



REQUEST FOR EXPRESSIONS OF INTEREST (REOI)

Design Consultancy Services for Afghan Currency & Stock Exchange Market

Country:	Afghanistan
Name of Project:	DESIGN CONSULTANCY FOR AFGHAN CURRENCY & STOCK EXCHANGE MARKET
Grant No.:	Government Fund
Assignment Title:	Design Services
Contract Package IDs:	REOI Ref. No. MUDH/1397/S-017
Issuance Date:	January 23 rd , 2018
Closing Date:	February 6 th , 2018

1. Background:

One of the main duties of Ministry of Urban Development and Housing (MUDH) in the framework of the Government of Islamic Republic of Afghanistan (GoIRA) is to facilitate citizens' access to basic urban services through formulation of urban plans and policies. The population of Capital Kabul has dramatically increased since 2002. This increase is attributed to the fact that majority of the returning families from neighboring countries got settled in Kabul City. On the other hand, due to security, economic and social conditions, many families shifted to Kabul from other provinces of the country and the process still continues. This has brought not only residential establishments in Kabul under immense pressure but also created serious need for expansion of commercial establishments and urban services.

To facilitate citizens' access to basic urban services, get optimal use of the country resources and reduce housing problem in the country, Ministry of Urban Development and Housing intends to formulate plans for better use of some vacant government lands in Kabul City. Optimal use of government lands by developing them in accordance with the Master Plan and urban norms contributes not only to economic growth but it also helps in improving appearance of city in short and long runs, creating thousands of jobs and improving urban services.

Ministry of Urban Development and Housing tries its best to pioneer in attracting private investment in public projects by providing necessary and legitimate facilities for the growth and development of private sector. Taking into account the significance of Public Private Partnership, Ministry of Urban Development and Housing developed a preliminary concept for building an international currency and stock exchange market in the vacant land of the Ministry of Communication and Information Technology (MoCIT) adjacent to Sara –i- Shahzada Market in the heart of Kabul city. The MoCIT vacant land is located in a very valuable place in the center of Kabul City. Currently, only a two-story old building is located there where a government office is temporarily based.

According to clause 15 of the resolution # 19 of the cabinet of Islamic Republic of Afghanistan dated 17/09/1395, ownership of (13,269) square meter vacant land adjacent to Sara –i- Shahzada has been transferred to the Ministry of Finance and Ministry of Urban Development and Housing has been tasked to develop PPP concept for the

mentioned land and present it to high economic council for approval. The basic concept has been prepared by the Ministry of Urban Development and Housing in close collaboration with the General Directorate of PPP of the Ministry of Finance.

2. Introduction:

The Ministry of Urban Development and Housing (MUDH) would like to build a Land mark, mixed used commercial building on the 13,269 Square meter vacant government land located in the heart of Kabul city next to the Sara-e-Shahzada (current money exchange market) in Kabul city though Public Private Partnership approach. The building would mainly serve as the National Currency and Stock Exchange Market Afghanistan with some value added services. The Afghan Currency and Stock Exchange Market aims at serving as the future Stock Exchange Market for Afghanistan. The main purpose of MUDH is to effectively use the land and take maximum benefits from this precious land, therefore much consideration should be given to have maximum built up area within the building.

3. Objective of the Assignment

The general purpose of this assignment is to procure the consultancy services of a competent national or international Architectural or Engineering Firm for the concept development, design services, cost estimation, preparation of tender documents for Afghan currency and stock exchange market.

MUDH's Objective is to build land mark, mixed used commercial building which will:

- Provide productive stimulant working environment for the market, operating personnel, business associates, clients and visitors
- Attract and retain excellent tenants intending to lease in such market as well as clients
- Enhance the economic vitality of the area

MUDH intends to award the Design Consultancy Services to a qualified local or international Consulting firm who will provide the concept design and programming, architectural and engineering drawings and designs, cost estimations, as well as implementing practices, the necessary Construction Documents in order to tender the Project through PPP Build, Operate and Transfer (BOT) approach.

The scope of services covers the entire project's life cycle from Concept Design, Architectural and Engineering design, Cost estimation, and Program Management to Procurement based Support Services.

