388318  
 MOBILE: 3008224552





# Pakistan Engineering Council

(Constituted under Pakistan Engineering Council Act, 1976 enacted by the Parliament)

Ataturk Avenue (East),  
G-5/2, Islamabad.

5 April 2012

6/3/12

PEC/A&P/09/BC/2012


Engr. Ali Ghufraan  
Project Director/Secretary  
Consultant Selection Committee  
Sindh Building Control Authority  
Civic Centre, Annexe, University Road  
Gulshan-e-Iqbal,  
Karachi

Subject:- CONSTITUTION OF CONSULTANT SELECTION COMMITTEE FOR CONSTRUCTION OF SBCA PROJECTS AT HYDERABAD LARKANA AND SBCA TOWER AT KARACHI

Ref:- Your letter No. SBCA/PD (SPCA Tower)/2012/02 dated 10<sup>th</sup> January 2012

Engr. Arif Kasam has been nominated by Pakistan Engineering Council as member of the subject committee to attend the meeting as and when required. His address and contact number is as under:-

Engr. Arif Kasam ✓  
Pakistan (AECP) Arif and Associates  
C-84-Block-8 Near Urdu College  
Gulshan-e-Iqbal, Karachi  
Cel No.: 0302-8220466  
Off.No. 021-4988461

  
Engr. Abdul Rauf Shaikh  
Secretary/Registrar

CONSTITUTION OF CONSULTANT SELECTION COMMITTEE FOR CONSTRUCTION OF SBCA PROJECTS AT HYDERABAD LARKANA AND SBCA TOWER AT KARACHI

Engr. Arif Kasam has been nominated by Pakistan Engineering Council as member of the subject committee to attend the meeting as and when required.

Engr. Arif Kasam  
Pakistan (AECP) Arif and Associates  
C-84-Block-8 Near Urdu College  
Gulshan-e-Iqbal, Karachi  
Cel No.: 0302-8220466  
Off.No. 021-4988461



# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
Gulshan-e-Iqbal, Karachi-5 (Pakistan)  
Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk

No.SBCA/PD(SBCA-Tower)/2013/49

Dated 26/07/2013

## MEETING NOTICE

**SUBJECT: - MEETING REGARDING SELECTION OF  
CONSULTANT FOR SHORT LISTING IN RESPECT OF  
SBCA HEAD OFFICE BUILDING AT KARACHI.**

I am directed to inform that First meeting regarding Selection of Consultant for short listing of SBCA Head Office Building at Karachi is schedule on **06-08-2013** at **11.30 A.M** in the Conference Room of SBCA, First Floor, Civic Centre, Karachi.

All the following Members/co-opted Members of Consultant Selection Committee are requested to attend the meeting:-

- |   |                 |
|---|-----------------|
| 1. Plnr. Mumtaz Haider<br>Director, SBCA  | <b>Chairman</b> |
| 2. Mr. Adnan Nazir<br>Assistant Chief (PP&H Section)<br>Planning & Development Department<br>Government of Sindh. | Member          |
| 3. Deputy Secretary (Dev-I),<br>Finance Department,<br>Government of Sindh  | Member          |
| 4. Engr. Ali Mehdi Kazmi<br>Director, SBCA  | Member          |
| 5. Ar./Plnr. Mustaali Yusuf Safri<br>Representative from PCATP  | Co-opted Member |
| 6. Engr. Arif Kassam<br>Representative from PEC   | Co-opted Member |

### **Encl:-**

1. Consultant Selection Committee Notification
2. Nomination from Department.
3. EOI for Head Office Building for SBCA

### **Distribution:-**

1. All Committee Members, Consultant Selection Committee.
2. PS to DG, SBCA

  
(ALI GHUFURAN) 26/7/2013  
Member/Secretary



1039  
29-7-2013

658

Karachi dated 29th, July 2013

To, ✓ The Director General  
Sindh Building Control Authority  
KARACHI

info 7/13  
Dir  
Dy Dir

SUBJECT: - PROPOSED BUDGET OF SBCA KARACHI & REGIONAL OFFICES FOR THE YEAR 2013-14 REVISED BUDGET FOR THE YEAR 2012-13

I am directed to refer to your Note Sheet submitted to accord approval bearing Dairy No. 2887 dated 17th July 2013 on the subject noted above and to convey approval of the Competent Authority i.e Secretary Local Govt. Department, the Budget proposal of Sindh Building Control Authority and revised budget for the year 2013-14, with the following policy decision and directives issued by Minister, Local Govt. Department.

1. Local Government Department has imposed complete ban on the creation and up-gradation of new posts vide this Department's letter No. SOA/LG/4(121)/2013 dated 16.07.2013. Besides, no change of nomenclature of any post. Proposal for creation and Up-gradation of all posts may be deleted from the budget proposal or approval of Chief Minister Sindh may be sought.
2. Local Government Department has imposed complete ban on new purchase of vehicle, Air-Conditioners, Furniture and other luxury items during the current the current financial year 2013-14 prior approval of the Government shall be obtained before purchase.
3. Local Government Department has issued directions to reduce the Non-Development except under the heads of salary, pension and service delivery vide this Department' Letter No.SOA/LG/4(121)/2013 dated 16.07.2013.
4. Expenditure on consumption of energy (electricity, gas, POL etc) shall be economized and must not increase beyond the average for the last three years

(SYED NAZAR MUHAMMAD SHAH)  
SECTION OFFICER (G) HTP

A copy is forwarded for information to:-

1. The P.S to Secretary Local Govt. Department
2. The P.S to Special Secretary (HTP) Local Govt. Department

SECTION OFFICER (G) HTP

DD (F&M), SBCA

Dy. No. 158  
Date 31-7-13

AD



**Subject: Budget Proposals for the Year 2013-14.**

The Budget Proposals of SBCA Karachi and Regional offices have been prepared and the same are submitted as under:

**SBCA Karachi**

There is no post has been added except one post of private secretary BPS-17 which has been transferred from Hyderabad Region to Head Quarter Karachi Vide order No.SBCA/DD/(Admn-P-1)/2124/2012/971, dated: 08.06.2012.

It is pointed out that Rs.380.00 million were kept in the sanctioned Budget 2012-13 under the head transfer of funds to CDGK but no expenditure has been made during the fiscal year, therefore, it has been reduced and Rs.300.00 million are proposed for the year 2013-14.

The nomenclature of "Apartments/Flats for KBCA Officers" is changed as "Construction of SBCA Office Building/Towers" and a provision of Rs.500 million is made in the Proposed Budget Estimates-2013-14.

The nomenclature of "Air Conditioning of KBCA Building" is changed as "Purchase of Air Conditioners" and a provision of Rs.0.500 million is made instead of Rs.50 million in the Proposed Budget Estimates-2013-14.

The detail of Budget of Head Quarter, Karachi is placed at Annexure-"A" which comes to total rupees as mentioned here under:-

(Rs. in million)

Receipts			Expenditures		
Proposed 2013-14	Revised 2012-13	Sectioned 2012-13	Proposed 2013-14	Revised 2012-13	Sectioned 2012-13
1774.344	1338.639	1490.872	1774.344	1338.639	1490.872

**Hyderabad Region**

The Regional Director Hyderabad has submitted the Budget Proposal for 2013-14 and Revised Estimate for 2012-13 which has been scrutinized and discussed with Dy. Director, Finance among their Asstt. Director, Finance in the presence of Mr. Rehmatullah, Dy. Director Finance, SBCA, Karachi and the same is submitted as under:-

DATED: 06-08-13

**SINDH BUILDING CONTROL AUTHORITY**  
**ATTENDANCE SHEET(SBCA -TOWER)**

1st Meeting Regarding Evaluation of EOI for short listing of consultants

S.NO	NAME	DESIGNATION	SIGNATURE	TEL No/ MOBILE NO.
1	Saleem Hyder Ishtak	Section Officer (Inv-1)		99222175
2	Ali Meher	Dir. C		
3	M. ADWAN	AC. P&DD		99212544 / 99218369
4	Ali Ghaffar	PD		
5				
6	Mumtaz Haidar	Div.		
7				
8				
9				
10				
11				
12				

**LIST OF CONSULTANCY FIRM WHOM EVALUATION CRITERIA ISSUED AND FROM WHOM EOI RECEIVED IN SBCA WITH DATE**

S.NO.	CONSULTANT NAME	EVALUATION CRITERIA ISSUED DATE BY SBCA	EOI RECEIVING DATE FROM CONSULTANT	REMARKS
1	PAKISTAN ENVIRONMENTAL PLANNING & ARCHITECTURAL CONSULTANTS	18-Jul-13	26-Jul-13	Evaluation Criteria send through e-mail
2	NAQVI & SIDDIQUI ASSOCIATES	19-Jul-13	Not Recieved	
3	ANJUM ADIL ASSOCIATE	23-Jul-13	5-Aug-13	
4	NESPAK(PVT).LTD.	23-Jul-13	2-Aug-13	
5	CONSULTECH INTERNATIONAL	23-Jul-13	6-Aug-13	
6	EA CONSULTING (PVT). LTD.	23-Jul-13	6-Aug-13	
7	QAMAR & ASSOCIATES	24-Jul-13	5-Aug-13	
8	IDG (PVT.)LIMITED	25-Jul-13	6-Aug-13	
9	ENVIRON ENVISION	25-Jul-13	5-Aug-13	
10	SHAHAB GHANI	25-Jul-13	5-Aug-13	Evaluation Criteria send through e-mail
11	MMP(Multimedia Disciplinary Engr.)	25-Jul-13	Not Recieved	
12	SHAHZAD ASSOCIATES	29-Jul-13	6-Aug-13	
13	MAHFOOZUR REHMAN & NAQVI HUSSAIN ASSOCIATES	30-Jul-13	Not Recieved	
14	LANDSCAPE	Not taken	30-Jul-13	
15	WJ ASSOCIATES	Not taken	31-Jul-13	
16	GHANDARA CONSULTANT	Not taken	5-Aug-13	
17	CONSULTANT GROUPS	1-Aug-13	6-Aug-13	
18	ESS.I.AAR	5-Aug-13	6-Aug-13	
19	NAJMI BILGRAMI (Pvt) Ltd	Not taken	6-Aug-13	

