



د ښار جوړولو او ځمکو وزارت  
وزارت شهر سازی و اراضی

د افغانستان اسلامي جمهوریت  
جمهوری اسلامی افغانستان



Islamic Republic of Afghanistan  
Ministry of Urban Development and Land

## Terms of Reference (TOR)

For

# Design Consultancy Services for Afghan Currency and Stock Exchange Market

Next to Sarai Shahzada



Islamic Republic of Afghanistan

## Ministry of Urban Development and Land - MUDL

# Terms of Reference for

### Design Consultancy Services for Afghan Currency & Stock Exchange Market on Government Land Next to Sarai Shahzada

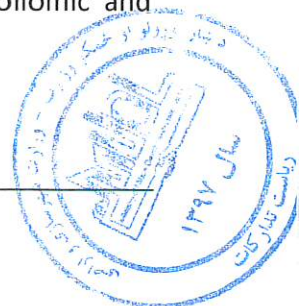
#### 1. Background:

One of the main duties of Ministry of Urban Development and Land (MUDL) 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 Land intends to formulate plans and concepts for better and efficient use of the vacant government lands in Kabul and other cities. Optimal use of government land 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 Land's policy is 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 Land 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 General Directorate of Amlak and Ministry of Urban Development and Land 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 Land in close collaboration with the General Directorate of PPP of the Ministry of Finance and was presented to High Economic Council 14th meeting dated 10<sup>th</sup> April 2016, where the concepts were approved in principle and further economic and financial analysis were instructed to be conducted.





The Project is located in the heart of Kabul city, Afghanistan. The site area is ~ 13,269 m<sup>2</sup>. A satellite image of the project is provided below:



## 5. Project Parameters and Components:

Considering the guiding principles of Kabul Urban Design Framework (KUDF) The project shall be a landmark commercial building and built on a land area of ~ 13,269 m<sup>2</sup> 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

The building should be designed strictly following the Kabul Urban Design Framework parameters, criteria and guiding principles. It is projected that the building should have three underground [two parking and one commercial] and six above the ground floors) and side building for visitors parking and surrounding markets.

As the project would serve as the main money and stock exchange market of Afghanistan, therefore It is proposed the high tech security measures and technologies should be considered for the safety and security of the building

### 5.1. Proposed Project Main Functions

- Shops for Money Exchange Market
- Shops for Gold traders
- Open space with required facilities for Stock trading
- 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
- A modern parking space of two underground floors for the capacity of 1000 cars for shop owners and side building parking for visitors and surrounding markets.

### 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 MUDL and presenting the initial idea. MUDL seeks innovative concepts and designs from the interested bidders covering the above functions with any other function which they may propose based on the assessments.

## 6. Scope of Services:

### 6.1. Project Scope:

The consultant's primary role is to provide advise on the necessary professional services for the concept development, architectural and engineering design, cost estimation and tender documents development and operation and maintenance manual 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 MUDL's objectives and requirements.
- Sustainable, environment friendly, 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 MUDL'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)
- Market Study including collecting the requirements and suggestions of the current businessmen operating in Sara-e-Shahzada
- Socio-economic studies
- Soil Investigation/ Geotechnical
- Site and Topographical Survey
- Environmental Impact Analysis



- Traffic Impact Analysis Study

### 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
- Building Operation and Maintenance Manual

#### 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, Video and PDF formats

The above activities will be done in close coordination with the MUDL 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, MUDL 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:

MUDL 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
  - TIS Report

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

#### ➤ Buildings

- Architectural
  - Plans at All Levels 1/100
  - Sections – General & Partial 1/50 – 1/100
  - Elevations – General & Partial 1/50 – 1/100
  - Staircase Details 1/20 – 1/50
  - Wall Sections and Details 1/20 – 1/50
  - Expansion Joints Details 1/5 – 1/10
  - Miscellaneous Details As required
  - 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 As required
  - Miscellaneous Details As required
- 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
  - Operation and Maintenance Manual

#### 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:
  - Contractor 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
- Three hard copy & one soft copy at all other Design Stages

### 9. Professional Qualification of the Firm

The qualified consultant firm 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.

The qualified firm should assign and introduce a team professional which consist of the following experts

- Xxx
- Xxx



- Xxx
- Xx
- Xx
- Xx

## 10. Timeframe, Deliverable and Payment Schedule

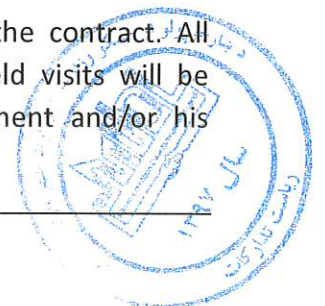
The assignment is expected to have a duration of 3 months.

The table below details the list and timeframe for deliverables.

	Activity	Output	Timeframe	Payment Schedule
1.	Contract signing	N.A.	Begin Assignment	Nil
2.	Inception Report	Provides consultant understanding of assignment, detailed work plan, and scope of planned deliverables	One week from contract signing	Nil
3.	Concept Design Stage Deliverables:	Reports of the initial and proposed concept of the Building giving an overall idea of the Final output	4 weeks from contract signing	20 % of contract value upon acceptance of the Report by the Client
4.	Schematic design stage deliverables:	A report elaborating the → Schematic Design Drawings → Preliminary Technical Report → Geotechnical Investigation Report → EIA Report → TIS Report	6 weeks from contract signing	20 % of contract value upon acceptance of the report by the Client
5.	Detailed Design Stage Deliverables	Detailed Design of the Building defined in the Detailed design section	10 Weeks from Contract Signing	30% of contract value upon acceptance of the reports by the Client
6.	Tender Documentation Stage Deliverable	Tendering documents and final project report	12 Weeks from Contract Signing	30 % of contract value, upon acceptance of the Final Report and all deliverables

## 11. Reporting Arrangements

The consultant will report to the MUDL 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 MUDL'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.