4. Project Site:

The Project is located in the heart of Kabul city, Afghanistan. The site area is ~ 13,269 m². A satellite image of the project is provided below:



5. Project Parameters and Components:

The project shall be a landmark, mixed used commercial building, and built on a land area of ~ 13,269 m² with an approximate built up area in the city of Kabul, Afghanistan. The project aims at serving as the future Money and Stock Exchange Market for Afghanistan with other value added services

5.1. Proposed Project Main Functions

- Shops for Money Exchange Market
- Shops for Jewelry Market
- State of the art conference halls, Exhibitions center, Meeting Rooms, Bidding area
- State of the art Office Spaces for international and national traders and businesses and Banks
- One or two floor modern apartment buildings for residential purpose of the traders, money exchanger, or Hotel
- A modern parking space for the capacity of 1500 cars

5.2. Project Side Functions

- Food Court
- Super Market
- Cafeteria
- Mosque (Masjid)
- Sports facilities (Gym, Pool ...)

Please note that the above mentioned functions are just proposed functions based on the initial assessment of MUDH and presenting the initial idea. MUDH seeks innovative concepts and designs from the interested bidders covering the above functions with any other function which they may propose.

6. Scope of Services:

6.1. Project Scope:

The consultant's primary role is to provide and advise on the necessary professional services for the concept development, architectural and engineering design, cost estimation and tender documents development of the project. However, as a main consultant of the project, the consultant role may be expanded all over the life of the project in order to provide and maintain the design concept and its subsequent development through detailed design, and implementation of the Project.

The consultant's services will be performed according to best practice, compliance with building codes, and adherence to the Project budget.

Accordingly, the consultant is required to achieve the following:

- Conformance to the MUDH's objectives and requirements.
- Sustainable, Innovative, state of the art and Cost effective design solution.
- Unique design reflecting the Project marketing positioning as a high-end commercial/retail facility.
- Compliance with international building codes and local codes and requirements.
- The consultant Team, through its work, will coordinate with the Projects Parties, and attend workshop coordination meetings as needed.

The consultant team will proceed with preparing the required studies, which are described here under and needed to fulfill the MUDH's Objectives and the Project requirements as identified in the "Project parameters and components" Section, in a comprehensive approach taking into consideration the site potentials and constraints, in addition to other factors and existing conditions.

The Scope of Services will include the following consultancy services for the Project Site Plan and Building:

6.1.1. Pre-Design Services and Studies

- Site Data Collection (Boundaries, Constraints, Climate & Environmental Data)
- Soil Investigation/ Geotechnical
- Site and Topographical Survey
- Environmental Impact Analysis (if required)
- Traffic Impact Analysis Study (if required)

6.1.2. List of Main Design Tasks

- External Works Design
 - Hard and Soft Landscaping
 - Irrigation System
- Building Design:
 - Architectural Design
 - Structural Design
 - Electrical Design
 - Mechanical Design

6.1.3. Electrical Specialties

- Exterior Lighting Design Services
- Vertical Transportations Traffic Analysis / Materials Handling Planning
- Building Management Systems BMS
- Public Address/ Emergency Address
- Electrical Data and Systems Planning
- IT Passive Network
- Security Systems Planning
- CCTV

6.1.4. Mechanical Specialties

- Building Fire Protection Consulting

6.1.5. Signage and Way-Finding

- Parking Signage and Way-Finding

6.1.6. Project control and monitoring

- Quantity Survey – Specifications – Buildings & Infrastructure:
 - Architectural
 - Structural

- Electrical
- Mechanical
- Environmental
- Transportation
- Hard & Soft Landscaping
- Quantity Survey – Bill of Quantities – Buildings & Infrastructure:
 - Architectural
 - Structural
 - Electrical
 - Mechanical
 - Environmental
 - Transportation
 - Hard & Soft Landscaping
- Quantity Survey – Construction Cost Assessment – General & Local Material Survey
- Quantity Survey – Tender Documents Packaging and Compilation - Bid Evaluation/Technical and Financial Analysis
- Technical Control Office/ Mechanical and Fire Protection Engineering
- Quality Assurance and Quality Control for all Tasks assigned to the consultant

6.1.7. Project Formalities

- Permit Documents: Permit File Preparation

6.1.8. Project Presentation Documents and Specialties

- 3D Modeling and Perspective Views – Exterior (3 views)
- Documents will be presented in AutoCAD, Excel, Word, and PDF formats

The above will be done in close coordination with the MUDH in order to make the project successful.