Engr. Ali Mehdi Kazmi  
(Member)

Mustali Yousuf Safri (PCATP)  
(Co-opted Member)

Ali Ghufraan (Project Director)  
(Member/Secretary)

Pln. Mumtaz Haider (Chairman, CSC)

Finance Department on behalf of DS (C&V-I)

(Member)

Mr. Arif Kassam (PEC)  
(Co-Opted Member)

Adnan Nazir, P & D Department  
(Member)

Sajid Hussain  
Khan

*[Handwritten Signature]*

*[Handwritten Signature]*  
26/08/2013

*[Handwritten Mark]*



# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
Gulshan-e-Iqbal, Karachi-5 (Pakistan)  
Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk

No.SBCA/PD(SBCA-Tower)/2013/50

Dated 19/08 /2013

## MEETING NOTICE

SUBJECT: - **MEETING REGARDING SELECTION OF  
CONSULTANT FOR SHORT LISTING IN RESPECT OF  
SBCA HEAD OFFICE BUILDING AT KARACHI.**

I am directed to inform that second meeting regarding Selection of Consultant for short listing of SBCA Head Office Building at Karachi is schedule on **23-08-2013 at 11.00 A.M** in the Conference Room of SBCA, First Floor, Civic Centre, Karachi.

All the following Members/co-opted Members of Consultant Selection Committee are requested to attend the meeting:-

- |   |                 |
|---|-----------------|
| 1. Plnr. Mumtaz Haider<br>Director, SBCA  | <b>Chairman</b> |
| 2. Mr. Adnan Nazir<br>Assistant Chief (PP&H Section)<br>Planning & Development Department<br>Government of Sindh. | Member          |
| 3. Deputy Secretary (Dev-I),<br>Finance Department,<br>Government of Sindh.                                       | Member          |
| 4. Engr. Ali Mehdi Kazmi<br>Director, SBCA  | Member          |
| 5. Ar./Plnr. Mustaali Yusuf Safri<br>Representative from PCATP  | Co-opted Member |
| 6. Engr. Arif Kassam<br>Representative from PEC   | Co-opted Member |

  
(ALI GHUFARAN) 19/8/2013  
Member/Secretary

### Distribution:-

1. All Committee Members, Consultant Selection Committee.
2. PS to DG. SBCA

13

DATED: 23-08-13



# SINDH BUILDING CONTROL AUTHORITY ATTENDANCE SHEET(SBCA -TOWER)

MEETING REGARDING SELECTION OF CONSULTANT FOR SHORT LISTING

SNO	NAME	DESIGNATION	SIGNATURE	REMARKS
1	Eng. Imtiaz	CEO of SBCA	[Signature]	
2	M. AADAN	AC, P&DD	[Signature]	
3	Eng. Alim Khan	Deputy	[Signature]	
4	Munir Ahmad	AC, P&DD	[Signature]	03333172488
5	Ali Ghouse	PD, SBCA Tower	[Signature]	
6	MUNTAZ HAIDER	SBCA	[Signature]	
7				
8				
9				
10				
11				
12				

**LIST OF CONSULTANTS / FIRMS APPLIED FOR SHORT LISTING  
OF ARCHITECTURAL AND CONSULTING FIRMS FOR SBCA HEAD OFFICE BUILDING AT KARACHI**

S.No.	Name of Consultant Application No. & Date	Registration No. with PEC / PCATP	Registration with Securities and Exchange commission of Pak or with Registrar firms (Companies)	Quality of Key Personnel	List of projects completed (with cost of consultancy date of start & completion) @ <u>THREE</u> marks / projects <b>EXPERIENCE + PAST PERFORMANCE</b>	Certificate / Affidavite that the firm is not black listed	Audited Statement of Account for the last 03 years with Bank Certificate by any Chartered Accountancy firm	10 marks	10 marks	10 marks	Organization setup	Total Marks	Remarks
13		10 marks	10 marks	10 marks	30 marks	10 marks	10 marks	10 marks	10 marks	10 marks	10 marks	100 marks	
14	GHANDARA CONSULTANT (Pvt) LTD.	10	10	8	20	10	10	10	7	7	7	82	Qualified
15	CONSULTANT GROUPS	10	10	8	25	10	10	10	8	8	7	88	Qualified
16	ESS.LAAR	10	10	10	25	10	10	10	8	8	8	91	Qualified
	NAJMI BILGRAMI (Pvt) Ltd												

**PROPOSAL SUBMITTED NOT IN LINE WITH EVALUATION CRITERIA ISSUED**

Engr. Ali Mehdi Kazmi  
(Member)

*[Signature]*  
23/09/2023  
DUS OF PAKISTAN

MUMTAZ AH GOLANJ Finance Department  
(Member)

*[Signature]*

M. Adnan Nazir, P & D Department  
(Member)

*[Signature]*  
23/09/2023

Mustaali Safri (PCATP)  
(Co-Opted Member)

*[Signature]*

Engr. Arif Kassam (PEC)  
(Co-Opted Member)

*[Signature]*

Ali Ghufraan, Project Director, SBCA Tower  
(Member)

*[Signature]*

Mmr. Mumtaz Haider  
(Chairman, CSC)

*[Signature]*

**LIST OF CONSULTANTS / FIRMS APPLIED FOR SHORT LISTING  
OF ARCHITECTURAL AND CONSULTING FIRMS FOR SBICA HEAD OFFICE BUILDING AT KARACHI**

S.No.	Name of Consultant Application No. & Date	Registration No. with PEC / PCATP	Registration with Securities and Exchange commission of Pak or with Registrar firms (Companies)	Quality of Key Personnel	List of projects completed (with cost of consultancy date of start & completion) @ <u>THREE</u> marks / projects <b>EXPERIENCE + PAST PERFORMANCE</b>	Certificate / Affidavite that the firm is not black listed	Audited Statement of Account for the last 03 years with Bank Certificate by any Chartered Accountancy firm	Professional EXPERIENCE	Organization setup	Total Marks	Remarks
		10 marks	10 marks	10 marks	30 marks	10 marks	10 marks	10 marks	10 marks	100 marks	
7	IDG (PVT.) LIMITED	10	10	8	25	10	10	8	8	89	Qualified
8	ENVIRON ENVISION	0	0	8	20	0	10	6	6	50	Not Qualified
9	SHAHAB GHANI & ASSOCIATES	5	0	5	20	10	10	6	6	62	Not Qualified
10	SHAHZAD ASSOCIATES	10	10	5	20	10	10	7	7	79	Qualified
11	LANDSCAPE	5	0	5	0	10	0	5	5	30	Not Qualified
12	WJ ASSOCIATES										

**EOI SUBMITTED ONLY FOR ELECTRICAL WORK SO DISQUALIFIED.**

<p>Engr. Ali Mehdi Kazmi (Member)</p> <p>Muस्ताفي Safi (PCATP) (Co-Opted Member)</p> <p>22/01/2012</p> <p>22/01/2012</p>	<p>MUMTAZ AU GOLONG (Member)</p> <p>Engr. Arif Kausam (PEC) (Co-Opted Member)</p> <p>M. Adnan Nazir, P &amp; D Department (Member)</p> <p>Ali Ghaffar, Project Director, SBICA Tower (Member)</p>	<p>22/01/13</p>
--	---	-----------------

**LIST OF CONSULTANTS / FIRMS APPLIED FOR SHORT LISTING  
OF ARCHITECTURAL AND CONSULTING FIRMS FOR SBCA HEAD OFFICE BUILDING AT KARACHI**

S.No.	Name of Consultant Application No. & Date	Registration No. with PEC / PCATP	Registration with Securities and Exchange commission of Pak or with Registrar firms (Companies)	Quality of Key Personnel	List of projects completed (with cost of consultancy date of start & completion) @ <u>THREE</u> marks / projects <b>EXPERIENCE + PAST PERFORMANCE</b>	Certificate / Affidavite that the firm is not black listed	Audited Statement of Account for the last 03 years with Bank Certificate by any Chartered Accountancy	PROFESSIONAL EXPERIENCE	Organization setup	Total Marks	Remarks
		10 marks	10 marks	10 marks	30 marks	10 marks	10 marks	10 marks	10 marks	100 marks	
1	PAKISTAN ENVIRONMENTAL PLANNING & ARCHITECTURAL CONSULTANTS	10	10	8	25	10	10	8	8	89	Qualified
2	ANJUM ADIL ASSOCIATE	5	0	6	20	10	10	7	7	65	Not Qualified
3	NESPAK(PVT).LTD.	10	10	8	28	10	10	9	9	94	Qualified
4	CONSULTECH INTERNATIONAL	10	10	8	25	10	10	8	8	89	Qualified
5	EA CONSULTING (PVT). LTD.	10	10	8	25	10	10	8	8	89	Qualified
6	QAMAR & ASSOCIATES	10	0	10	25	10	10	8	8	81	Qualified

 Engr. Ali Mehdi Kazmi (Member)  
 M. Adnan Nazir, P & D Department (Member)  
 Engr. Arif Kassam (PEC) (Co-Opted Member)  
 Pmr. Muntaz Haider (Chairman, CSC)  
 Mustaqbil Safi (PCATP) (Co-Opted Member)  
 Ali Ghufraan, Project Director, SBCA Tower (Member)  
**OUT BY PAKISTAN** 25/8/13



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## MINUTES OF MEETING REGARDING SELECTION OF SHORT LISTING OF CONSULTANT FOR CONSTRUCTION OF SBCA HEAD OFFICE BUILDING AT KARACHI HELD ON 23-08-2013

1- Following attended the Meeting :-

i). Plnr. Mumtaz Haider Director, SBCA	<b>Chairman</b>
ii). Muhammad Adnan Nazir Assistant Chief (PP&H Section) Planning & Development Department Government of Sindh.	Member
iii). Mr. Mumtaz Ali Gopang Deputy Secretary (Dev-I), Finance Department, Government of Sindh	Member
iv). Engr. Ali Mehdi Kazmi Director, SBCA	Member
v). Ar./Plnr. Mustaali Yusuf Safri Representative from PCATP	Co-opted Member
vi). Engr. Arif Kassam Representative from PEC	Co-opted Member
vii) Engr. Ali Ghufuran	Project Director/ Member

2- Meeting started with Recitation from Holy Quran.

3- Engineer Ali Mehdi Kazmi, Member Selection Committee briefed the participant about the Location & Construction of SBCA Head Office Building at Karachi. It was informed that Expression of interest has been published in three daily News paper i.e. Dawn, Jang & Kawish on 18-july-2013 as required under SPPRA Rule. Nineteen Consultants have obtain Evaluation Criteria from SBCA and with in due time, Sixteen Consultants have submitted their proposals for short listing. Furthermore, he requested the Participants to give their input / Suggestion on Terms of reference (TOR) of the Project already forwarded to them before the meeting/

*[Signature]*  
27/8/13

- 4- It is informed that SBCA has proposed 500 million fund allocation in Budget 2013-2014 which has been approved by Local Government Department, Government of Sindh with Cut down of 30 %.
- 5- The Committee after discussion on Evaluation Criteria and Marks granted to different Consultants and accordingly approved the Short-listing of Consultant. Ten Consultants obtain marks more than 75 as required for short listing so it is decided that letter of invitation shall be issued to them.
- 6- It was agreed that one month time be granted from date of issuance of letter of invitation to Consultant for Purchase as well as submission of term of reference (TOR) document to SBCA.
- 7- After discussion it is decided that minimum Technical Proposal score required to Qualify is 75 points as per Data sheet of TOR issued by SBCA.
- 8- It was decided that method of selection be "Least Cost Method" as per Data Sheet of TOR issued by SBCA.
- 9- Muhammad Adnan Nazir, representative of (P & D) Department, GoS, indicate that financial Proposal of TOR for Design Phase is not clear so it should be clarified properly. It is decided that in FORM FN-1, para-1 Design Phase, following be added "Section-V, sub-clause IV i.e. Scope of Services".
- 10- The Committee decided that interested Consultant shall purchase the proposal Document (RFP) at a cost of Rs. 10, 000 /=- (Non-Refundable) from SBCA.
- 11- The Committee decided that meeting shall be called on the date of opening of proposal document (RFP).
- 12- Meeting ended with vote of thanks to and from the Chair.

  
 ( Engr. Ali Ghufuran )  
 Project Director/Member

No.SBCA/PD (SBCA-Tower)/2013/ 51      Dated 27-08/2013

**Copy to:-**

- All Members, Consultant Selection Committee.
- PS to DG. SBCA.



# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
Gulshan-e-Iqbal, Karachi-5 (Pakistan)  
Phone: 021-99230329  
Fax: 021-99230326  
www.sbcg.gov.pk  
Dated 28-08 /2013

No. SBCA/PD-SBCA Tower/2013/52

To,  
Pakistan Environmental Planning and Architectural Consultants,  
24-D, 3<sup>rd</sup> Floor, Rashid Plaza, Blue Area,  
Islamabad,

**SUBJECT: DESIGN AND CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SINDH BUILDING CONTROL AUTHORITY AT KARACHI.**

1. This is to inform that SBCA, Client, is interested to appoint Consulting Firm for Consultancy Services for Construction of Head Office Building for Sindh Building Control Authority at Karachi. Services in the following areas are required:
  - Feasibility Report, Detail Topographic Survey, Soil Investigation
  - Architectural Planning, Structure Design, Electrical Design, Plumbing Design, HAVC System, Lifts/Escalators, Furniture Layout, Infrastructure/External Development etc
  - Bill of Quantities & Technical specifications including Engineer Estimate
  - Preparation of Tender and Bidding Documents.
  - Preparation/verification of Bills.
  - Detail Supervision of Construction Works.
2. This Request for Proposal (RFP) has been addressed to the following short listed consultants:-
  - i) Pakistan Environmental Planning & Arch. Consultants
  - ii) NESPAK(PVT).LTD.
  - iii) Consult-tech international
  - iv) EA Consulting (PVT).LTD.
  - v) Qamar & Associates
  - vi) IDG (PVT). LTD.
  - vii) Shahzad Associates
  - viii) Ghandara Consultant (PVT).LTD.
  - ix) Consultant Groups
  - x) ESS.LAAR
3. You are hereby invited to submit your Technical & Financial Proposals for Consultancy services for the above assignment, which would form the basic for future negotiations and ultimately to a contract agreement between Consultant firm and the SBCA.
4. The Proposal Document (RFP) may be purchased from the office of Project Director (SBCA Tower), Room No 207, Second Floor, Sindh Building Control Authority, Civic Centre, University Road, Gulshan-e-Iqbal, Karachi at a Cost of Rs. 10,000/- (Rupees Ten thousand only) (Non refundable) through pay order in favor of SBCA and shall be submitted on above address on or before 30-9-2013 by 11.00am.

  
Plnr. Mumtaz Haider

Chairman, Consultant Selection Committee  
Sindh Building Control Authority

Cc to:-

PS to DG.SBCA for kind information



# Sindh Building Control Authority

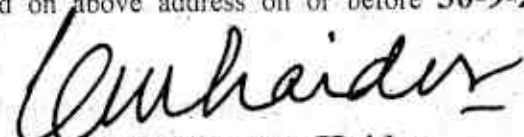
Civic Centre Annexe, University Road,  
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Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk  
Dated 28-08 /2013

No. SBCA/PD-SBCA Tower/2013/52

To,  
National Engineering & Services Pakistan (Pvt.) Ltd.,  
4<sup>th</sup> Floor, N.I.C.L. Building, Abbasi Shaheed Road,  
Off : Shahrah-e-Faisal,  
Karachi.

**SUBJECT: DESIGN AND CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SINDH BUILDING CONTROL AUTHORITY AT KARACHI.**

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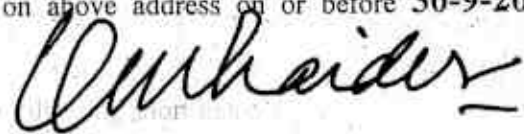
No. SBCA/PD-SBCA Tower/2013/52

Dated 28-08 /2013

To,  
**Consult-tech International,**  
141-Amir Khusro Road,  
Bahadur Yar Jang ,Housing Society,  
Karachi.

**SUBJECT: DESIGN AND CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SINDH BUILDING CONTROL AUTHORITY AT KARACHI.**

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Sindh Building Control Authority

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Fax: 021-99230326  
www.sbca.gov.pk  
Dated 28-08 /2013

No. SBCA/PD-SBCA Tower/2013/52

To,  
EA- Consulting ( Pvt.) Ltd.,  
A1-9, 15<sup>th</sup> Lane,  
Off: Khayaban-e- Hillal, Phase-VII, DHA  
Karachi.

**SUBJECT: DESIGN AND CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SINDH BUILDING CONTROL AUTHORITY AT KARACHI.**

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Mr. Mumtaz Haider

Chairman, Consultant Selection Committee  
Sindh Building Control Authority

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# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
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Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk


Dated 28-08 /2013

No. SBCA/PD-SBCA Tower/2013/ 52

To,  
Qamar & Associates,  
E-5, Glass Tower, Near Teen Talwar, Clifton,  
Karachi.

**SUBJECT: DESIGN AND CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SINDH BUILDING CONTROL AUTHORITY AT KARACHI.**

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**Mumtaz Haider**

Chairman, Consultant Selection Committee  
Sindh Building Control Authority

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Civic Centre Annexe, University Road,  
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Dated 28-08 /2013

No. SBCA/PD-SBCA Tower/2013/52

To,  
IDG (Pvt.) Ltd.,  
IDG House, C-13, KDA Scheme No.1,  
Main Habib Rehmatullah Road,  
Opposite PNS Karsaz, Karachi.

**SUBJECT: DESIGN AND CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SINDH BUILDING CONTROL AUTHORITY AT KARACHI.**

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9/6

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**Plnr. Mumtaz Haider**

Chairman, Consultant Selection Committee  
Sindh Building Control Authority

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# Sindh Building Control Authority

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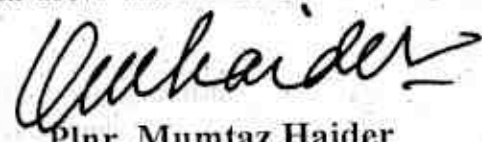
Dated 28-08 /2013


No. SBCA/PD-SBCA Tower/2013/ 52

To,  
**Shahzad Associates,**  
2<sup>nd</sup> Floor, Farzana Building,  
Shaheed-e-Millat road,  
Karachi.

**SUBJECT: DESIGN AND CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SINDH BUILDING CONTROL AUTHORITY AT KARACHI.**

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Plnr. Mumtaz Haider

  
Chairman, Consultant Selection Committee  
Sindh Building Control Authority

**Cc to:-**  
PS to DG.SBCA for kind information



# Sindh Building Control Authority

26

Civic Centre Annexe, University Road,  
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Phone: 021-99230329  
Fax: 021-99230326  
www.sbcā.gov.pk

Dated 28-08 /2013

No. SBCA/PD-SBCA Tower/2013/ **52**

To,  
**Gandhara Consultants (Pvt.) Ltd.**,  
C-204, KDA Scheme No.1-A,  
Karachi.