7. Project Phases

The preparation of a detailed project scope statement is critical to project success and builds upon the major deliverables, assumptions, and constraints. Therefore, MUDH has divided the Project Scope of service into more manageable work packages in order to organize and clearly define, verify, control the requested consultancy services into the following stages

- b. Stage I: Concept Design**
- c. Stage II: Schematic Design**
- d. Stage III: Detailed Design Stage**
- e. Stage IV: Tender Documentation and Tendering Assistance**

8. Deliverables:

MUDH expects to receive the following listed Drawings and Documents at the end of each of the Design Stage:

8.1. Concept Design Stage Deliverables:

At the end of the Concept Design Stage, The Consultant will prepare and submit concept design report including the following:

- Visual Survey
- Data Collection
- Project Narrative
- Building Norms and Regulations Requirements
- Project Program Area Schedule
- Topographical Report
- Concept Drawings (one alternative) described by:
 - General Site Plan
 - Conceptual Plans
 - General Layouts of the different functions,
 - General Sections
 - General Elevations
 - Architectural 3D rendered images (External Perspectives) (3 views)
 - Engineering Systems Approach.
- Project Time Schedule
- Budget Estimate
- Progress Report

Drawings for this stage shall be at appropriate scale.

8.2. Schematic design stage deliverables:

At the end of the Schematic Design Stage, the Consultant will prepare and submit the following:

- Schematic Design Drawings
 - Project Site Plan
 - Schematic Architectural Drawings:
 - Floor plans of all Non-Repetitive Floors
 - Enlarged Floor Plans (for specific areas)
 - Sections
 - Elevations
 - Updated External Perspectives
 - Outline Finishes,
 - Conceptual Landscape Drawings
- Preliminary Technical Report
 - Preliminary Technical Report to Define:
 - Structural Systems and Standards,
 - Electrical Systems and Standards,
 - Mechanical Systems and Standards,
 - Fire Protection Systems
 - Life Safety Report
 - Vertical Transportation Preliminary Analysis
 - Transportation & Utilities Systems and Standards,
 - Preliminary Construction Cost,
 - Tendering Strategy

- Progress Report,
- Project Time Schedule.
- Geotechnical Investigation Report
- EIA Report (if required)
- TIS Report (if required)

The drawings for this Stage shall be at 1/200 & 1/100 scale.

8.3. Detailed Design Stage Deliverables

At the end of the Detailed Design Stage, the Consultant Team will prepare and submit the following:

➤ Infrastructure Parking and External works

Scale:

- | | |
|--|----|
| ○ Site Plan & Details required | As |
| ○ Grading, Excavation Plans & Details required | As |
| ○ Piling Plans & Details, if required required | As |
| ○ Utility Connection Plans & Details required | As |
| ○ Storm/ Surface Drainage Plans & Details required | As |
| ○ External Lighting Plans & Details required | As |
| ○ Schedules of Lighting Fixtures required | As |
| ○ Cross Sections of Roads/ required | As |
| ○ Irrigation System required | As |

➤ Buildings

- | | |
|--|--------|
| ○ Architectural | |
| ▪ Plans at All Levels | 1/100 |
| ▪ Sections – General & Partial
1/100 | 1/50 – |
| ▪ Elevations – General & Partial
1/100 | 1/50 – |
| ▪ Staircase Details
1/50 | 1/20 – |
| ▪ Wall Sections and Details
1/50 | 1/20 – |
| ▪ Expansion Joints Details (if needed)
1/10 | 1/5 – |

- Miscellaneous Details required As
 - Kitchen & Toilet Plans and Details (Non ID) 1/50
 - Reflected Ceiling Plans (Non ID)
 - Schedule of External Openings
 - Schedule of Doors and Details (Non ID)
 - Schedule of Internal (Non ID) & External Finishes
- Structural
 - Structural Calculations
 - Foundation Plans and Details 1/100
 - Framing Plans – All Levels, and Details 1/100
 - Staircase Details 1/20 –
1/50
 - Wall Section Details 1/20 –
1/50
 - Column Schedules and Details required As
 - Miscellaneous Details required As
- Mechanical
 - Design Calculations
 - Water Supply Layouts & Details 1/100
 - Bathrooms/ Kitchens Plans 1/50
 - Fire Fighting Layouts & Details 1/100
 - Drainage Layouts & Details 1/100
 - HVAC Layouts & Details 1/100
 - Equipment Schedules & Selection
 - Miscellaneous Details
 - Bathrooms/ Kitchens Plans
- Electrical
 - Legend
 - Design Calculations
 - Small Power Distribution Layouts 1/100
 - Mechanical Power & Main Feeder Layout 1/100
 - Lighting Layouts 1/100
 - Earthing & Lighting Layouts 1/100
 - Emergency Lighting 1/100
 - Fire Alarm Detection System 1/100
 - Building Management System 1/100
 - Security System 1/100
 - Public Address System 1/100
 - Building Management System 1/100
 - Telephone & Data Network 1/100
 - Exterior Lighting Design / Façade Decorative Lighting
 - Earthing & Lightning Protection Systems

- Panel board Schedules
- Schematic Power Diagrams and Riser
- Low Current System Risers
- Schedules for Lighting Fixtures
- Audiovisual Equipment System
- Security Systems / CCTV
- Exterior Lighting Design Details
- Landscape
 - Hardscape drawings 1/400-1/200
 - Softscape drawings 1/400-1/200
 - Landscape lighting drawings 1/200
 - Irrigation drawings 1/200
 - General and specific details 1/10 – 1/5
 - Exterior Material Finishes Schedule
 - Planting Schedule
- Signage and Way Finding Design
 - Parking Signage and Way-Finding
 - External Signage
- Other Specialties:
 - Vertical Transportation Final Analysis
 - External lighting Final Design
- Other Documents
 - Priced BOQ
 - General Specifications for all Trades
 - Time Schedule
 - Progress Report

8.4. Tender Documentation Stage Deliverable

➤ **Tender & Construction Documents**

- Volume I:
 - Tendering Conditions & Conditions of Contract, Instructions to Tenderers, Conditions of Contract, Form of Tender with Appendices, Form of Tender, Bond, and Form of Performance Bond.
- Volume II:
 - General and Particular Specifications for all trades under the scope of services
 - All Divisions 1 to 35
- Volume III:
 - BOQ and Schedule of rates
 - Bills of Quantities for all trades under the scope of services
 - Schedule of Rates for all trades under the scope of services
- Volume IV:
 - K&A's deliverables for the Detailed Design Stage
 - Tender Drawings; Refer to Detailed design stage deliverables

8.5. Number of Copies

- Three hard copies & one soft copy Concept Design & Schematic Design Stages
- One hard copy & one soft copy at all other Design Stages

9. Professional Qualification of the Firm

The qualified consultant will have extensive experience in urban planning, urban design, construction industry, construction materials, and commercial building design on international level with capability of providing proven track records of designing state of the art commercial buildings. The Consultant should have at least fifteen years of demonstrably successful experience in urban design and urban planning. The consultants should preferably have the experience of working in Afghanistan or countries with similar socio, economic and cultural resemblances. International consultant presence on the ground is required as much as is illustrated in the methodology or which is mutually agreed between both parties.

10. Timeframe

The assignment is expected to have a duration of 3 months.

11. Reporting Arrangements

The consultant will report to the MUDH relevant department specified in the contract. All official documentation, facilities and support in arranging meetings and field visits will be coordinated and organized through or with the MUDH's specified department and/or his delegated staff. Only written confirmation of acceptance of deliverables will be the basis for the payment against outputs by the Consultant.

The MUDH ("Client") now invites eligible consulting firms ("Consultants") to indicate their interest in providing the Services, The following box provides a summary of the key responsibilities expected under these Services:

This procurement will follow as per Afghanistan Government Procurement Guidelines Quality and Cost Basted Selection (QCBS) method. The full detailed list of districts per package is available in the full REoI and available at the websites stated below.

Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services.

- | |
|---|
| 1. The consultancy firm should have a sound track record of conducting project evaluations in general, particularly in Building Design Development Experiences at least for the last 5 years. |
| 2. Available resources to carry out the assignment with an annual turnover of equal to more than USD- 5,000,0000 or its equivalent ie approximately in Afghani during the last five years in the form of financial statement. |
| 2. The firm should have at least one similar contract of equivalent to or more than USD- 1,000,000 or its equivalent in Afghani in any one year during last five years. |

Annual financial audit report of the projects supported by different donors in one of the last five years (in case of JV for both and in case of Sub-Consultancy only for lead organization).

Note: The applicants **MUST** meet criteria # II (Experience & Contract amount) and criteria # IV (Financial Annual Turnover) mentioned above in order to be shortlisted.