**SUBJECT: DESIGN AND CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SINDH BUILDING CONTROL AUTHORITY AT KARACHI.**

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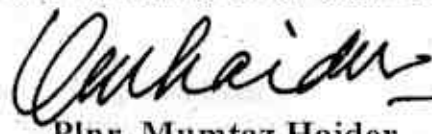
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27

# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
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Phone: 021-99230329  
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www.sbca.gov.pk

Dated 28-08 /2013

No. SBCA/PD-SBCA Tower/2013/52

To,  
**Consultant Groups,**  
CG House, 7-c, 21<sup>st</sup> Commercial Street,  
Phase-II (EXT.) D.H.A.,  
Karachi.

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  - x) ESS.LAAR
3. You are hereby invited to submit your Technical & Financial Proposals for Consultancy services for the above assignment, which would form the basic for future negotiations and ultimately to a contract agreement between Consultant firm and the SBCA.
4. The Proposal Document (RFP) may be purchased from the office of Project Director (SBCA Tower), Room No 207, Second Floor, Sindh Building Control Authority, Civic Centre, University Road, Gulshan-e-Iqbal, Karachi at a Cost of Rs. 10,000/- (Rupees Ten thousand only) (Non refundable) through pay order in favor of SBCA and shall be submitted on above address on or before **30-9-2013** by **11.00am.**

*o/c*

**Plnr. Mumtaz Haider**

Chairman, Consultant Selection Committee  
Sindh Building Control Authority

**Cc to:-**

PS to DG.SBCA for kind information



# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
Gulshan-e-Iqbal, Karachi-5 (Pakistan)  
Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk  
Dated 28-08 /2013

No. SBCA/PD-SBCA Tower/2013/ 52

To,  
**M/S ESS . I. AAR,**  
Suite no. 314 , 3<sup>rd</sup> Floor , Mashriq Centre,  
Sir Shah Suleiman Road, Gulshan-e- Iqbal , Block-14,  
Karachi.

**SUBJECT: DESIGN AND CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SINDH BUILDING CONTROL AUTHORITY AT KARACHI.**

1. This is to inform that SBCA, Client, is interested to appoint Consulting Firm for Consultancy Services for Construction of Head Office Building for Sindh Building Control Authority at Karachi.  
Services in the following areas are required:
  - Feasibility Report, Detail Topographic Survey, Soil Investigation
  - Architectural Planning, Structure Design, Electrical Design, Plumbing Design, HAVC System, Lifts/Escalators, Furniture Layout, Infrastructure/External Development etc
  - Bill of Quantities & Technical specifications including Engineer Estimate
  - Preparation of Tender and Bidding Documents.
  - Preparation/verification of Bills.
  - Detail Supervision of Construction Works.
2. This Request for Proposal (RFP) has been addressed to the following short listed consultants:-
  - i) Pakistan Environmental Planning & Arch. Consultants
  - ii) NESPAK(PVT).LTD.
  - iii) Consult-tech international
  - iv) EA Consulting (PVT).LTD.
  - v) Qamar & Associates
  - vi) IDG (PVT). LTD.
  - vii) Shahzad Associates
  - viii) Ghandara Consultant (PVT).LTD.
  - ix) Consultant Groups
  - x) ESS.I.AAR
3. You are hereby invited to submit your Technical & Financial Proposals for Consultancy services for the above assignment, which would form the basic for future negotiations and ultimately to a contract agreement between Consultant firm and the SBCA.
4. The Proposal Document (RFP) may be purchased from the office of Project Director (SBCA Tower), Room No 207, Second Floor, Sindh Building Control Authority, Civic Centre, University Road, Gulshan-e-Iqbal, Karachi at a Cost of Rs. 10,000/- (Rupees Ten thousand only) (Non refundable) through pay order in favor of SBCA and shall be submitted on above address on or before **30-9-2013** by **11.00am**.



**Mumtaz Haider**

Chairman, Consultant Selection Committee  
Sindh Building Control Authority

**Cc to:-**

PS to DG.SBCA for kind information.

**Allied Bank**  
CIVIC CENTRE  
D.A. BUILDING - KARACHI

CURRENT A/C No. 0010013918260060 BRANCH CODE 0140 CD-50 CHEQUE No. 22 26725863

Date 19 AUG 2013

29

Allied Bank Limited

PAY Mrs S.P.P.R.A OR BEARER  
RUPEES Two Thousand Only Rs. 2000/-

DO NOT WRITE BELOW THIS LINE BY GIFTING, TRANSFER, BY DIRECTOR/ADMIN

Sindh Building Control Authority

⑈ 26725863⑈014014010010013918260060⑈000⑈

*Received*  
*[Signature]*

6/9/13



Allied Bank

0010013918260060 0140

26725863

*[Faint signature]*





# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
Gulshan-e-Iqbal, Karachi-5 (Pakistan)  
Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk

No.SBCA/PD(SBCA-Tower)/2013/60

Dated 23/09 /2013

## MEETING NOTICE

**SUBJECT: - MEETING REGARDING TECHNICAL EVALUATION OF PROPOSAL DOCUMENT (RFP) SUBMITTED BY CONSULTANTS FOR SBCA HEAD OFFICE BUILDING AT KARACHI.**

I am directed to inform that Third meeting regarding Technical Evaluation of Proposal Documents (RFP) submitted by Consultants in respect of SBCA Head Office Building at Karachi is schedule on **30-09-2013** at **11.00 A.M** in the Conference Room of SBCA, First Floor, Civic Centre, Karachi.

All the following Members/co-opted Members of Consultant Selection Committee are requested to attend the meeting:-

- |   |                 |
|---|-----------------|
| 1. Plnr. Mumtaz Haider<br>Director, SBCA  | <b>Chairman</b> |
| 2. Mr. Adnan Nazir<br>Assistant Chief (PP&H Section)<br>Planning & Development Department<br>Government of Sindh. | Member          |
| 3. Mr. Mumtaz Ali Gopang,<br>Deputy Secretary (Dev-I),<br>Finance Department,<br>Government of Sindh              | Member          |
| 4. Engr. Ali Mehdi Kazmi<br>Director, SBCA  | Member          |
| 5. Ar./Plnr. Mustaali Yusuf Safri<br>Representative from PCATP  | Co-opted Member |
| 6. Engr. Arif Kassam<br>Representative from PEC   | Co-opted Member |

  
(ALI GHUFARAN) 23/9/13  
Member/Secretary

Encl:- AGENDA

### Distribution:-

1. All Committee Members, Consultant Selection Committee.
2. PS to DG, SBCA

## AGENDA

1. RECITATION FROM HOLY QURAN
2. CONFIRMATION OF MINUTES OF PREVIOUS MEETING DATED 23-8-2013
3. OPENING OF PROPOSAL DOCUMENTS (RFP) IN PRESENCE OF COMMITTEE MEMBERS
4. TECHNICAL EVALUATION OF PROPOSAL DOCUMENTS SUBMITTED BY CONSULTANTS.
5. ANY OTHER ISSUE APPROVED BY COMMITTEE

## AGENDA

1. RECITATION FROM HOLY QURAN
2. CONFIRMATION OF MINUTES OF PREVIOUS MEETING DATED 23-8-2013
3. OPENING OF PROPOSAL DOCUMENTS IN PRESENCE OF COMMITTEE MEMBERS
4. TECHNICAL EVALUATION OF PROPOSAL DOCUMENTS SUBMITTED BY CONSULTANTS.
5. ANY OTHER ISSUE APPROVED BY COMMITTEE

DATED: 30-09-13

**SINDH BUILDING CONTROL AUTHORITY**  
**ATTENDANCE SHEET(SBCA -TOWER)**

Third Meeting Regarding Technical Evaluation Of Proposal Document (RFP) Submitted By Consultants

S.NO	NAME	SIGN	DESIGNATION	SIGNATURE	TEL No/ MOBILE NO.
1	Plnr. Mumtaz Haider		Chairman, SBCA Tower		
2	Mr. Adnan Nazir		Assistant Chief (PP&H Section)/Member		
3	Mr. Mumtaz Ali Gopang		Deputy Secretary (Dev-I)/Member		
4	Engr. Ali Mehdi Kazmi		Director, SBCA/Member		
5	Ar./Plnr. Mustaaali Yusuf Safri		Representative from PCATP/Co-opt.Member		
6	Engr. Arif Kassam		Representative from PEC/Co-opt.Member		
7	Ali Ghuffran		Project Director/Member/Secretary		
8					
9					
10					
11					
12					

32/11



**LIST OF ISSUED / RECEIVED (RFP) FOR SBCA HEAD OFFICE BUILDING AT KARACHI**

S.No.	NAME OF CONSULTANT	PAY ORDER NUMBER	ISSUED DATE OF RFP	RECEIVED DATE OF	REMARKS
1	NESPAK (PVT.) LTD	P.o.no. 9108151/HBL/Bank/Dt:02/09/2013	2/9/2013	30/9/2013	
2	EA CONSULTING (PVT.) LTD.	P.o.No.6799304/HBL/Dt:04/sep/2013	4/9/2013	NOT SUBMITTED	
3	QAMAR & ASSOCIATES	P.o.No. 86467376/HBL/Dt:04/09/2013	6/9/2013	NOT SUBMITTED	
4	CONSULTANT GROUPS	P.o.No. 5114021/MCB/Dt:09/09/2013	9/9/2013	NOT SUBMITTED	
5	CONSULT-TECH INTERNATIONAL	P.o.No. 406415/Dubai islamic/Dt:09/09/2013	9/9/2013	30/9/2013	
6	IDG ( PVT.) LTD.	P.o.No.1177868/KASB/Dt: 06/09/13	9/9/2013	NOT SUBMITTED	
7	ESS.I.AAR	P.o.No. 2014324/Faysal Bank/Dt:16/09/2013	17/09/13	30/9/2013	