Guidance on contents of the EOI:

The following instructions need to be followed when submitting Expressions of Interest (EOI):

- EoIs can be submitted both in hard and/or soft copies within the stated deadline. If being send only in soft copy, all pages need to be signed and scanned when sending.
- An EoI must be a maximum of 15 pages. Any EoI submission over 15 pages will only be reviewed for the first 15 pages.
- If submitting EoI(s) in **hard copy**, the EoI for each package must be submitted in a separate envelope marked "EoI for Consultancy Services for **Design Consultancy Services for Afghan Currency & Stock Exchange Market** Package ID# from Submission Date (February 6th 2018 time 16:00pm); Submitted by (name of firm or firms.....).
- If submitting EoI(s) in **soft copy**, the EoI for each package must be submitted in a separate email marked "EoI for Consultancy Services for Package ID Submitted by (name of firm or firms).

1. Each EoI needs to include the following elements:

- A cover letter expressing interest in the services and briefly stating which package is being applied for. (Maximum 2 pages)
- Organizational Structure.
- Information on Manpower with qualifications, technical and professional competence necessary for successful implementation of the assignment
- Consultant's overall profile (Maximum 2 pages)
- Consultant's overall organizational structure (Maximum 2 pages)
- Experience of the firm/ firms submitting the EoI in a tabular form including country, client and donor, project title, project reference number, project value, Number of international staff months, number of national staff months, project period, brief description of consultant's role in the project. List only the most important and relevant ones. (Maximum 5 pages) (Note: List the largest value and most relevant projects to this assignment first)
- List Consultant's direct experience in Afghanistan and/or other conflict/ immediate post conflict zones/ countries (Maximum 1 page)
- Contact details in Afghanistan and registration in Afghanistan of the firm or all the firms forming part of the joint venture. (Maximum 1 page)

- Submit financial audit report with annual turnover of the last 3 years (2015, 2016 &2017);
- Provide evidence for being in business for at least last (5) years.

- Copies of verifiable of similar nature contracts with certificates and full address and contact information of the employer.

2. The short-listing criteria are as following:

- The consultant shall demonstrate having sound financial situation and capacity by submitting financial audit report with annual turnover of at least the minimum amount indicated in the table in any of the last 3 years (2015, 2016 & 2017);
- The consultant should have been in business for at least last (5) years. The consultant shall also have executed at least two contracts of similar nature, each with the minimum value indicated in the table below.
- Organizational Structure.
- Manpower with qualifications, technical professional staff and competence necessary for successful implementation of the assignment.

3. Guidance Note on Shortlisting:

- For converting the turnover and similar contract value to USD, the exchange rate of the date of deadline of this REOI will be considered and the source will be Da Afghanistan Bank.
- Firm has option to apply for any number of assignments. Any firm applying for more than three assignments then at the RFP stage they will be required to propose entirely different sets of key staff for each assignment.
- In case a firm apply for more than one assignment then the aggregate qualification will be considered for shortlisting.
- If a firm wants to apply for more than one assignments, then they need to provide separate REOI for each assignment in line with guidance provided.
- Consultants may associate with other firms in the form of a joint venture or a sub-consultancy to enhance their qualifications. If consultants intend to associate with other firms, they are advised to clearly identify the lead consultant has to be designated among them and Memorandum of Understanding (MoU) between two partners must be submitted. The information listed above, needs to be submitted for each of the individual associates (in case of JV for both and in case of Sub-Consultancy only for lead organization).
- In case the EOI is submitted in form of JV, each partner in the association shall meet the minimum requirements defined in Para... above, under the short listing criteria. However, the short listing criteria will not be applied and considered for sub-consultant.

TOR for the assignment is available in the following websites. www.mudh.gov.af / www.npa.gov.af and you may obtain it from the below mentioned email addresses.

The Consultant will be selected in accordance with the **Quality and Cost Based Selection (QCBS)** method set out in the Consultant Guidelines.

Further information can be obtained at the address below during office hours, i.e. 08:00 to 16:00 on working days from Saturday to Wednesday. Expressions of interest must be

delivered in a written form to the address below (in person or by e-mail) by **February 6th 2018**.

Ministry of Urban Development and Housing (MUDH)

Attn: MUDH, Procurement Director

Email Add: procurement@mudh.gov.af safikhaliqyar@gmail.com

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