Engr. Ali Mehdi Kazmi  
(Member)

Mumtaz Ali Gopang,  
Finance Dept (Member)





Adnan Nazir, P & D Department  
(Member)



Mustaali Safri (PCATP)  
(Co-Opted Member)

Engr. Arif Kassam (PEC)  
(Co-opted Member)





Ali Ghufraan, Project Director  
(Member / Secretary)



Plnr. Mumtaz Haider (Chairman, CSC)



**EVALUATION OF TECHNICAL PROPOSAL**  
**DESIGN & CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SBCA AT KARACHI**

S.NO	CONSULTANT NAME	SPECIFICATION EXPERIENCE RELATED TO ASSIGNMENT	METHODOLOGY & WORK PLAN AS PER TOR				PROFESSIONAL STAFF QUALIFICATION & COMPETENCE						TOTAL MARKS	REMARKS
			METHODOLOGY & TECHNICAL APPROACH (20 POINTS)	WORK PLAN (15 POINTS)	ORGANIZATION STAFFING (15 POINTS)	TEAM LEADER (10 POINTS)	PROJECT ARCHITECT (10 POINTS)	STRUCTURE ENGINEER (5 POINTS)	MEP ENGINEER (5 POINTS)	CONTRACT ENGINEER (5 POINTS)	RESIDENT ENGINEER (5 POINTS)			
1	NESPAK (PVT.) LTD	10	15	15	10	10	5	5	5	5	4	100	Qualified	
2	CONSULT-TECH INTERNATIONAL	5	7	7	5	5	4	4	3	4	55	Not Qualified		
3	ESS.I.AAR	4	4	5	5	0	3	2	2	0	30	Not Qualified		

Engr. Ali Mehdi Kazmi (Member) 

Mumtaz Ali Gopang, Finance Department (Member) 

Adnan Nazir, P & D Department (Member) 

Mustaali Saifi (PCA/TP) (Co-Opted Member) 

Mr. Aarif Kassam (PEC) (Co-Opted Member) 

Ali Ghaffar, Project Director (Member of Secretary) 

Plnr. Mumtaz Haider (Chairman, CSC) 

35  
100



# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
Gulshan-e-Iqbal, Karachi-5 (Pakistan)  
Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk

No.SBCA/PD(SBCA-Tower)/2013/62

Dated 02/10 /2013

## MEETING NOTICE

**SUBJECT:- MEETING REGARDING FINALIZATION OF TECHNICAL EVALUATION OF PROPOSAL DOCUMENT (RFP) AS WELL AS OPENING OF FINANCIAL PROPOSALS SUBMITTED BY CONSULTANTS FOR CONSTRUCTION & SUPERVISION OF SBCA HEAD OFFICE BUILDING AT KARACHI.**

I am directed to inform that Fourth meeting regarding finalization of Technical Evaluation of Proposal Documents (RFP) as well as Opening of Financial Proposal of RFP submitted by Consultants in respect of construction & supervision of SBCA Head Office Building at Karachi is schedule on **9-10-2013 at 11.00 A.M** in the Conference Room of SBCA, First Floor, Civic Centre, Karachi.

All the following Members/co-opted Members of Consultant Selection Committee are requested to attend the meeting:-

- |  |                 |
|--|-----------------|
| 1. Plnr. Mumtaz Haider<br>Director, SBCA   | <b>Chairman</b> |
| 2. Mr. Abdul Kaleem c/o Adnan Nazir<br>Assistant Chief (PP&H Section)<br>Planning & Development Department<br>Government of Sindh. | Member          |
| 3. Mr. Mumtaz Ali Gopang,<br>Deputy Secretary (Dev-I),<br>Finance Department,<br>Government of Sindh                               | Member          |
| 4. Engr. Ali Mehdi Kazmi<br>Director, SBCA   | Member          |
| 5. Ar./Plnr. Mustaali Yusuf Safri<br>Representative from PCATP   | Co-opted Member |
| 6. Engr. Arif Kassam<br>Representative from PEC  | Co-opted Member |

o/c

  
**(ALIGHUFURAN)** 7/10/13  
Member/Secretary

- Encl:- 1. **AGENDA**  
2. **MINUTES OF MEETING DATED 30-9-2013**

### Distribution:-

1. All Committee Members, Consultant Selection Committee.
2. PS to DG. SBCA

## AGENDA

1. RECITATION FROM HOLY QURAN
2. CONFIRMATION OF MINUTES OF PREVIOUS MEETING DATED 30-9-2013
3. FINALIZATION OF TECHNICAL EVALUATION OF PROPOSAL DOCUMENTS SUBMITTED BY CONSULTANTS.
4. OPENING OF FINANACIAL PROPOSAL OF RFP SUBMITTED BY CONSULTANTS ON THE BASIS OF TECHNICAL EVALUATION
5. ANY OTHER ISSUE APPROVED BY COMMITTEE

## AGENDA

1. RECITATION FROM HOLY QURAN
2. CONFIRMATION OF MINUTES OF PREVIOUS MEETING DATED 30-9-2013
3. FINALIZATION OF TECHNICAL EVALUATION OF PROPOSAL DOCUMENTS SUBMITTED BY CONSULTANTS.
4. OPENING OF FINANACIAL PROPOSAL OF RFP SUBMITTED BY CONSULTANTS ON THE BASIS OF TECHNICAL EVALUATION
5. ANY OTHER ISSUE APPROVED BY COMMITTEE

*o/c*

10/37

**MINUTES OF MEETING REGARDING OPENING OF PROPOSAL DOCUMENTS  
(RFP) SUBMITTED BY CONSULTANTS FOR CONSTRUCTION OF SBCA HEAD  
OFFICE BUILDING AT KARACHI HELD ON 30-09-2013:-**

1- Following attended the Meeting :-

i). Plnr. Mumtaz Haider Director, SBCA	Chairman
ii). Mr. Abdul Kaleem Assistant Chief (PP&H Section) Planning & Development Department Government of Sindh.	Member
iii). Mr. Mumtaz Ali Gopang Deputy Secretary (Dev-I), Finance Department, Government of Sindh	Member
iv). Engr. Ali Mehdi Kazmi Director, SBCA	Member
v). Ar./Plnr. Mustaali Yusuf Safri Representative from PCATP	Co-opted Member
vi). Engr. Arif Kassam Representative from PEC	Co-opted Member
vii) Engr. Ali Ghufuran Project Director, SBCA	Secretary/ Member

- 2- Meeting started with Recitation from Holy Quran.
- 3- The committee confirmed the minutes of meeting held on 23-8-2013.
- 4- Chairman Consultant Selection Committee informs the participant that Seven Consultants have purchased proposal document (RFP) for Construction of Head Office Building from SBCA and within due time only Three Consultants have submitted their RFP in SBCA.
- 5- The submitted RFP's were opened in presence of participants of Consultant Selection Committee and financial proposal attached with RFP has been signed by participants on envelope for further action lateron.
- 6- It has been decided that sub-committee be constituted which includes representative of PEC & PCATP who shall quantify the Technical Proposal (RFP) submitted by consultants and their quantification of Technical Proposal shall be submitted in the next meeting for finalization of the matter.
- 7- It has been decided that Financial Proposal submitted by Consultants shall be opened and finalized in next meeting.
- 8- Meeting ended with vote of thanks to and from the Chair.

  
( Engr. Ali Ghufuran ) 30/9/13  
Secretary/Member

No.SBCA/PD (SBCA-Tower)/2013/61

Dated 02/10/2013

**Copy to:-**

- All Members, Consultant Selection Committee.
  - PS to DG, SBCA.
- o/c



# Sindh Building Control Authority

38

Civic Centre Annexe, University Road,  
Gulshan-e-Iqbal, Karachi-5 (Pakistan)  
Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk

No.SBCA/PD(SBCA-Tower)/2013/62

Dated 02/10/2013

## MEETING NOTICE

**SUBJECT:- MEETING REGARDING FINALIZATION OF TECHNICAL EVALUATION OF PROPOSAL DOCUMENT (RFP) AS WELL AS OPENING OF FINANCIAL PROPOSALS SUBMITTED BY CONSULTANTS FOR CONSTRUCTION & SUPERVISION OF SBCA HEAD OFFICE BUILDING AT KARACHI.**

Dir/TP  
DD-II  
Prgr  
Din  
7/10

SBCA OFFICE  
2/10

I am directed to inform that Fourth meeting regarding finalization of Technical Evaluation of Proposal Documents (RFP) as well as Opening of Financial Proposal of RFP submitted by Consultants in respect of construction & supervision of SBCA Head Office Building at Karachi is schedule on 9-10-2013 at 11.00 A.M in the Conference Room of SBCA, First Floor, Civic Centre, Karachi.

All the following Members/co-opted Members of Consultant Selection Committee are requested to attend the meeting:-

- |  |                 |
|--|-----------------|
| 1. Plnr. Mumtaz Haider<br>Director, SBCA   | Chairman        |
| 2. Mr. Abdul Kaleem c/o Adnan Nazir<br>Assistant Chief (PP&H Section)<br>Planning & Development Department<br>Government of Sindh. | Member          |
| 3. Mr. Mumtaz Ali Gopang,<br>Deputy Secretary (Dev-I),<br>Finance Department,<br>Government of Sindh                               | Member          |
| 4. Engr. Ali Mehdi Kazmi<br>Director, SBCA   | Member          |
| 5. Ar./Plnr. Mustafaali Yusuf Safri<br>Representative from PCATP   | Co-opted Member |
| 6. Engr. Arif Kassam<br>Representative from PEC  | Co-opted Member |

(ALIGHUFURAN)  
Member/Secretary

- Encl:- 1. AGENDA  
2. MINUTES OF MEETING DATED 30-9-2013

### Distribution:-

1. All Committee Members, Consultant Selection Committee.  
2. PS to DG. SBCA

## AGENDA

1. RECITATION FROM HOLY QURAN
2. CONFIRMATION OF MINUTES OF PREVIOUS MEETING DATED 30-9-2013
3. FINALIZATION OF TECHNICAL EVALUATION OF PROPOSAL DOCUMENTS SUBMITTED BY CONSULTANTS.
4. OPENING OF FINANACIAL PROPOSAL OF RFP SUBMITTED BY CONSULTANTS ON THE BASIS OF TECHNICAL EVALUATION
5. ANY OTHER ISSUE APPROVED BY COMMITTEE

## AGENDA

1. RECITATION FROM HOLY QURAN
2. CONFIRMATION OF MINUTES OF PREVIOUS MEETING DATED 30-9-2013
3. FINALIZATION OF TECHNICAL EVALUATION OF PROPOSAL DOCUMENTS SUBMITTED BY CONSULTANTS.
4. OPENING OF FINANACIAL PROPOSAL OF RFP SUBMITTED BY CONSULTANTS ON THE BASIS OF TECHNICAL EVALUATION
5. ANY OTHER ISSUE APPROVED BY COMMITTEE

DATED: 09-10-13

**SINDH BUILDING CONTROL AUTHORITY  
ATTENDANCE SHEET(SBCA - TOWER)**

Fourth Meeting Regarding Finalization of Technical Evaluation of Proposals document(RFP) as well as Financial Proposal Submitted By Consultants

S.NO	NAME	DESIGNATION	SIGNATURE	TEL No/ MOBILE NO.
1	Plnr. Mumtaz Haider	Chairman, SBCA Tower		0321-8236972
2	Mr. Adnan Nazir / A. Kadeem Pk	Assistant Chief (PP&H Section)/Member		0321-3092042
3	Mr. Mumtaz Ali Gopang	Deputy Secretary (Dev-I)/Member		
4	Engr. Ali Mehdi Kazmi	Director, SBCA/Member		0300-8224-552
5	Ar./Plnr. Mustaali Yusuf Safri	Representative from PCATP/Co-opt.Member		0300 211 0966
6	Engr. Arif Kassam	Representative from PEC/Co-opt.Member		
7	Ali Ghufran	Project Director/Member/Secretary		
8				
9				
10				
11				
12				



# SINDH BUILDING CONTROL AUTHORITY

48

No. SBCA/PD-SBCA TOWER/2013/63

Dated 09.10/2013

## CONSULTANT EVALUATION REPORT

1. Name of Procuring Agency: SINDH BUILDING CONTROL AUTHORITY
2. Tender Reference No: \_\_\_\_\_
3. Tender Description/Name of work/item: DESIGN & CONSTRUCTION SUPERVISION OF HEAD OFFICE BUILDING FOR SBCA AT KARACHI
4. Method of selection of Consultant: LEAST COST SELECTION METHOD
5. Tender Published: SPPRA S.No-16916 EXPRESSION OF INTEREST PUBLISHED ON DATED 18-7-2013 IN DAILY DAWN, JANG & KAWISH HYDERABAD & CORRIDENDUM ISSUED IN DAILY DAWN, JANG & KAWISH HYDERABAD DATED 22-7-2013  
Print & Electronic Media (SPPRA ID No. & News papers names with dates)
6. Total RFP Sold: SEVEN
7. Total RFP Received: THREE
8. Technical Proposal Opening date: (if applicable) 30-09-2013
9. No. of RFP technically qualified (if applicable): ONE
10. RFP Rejected: TWO
11. Financial Proposal Opening date: 09-10-2013

### 12. Bid Evaluation Report:

S.NO.	Name of Consulting Firm	Ranking in terms of Technical Proposal with Marks	Cost offered by the Consultant for Consultancy services	Reason for acceptance/ rejection	Remarks
1.	NESPAK (PVT.) LTD	TOP / 99	1.75% ( Design Phase) 1.75% (Supervision Phase)	Accepted	
2.	Consult-Tech International	SECOND / 50	Not opened	Not Qualified therefore Rejected	Min. Marks required for Technical Proposal is 75.0
3.	ESS.IAAR	THIRD / 30	Not opened	Not Qualified therefore Rejected	Min. Marks required for Technical Proposal is 75.0

Engr. Ali Mehdi Kazmi  
(Member)



Mumtaz Ali Gopang, D.S (Dev-I)  
Finance Department, GoS  
(Member)



Adnan Nazir, Assist. Chief (PP&H),  
P&D Department, GoS ( Member)



Mr. Arif Kasam (PEC)  
(Co-Opted Member)



Mustaali Safri (PCATP)  
(Co- Opted Member)



Ali Ghufuran, Project Director  
(Secretary/ Member)



Plnr. Mumtaz Haider  
(Chairman, CSC)



### Director (CB) SPPRA

With a request to upload on the Website of SPPRA Authority.

### Director (computer) Section

With a request to upload on the SBCA website.

### Cc.

1. DG. SBCA
2. Director (Administration), SBCA.
3. Deputy Director (Account/Finance), SBCA.
4. Office Copy.

**DO NOT OPEN WITH THE TECHNICAL PROPOSAL**

**FINANCIAL PROPOSAL**

**CONSULTANCY SERVICES FOR DESIGN AND CONSTRUCTION  
SUPERVISION OF HEAD OFFICE BUILDING FOR SINDH BUILDING  
CONTROL AUTHORITY AT KARACHI**

**Project Director (SBCA Tower)  
Room no. 207, 2<sup>nd</sup> Floor  
SBCA Head Office  
Anne Civic Centre Annexe, University Road  
Gulshan e Iqbal, Karachi  
Ph: 021 99230326**

~~42~~  
~~42~~



**NATIONAL ENGINEERING SERVICES PAKISTAN (PVT.) LIMITED**  
Architecture & Planning Division Karachi  
4<sup>th</sup> Floor, N.I.C.L. Building, Abbasi Shaheed Road,  
Off Shahr-e-Faisal, Karachi  
Ph: 021 99225430-33

43 ~~42~~ 2020

**FORM FIN-1 SUMMARY OF COSTS**

<u>STAGES</u>	<u>PROFESSION FEE (% Estimated Cost)</u>
Stage-I, Design / Document as per Section-V, sub-clause-iv of (TOR)	1.75%
Stage-II, Construction Supervision as per (TOR)	1.75%
Total Cost of the Proposal (% of estimated cost)	3.50%

*Final*

----- x ----- *End* x ----- x -----

FORM FIN-1 SUMMARY OF COSTS

*Mumtaz Jilani*



**MUMTAZ JILANI**  
General Manager/Project Manager  
National Engineering Services Pakistan  
A&P Division - Karachi

*Mujib*  
09/10/13

*Mujib*  
9/10/13

*Mujib*  
9/10/13

*Mujib*

*Mujib*  
9/10/13

*Mujib*  
9/10/2013

*Mujib*  
09/10/13

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### APPENDIX C

## REMUNERATION FOR SERVICES & SCHEDULE OF PAYMENT (Design/Supervision)

(with reference to Article 5)

#### C-1 Total Remuneration

Design/Document Stage - 1.75 % of the total project cost  
Construction Supervision Stage - 1.75% of the total project cost.

#### C-2 SCHEDULE OF PAYMENTS

##### i) STAGE-I :- DESIGN / DOCUMENT

- On submission / approval of conceptual design 10%
- On submission of Tender Documents for soil investigation 5%
- On submission of Preliminary Design & Drawings 10%
- On submission of Final Architectural Design 10%
- On submission of Final Structure design 10%
- On submission of Cost Estimates 15%
- On submission of Draft Tender Documents 15%
- On submission of Final Tender Documents 15%
- On submission of Tender Evaluation Report 10%

##### ii) STAGE-II: - CONSTRUCTION SUPERVISION

- a). The Consultancy fee during construction stage shall be paid in equal monthly installments payable during stipulated period of Construction/ as defined in the construction contract.
- b). For any extension in Supervision Period, the consultants shall be paid monthly installments on the rates for original monthly installment.
- c). The final bill of the consultants shall be established on completion of works / establishment of Final Contract Price of Construction Contract(s).
- d). 10% security deposit shall be withheld from each payment to consultant which shall be refunded after expiry of maintenance period of Building by the Contractor.

*Handwritten signatures and dates:*  
 2/10/13  
 09/10/13  
 9/10/13  
 9/10

*Signature of MUMTAZ JILANI*  
**MUMTAZ JILANI**  
 General Manager/Project Manager  
 National Engineering Services Pakistan  
 A&P Division - Karachi



*Handwritten signatures and dates:*  
 9/10/13

# NATIONAL ENGINEERING SERVICES PAKISTAN (PVT) LIMITED

NESPAK House, 1-C, Block-N, Model Town Extension, Lahore - 54700, Pakistan



P000-08/08/FA/01/587

September 26, 2013

## AUTHORITY LETTER

I, FARHAT ADIL, VICE PRESIDENT NESPAK Karachi, hereby authorize the following person to sign proposal on behalf of NESPAK in response of the Request for Proposal (RFP) issued by the Sindh Building Control Authority for submission of Technical and Financial Proposals for the project "Consultancy Services for Design and Construction Supervision of Head Office Building for Sindh Building Control Authority at Karachi".

Ar. Mumtaz Jilani

General Manager (BD)

Architecture and Planning Division - NESPAK, Karachi

4<sup>th</sup> Floor, N.I.C.L. Building, Abbasi Shaheed Road,

Off Sharah-e-Faisal, Karachi

Contact Nos. 021-99225430-33 (Ext. 20) Cell: 0321-2342548

Fax: 021-99225424

Authorized Signature

Initial

*Ar. Mumtaz Jilani*  
*09/10/13*

Very truly yours,

FARHAT ADIL  
Vice President / Head

*F. Adil*  
*9/10/13*

*[Signature]*  
*9/10/2013*

FARHAT ADIL  
Vice President / Head

*A. Haider*  
*09/10/13*

*[Signature]*  
*9/10/13*

Telephone: 92-42-9090000 Fax: 0092-42-9231950  
E-mail: <info@nespak.com.pk>, <nespak@wol.net.pk>  
P.O.Box: 1351, Lahore  
Web Site: <http://www.nespak.com.pk>



508 46

**MINUTES OF MEETING REGARDING FINALIZATION OF QUANTIFICATION OF TECHNICAL PROPOSAL AS WELL AS OPENING OF FINANCIAL PROPOSALS SUBMITTED BY CONSULTANTS FOR CONSTRUCTION OF SBCA HEAD OFFICE BUILDING AT KARACHI HELD ON 9-10-2013:-**

1- Following attended the Meeting :-

i). Pmr. Mumtaz Haider Director, SBCA	<b>Chairman</b>
ii). Mr. Abdul Kaleem Assistant Chief (PP&H Section) Planning & Development Department Government of Sindh.	Member
iii). Mr. Mumtaz Ali Gopang Deputy Secretary (Dev-1), Finance Department, Government of Sindh	Member
iv). Engr. Ali Mehdi Kazmi Director, SBCA	Member
v). Ar./Pmr. Mustaali Yusuf Safri Representative from PCATP	Co-opted Member
vi). Engr. Arif Kassam Representative from PEC	Co-opted Member
vii) Engr. Ali Ghufuran Project Director, SBCA	Secretary/ Member

- 2- Meeting started with Recitation from Holy Quran.
- 3- The committee confirmed the minutes of meeting held on 30-9-2013.
- 4- Chairman Consultant Selection Committee informed the participants that sub-committee which includes representatives of PEC & PCATP has quantify the Technical Proposals and only NESPAK has been qualified.
- 5- The committee re-examined the matter of quantification of Technical Proposal of consultants and concluded that quantification made by sub-committee shall be considered as final.
- 6- Thereafter, committee opened the Financial Proposal submitted by NESPAK. The NESPAK submitted 1.75% for Design Phase and 1.75% for Construction Supervision Phase of the Total Project Cost. The committee accepted the financial proposal of NESPAK but requested SBCA to negotiate with NESPAK as per clause 69 of TOR in order to reach the agreement on all points and sign a Contract Agreement.
- 7- The committee decided that Financial Proposal submitted by other Consultants shall not be opened and same are to be returned to consultants after reaching final contract agreement with NESPAK.
- 8- Meeting ended with vote of thanks to and from the Chair.

  
( Engr. Ali Ghufuran )  
Secretary/Member

No.SBCA/PD (SBCA-Tower)/2013/64

Dated 22/10/2013

**Copy to:-**

- All Members, Consultant Selection Committee.
- PS to DG. SBCA.



47-10-13

# Sindh Building Control Authority

Civic Centre Annexe, University Road,  
Gulshan-e-Iqbal, Karachi-5 (Pakistan)  
Phone: 021-99230329  
Fax: 021-99230326  
www.sbca.gov.pk

Dated 22/10 /2013

No.SBCA/PD(SBCA-TOWER)/2013/65

**Arch. Mumtaz Jilani**  
**General Manager (BD), NESPAK**

4<sup>TH</sup> Floor, N.I.C.L Building,  
Abbasi Shaheed Road, Off Shakra-e-Faisal,  
Karachi.

**SUBJECT: - NEGOTIATION ON FINANCIAL PROPOSAL FOR SBCA HEAD  
OFFICE BUILDING AT KARACHI.**

This is to inform you that Consultant Selection Committee has accepted your Financial Proposal for SBCA Head Office Building at Karachi as per conditions of TOR.

In this regard, Authority has decided to call the meeting on **25-10-2013 at 3.30 p.m** for negotiation and in order to reach an agreement on all points as per Clause-69 of TOR in the Office of **Chairman (Mr. Mumtaz Haider)**, Consultant Selection Committee at First Floor, Civic Centre, Karachi. Accordingly authority shall sign Final Consultancy Contract Agreement as per Clause-71 of TOR.

No TA/DA shall be allowed for attending the office of SBCA.

  
**(ALIGHUFURAN)** 22/10/2013

Member/Secretary  
Consultant Selection Committee, SBCA

**Copy to:-**

1. Deputy Director (General), SBCA
2. PS to DG.SBCA

att: Mr. Ghaffar  
From  
Ghaffar  
23-10-13



**AMJAD A. KHAN**  
Managing Director & President

**NATIONAL ENGINEERING SERVICES PAKISTAN (PVT) LTD.**  
CONSULTING ENGINEERS  
1-C, Block-N  
Model Town Extension  
P.O. Box 1351  
Lahore - Pakistan

**AUTHORIZATION**

Mr. Muhammad Arif Changezi, GM/Head Architect & Planning Division Karachi of National Engineering Service Pakistan (Pvt.) Limited. (hereinafter called NESPAK) is hereby authorized to act on behalf of NESPAK in matters regarding applying for registration, offering bids, negotiating contracts, signing of contract documents/agreements with client "Sindh Building Control Authority" on behalf of NESPAK.

Signed at Lahore this 22<sup>nd</sup> day of October 2013.

Amjad A. Khan  
Managing Director  
(NESPAK)

Witnesses

1. Mr. Ahsan Anwar  
GM/Head Coordination Division

2. Mr. Bashir Ahmad Ch.  
Advisor Legal, Coordination Division

**AUTHORIZATION**

Amjad A. Khan  
Managing Director  
(NESPAK)





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**MINUTES OF MEETING REGARDING NEGOTIATION BETWEEN SBCA & NESPAK  
FOR CONSTRUCTION OF SBCA HEAD OFFICE BUILDING HELD ON 18-10-2013.**

1- Following attended the Meeting :-

**REPRESENTATIVE OF NESPAK**

- i) **Muhammad Arif Changezi**  
General Manager & Division Head
- ii) **Iqbal Ahmed Baloch**  
Chief Architect
- iii) **Mr. Rashid Hussain**  
Principal Engineer (Contracts)

**REPRESENTATIVE OF SBCA**

- i) **Mumtaz Haider**  
Chairman, CSC
- ii) **Ali Mehdi Kazmi**  
Director /Member, CSC
- iii) **Ali Ghufraan**  
P.D/Secretary/Member

2- Meeting started with Recitation from Holy Quran.

3- NESPAK requested to include 2% in the payment of submission of conceptual Design on account Soil Investigation and remaining 3 % out of 5% may be released on submission of Tender Document of soil investigation as per Financial Proposal. The matter was discussed in detail and subsequently SBCA agreed in the matter as that requested by NESPAK.

4- The NESPAK pointed out that 5% of fee is normally withheld by the Client as security deposit. During discussion, it is pointed out that NESPAK has agreed on 10% Security Deposit in Financial Proposal submitted to SBCA so that the request for reduction in the rate of security deposit was denied by SBCA, which NESPAK agreed.

5- The matter regarding escalation in the Consultancy fee was discussed as the Construction Supervision phase may escalate beyond proposed 18 months. SBCA informed that Authority has allocated the required Funds for SBCA Head Office Building and therefore no Financial Constraints will be observed during Construction period on this head. NESPAK was advised to complete the task of Design & Construction Supervision Phase as per Schedule in RFP and no delay will be allowed until and unless something occurs beyond Human Control, which NESPAK agreed. But on other hand if construction Phase exceed 18 month than escalation will be calculated as per formula defined by SPPRA RFP:-

$$R1 = R10 \times I1/I10$$

Remuneration pursuant to the rates set forth in Annex-C shall be adjusted every 12 months (and, for the first time, with effect for the remuneration earned in the 13<sup>th</sup> calendar month after the date of the Contract). Where R1 is the adjusted remuneration, R10 is the remuneration payable on the basis of the rates set forth in Annex-C for payable remuneration, I1 is the official rate of inflation for the first month for which the adjustment is to have effect and I10 is the official rate of inflation for the month of the contract.

## **EVALUATION CRITERIA**

### APPROACH, METHODOLOGY, PROFESSIONAL AND ORGANIZATIONAL SETUP (TOTAL MARKS 100)

- 1. Valid Registration No. with PEC / PCATP** (10 Marks)
- 2. . Organization setup/ Profile of Firm** (10 Marks)
  - (a) Name, Address, telephone, Phone Number and Email address of firm/individual.
  - (b) Ownership and organizational structure of firm.
  - (c) Year of establishment.
- 3. Key Personnel Qualification & Experience.**
  - (a) Academic Qualification:- Minimum Qualification for Architect be B. Arch and for Engineer be B.E (Civil) (Marks 05 for basic qualification, additional 03 marks for Master degree and 02 Marks for Ph.D) (10 Marks)
  - (b) Professional Experience in relevant field for last 10 years. (10 Marks)
- 4. Experience and Past performance:-**
  - (a) List of similar assignments with cost, under taken in the last 10 years (03 Marks for each assignment). (15 Marks)
  - (b) List of similar assignment executed in similar Geographical condition (03 Marks for each assignment) (15 Marks)

Performance certificate of assignments/ project completed are to be attached.
- 5. Certificate / Affidavit that the firm is not black listed.** (10 Marks)
- 6. Audit Statement of Account for the last 03 years with bank Certificate by any Chartered Accountancy firm.** (10 Marks)
- 7. Valid Registration with Securities and Exchange Commission of Pak or with Registration of firm.** (10 Marks)

**Total Marks = 100**

#### **Important Notes:**

- The above markings shall be given on the basis of information provided by the firm.
- Minimum Qualifying marks are 75.
- SBCA reserved the rights to accept or reject any or all EOI for short listing of the Consultant /Consulting firms subject to relevant provisions of SPPRA Rule-2010

ISSUED TO \_\_\_\_\_ DATED \_\_\_\_\_

LIST OF CONSULTANCY FIRM WHOM EVALUATION CRITERIA ISSUED AND FROM WHOM EOI RECEIVED IN SBCA WITH DATE

S.NO.	CONSULTANT NAME	EVALUATION CRITERIA ISSUED DATE BY SBCA	EOI RECEIVING DATE FROM CONSULTANT	REMARKS
1	PAKISTAN ENVIRONMENTAL PLANNING & ARCHITECTURAL CONSULTANTS	18-Jul-13	26-Jul-13	Evaluation Criteria send through e-mail
2	NAQVI & SIDDIQUI ASSOCIATES	19-Jul-13	Not Recieved	
3	ANJUM ADIL ASSOCIATE	23-Jul-13	5-Aug-13	
4	NESPAK(PVT).LTD.	23-Jul-13	2-Aug-13	
5	CONSULTECH INTERNATIONAL	23-Jul-13	6-Aug-13	
6	EA CONSULTING (PVT). LTD.	23-Jul-13	6-Aug-13	
7	QAMAR & ASSOCIATES	24-Jul-13	5-Aug-13	
8	IDG (PVT.)LIMITED	25-Jul-13	6-Aug-13	
9	ENVIRON ENVISION	25-Jul-13	5-Aug-13	Evaluation Criteria send through e-mail
10	SHAHAB GHANI	25-Jul-13	5-Aug-13	
11	MMP(Multimedia Desciplinary Engr.)	25-Jul-13	Not Recieved	
12	SHAHZAD ASSOCIATES	29-Jul-13	6-Aug-13	
13	MAHFOOZUR REHMAN & NAQVI HUSSAIN ASSOCIATES	30-Jul-13	Not Recieved	
14	LANDSCAPE	Not taken	30-Jul-13	
15	WJ ASSOCIATES	Not taken	31-Jul-13	
16	GHANDARA CONSULTANT	Not taken	5-Aug-13	
17	CONSULTANT GROUPS	1-Aug-13	6-Aug-13	
18	ESS.I.AAR	5-Aug-13	6-Aug-13	
19	NAJMI BILGRAMI (Pvt) Ltd	Not,taken	6-Aug-13	

Engr. Ali Mehdi Kazmi  
(Member)

Mustali Yousuf Safri (PCATP)  
(Co-opted Member)

Ali Ghufraan (Project Director)  
(Member/Secretary)

Pin. Mumtaz Haider (Chairman, CSC)

Finance Department  
(Member)

Mr. Arif Kassam (PEC)  
(Co-Opted Member)

Adnan Nazir, P & D Department  
(Member)

on behalf of DS (C&E)

Salam Hyder  
Kholehar

**LIST OF CONSULTANTS / FIRMS APPLIED FOR SHORT LISTING  
OF ARCHITECTURAL AND CONSULTING FIRMS FOR SBCA HEAD OFFICE BUILDING AT KARACHI**

S.No.	Name of Consultant Application No. & Date	Registration No. with PEC / PCATP	Registration with Securities and Exchange commission of Pak or with Registrar firms (Companies)	Quality of Key Personnel	List of projects completed (with cost of consultancy date of start & completion) @ <u>THREE</u> marks / projects <b>EXPERIENCE + PAST PERFORMANCE</b>	Certificate / Affidavite that the firm is not black listed	Audited Statement of Account for the last 03 years with Bank Certificate by any Chartered Accountancy	<b>PROFESSIONAL EXPERIENCE</b>	Organization setup	Total Marks	Remarks
		10 marks	10 marks	10 marks	30 marks	10 marks	10 marks	10 marks	10 marks	100 marks	
1	PAKISTAN ENVIRONMENTAL PLANNING & ARCHITECTURAL CONSULTANTS	10	10	8	25	10	10	8	8	89	Qualified
2	ANJUM ADIL ASSOCIATE	5	0	6	20	10	10	7	7	65	Not Qualified
3	NESPAK(PVT).LTD.	10	10	8	28	10	10	9	9	94	Qualified
4	CONSULTECH INTERNATIONAL	10	10	8	25	10	10	8	8	89	Qualified
5	EA CONSULTING (PVT). LTD.	10	10	8	25	10	10	8	8	89	Qualified
6	QAMAR & ASSOCIATES	10	0	10	25	10	10	8	8	81	Qualified

Engr. Ali Mehdi Kazmi  
(Member)

Mustaali Saffri (PCATP)  
(Co-Opted Member)

*but by Pakistan*

*MUMTAZ ALI KOPANG*  
(Member) *DS (Dev-2)*

Engr. Arif Kassam (PEC)  
(Co-Opted Member)

Plnr. Mumtaz Haider  
(Chairman, CSC)

M. Adnan Nazir, P & D Department  
(Member)

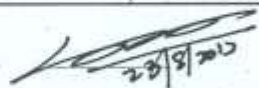
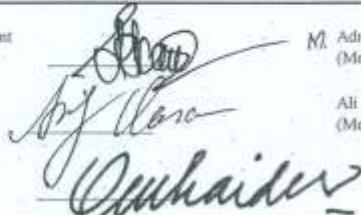
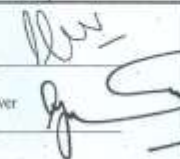
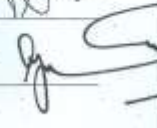
Ali Ghufraan, Project Director, SBCA Tower  
(Member)

*25/8/13*

**LIST OF CONSULTANTS / FIRMS APPLIED FOR SHORT LISTING  
OF ARCHITECTURAL AND CONSULTING FIRMS FOR SBGA HEAD OFFICE BUILDING AT KARACHI**

S.No.	Name of Consultant Application No. & Date	Registration No. with PEC / PCATP	Registration with Securities and Exchange comission of Pak or with Registrar firms (Companies)	Quality of Key Personnel	List of projects completed (with cost of consultancy date of start & completion) @ <u>THREE</u> marks / projects <b>EXPERIENCE + PAST PERFORMANCE</b>	Certificate / Affidavite that the firm is not black listed	Audited Statement of Account for the last 03 years with Bank Certificate by any Chartered Accountancy firm	<b>PROFESSIONAL EXPERIENCE</b>	Organization setup	Total Marks	Remarks
		10 marks	10 marks	10 marks	30 marks	10 marks	10 marks	10 marks	10 marks	100 marks	
7	IDG (PVT.) LIMITED	10	10	8	25	10	10	8	8	89	Qualified
8	ENVIRON ENVISION	0	0	8	20	0	10	6	6	50	Not Qualified
9	SHAHAB GHANI & ASSOCIATES	5	0	5	20	10	10	6	6	62	Not Qualified
10	SHAHZAD ASSOCIATES	10	10	5	20	10	10	7	7	79	Qualified
11	LANDSCAPE	5	0	5	0	10	0	5	5	30	Not Qualified
12	WJ ASSOCIATES	<b>EOI SUBMITTED ONLY FOR ELECTRICAL WORK SO DISQUALIFIED.</b>									
<p>Engr. Ali Mehdi Kazmi (Member) <i>22/8/2013</i>          Mustali Safri (PCATP) (Co-Opted Member) <i>OUT OF PAKISTAN</i></p> <p><b>MUMTAZ Ali GOLANG</b>, Finance Department (Member)          Engr. Arif Kassam (PEC) (Co-Opted Member)          Plnr. Mumtaz Haider (Chairman, CSC)</p> <p><i>Signature</i>  <i>Signature</i></p> <p>M. Adnan Nazir, P &amp; D Department (Member)          Ali Ghufraan, Project Director, SBGA Tower (Member) <i>23/8/13</i></p>											

**LIST OF CONSULTANTS / FIRMS APPLIED FOR SHORT LISTING  
OF ARCHITECTURAL AND CONSULTING FIRMS FOR SBCA HEAD OFFICE BUILDING AT KARACHI**

S.No.	Name of Consultant Application No. & Date	Registration No. with PEC / PCATP	Registration with Securities and Exchange commission of Pak or with Registrar firms (Companies)	Quality of Key Personnel	List of projects completed (with cost of consultancy date of start & completion) @ <u>THREE</u> marks / projects <u>EXPERIENCE + PAST PERFORMANCE</u>	Certificate / Affidavite that the firm is not black listed	Audited Statement of Account for the last 03 years with Bank Certificate by any Chartered Accountancy firm	<u>PROFESSIONAL EXPERIENCE</u>	Organization setup	Total Marks	Remarks
		10 marks	10 marks	10 marks	30 marks	10 marks	10 marks	10 marks	10 marks	100 marks	
13	GHANDARA CONSULTANT (Pvt) LTD.	10	10	8	20	10	10	7	7	82	Qualified
14	CONSULTANT GROUPS	10	10	8	25	10	10	8	7	88	Qualified
15	ESSLAAR	10	10	10	25	10	10	8	8	91	Qualified
16	NAJMI BILGRAMI (Pvt) Ltd	PROPOSAL SUBMITTED NOT IN LINE WITH EVALUATION CRITERIA ISSUED									
<p>Engr. Ali Mehdi Kazmi (Member)  23/8/2015</p> <p>MUSTAALI SAFI (PCATP) (Co-Opted Member) <u>DUT OF PAKISTAN</u></p> <p>MUNTAZ AH GORANI Finance Department (Member)</p> <p>Engr. Arif Kassam (PEC) (Co-Opted Member)</p> <p>Plnr. Mumtaz Haider (Chairman, CSC) </p> <p>M. Adnan Nazir, P &amp; D Department (Member) </p> <p>Ali Ghufraan, Project Director, SBCA Tower (Member)  23/8/2015</p>											